

City of Belleville

Report No: ENG-2025-03

Meeting Date: May 26, 2025



To: Mayor and Members of Council
Department: Engineering & Development Services
Staff Contact: Steve van De Keere, Senior Project Manager

**Subject: Northeast Industrial Park Expansion Phase 1 Detail Design
Capital Budget Expansion**

Recommendation:

That the scope of Capital Budget Issue 25-1.005 Northeast Industrial Park Expansion Phase 1 Detail Design be expanded to provide municipal servicing for an additional 93 hectares (230 acres) of future industrial park growth area in addition to the currently planned 160 hectares (400 acres) expansion limits of the Northeast Industrial Park Expansion project.

Strategic Plan Alignment:

Infrastructure: Plan for and invest in new or expanded infrastructure to establish sufficient capacity to provide for growth of our community.

Industrial and Commercial Development: Ensure suitable serviced employment lands are available to meet the needs of all potential industrial and commercial investments

Background:

The City of Belleville is continuing to expand its busy Northeast Industrial Park, located south of Highway 401, east of Cannifton Road, and north of the Canadian National Railway corridor in the City of Belleville. To meet the needs of a growing manufacturing base, the City of Belleville is looking to provide road access and municipal servicing to City-owned lands from the end of College Street East easterly to Atkins Road to ensure there is a long-term supply of fully serviced and zoned industrial land ready for development.

The extension of a road network and municipal servicing into this area has been previously evaluated as part of the Bell Creek Secondary Plan in 1991 and the College Street East Extension and Associated Servicing of Land West of Bell Creek – Municipal Class Environmental Assessment (EA) in 2012.

College Street East was extended in 2014 following the recommendations of the 2012 EA study which resulted in the servicing of approximately 81 hectares (200 acres) of industrial zoned lands. Most of these lands along College Street East have been sold by the City for development.

As part of the next phase of expansion of the Northeast Industrial Park, a Municipal Class EA has been completed to allow an additional 160 hectares (400 acres) of industrial land to be added to the park. A map showing the approximate limits of the current expansion is included in Attachment 1.

For implementation, this expansion has been divided into three phases for detail design and construction, with Phase 1 encompassing approximately 52 hectares (128 acres) in the south-east corner of the expansion area, adjacent to Airport Parkway West and Atkins Road. A map showing the approximate limits of Phase 1 is included in Attachment 2.

Detail Design Scope Expansion

Phase 1 of the current expansion includes the extension of College Street East easterly, a new north-south collector road and new water and wastewater infrastructure. The wastewater infrastructure includes new sanitary sewers, a new sanitary sewage pumping station and a new sanitary forcemain to convey sanitary sewage to the existing downstream sanitary sewer on College Street East. In addition to the currently approved 160 hectares (400 acre) expansion, the existing sanitary sewer on College Street East has sufficient hydraulic capacity to service up to an additional 93 hectares (230 acres) of industrial land.

To facilitate the future expansion of the Northeast Industrial Park beyond the limits currently established at Atkins Road, it would be necessary to plan for the servicing of any future expansion or enlargement of the Northeast Industrial Park. With there being 93 hectares of sanitary sewer servicing capacity available within the City's sanitary sewer network it becomes possible to facilitate the future expansion of the park (by approximately 93 hectares) by building the proposed sewage pumping station and sanitary sewers larger than what would be needed for the expansion project currently underway.

This "oversizing" of the infrastructure in Phase 1 to accommodate the additional sewage flows and water demands to service an additional 93 hectares of industrial land would potentially involve larger gravity sewers, forcemains and watermains, a larger sewage pump station and timing and sizing considerations for the proposed water booster station. There is, however, a cost associated with oversizing infrastructure larger than needed for the current expansion. The purpose of this report is to identify for Council the additional costs associated with this oversizing and seek direction from Council on whether to proceed with designing larger, or oversized, infrastructure to facilitate a possible future expansion of the Northeast Industrial Park.

Financial/Analysis:

The current detail design assignment for Phase 1 already includes the development and evaluation of infrastructure requirements to convey various sanitary sewage flow and water

distribution scenarios. Therefore, the current budget of \$5,650,000.00 (23-1.081 and 25-1.005) is sufficient to accommodate the design costs for this potential oversizing of infrastructure.

A preliminary estimate of the construction cost of the proposed infrastructure within Phase 1 is currently valued at \$45,000,000.00, and will be further refined during detail design. The approximate construction cost of the required oversizing of the proposed infrastructure within Phase 1 limits to allow for the future 93 hectares expansion of the park is estimated to be \$5,000,000.00. During the detail design, a thorough review would be conducted to update this cost estimate and to confirm that any oversizing undertaken would be providing best value to the City. Before any major construction is tendered, Council will have the opportunity to review and approve any additional construction costs as part of future budget deliberations.

Conclusion:

It is recommended that that the scope of Capital Budget Issue 25-1.005 Northeast Industrial Park Expansion Phase 1 Detail Design be expanded to accommodate the municipal servicing for an additional 93 hectares (230 acres) of future industrial park growth area in addition to the currently planned 160 hectares (400 acres) expansion limits of the Northeast Industrial Park Expansion project.

Attachments:

[Attachment 1 – Map of Northeast Industrial Park Expansion area](#)

[Attachment 2 – Map of Phase 1 limits](#)

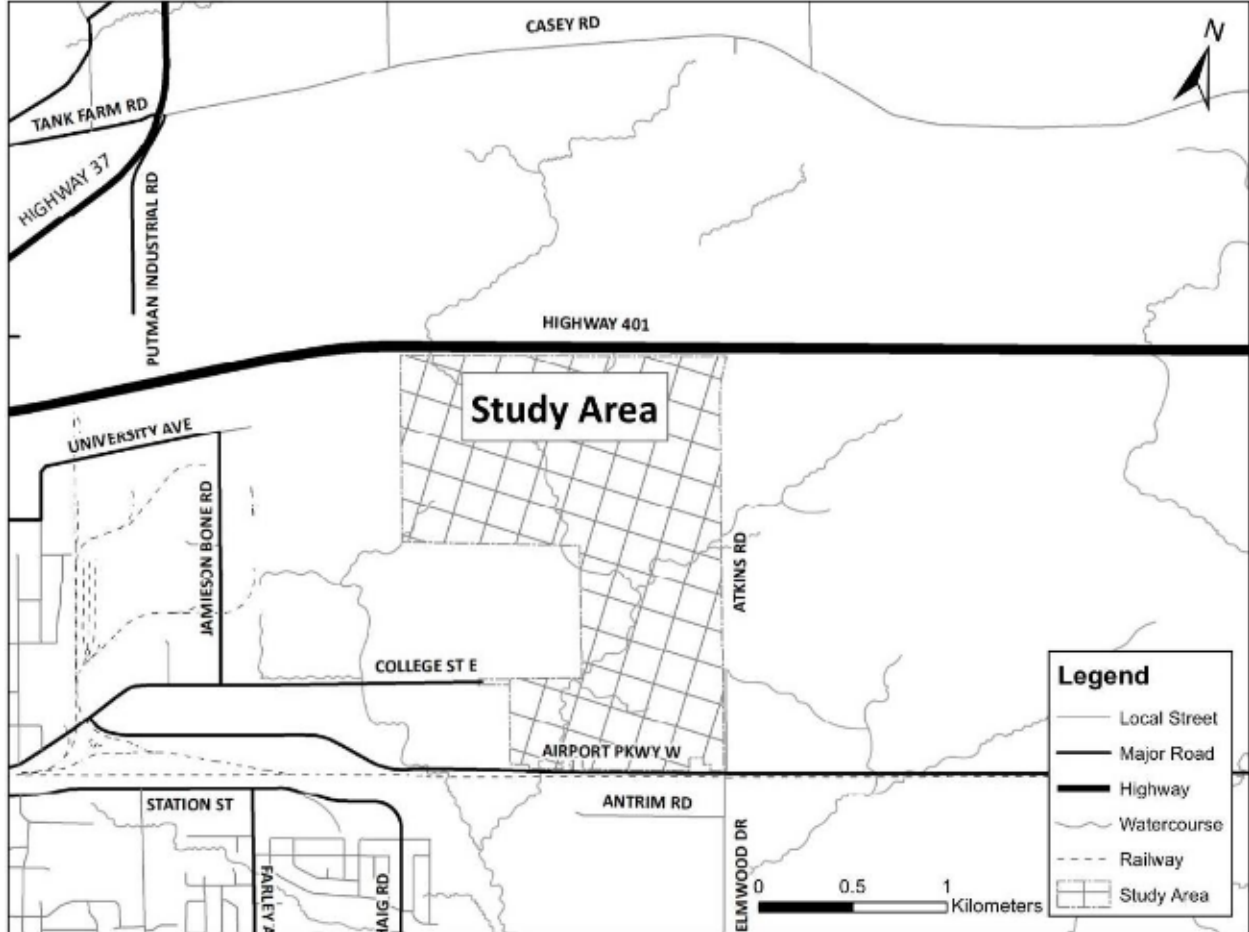
Reviewed by:

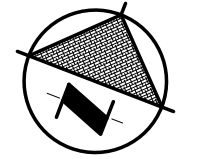
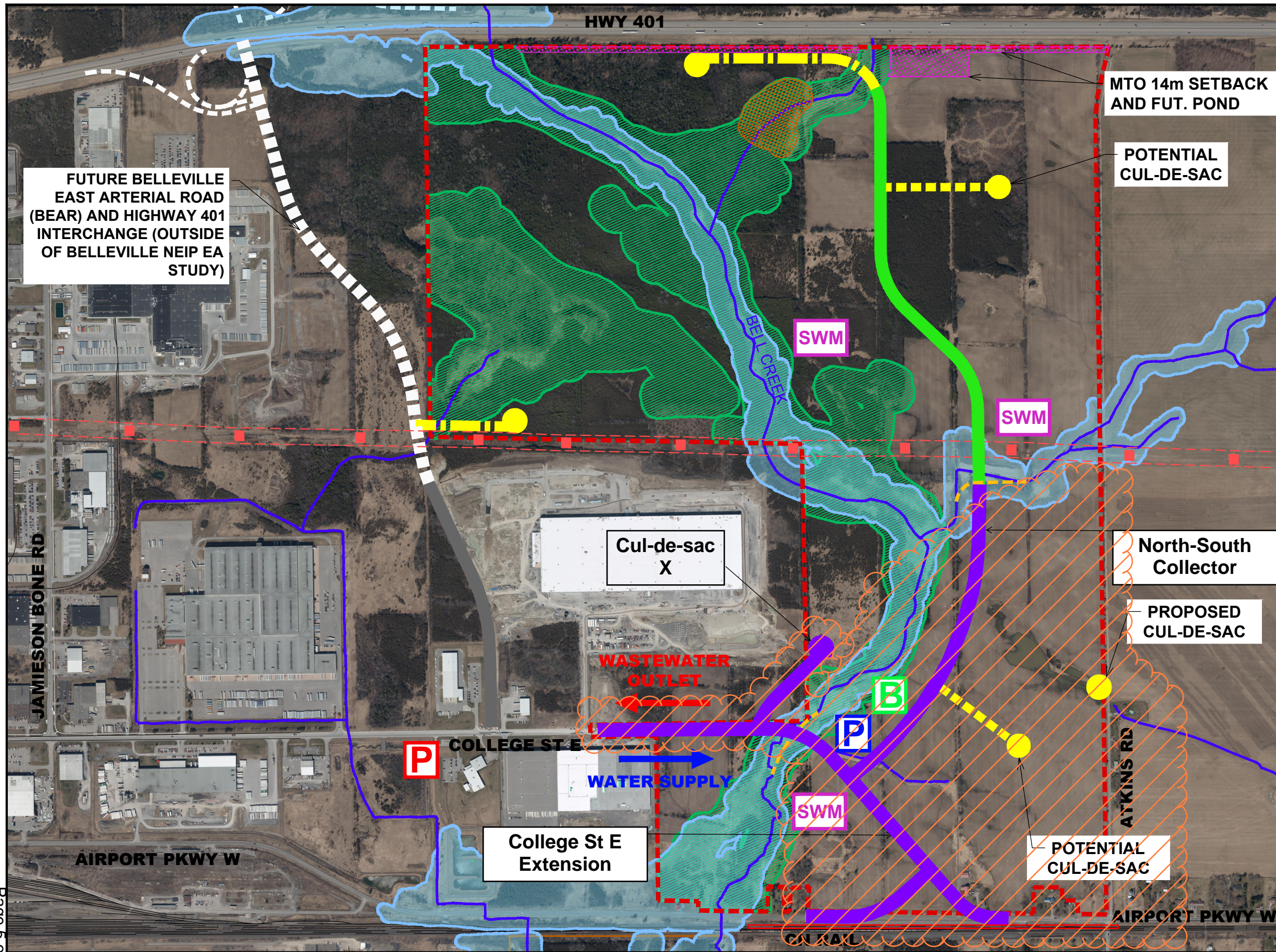
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Approved - 16 May 2025
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Approved - 21 May 2025

Belleville Northeast Industrial Park Expansion Area





LEGEND:

- STUDY AREA
- PROPOSED 30m ROW URBAN COLLEGE STREET EXTENSION
- PROPOSED 26m ROW URBAN NORTH-SOUTH COLLECTOR ROAD
- PROPOSED 25m ROW RURAL LOCAL ROAD
- OPTIONAL 25m ROW RURAL LOCAL ROAD
- POTENTIAL 25m ROW RURAL LOCAL ROAD (PENDING APPROVAL OF FUTURE STUDIES)
- CUL-DE-SAC
- EXISTING HYDRO TOWER
- CREEK/ DRAINAGE SWALE
- CREEK CHANNEL REALIGNMENT
- / PROPOSED WETLANDS LIMITS INCLUDING 30m SETBACK
- QUINTE CONSERVATION FLOODPLAIN INCLUDING 15m SETBACK
- / AMPHIBIAN BREEDING AREA AND SETBACK
- / MTO 401 SETBACK AND FUTURE PROPERTY ACQUISITION
- P EXISTING SEWAGE PUMPING STATION
- P PROPOSED SEWAGE PUMPING STATION
- B PROPOSED WATER BOOSTER STATION
- SWM PROPOSED STORM WATER MANAGEMENT FACILITY
- / PHASE 1

**BELLEVILLE NORTHEAST INDUSTRIAL PARK EXPANSION
PHASE 1 PROJECT LIMITS**