



The Corporation of the Town of Tecumseh

Public Works & Engineering Services

To: Mayor and Members of Council

From: Phil Bartnik, Director Public Works & Engineering Services

Date to Council: Tuesday, July 22, 2025

Report Number: PWES-2025-40

Subject: East Townline Drain & Manning Road Secondary Plan Area
Stormwater Management Facilities, Cost Sharing Agreement

Recommendations

It is recommended:

That Report PWES-2025-40 East Townline Drain & Manning Road Secondary Plan Area, Stormwater Management Facilities, Cost Sharing Agreement, **be received;**

And that Landmark Engineers Inc. report entitled 'East Townline Drain Stormwater Management Report – Amendment No.2, dated February 13, 2025', **be adopted;**

And further that By-law 2025-093 **be considered** for first, second, third and final reading to authorize the Mayor and Clerk to execute the Cost Sharing Agreement, satisfactory in form to the Town solicitor, with The Corporation of the County of Essex, the Sylvestre Group (consisting of: Jeannette Sylvestre in trust for James Sylvestre Developments Ltd., James B. Sylvestre in trust for James Sylvestre Developments Ltd., Jeannette Sylvestre in trust for 851381 Ontario Ltd., James Sylvestre Developments Ltd., and Jamsyl Group Inc.), the Valente Group (consisting of: 2024120 Ontario Limited, 2041235 Ontario Ltd. and 860831 Ontario Ltd. in trust for 1473511 Ontario Ltd.) and the Petretta Group (consisting of: Petcon Realty GP Inc. and Petcon HGT2 Inc.);

And furthermore, that the execution of such further documents as are necessary to give effect to this Cost Sharing Agreement including, but not limited to, the execution of any acknowledgement/direction(s) required to register any transfers, easements, applications, notices or other registrations (by electronic means or such other format as

may be approved by the Land Registry Office) on title to any affected land contemplated by the Cost Sharing Agreement or otherwise necessary to preserve or protect the interests of the Town thereunder, by the Mayor and Clerk, **be authorized**;

And furthermore, that funding allocations, reflecting the Town of Tecumseh's cost share requirement of \$9,877,865 for the East Townline Drain and Manning Road Secondary Plan Area Stormwater Managements Facilities, **be approved and funded** from the Infrastructure Reserve and/or Long-Term Debt;

And furthermore, that the Town of Tecumseh **temporarily fund** \$1,294,809 from the Infrastructure Reserve and/or Long-Term Debt, that represents the associated cost share for those properties within the Manning Road Secondary Plan Area, excluding the Sylvestre Group, Valente Group and Petretta Group, until such time that Town Administration reports back to Council with a cost recovery by-law for those stormwater costs in accordance with Part XII of the *Municipal Act*;

And finally, that the Town's funding amount through the Federal Housing Accelerator Fund, and as outlined within By-law 2024-013, in the amount of approximately \$3,200,000 that is to be used for capital projects to support the accelerated provisions of housing over the next three years, **be approved for, and allocated to** the East Townline Drain and Manning Road Secondary Plan Area Stormwater Management Facilities in accordance with and subject to the terms and conditions in the Cost Sharing Agreement.

Executive Summary

The Manning Road Secondary Plan Area ("MRSPA") comprises approximately 243-acres of primarily undeveloped land situated southwest of the County Road 22 and County Road 19 intersection (see Attachment 1). These lands are designated for residential development, with an expectation of up to 3,300 new housing units. Prior to development proceeding, water, wastewater and stormwater servicing must be in place. This report focuses on arrangements to provide adequate stormwater management servicing to this development area.

This report outlines the substantive history of undertakings to resolve this matter over a number of years (2005 to mid-2023) with focus on the extensive technical analysis undertaken since mid-2023 to arrive at a regional stormwater management solution to accommodate new residential development, alleviate flood risk to an adjacent existing residential neighbourhood and meet the needs of the County of Essex for planned road improvements to County Roads 22 and 19. The current technical analysis undergirds substantive negotiations over the past two years between the Town, the County and the primary landowners within the development area (incorporated to form the Trinity Gardens group). The outcome of these negotiations is a cost-share agreement between the Town, the County and Trinity Gardens (the parties) that facilitates the construction of the agreed regional stormwater management solution.

As Council is aware, direction on this matter has been provided by Council in Closed Session to date. As the parties have now reached a satisfactory agreement, this report is provided in Open Session and provides a thorough account of the information underlying the agreement as well as the content of the final cost sharing agreement for the regional stormwater management solution. The agreement has been executed by Trinity Gardens. County Council has provided direction to have the agreement executed as well. It is now ready for Town Council's consideration of approval.

The regional stormwater solution project cost, including engineering, construction, property, historical costs, etc. is \$32,522,000. A summary of the breakdown of the cost by primary stakeholder is provided in the table below:

Total Project Cost	Town Share	County Share	Developer Share
\$32,522,000	\$9,587,000	\$11,597,000	\$11,337,000

The Town has received grant funding from the federal Housing Accelerator Fund (HAF). The Town has applied for funding for the regional stormwater management solution to: the Canada Housing Infrastructure Fund, Direct Delivery Stream (federal); and the Municipal Housing Infrastructure Fund, Health & Safety Water Fund Stream (provincial).

Of the Town's secured HAF funding of \$4,383,110, approximately \$3,200,000, is to be used for capital projects that support accelerated provision of housing over the next three years. Administration recommends this capital funding be approved for this regional stormwater management solution and allocated amongst the parties.

The Town's projected **Net Costs** are summarized as follows:

Description	Costs
Costs	
Historical Costs Incurred (2005-2023)	\$ 2,182,394
2025 Cost Sharing Agreement Assessment	\$ 9,587,000
Costs Sub-Total	\$ 11,769,394
Recoveries	
Land Expropriation Cost Reversal	\$ 1,077,000

Part G - Historical Costs	\$ 814,529
HAF Capital Project Grant Funding	\$ 1,269,000
Recoveries Sub-Total	\$ 3,160,529
Town's Net Costs	\$ 8,608,865

Funding for the Town's portion of costs in the amount of \$8,608,865 will come from a combination of the Infrastructure Reserve, OCIF Grant funding and Long-Term Debt.

Administration will also review additional cost recovery methods (i.e. a cost recovery by-law under Part XII of the *Municipal Act*) for those benefitting lands within MRSPA (that are not Trinity Gardens) and outside of the MRSPA development area. A future report will be brought forward with details of the cost recovery by-law and financial impacts.

Background

Manning Road Secondary Plan Area

The Manning Road Secondary Plan Area ("MRSPA") comprises approximately 243-acres of primarily undeveloped land situated southwest of the County Road 22 and County Road 19 intersection (see Attachment 1). The bulk of MRSPA is designated Residential in the Tecumseh Official Plan ("Tecumseh OP"), along with two smaller areas designated Commercial along the south side of County Road 22 and the west side of County Road 19 (see Attachment 2). In addition, a 10-acre area is designated Recreational in the central portion of MRSPA. Based on current preliminary proposals from the major landowners, it is estimated that approximately 3,300 dwelling units can be accommodated within MRSPA.

All future development is proposed to be on full municipal services, including water, wastewater and stormwater. To date, the Town, through various legislated processes, has advanced a stormwater quantity and quality control solution that involves the construction of a new regional stormwater management facility to be situated along the railway tracks at the south end of MRSPA. To advance this stormwater solution, the Town commenced an expropriation of the lands necessary to accommodate this facility

in 2020. The landowner appealed the land valuation component of the expropriation to the Ontario Land Tribunal ("OLT"). To date, the appeal has not been heard by the OLT and as such no decision has been rendered. Instead, over the past year(s) the Town, along with a majority of the MRSPA landowners and the County of Essex, have worked towards an alternative stormwater management solution.

The purpose of this report is to describe the alternative stormwater management solution, the steps necessary to implement the solution, including matters related to the Municipal Class Environmental Assessment process, settlement of the OLT appeal and the execution of an associated Cost Sharing Agreement.

East Townline Drain Watershed

MRSPA is located at the southerly extent of the East Townline Drain (ETLD) watershed. The ETLD is approximately 481 hectares in size, with an additional catchment area of 93 hectares that benefits from the St. Thomas storm sewer overflow that is intended to direct excess runoff to the ETLD during major storm events. The watershed is mainly developed with a mix of residential, commercial, institutional and industrial, as well as a large portion of vacant (undeveloped) land south of County Road 22 (CR22). Attachment 3 contains the ETLD watershed plan.

The drainage capacity of the watershed is limited by its pumped outlet to Lake St. Clair. The existing Manning Road Storm pump station which was reconstructed in 2013 now has a firm capacity of $7.5\text{m}^3/\text{s}$. Additional drain improvements were completed in 2015 with the construction of an open stormwater channel through Lakewood Park South, and in 2023 with the Manning Road Improvements Phase 2 which diverted the ETLD through Lakewood Park South which provides storage and flow attenuation during larger rain events.

Previous stormwater studies completed within the East Townline Drain Watershed include but are not limited to:

1) 2008 – County Road 19/22 Preliminary Design and Environmental Assessment Study Report

Recommended the installation of a stormwater management pond at the southwest corner of CR22 and County Road 19 (CR19) to provide quality and quantity controls for the ETLD watershed between CR22 and CP Rail. This would address flows from the County Road improvements and future residential development within the Manning Road Secondary Plan Area (MRSPA). The proposed stormwater management pond was based on a $1.0\text{m}^3/\text{s}$ pumped outflow capacity northerly across CR22.

2) 2010 – Town of Tecumseh MRSPA, Stormwater Management Class Environmental Assessment, Environmental Study Report

This study identified the preferred stormwater management solution as a single pond located at the southern limits of MRSPA adjacent the CP Rail. The outflow capacity was based on a 0.5m³/s from the pond and 2.7m³/s from the Baillargeon Drain which bypassed the pond. Refer to Attachment 4 for the MRSPA limits and the East Townline Drain catchment area south of CR22.

3) 2015 – Town of Tecumseh MRSPA, Stormwater Management Class Environmental Assessment, Environmental Study Report Addendum

An Addendum to the 2010 study that diverted the Baillargeon Drain into the single pond located at the southern limits of MRSPA adjacent CP Rail. The outflow capacity remained at 0.5m³/s from the pond.

4) 2019 – Tecumseh Storm Drainage Master Plan

This study included the ETLD watershed and identified several recommended solutions for drainage improvements. The hydrologic and hydraulic modelling estimated a flow rate of 6.1m³/s within the ETLD flowing northerly across CR22.

Additional details and chronology of events (up to and including 2019) pertaining to various studies within the MRSPA are contained in report [PWES-2019-55](#) titled 'Amendment to the 2019-2023 PWES Five Year Capital Works Plan, Manning Road Secondary Plan Area, Stormwater Management Facility'. The recommendations within this report were adopted by Council at the November 12, 2019 Regular Council Meeting (Motion RCM-369/19).

In 2020, the Town acquired property, by means of expropriation, for the MRSPA stormwater management facility at the location identified within the 2010 & 2015 MRSPA Stormwater Management Class Environmental Assessment, Environmental Study Report & Addendum. An offer of compensation was delivered in August 2020 and an appeal was subsequently filed by the owner of the lands to the Ontario Land Tribunal (OLT) for a determination of the compensation. This matter has not yet been scheduled by the OLT.

Updates to the MRSPA Functional Servicing Study were also initiated in 2020 which provided details on the layout of municipal infrastructure (roads, water, storm and sanitary sewers) and finalized in 2023.

Comments

Proposed Stormwater Management Approach

In July 2023 the three main landowners within MRSPA (Petretta, Sylvestre and Valente) had approached the Town requesting the stormwater management pond be relocated from the southern limits of MRSPA to a more centralized location. The rationale provided was that it would be a more cost-effective solution and, in a location, easier to access by all property owners. The request was accepted by Administration provided a form of agreement was created to address matters that included:

- Completion of an Addendum to the Tecumseh MRSPA Stormwater Management Municipal Class Environmental Assessment;
- A negotiated settlement with the owner of the expropriated lands and to move towards settling the matter through the OLT by way of an Order under Section 41(2); and
- Consensus among the three main landowners to work towards the two items listed above, as well as a method for cost recovery amongst the affected parties.

Coincidentally, around this same time in 2023, the County of Essex (the County) had been reviewing options for the stormwater management facility required for their CR22 and CR19 road expansions. Recent design criteria updates required by the adoption of the 'Windsor-Essex Region Stormwater Management Standards Manual', the 2008 EA recommendation of a 1.0m³/s outflow capacity across CR22, and the nature of how the area had developed over the years presented challenges to the County for siting a location for their required stormwater facility.

In the Summer of 2023, the Town, County, and the three main landowners within MRSPA (who formed a joint venture referred to as 'Trinity Gardens') met to discuss opportunities for a regional stormwater solution for the ETLD watershed south of CR22 that would address the stormwater needs of the existing developed areas, the MRSPA development area and the future road expansions planned by the County of Essex (refer to Attachment 5 for the Trinity Gardens land holdings within the MRSPA area). Landmark Engineers Inc. (Landmark) was retained by the Town to undertake a review of the regional stormwater solutions, which also included completing an updated model for the entire ETLD watershed to determine the storage requirements as well as the appropriate conveyance northerly across CR22 to not adversely impact the downstream watershed. The parties and Landmark continued to meet and work on a regional stormwater solution from mid-2023 to early 2025. The contents of the final Landmark report are discussed further in the subsequent section of this report.

East Townline Drain Stormwater Management Report – Amendment No.2, Landmark Engineers Inc., dated February 13, 2025

The key components of Landmark's ETLD Stormwater Management Report are depicted in Attachment 6 and 7, with the full Landmark report being provided in Attachment 8. These key components include:

- The **Allowable Release Rate** from the modelling analysis of the ETLD watershed identified that a full buildout of the watershed can accommodate a rate of 3.5m³/s crossing CR22. This relates to a corresponding 100-year design high water level of 175.74m within Lakewood Park South.
- The **Cyr Pond** is proposed to be a dry pond combined with an oil/grit separator and filtration device at the pond outlet that would provide stormwater quantity and quality control for both controlled and uncontrolled runoff from the watershed upstream of CR22. The pond will discharge into the realigned section of the ETLD which will cross CR22 approximately 280m west of CR19 in order to accommodate the proposed grade-separation at CR22 and CR19.
- The **Baillargeon Pond** is proposed to be a wet pond that would provide stormwater quantity and quality control for all ETLD flows from the catchment area to the southern limit at County Road 42 (CR42). It is located centrally to the MRSPA and is adjacent to CR19 and the ETLD. The pond will also receive flows from the southern portion of MRSPA and the existing developed area to the west by means of the Baillargeon Drain. The pond will discharge into an enclosed ETLD from the Baillargeon Pond to the Cyr Pond.
- The **MRSPA North Pond** is proposed to be a dry pond that will provide quantity control. This pond will outlet to a new storm sewer outlet along Sylvestre Drive and Desro Drive to the Cyr Pond. The Cyr Pond is designed to address the quality control for the MRSPA North Pond catchment area.
- **Drain Enclosures** include the enclosure of the Baillargeon Drain within the MRSPA area and the ETLD between the Baillargeon Pond and the Cyr Pond.
- **New Storm Sewers** are proposed to connect the MRSPA North Pond to the Cyr Pond on Sylvestre Drive and Desro Drive.
- **New Storm Outlet from Existing Development into MRSPA** will be provided from Charlene Lane as identified within the 2019 Tecumseh Storm Drainage Master Plan.
- The **Antaya Pond** is proposed to be a wet pond that would provide stormwater quantity and quality control for the existing Antaya Drain catchment area and future development south of CP Rail adjacent to CR19. This pond is under

consideration as part of the preparation of the Functional Study Report for the Tecumseh Hamlet Secondary Plan. Accordingly, this pond is not included as part of the cost Sharing Agreement that is further discussed in the subsequent sections of this report.

- **Preliminary Cost Estimates and Assessments** were prepared and included as part of Landmark's report. The assessments are divided between the Town of Tecumseh, County of Essex and MRSPA Developers (Trinity Group plus the remaining property owners).
- Additional benefits to the integrated regional solution include:
 - Major flows can be routed overland to ponds, resulting in reduced sewer costs;
 - Pond excavation volume is significantly reduced from the 2010 EA Solution;
 - Local storm sewer sizing within MRSPA is reduced from the 2023 Functional Servicing Report;
 - ETLD enclosure sizing is significantly reduced from the 2008 EA Solution;
 - The Cyr, Baillargeon and North MRSPA ponds can all drain by gravity (no pumps required) – less capital, operation and maintenance costs;
 - CR19 does not need a separate sewer for water quality control as all runoff is routed through the ponds; and
 - Water quality controls are applied to existing developments.

2025 Cost Sharing Agreement (CSA)

The Town, County and Trinity Gardens have negotiated a Cost Share Agreement for the East Townline Drain and MRSPA Stormwater Management Facilities. The key components include:

- 1) The Sylvestre Group, Valente Group and Petretta Group have entered into a Joint Venture Agreement and are collectively referred to as Trinity Gardens;
- 2) The Town agrees that the expropriated Valente lands are no longer required for the purposes of the stormwater management facility;
- 3) The Town agrees to return, without payment, a series of easements and rights-of-way situated on the Sylvestre lands to the Sylvestre Group;

- 4) The Town, County and Trinity Gardens agree to finance the engineering, construction and installation of the stormwater facilities on a proportionate basis as set out within the CSA, with the Town reserving the ability to recover the portion of its cost share associated with other small landowners within the MRSPA that are not party to the agreement in such manner as it considers appropriate;
- 5) The Town secured federal funding in the approximate amount of \$3.2M through the Housing Accelerator Fund and it is to be applied towards the stormwater management facilities;
- 6) The Town continues to explore opportunities for additional funding specific to elements of the stormwater management facilities;
- 7) AECOM has been retained by Trinity Gardens to provide detailed design services associated with the stormwater management facilities;
- 8) The Town agrees to retain Landmark Engineers Inc. to provide tender services, project management, contract administration, etc.;
- 9) The parties acknowledge and agree that work associated with the construction of the stormwater management facilities shall occur in a timely manner. The desire of all parties is to ensure that the construction occurs without undue delay and in a manner which maximizes eligibility and compliance with the terms of any grant funding from other orders of government;
- 10) Cost sharing proportions relating to the stormwater management facilities shall be based on the final design and the actual costs incurred, and shall be allocated in a manner consistent with the preliminary cost breakdown estimate contained within the Landmark Engineers Inc. Report, dated February 13, 2025;
- 11) The parties agree to retain Landmark Engineers Inc. to act as payment certifier and to approve those payments owed by each party in accordance with the terms and conditions of the CSA. All payments to be made within 30-days upon receipt;
- 12) The closing date of the agreement of purchase and sale for the stormwater management facility lands (the Baillargeon Pond and the MRSPA North Pond) shall be within 30-days upon receipt of the final design of stormwater management facilities as prepared by AECOM and confirmed by Landmark Engineers Inc.;
- 13) The design of the MRSPA North Pond may contemplate the use of adjacent parkland lands such that the surface area is suitable for parkland uses;
- 14) All parts owned by Trinity Gardens fronting CR19 shall be conveyed to the County for future road widening;

- 15) All easements required and necessary for the stormwater management facilities or any other infrastructure required to service more than one party's lands for development in a manner consistent with the draft plans of subdivision for the MRSPA area shall be granted to the Town and/or County by each respective landowner free of any and all encumbrances;
- 16) The parties agree that the Stormwater Management Class Environmental Assessment may need to be revised or updated, in accordance with the relevant legislation, as amended;
- 17) Any stormwater management facility works being constructed by Trinity Gardens will be an open and transparent public tendering process;
- 18) The Town will return, release its interest in and otherwise transfer title of the Valente Expropriated lands back to the Valente Group under the provisions of the Expropriations Act. The Valente Group will compensate the Town for the return of the lands at the same price for which the Town paid. The Valente Group agrees to withdraw its appeal to the Ontario Land Tribunal.

Revised Parkland Distribution in MRSPA

The establishment of a revised stormwater solution for MRSPA offered an opportunity to reconsider the current approach respecting the distribution of future parkland. Currently, the Official Plan identifies a centrally located 10-acre park in MRSPA, which equates to the amount of land to be conveyed to the Town under the *Planning Act* (see Attachment 2 showing the lands designated "Recreational" in the Official Plan).

An alternative approach is now being proposed, which will see a greater distribution of smaller parks throughout MRSPA. This will be achieved by each of the Trinity landowners conveying to the Town the parkland required under the *Planning Act* as part of the development of their respective lands. It is proposed that the balance of the developable lands in MRSPA will not provide a land conveyance as the resulting parkland would be of insufficient size. Accordingly, these other development lands will pay an associated parkland fee in accordance with the Town's Parkland Fee By-law passed under the *Planning Act*.

The Town continues to work with the Trinity Group to finalize a concept plan showing the proposed road network and parkland locations for MRSPA. This concept plan will permit the completion of a Functional Service Report by AECOM and will provide the basis for the submission of future plans of subdivision by each landowner. With the completion of the concept plan, the Town will be able to initiate an amendment to the Official Plan to revise the affected Schedule(s) showing the proposed new distribution of parkland. The amendment will also provide appropriate policy to permit the joint use of parkland and stormwater facilities under specific conditions. A report will be brought to Council in the future regarding greater details on the preferred locations of the parkland

once known and the proposed policy clarifying the use of stormwater management facilities and parkland.

Consultations

Chief Administrative Officer
Development Services
Financial Services
Legislative Services & Clerk
AECOM
Dillon Consulting Limited
Edwin Law Practical Legal Services
James Sylvestre Developments Ltd.
Landmark Engineers Inc.
Petretta Construction Incorporated
SISKINDS The Law Firm
The Corporation of the County of Essex
Valente Contracting

Financial Implications

Historical Costs Incurred by the Town

Between 2005 and 2023, the Town has incurred costs related to the completion of the 2010 MRSPA Stormwater Municipal Class Environmental Assessment and the 2015 Addendum, the 2015 & 2023 MRSPA Functional Servicing Study, the 2015 MRSPA Area Specific Development Charges (DC) Study and Associated By-law, costs related to the 2016 Ontario Municipal Board (OMB) Appeal of the aforementioned by-law, and costs related to the 2020 expropriation of land for the regional stormwater management pond.

The total historical costs incurred by the Town equate to \$2,182,394. The 2025 Cost Sharing Agreement includes clauses for the reversal of the expropriated land costs of \$1,077,000 as well as a recovery of the \$814,529 historical costs related to the studies listed above. The Town's incurred costs are those related to studies identified within the Town's Development Charge by-law and those related to the OMB Appeal of the 2015 MRSPA Area Specific Development Charges Study and Associated DC by-law, which totals \$290,865.

Grant Funding Opportunities

Federal Housing Accelerator Fund

At the August 8, 2023 Regular Meeting of Council, Council adopted the Tecumseh Housing Action Plan and authorized Administration to submit a Housing Accelerator Fund (HAF) Application to the Canada Mortgage and Housing Corporation (CMHC) through report [DS-2023-15](#). In February 2024 the Town's application was adjusted by the CMHC to aim for 137 Net New Housing Units over three years and updated the HAF Funding amount to \$4,383,110.

Of the Town's adjusted HAF funding of \$4,383,110, approximately \$1,184,000 will be used for the implementation of the Town's initiatives, including \$738,000 to offset the waiving of Development Charges and Building Permit fees and the purchase of software for e-processing of planning applications. The balance of the HAF funds, being approximately \$3,200,000, is to be used for capital projects that support accelerated provision of housing over the next three years.

Administration is recommending that the approximate \$3,200,000 for capital projects be approved for, and allocated to, the ETLD and MRSPA Stormwater Facilities as identified within the CSA. These costs would be for the three stormwater management ponds (Cyr Pond, Baillargeon Pond and MRSPA North Pond) as they will cumulatively accelerate the construction of housing in MRSPA.

Other Active Grant Funding Opportunities

Administration has identified other grant funding opportunities for the ETLD and MRSPA Stormwater Facilities project, and received Council approval on February 25, 2025 to submit an application for the (Federal) **Canada Housing Infrastructure Fund, Direct Delivery Stream** (report [PWES-2025-08](#)) with projects receiving up to 50% of eligible expenditures. Council approval was also received to apply to the (Provincial) **Municipal Housing Infrastructure Fund, Health & Safety Water Funding Stream** (report [PWES-2025-09](#)) with projects receiving up to 73% of eligible expenditures up to \$30M.

If successful with either of these grant programs, these funds would be applied in a manner consistent with the grant program criteria towards the regional stormwater infrastructure components.

Cost Sharing Agreement Financial Details

In accordance with the CSA, the Town, County and Trinity Gardens have agreed to finance the engineering, construction, and installation of the ETLD and MRSPA Stormwater Management Facilities on the proportionate basis as set out in the CSA and subject to the terms and conditions of the CSA.

The Parties agree that the cost sharing proportions shall be based on the final design of the Stormwater Management Facilities and the actual costs incurred and as approved by the Parties and shall be allocated as follows and in a manner consistent with the preliminary cost breakdown within the Landmark Engineers Inc. Report.

The projected costs have been separated into the following six parts:

- **Part A – Stormwater Ponds**

The Baillargeon Pond, MRSPA North Pond and Cyr Pond are regional shared ponds that benefit the watershed, including all three stakeholders (Town, County and Developers). The ponds provide necessary stormwater quality and quantity control to mitigate the impacts of the proposed MRSPA development and CR19 and CR22 future expansions.

- **Part B – Additional Costs for Cyr Pond**

The location of the Cyr Pond is believed to have impacted soils that would be required to be disposed of at a landfill. These additional costs are warranted in order to place the Cyr Pond in the ideal location to service the lands assessed to the Town and County.

- **Part C – ETLD enclosure and Realignment**

The East Townline Drain enclosure is necessary to accommodate future improvements and expansion of CR19, and the realignment is required to accommodate the future grade separation at CR19 and CR22.

- **Part D – New Storm Sewer Along Sylvestre/Desro Drive**

A new storm sewer is required along Sylvestre/Desro Drive to convey flows from the MRSPA development to the Cyr Pond.

- **Part E – New Trunk Sewers for Existing Baillargeon Drain Flows**

A new storm sewer is required to enclose the existing Baillargeon Drain through the MRSPA development.

- **Part F – New Storm Relief Sewer**

A new storm relief sewer is recommended by the Town's Master Drainage Study to improve the drainage level of service for the existing residential area to the west of MRSPA.

- **Part G – Historical Costs Incurred by the Town**

Historical costs incurred by the Town for the numerous studies related to the MRSPA development area.

- **Part H – Landmark Engineers Inc. Costs**

Landmark's costs associated with the completion of the preliminary ETL D Stormwater Study, as well as an allowance for future costs related to peer review and project support during the detailed design and construction.

A summary of the cost breakdown by primary stakeholder is provided in the table below, as well as a further cost breakdown between the developers within MRSPA.

Description	Project Cost + 10% Eng.	Town		County		MRSPA Developers	
		%	Amount	%	Amount	%	Amount
Part A	\$ 20,903,000	37.4	\$ 7,818,000	20.8	\$ 4,348,000	41.8	\$ 8,737,000
Part B	\$ 2,112,000	62.0	\$ 1,309,000	38.0	\$ 803,000	0	\$ -
Part C	\$ 6,373,000	0	\$ -	100	\$ 6,373,000	0	\$ -
Part D	\$ 440,000	5.4	\$ 24,000	0	\$ -	94.6	\$ 416,000
Part E	\$ 1,296,000	0	\$ -	0	\$ -	100	\$ 1,296,000
Part F	\$ 363,000	100	\$ 363,000	0	\$ -	0	\$ -
Part G	\$ 814,529	0	\$ -	0	\$ -	100	\$ 815,000
Part H	\$ 220,000	33.4	\$ 73,000	33.3	\$ 73,000	33.3	\$ 73,000
TOTALS (rounded)	\$ 32,522,000	-	\$ 9,587,000	-	\$ 11,597,000	-	\$ 11,337,000

Description	MRSPA Developers Total Cost	Trinity Gardens			All others w/i MRSPA
		Valente	Sylvestre	Petretta	
		46.59%	28.63%	13.36%	11.42%
Part A	\$ 8,737,000	\$ 4,070,199	\$ 2,501,537	\$ 1,167,403	\$ 997,861
Part B	\$ -	\$ -	\$ -	\$ -	\$ -
Part C	\$ -	\$ -	\$ -	\$ -	\$ -
Part D	\$ 416,000	\$ 193,797	\$ 119,107	\$ 55,584	\$ 47,512
Part E	\$ 1,296,000	\$ 603,752	\$ 371,065	\$ 173,166	\$ 148,017
Part F	\$ -	\$ -	\$ -	\$ -	\$ -
Part G	\$ 815,000	\$ 379,674	\$ 233,347	\$ 108,897	\$ 93,082
Part H	\$ 73,000	\$ 34,008	\$ 20,901	\$ 9,754	\$ 8,337
TOTALS (rounded)	\$ 11,337,000	\$ 5,281,430	\$ 3,245,957	\$ 1,514,804	\$ 1,294,809

As discussed above, Administration is recommending that the approximate \$3,200,000 for capital projects under the Housing Accelerator Fund be approved for, and allocated towards the three stormwater management ponds, the Cyr Pond, Baillargeon Pond and

MRSPA North Pond. This would apply towards Parts A & B and have the following implications for each of the Stakeholders:

Stakeholder	Project Costs	HAF Grant	Net Costs
Town	\$ 9,587,000	\$ 1,269,000	\$ 8,318,000
County	\$ 11,597,000	\$ 717,000	\$ 10,880,000
MRSPA Developers	\$ 11,337,000	\$ 1,214,000	\$ 10,123,000
TOTALS (rounded)	\$ 32,521,000	\$ 3,200,000	\$ 29,321,000

Town of Tecumseh Cost Share

The Town's projected Net Costs are summarized as follows:

Description	Costs
Costs	
Historical Costs Incurred (2005-2023)	\$ 2,182,394
2025 CSA Assessment	\$ 9,587,000
Costs Sub-Total	\$ 11,769,394
Recoveries	
Land Expropriation Cost Reversal	\$ 1,077,000
Part G - Historical Costs	\$ 814,529
HAF Capital Project Grant Funding	\$ 1,269,000
Recoveries Sub-Total	\$ 3,160,529
Town's Net Costs	\$ 8,608,865

Administration will also be reviewing additional cost recovery methods (i.e. a cost recovery by-law under Part XII of the *Municipal Act*) for those benefitting lands **outside** of the MRSPA development area. A future report to council will be brought forward with details of the cost recovery by-law and financial impacts.

Funding for the Town's portion of costs in the amount of \$8,608,865 will come from a combination of the Infrastructure Reserve, OCIF Grant funding and Long-Term Debt.

The total amount borrowed is not anticipated to be affected by the fact that grant funding will be released by regular reporting periods, i.e. not advanced.

The Infrastructure Reserve has an estimated 2024 year-end balance of \$15,500,000. The annual allocation to this reserve effective 2025 is \$2,350,000. Planned expenditures from this Reserve, based on latest 5-year capital plans is approximately \$18,000,000.

As this project will take several years to complete, the amount to be borrowed, if any, will depend on the timing of expenditures and available reserve balances, i.e. impact of other capital projects.

The Town currently has \$9.4 million in outstanding long-term debt at 2024 year-end (\$10.5 million in 2023). The Town's 2025 Debt Servicing Costs of \$1.6 million represents approximately 3% of Total Revenues as per our latest Provincial Financial Indicator Review. A measure less than 5% is considered Low risk, greater than 5% but less than 10% is considered Moderate risk and greater than 10% is considered High risk.

Other Landowners within MRSPA – Cost Share

The CSA contemplates that the Town would carry the costs of the landowners within MRSPA that are not part of the Petretta, Sylvestre and Valente Groups, which equates to approximately 11.4% of the MRSPA development area (10.29ha of the total 90.08ha). As depicted in the previous tables, these costs approximately equate to \$1,294,809. Town Administration will report back to Council with a cost recovery by-law for those applicable properties and associated stormwater costs in accordance with Part XII of the *Municipal Act*.

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input checked="" type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input checked="" type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

Communications

Not applicable ☒

Website ☐ Social Media ☐ News Release ☐ Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Phil Bartnik, P.Eng.
Director Public Works & Engineering Services

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director Development Services

Reviewed by:

Tom Kitsos, CPA, CMA, BComm
Director Financial Services & Chief Financial Officer

Reviewed by:

Robert Auger, LL.B.
Director Legislative Services & Clerk

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	Manning Road Secondary Plan Area Location Map
2	Official Plan Designation
3	East Townline Drain Watershed Plan

Attachment Number	Attachment Name
4	East Townline Drain Catchment Area and the Manning Road Secondary Plan Area
5	Manning Road Secondary Plan Area and Trinity Gardens Lands
6	East Townline Drain and Manning Road Secondary Plan Area Stormwater Management Plan Figure
7	East Townline Drain and Manning Road Secondary Plan Area Stormwater Management Facilities
8	East Townline Drain Stormwater Management Report – Amendment No.2, Landmark Engineers Inc., dated February 13, 2025