

MANAGEMENT REPORT

Date: July 22, 2024
To: Mayor and Council
From: Nancy Roulston, Manager of Engineering
Report Number: COU24-076
Attachments: Mullin Watershed Plan, Cachet Draft Plan of Subdivision

Title: Abandonment of Portions of the Mullin Municipal Drain

Objective: To abandon portions of the Mullin Municipal Drain to facilitate the servicing and development of the Cachet Subdivision.

Background: Council, at their Regular Council meeting of March 27, 2023, approved Draft Plan of Subdivision 31T21-003 submitted by Cachet Development (Stratford) Inc., for lands known municipally as 3025 Line 34, subject to various conditions including:

34. That a portion of the "Mullin Drain" be abandoned or realigned under the provisions of the Drainage Act, R.S.O. 1990, c.D.17 (the "Drainage Act") to the satisfaction of the City. In accordance with section 65(1) of the Drainage Act the Owner shall be responsible for all reasonable costs associated with updating the Drainage Reports on the Mullin Drain.

The Owner has completed a design acceptable to the City for a storm sewer system to replace the existing portions of the municipal drain crossing the draft approved Cachet subdivision. The City has provided written notice to the affected landowners of its intention to abandon the existing portions of the drain crossing the proposed subdivision lands. Objections to the notice were to be filed within 10 days of the notice. No objections were received.

Analysis: The City may now pass a By-law to abandon portions of the Mullin Municipal Drain. The developer will replace the municipal drain throughout the development with appropriately sized storm sewers, that will become part of the municipal storm sewer system upon assumption.

Financial Implications:

Financial impact on future year operating budget:

Upon assumption of the new storm sewers, annual operating and maintenance costs will be incurred. These will form part of the City's regular operating budget process. No impacts are expected in 2024.

Link to asset management plan and strategy:

The existing assets are approaching the end of their original 50-year useful lives so the recommendations in this report result in no replacement issues, as the upgrades are part of the development agreement. Because the assets are not fully amortized, this partial disposal of the current Mullin Drain may result in a book loss that is not expected to be material and will be determined at the time of the disposal. Upon assumption of the replacement sewers, the assets will be added to the asset management plan. The new asset replacements will be planned for based on an estimated useful life of 50 years, consistent with other storm sewer assets. The adjustment to the asset management plan will impact future capital planning forecasts and funding strategies will be updated accordingly.

Alignment with Strategic Priorities:

Enhance our Infrastructure

This report aligns with this priority as this development provides new infrastructure.

Build Housing Stability

This report aligns with this priority as this initiative supports sustainable development within the City.

Alignment with One Planet Principles:

Sustainable Water

Using water efficiently, protecting local water resources and reducing flooding and drought.

Staff Recommendation: THAT a by-law to abandon portions of the Mullin Municipal Drain within the limits of the City of Stratford in accordance with the Drainage Act, be adopted.

Prepared by:

Nancy Roulston, Manager of Engineering

Recommended by:

Taylor Crinklaw, Director of Infrastructure Services

Joan Thomson, Chief Administrative Officer