

The Corporation of the
MUNICIPALITY OF TWEED

255 Metcalf St., Postal Bag 729
Tweed, ON K0K 3J0
Phone: 613-478-2535
Toll Free: 833-478-5818
Fax: 613-478-6457



Email: info@tweed.ca
Website: www.tweed.ca
facebook.com/tweedontario

April 18, 2024

Ministry of Infrastructure
777 Bay Street, 5th Floor
Toronto, Ontario
M5G 2C8

Dear Funding Project Reviewer,

In support of our application, we wanted to take the opportunity to summarize the full extent of this project and the housing it will enable within the Village of Tweed, located in the Municipality of Tweed.

The Municipality currently has a population of 6,100 and a total of 3,256 households per MPAC as at January 1, 2024. Of these, approximately 2,000 people and about 1,000 of the municipal housing units are in the Village of Tweed boundaries, proper. These units are serviced by one drinking water system and one waste water system.

The project described in the application is to undertake expansion of waste water services along a street in the Village that does not yet have waste water (George Street) as well as extending it up River Street East and along a new street, John Street, for a subdivision that is waiting to come online. The water system will be upgraded and replaced along George Street, River Street East, James Street South and Louisa Street as well as expanded further down River Street East and along the new street, John Street, for the subdivision. This upgrade and expansion is required to ensure adequate sizing of water mains to service the additional homes to come online in this subdivision.

The subdivision is already registered on title. All stages of studies and permits are near completion. The developer is expected to submit for the Official Plan Amendment and Zoning Amendment to alter the floodplain mapping by the end of this year as they have studies by qualified engineers that the floodplain mapping in the specific area is more than the actual floodplain area experienced (mapping from this engineer has been attached as supporting documentation). The project will be for 27 housing units, split between duplexes, singles, and town homes.

This section of our project will also open up a municipally owned lot on George Street for full servicing. The Municipality is already through the majority of the phase one and two environmental site assessments (as it is along an old railway track and was previously used for industrial purposes before sitting vacant for several decades now). We expect the Records of Site Conditions to be received by the end of this year allowing the Municipality to rezone the lot from urban industrial to multi-residential. This rezoning will permit the land to be used for an apartment building. At this time, we are estimating a building envelope of over 10,000 square feet and we can go 3 storeys high. We

Are working with Hastings County to develop a mixed rental apartment building established on this lot, including geared-to-income, affordable housing, and market units. Our current estimate is for between 40 and 50 units on this lot. This project cannot proceed however, without the full water and waste water servicing along George Street.

This linear part of the project includes 385 metres of local water pipes (laterals), 786 metres of water transmission pipes (mains), 8 hydrants for fire safety, 580 metres of conveyance stormwater piping, culverts and ditching, 400 metres of waste water lateral clean out piping, and 480 metres of waste water conveyance piping (mains) to service the existing neighbourhood of 14 units as well as the extension for the new 27 unit subdivision expansion and the 40 unit apartment building. The support letters received from Hastings County reference the originally replacement and did not include the measurements for the expansions as the project has expanded after the request was sent to Hastings County for a letter of support. Hastings County has been made aware of this discrepancy.

It should be noted that the water on George Street, water and waste water on James Street South and some of the hydrants have been noted as priorities within our asset management plan.

In addition, our project will be relining the only elevated water storage facility (water tower) for the water system. Even if we bring on the additional 67 units of the subdivision above, our water system requires the water tower to maintain potable water in the system for regular usage. We had a study completed (attached as supporting documentation) in 2020 indicating that the tower requires relining within 5 to 7 years. We are now down to 2 years or so to complete this without running the risk of failure of the water tower. If the water tower fails, then our entire water system is at risk, including our permit for the public water system. This means that these 67 units, as well as other units that are prepped by developers, cannot be brought online until this relining has been completed.

As mentioned, the one subdivision area and our apartment building, is only 67 to 77 units of a much larger growth plan for the Municipality in the next 5 years.

The Municipality has been undergoing several activities in order to make building houses easier and remove red tape. In January 2024, we hosted a Developers' Forum to understand what subdivision plans are in the works. During this process, it was identified that a total of 511 units in subdivisions (including the 67 above) that will be fully serviced were identified as well as another 100 units in the rural areas that will be serviced by private well and septic systems. This growth was from only 4 developers and we have several others who were unable to attend the meeting that day.

This growth of serviced homes represents a total household growth of 18.765% to our total households. The project in the George Street, James Street South, River Street East, Louisa Street and John Street represent 10.965% of this 5 year growth.

If we are unable to get the water tower relined, then the 5 year growth (511 serviced units) cannot be granted permission to proceed as they would lack a potable water supply. Although this growth may not be large to the Province overall, it is significant growth for our Municipality and allows us to do our part in getting more homes built faster.

Also during the Developers' Forum, we were given several verbal commitments by developers that they were considering and working into their plans green initiatives to help with climate change. Some of these initiatives include solar power options on roofs (reducing strain on the grid), utilization of the expanding natural gas network project within the Village undergoing in 2024 and 2025, permeable driveway construction to allow greater storm water management, heat pumps, rain water collection built in as well as many other great creative initiatives.

Other actions the Municipality has been undertaking include a detailed review of the comprehensive zoning by-law to relieve restrictions and allow greater densification within the Village and Hamlet boundaries. These reliefs will allow larger structures on lots (with increased lot coverage ratios) which will allow more units to be established per building. The reliefs will also reduce parking needs that have been prohibitive in the past to development as well as allow for smaller lot options for those looking for smaller and tiny homes. Currently we allow single homes to be as small as 600 square feet and are looking now at reducing to as small as 300 square feet in order to allow more homes that are affordable in the housing market.

The previous Council had made a \$5.6 million investment to our lagoon system which opened housing capacity by an additional 1,100 housing units. The current Council has invested \$855,000 in expanding water capacity to the east side of the river with a secondary watermain as well as \$632,000 in adding a new well and pump for the water treatment plant, a new plant control system and a new filtration system to address nitrates in the water treatment plant. An additional \$3.5 million was invested in upgrading infrastructure in the village during 2023 that allowed for a 26 unit subdivision to proceed. These units are expected to start construction this spring.

Council is committed to seeing more housing built within our community and this funding will help with a significant portion of our 5 year growth that would not be otherwise possible.

If you have any questions on the submitted supporting documentation or the application itself, we strongly encourage you to reach out to us for clarification. We have also attached letters of support from Hastings County for our growth initiatives as well as from MPP Ric Bresee, for this project.

Sincerely,



Gloria Raybone, CPA, CA, Dipl.M.A.
CAO/Treasurer