



**middlesex  
centre**

*in the centre of it all*

# Welcome!

## Municipality of Middlesex Centre Open House



# Land Acknowledgement

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Middlesex Centre is situated on the traditional lands of the Anishinaabek, Haudenosaunee, Lūnaapéewak and Attawandaron.

We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home.

Middlesex Centre is currently home to many First Nations, Métis and Inuit today. As representatives of the people of Middlesex Centre, we are grateful to have the opportunity to work and live in this territory.



# Meeting Purpose

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- Review the project background
- Identify the proposed design
- Identify the tentative construction timing and potential impacts
- Identify project schedule

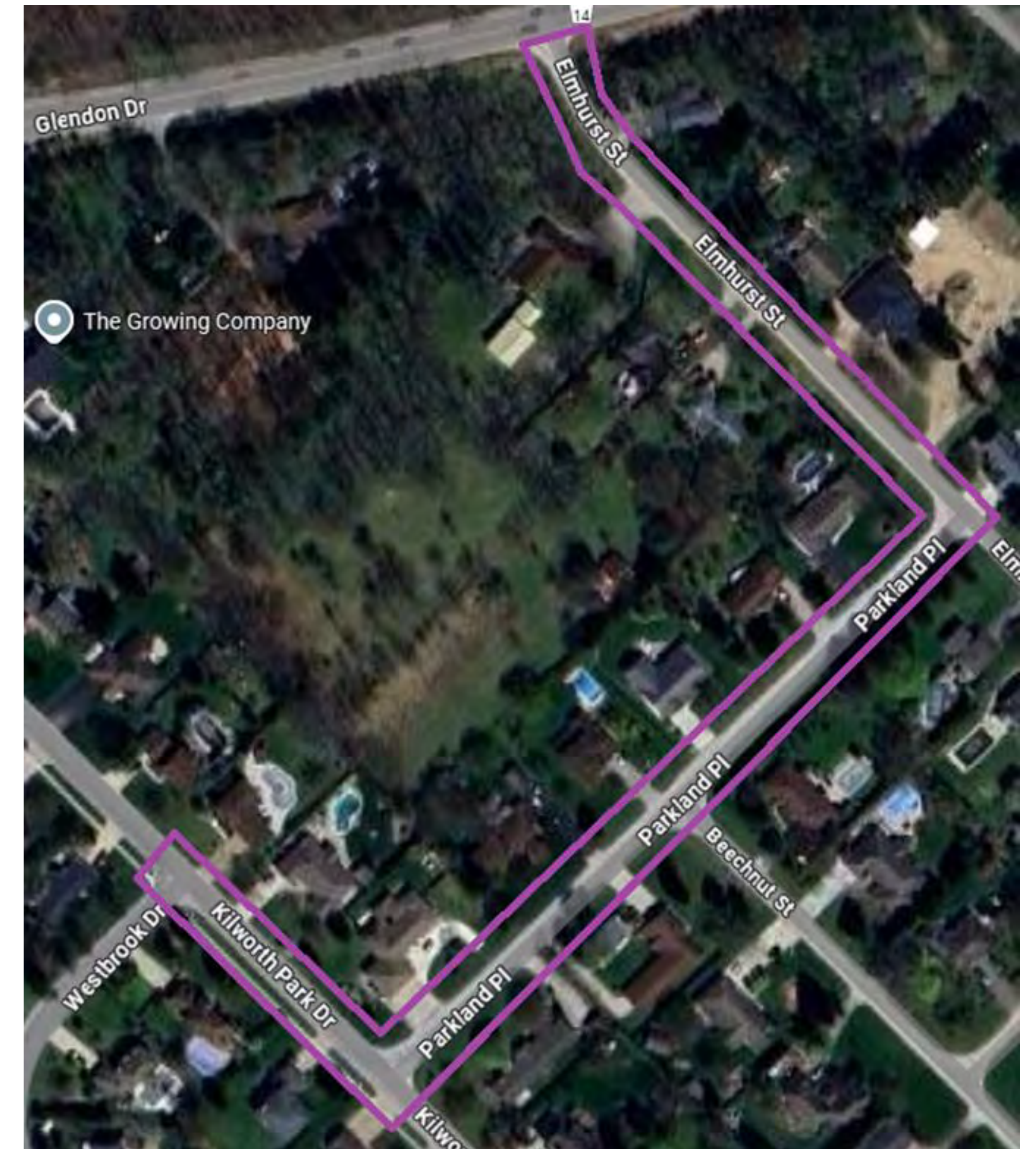


# Project Background

Middlesex Centre retained AECOM in 2024 to complete the detailed design.

The scope of work for Elmhurst Street and Parkland Place includes but is not limited to:

- Road reconstruction along Elmhurst Street and Parkland Place
- Construction of new in-boulevard concrete sidewalks
- Construction of underground infrastructure, including storm sewers, sanitary sewers and watermains.
- Addition of fire hydrants (increase fire protection and potentially lower home insurance costs)
- Construction of private drain connections / water services for property owner connections
- Removal of select trees in advance of the work, and installation new landscaping when completed
- Includes a small section of Kilworth Park Drive between Westbrook Drive and Parkland Place to connect the new storm sewers to the existing storm sewer maintenance hole





# Project Schedule

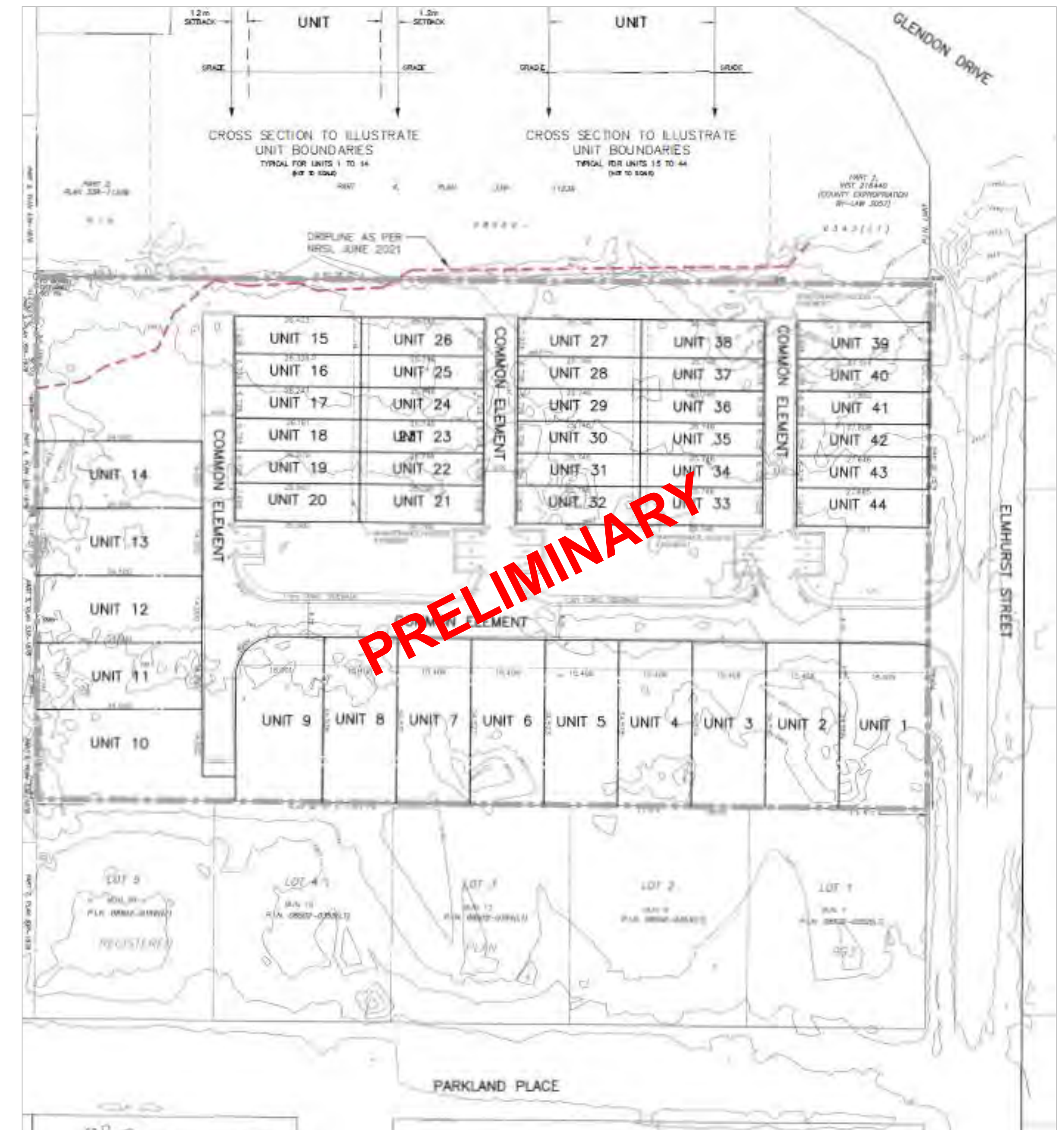
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- Public open house and community engagement opportunities: January 2025
- Homeowner meetings: Winter / Spring 2025 regarding private drain connections and water services
- Preparatory work and tree removals: March 2025
- Pre-construction update: Spring 2025
- Anticipated construction start: Spring 2025
- Anticipated construction completion: Fall 2025



# Proposed Development

- A decision by the Ontario Land Tribunal issued in February 2024 permits the redevelopment of 6, 10, and 14 Elmhurst Street.
- The proposed redevelopment includes a total of 45 new residential units: 15 single-detached units and 30 townhouse units in the form of a condominium.
- Construction of the proposed development is likely to begin in late 2025, pending final approvals.





# Water, Sanitary & Storm Connections

## Paying for the Installation of Municipal Water & Sewer Infrastructure

### MAINS

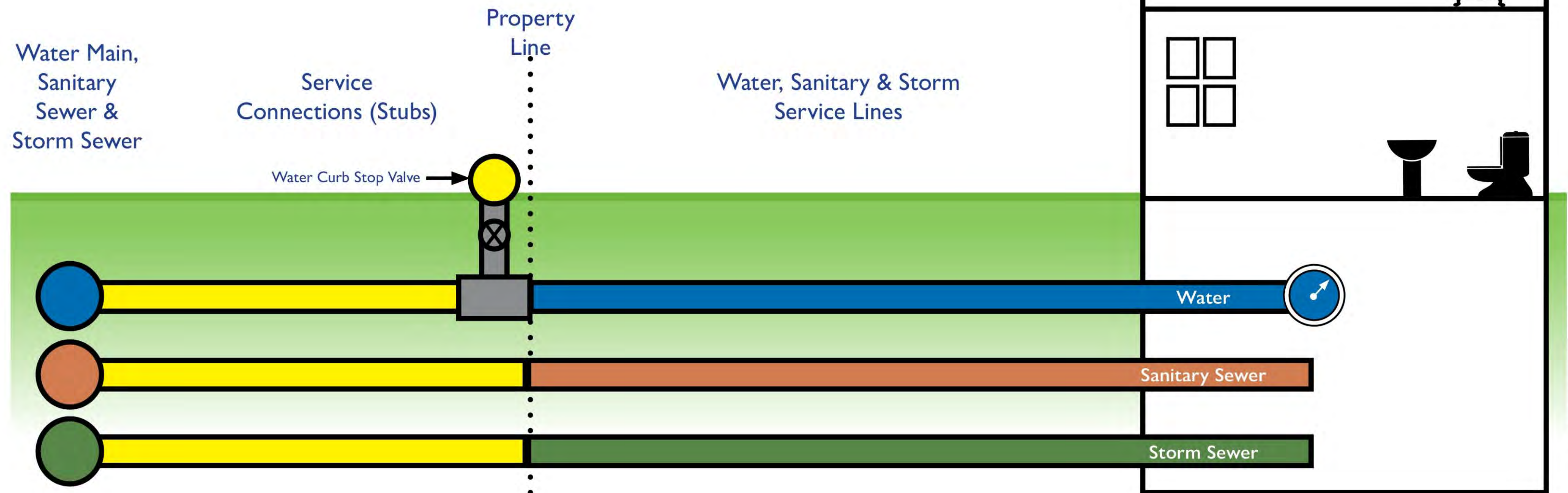
Municipality manages and pays for installation of mains.

### STUBS

Property owners pay for installation of the stubs from the mains to the property line.  
Connection is required.  
Municipality contracts the work.  
Cost may be paid directly by owner or put on the property tax account to be paid over time as a debenture.

### SERVICE LINES

Property owners pay to run service lines from the stubs and to connect in their home.  
Connection is optional. Owners can connect to any of the mains at any time.  
Owners contract the work.  
Costs are paid by the homeowner.





# Water, Sanitary & Storm Connections

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- Work will see water mains, sanitary sewers and storm sewers brought to the property line of each residence (typically the front property line, but in some cases the side property line).
- Property owners are responsible for paying for the stubs from each main to the property line.
  - This is expected to cost approximately \$2,500 per stub, for a total cost of \$7,500 (pending outcome of the tender process).
  - The municipality is seeking a grant that may offset a portion of these costs.
- Running the stubs to the property line prior to road reconstruction avoids the additional expense and interruption of tearing up the road multiple times to connect homes in the future. It also saves property owners the HST on the construction cost of the service stubs.
- Property owners are encouraged to connect their homes to the water and sewer mains. This is optional, and all costs are paid by the owners.
  - Once connected, you will be charged monthly for municipal water and wastewater. If you opt not to connect, you will be charged a monthly frontage fee.
  - The stormwater fee remains the same whether you opt to connect or not.
- The municipality will contact property owners with more details on water, sanitary and storm connections, including placement of the “stubs” and final costs.





# Benefits of Connecting Your Home

Municipal servicing has an overall positive impact on property values.

## Municipal Water



- High Quality / Safe Water - Highly regulated with ongoing testing and monitoring ensuring safety and consistency of water supply
- Continuous water flow even during power interruptions
- Cost benefit when compared to maintenance or replacement of a well

## Sanitary Sewer



- No more risk of overwhelming septic system with high volumes of water from your home
- Lower long-term operating costs and maintenance requirements (no need to pump out septic tanks or replace failed septic systems)
- Flexibility to plant and otherwise make use of the lands over your septic bed
- Benefits to public health and the environment

## Stormwater



- Reduce the risk of street and basement flooding



# Construction FAQs

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- **Street Access and Parking:** Local road closures are expected during construction only allowing local traffic to access their properties. A detour route will be in effect during construction with the appropriate signage to direct traffic.
- **Vibration & Dust - Protect Valuables:** Construction equipment can cause vibrations and dust. Please ensure you protect any valuables susceptible to damage, staff will monitor dust conditions and apply dust suppressants as required to minimize dust due to construction.
- **Mail Services:** Canada Post will continue to deliver mail during construction. Canada Post will provide further notification and instructions for residents that may be impacted. Staff will provide temporary mailboxes for those that are temporarily removed or impacted due to construction.
- **Garbage and Recycling Collection:** If your pick-up point is temporarily blocked by construction the contractor will assist in collecting and transporting your garbage and recycling.
- **Manicured Lawns:** The contractor will restore all damaged manicured lawns resulting from the construction project. A mixture of seed and water will be applied by the municipality to such affected locations. We encourage you to assist in the watering process.
- **Sprinklers, Flower Beds, Invisible Fences, and Private Infrastructure:** Residents are encouraged to remove any private infrastructure and items that may be inadvertently located in the municipal right of way. The contractor will not be responsible for or repair any private infrastructure damaged or removed as a result of this work.



# Stay Connected

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Visit our website where you can:

- Find project information
- View the latest project materials
- Access this meeting material

 - View online at [middlesexcentre.ca/elmhurst2025](https://middlesexcentre.ca/elmhurst2025)

You can also reach us any time with comments or questions, using the contact information below. This presentation can be made available in alternative formats upon request.

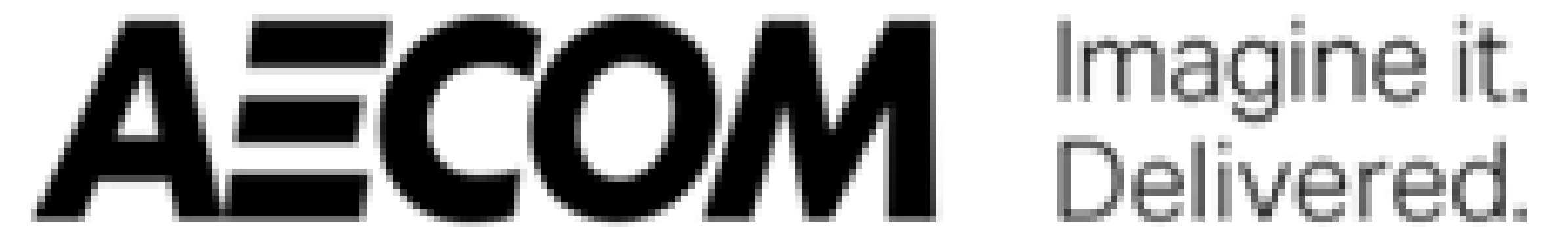
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# Thank You

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For copies of the draft detailed service connection diagrams presented at the PIC, please contact Josh Ackworth, AECOM.