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**TO:** GENERAL COMMITTEE

**SUBJECT:** REDFERN MUNICIPAL DRAIN – APPROVAL TO ABANDON

**WARD:** 9 AND 10

**PREPARED BY AND KEY CONTACT:** B. PERREAULT, C.E.T.  
SUPERVISOR OF DEVELOPMENT SERVICES EXT. 4552

**SUBMITTED BY:** B. ARANIYASUNDARAN, P. ENG., PMP  
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**GENERAL MANAGER APPROVAL:** A. MILLER, RPP  
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH  
MANAGEMENT (ACTING)

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

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**RECOMMENDED MOTION**

1. That notice be given of the intent to abandon the “Redfern Municipal Drain” as indicated on the referenced figure identified in Appendix “A” to Staff Report ENG010-19, under Section 84 of the *Drainage Act* (C.D17, R.S.O., 1990).

**PURPOSE & BACKGROUND**

Report Overview

2. The purpose of the Staff Report is to seek Council approval to initiate the process to abandon the “Redfern Municipal Drain” that is currently situated in three separate ownerships within the Hewitt’s Secondary Plan Area (see Appendix A).
3. In accordance with Section 84 of the Drainage Act, three developers (who collectively own 100% of the section of drain under request) have formally requested in a petition dated March 29, 2019, that the “municipal drain” designation be abandoned for the subject section indicated in Appendix A.
4. Abandonment of the Redfern Drain will allow for proposed re-alignment of a natural channel through the same three properties to channelize and contain the existing flood plain, which is currently very wide and irregular in extent. Approval of the natural channel design is a separate process, and is not part of this Staff Report.
5. It is proposed that the natural channel will be located in blocks dedicated to the City of Barrie, therefore, the City would maintain control and be responsible for maintenance of the natural channel as it does currently with the Municipal Drain, but would outright own the block of land within which the channel is situated. Dedicated blocks for the channel would be registered through plans of subdivision, as the three subject ownerships develop.

6. The Redfern Municipal Drain was originally constructed in 1901 as an Award Drain in the Township of Innisfil. The subject lands in which the request for abandonment applies are now within the City of Barrie. The next reported activity related to the drain was in 1959, under an Engineer's Report required for minor works and a clean out. Records indicate that another clean-out was undertaken in 1982, and most recently in 1991.
7. The "Redfern Drainage Works Provisional By-Law" was established under authority of The Corporation of the Township of Innisfil as By-Law No.22-88 (1988).
8. A follow-up "Redfern Drainage Works Levying By-Law" was established under authority of The Corporation of the Township of Innisfil as By-Law No. 4-89 (1989).
9. By-Law A-91 was established in 1991 to allow for borrowing of funds from the municipality to pay for minor works and cleanout, in advance of collecting levies from the benefitting owners.

### **ANALYSIS**

10. The existing municipal drain does not contain the 100 year flood and the resultant floodplain is quite widespread through the subject development lands.
11. The proposed natural channel design will contain the 100 year flood with a dedicated block of land within which the channel will be situated. This will improve drainage of the surrounding lands and permit development of the subdivisions in keeping with the Hewitt's Secondary Plan.
12. The lands owned by the three developers requesting abandonment will be developed through plans of subdivision as soon as summer of 2019. The three developments have made conformity review submissions and have intentions of undertaking site alteration activities (earthworks) as a combined effort with the construction of the re-aligned natural channel. This would be logical and good practice in keeping with the Site Alteration By-Law, and would result sound site management with respect to erosion and sediment control and earth movement.
13. Abandonment of the municipal drain will allow free and clear access to the developers and their contractors to remove the existing drain and re-align the natural channel to the ultimate approved design. Upon completion of the work, certification and acceptance by the City of Barrie, the land dedications would be made through the subdivision planning process.
14. Approvals for the natural channel design are currently being sought, but notwithstanding the final design, abandonment of the municipal drain is required in advance of any construction of the natural channel to permit free access, and not be subject to the terms of the Drainage Act.
15. The preferred option is to abandon the Redfern Drain in accordance with Section 84(2) of the Drainage Act, which provides that Council may initiate the process for the abandonment of all or part of a municipal drain. A notice is circulated to all assessed landowners within the watershed area. If no objections are filed within a ten day period, a By-law may be passed to abandon the drain. If a landowner has concerns they may request that an Engineer be appointed to review the situation and either recommend the abandonment or not.

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## **ENVIRONMENTAL MATTERS**

16. There are no environmental matters related to the recommendation. Permits and approvals for the natural channel will be required from the City of Barrie and Lake Simcoe Region Conservation Authority (LSRCA), but are not subject of this request.

## **ALTERNATIVE**

17. The following alternative is available for consideration by General Committee:

### **Alternative #1**

General Committee could decide to retain the designation of “Municipal Drain”.

This Alternative is not recommended for the following reasons:

- The “Drainage Act” is intended to apply to agricultural land. The subject lands are designated for imminent residential development. Accordingly, it would be complicated to apply costs to urban properties.
- Maintaining the status quo will be detrimental to the development of the Hewitt’s Secondary Plan and will not allow for development of the proposed Draft Plans of subdivision that are coordinated with the proposed natural channel realignment.
- The drainage area of the Redfern Municipal Drain would be maintained to the natural channel, and the City will still retain control and ownership under the proposed abandonment and conveyance of dedicated blocks for the natural channel.
- The City would not want to be involved in maintaining the municipal drain asset during construction of the subdivisions.

## **FINANCIAL**

18. The capital cost associated with reconstruction of the natural channel will be the responsibility of the three developers. Future maintenance / replacement costs will be the responsibility of the City. This is standard practice where municipal stormwater runoff is involved. The expected useful life of the reconstructed stormwater conveyance system is 100 years; the annualized cost for maintenance and replacement is approximately \$5,000.

## **LINKAGE TO 2018-2022 STRATEGIC PLAN**

19. The recommendation(s) included in this Staff Report support the following goals identified in the 2018 - 2022 Strategic Plan:
- Growing Our Economy
  - Building Strong Neighbourhoods
20. The abandoning of the Redford Municipal Drain supports the strategic goals of the City by facilitating future growth and development of communities, within the secondary lands.

APPENDIX A

Redfern Municipal Drain Location

REDFERN MUNICIPAL DRAIN  
PROPOSED ABANDONMENT

