



Asset Management Plan 2025

Town of South Bruce Peninsula

June 2025



Town of South Bruce Peninsula Asset Management Plan 2025

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Council Presentation | July 15, 2025



Agenda



REGULATORY CONTEXT



2025 ASSET MANAGEMENT
PLAN (AMP)



QUESTIONS

Regulatory Context

Background and Context

- As part of the Infrastructure for Jobs and Prosperity Act, 2015, the Ontario government introduced Regulation 588/17 - Asset Management Planning for Municipal Infrastructure (O. Reg 588/17).
- Requires Ontario municipalities to develop an asset management policy and AMPs between 2022 and 2025 with increasing complexity.
- As part of our current engagement, PSD Citywide developed an AMP that meets the requirements of O. Reg 588/17 - 2025 requirements.

Ontario Regulation 588/17

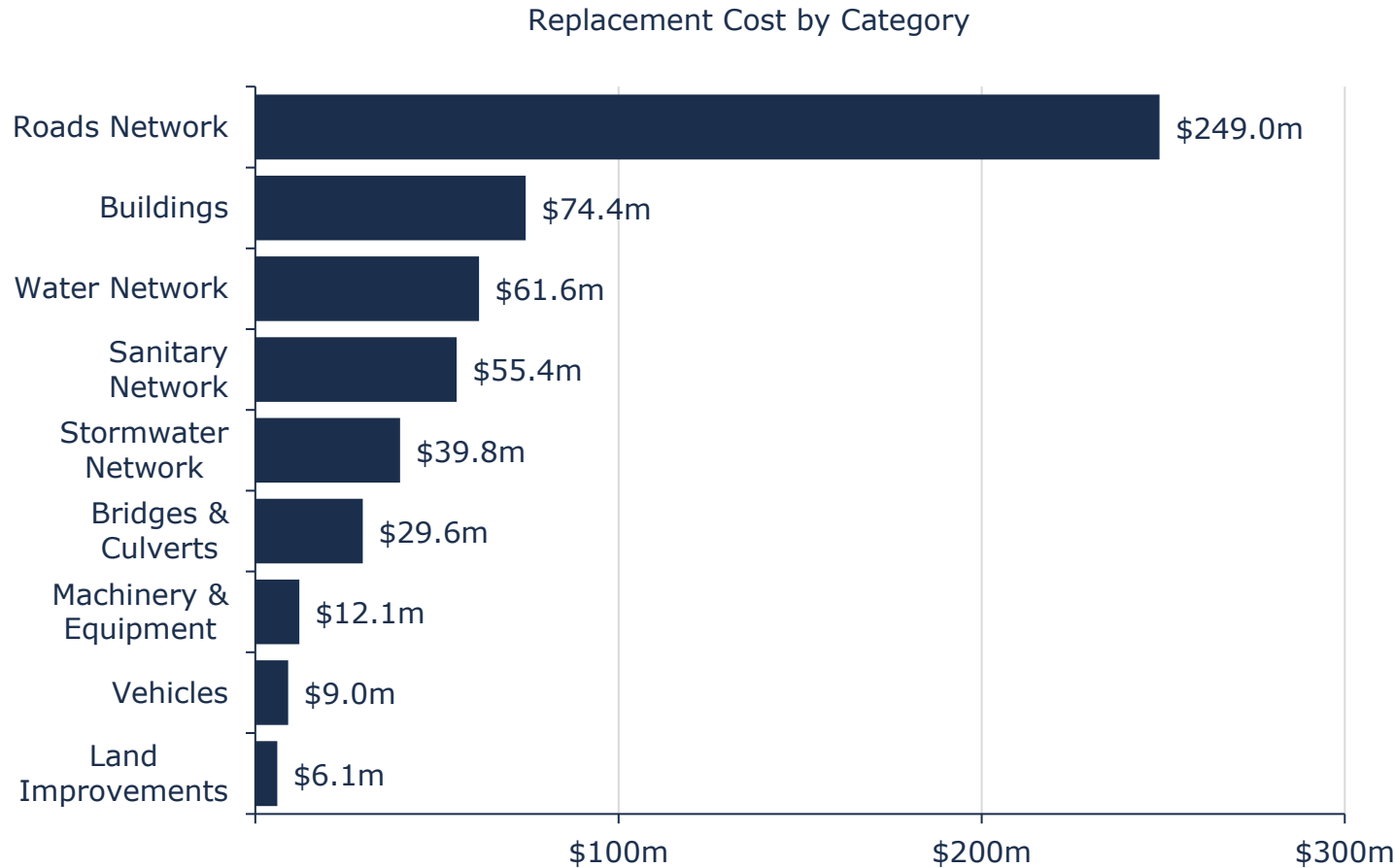
Requirement	2019	2022	2024	2025
1. Asset Management Policy	<input checked="" type="checkbox"/>	▪	<input checked="" type="checkbox"/>	
2. Asset Management Plans	▪	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
State of infrastructure for core assets	▪	<input checked="" type="checkbox"/>	▪	
State of infrastructure for all assets	▪	▪	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Current levels of service for core assets	▪	<input checked="" type="checkbox"/>	▪	
Current levels of service for all assets	▪	▪	<input checked="" type="checkbox"/>	
Proposed levels of service for all assets	▪	▪	▪	<input checked="" type="checkbox"/>
Lifecycle costs associated with current levels of service	▪	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Lifecycle costs associated with proposed levels of service	▪	▪	▪	<input checked="" type="checkbox"/>
Growth and risk impacts	▪	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Financial strategy	▪	▪	▪	<input checked="" type="checkbox"/>

2025 Asset Management Plan

AMP 2025

- Core assets include roads, bridges & structural culverts, storm, sanitary and water network.
- Non-core assets includes all other capital assets, including vehicles, buildings, machinery & equipment, and land improvements.
- Analysis was limited to existing assets only with a discussion on anticipated growth and its impact on asset management
- Supports efficient use of funds on infrastructure programs
- Provides an important tool for communicating internally and externally

AMP 2025 – Current Replacement Cost

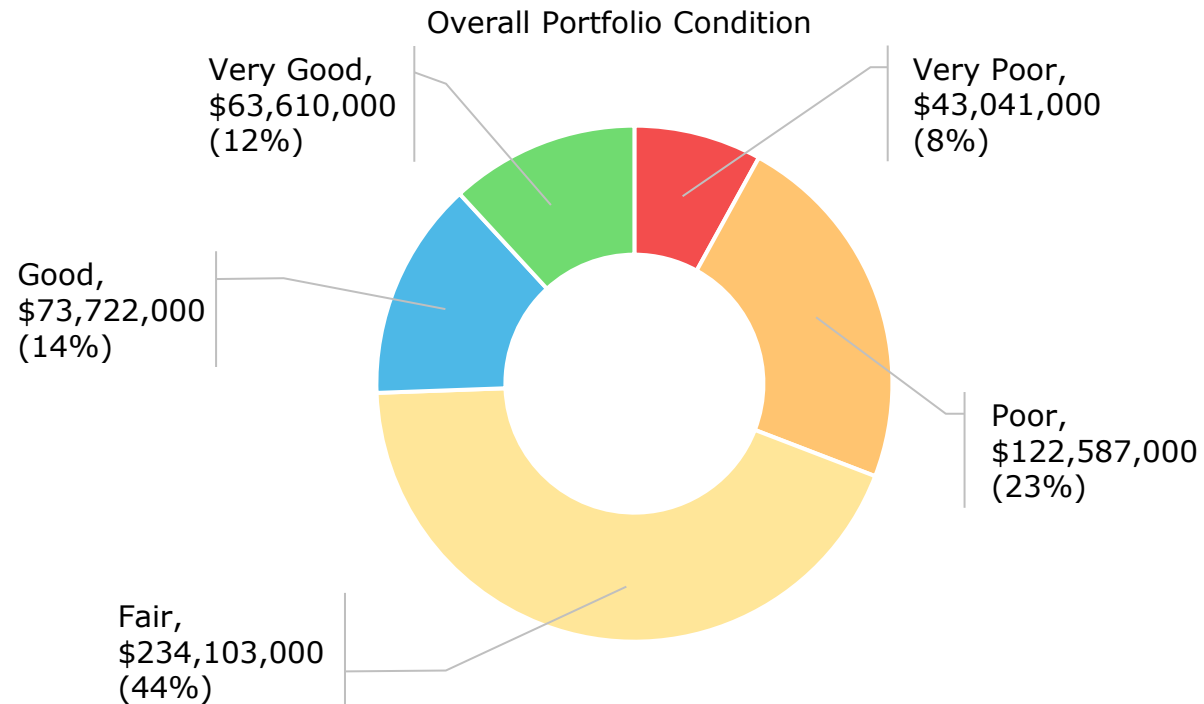


Total Current Replacement
Cost

\$537 million

AMP 2025 - Asset Condition

- 69% of the municipality's infrastructure portfolio is in fair or better condition
- Overall average condition is Fair or 55%



AMP 2025 - Asset Condition Source

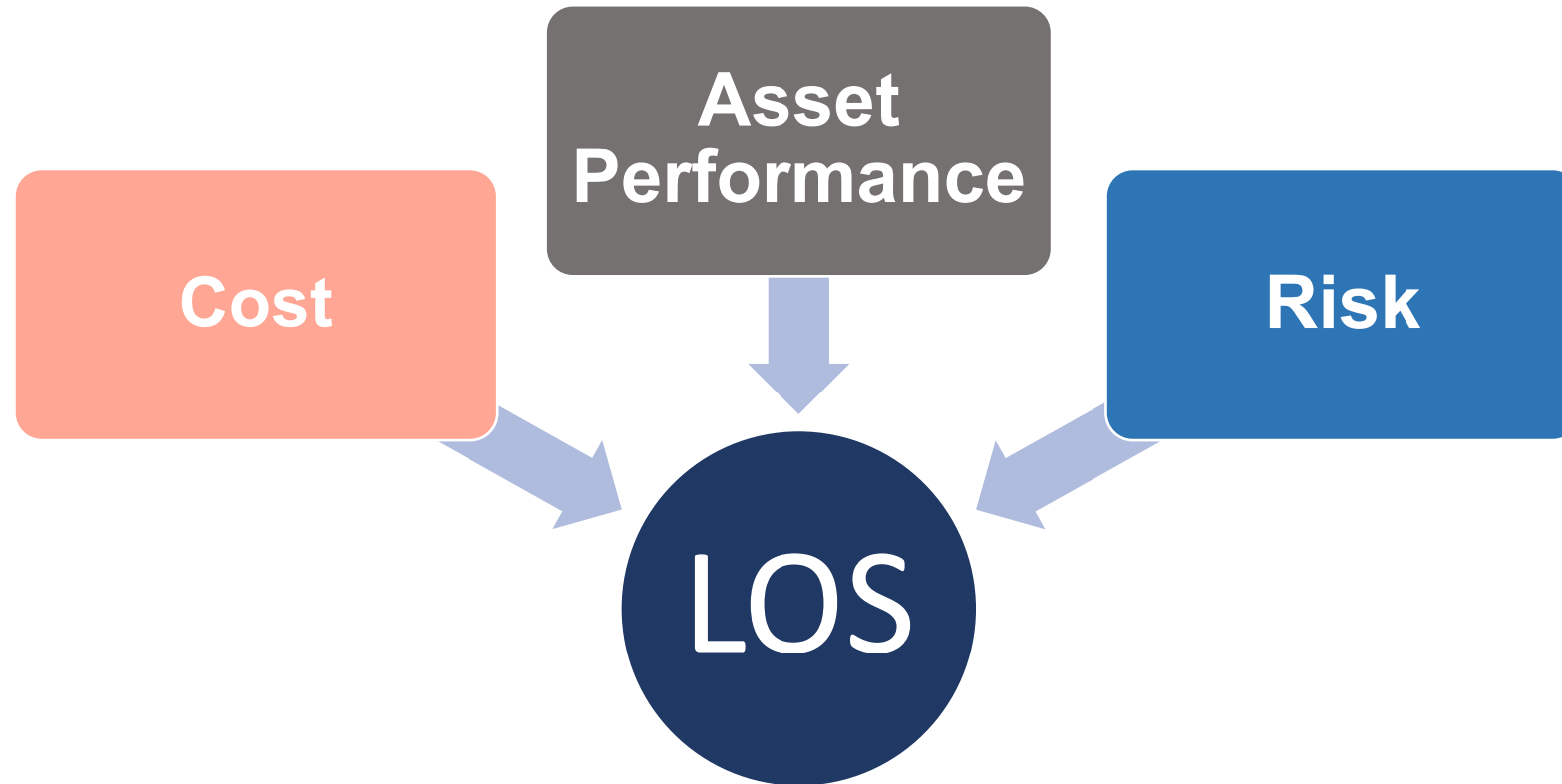
Asset Category	Asset Segment(s)	% of Assets with Assessed Conditions	Source of Condition Data
Roads Network	Paved Roads	89%	2019/2024 Road Needs Assessment
	Roadside Barriers	96%	Staff Assessments
	Sidewalks	100%	Sidewalk Evaluation
	Signs	93%	2023 Traffic Signs Evaluation
	Streetlights & Traffic Signals	0%	Age-Based
	Unpaved Roads	99%	2019 Road Needs Assessment
Bridges & Structural Culverts	Bridges	100%	2024 OSIM Report
	Structural Culverts		
Water Network	Hydrants	7%	Staff Assessments
	Pumping Stations	73%	
	Tower/Booster Equipment	97%	
	Treatment Equipment	77%	2020 OCWA Report
	Treatment Plants	46%	
	Valves	67%	
	Water Mains	6%	Staff Assessments
	Water Meters	0%	Age-Based
Sanitary Network	Lagoons	99%	2020 OCWA Report
	Manholes	5%	Staff Assessments
	Pumping Stations	0%	Age-Based
	Sewage Treatment Plant	58%	2020 OCWA Report
	Sewer mains	64%	2021 CCTV Report
	Catchbasins	6%	Staff Assessments

Asset Category	Asset Segment(s)	% of Assets with Assessed Conditions	Source of Condition Data
Stormwater Network	Culverts	96%	CCTV Inspections & Staff Assessments
	Manholes	42%	
	Storm Mains	32%	
	Oil Grit Separator	0%	Age-Based
Buildings	Environmental Services	100%	Building Condition Assessment 2020 & Municipal Staff
	General Government Services	100%	
	Health Services	100%	
	Protection Services	100%	
	Recreational Services	90%	
	Transportation Services	90%	
Land Improvements	Cemetery Columbarium	0%	Age-Based
	Landfill Assets	0%	
	Parking Lots	18%	Building Condition Assessment 2020
	Parks	14%	Staff Assessments
	Playground Structures	21%	
	Signage	0%	Age-Based
	Sport Structures	15%	Staff Assessments
	Trail Systems	11%	
Vehicles	Legislative Services	98%	Staff Assessments
	Protection Services	90%	
	Recreation Services	100%	
	Transportation Services	100%	
Machinery & Equipment	Environmental Services	86%	Staff Assessments
	General Government	38%	
	Protection Services	61%	
	Recreational Services	35%	
	Transportation Services	66%	
	Legislative Services	0%	Age-Based

**Age-based condition data typically overstates needs and overall deficit.
Assessed condition data builds confidence in decision making.**

AMP 2025 – Levels of Service

- Adequate revenue is crucial for building a sustainable asset management program.
- To deliver affordable levels of service, a balance is required between cost, performance, and risk.



AMP 2025 – Current Levels of Service

Asset Category	Replacement Cost	Asset Condition
Roads Network	\$248,967,000	Fair (56%)
Bridges & Structural Culverts	\$29,600,000	Good (68%)
Buildings	\$74,448,000	Fair (48%)
Land Improvements	\$6,051,000	Fair (43%)
Vehicles	\$9,032,000	Fair (58%)
Machinery & Equipment	\$12,101,000	Fair (42%)
Sanitary Network	\$55,433,000	Fair (56%)
Storm Water Network	\$39,818,000	Good (63%)
Water Network	\$61,612,000	Fair (51%)
Overall	\$537,063,000	Fair (55%)

AMP 2025 – Proposed Levels of Service

- Scenario 1: Maintain Existing Funding - This scenario assumes no increases to taxes or rates for the purpose of increasing capital funding. The current annual investment was held, and the condition was determined
- Scenario 2: Achieving 100% of Target Funding in 15 Years – This scenario assumes gradual tax and rate increases, stabilizing at 100% in 15 years. An annual tax increase of 2.9%, water rate increase of 1.2% and wastewater rate increase of 1.3% was modelled, and the condition was determined.
- Scenario 3: Target Funding by Category – This scenario assumed a tax increase of 1.9% for 15 Years, and water and wastewater rate increase following the recommendations provided by the Water and Wastewater System Financial Plan to achieve set funding targets by asset category.

AMP 2025 – Proposed Levels of Service

- By targeting Scenario 3, which aims to achieve specific target funding levels for each asset category, the Town is setting a prudent financial goal that supports responsible stewardship of its assets.
- This approach reinforces South Bruce Peninsula's commitment to delivering sustainable, resilient municipal services while maintaining fiscal responsibility to the residents.

AMP 2025 – Financial Strategy

Phase In Period	5 Years	10 Years	15 Years	20 Years
% Increase in Annual Taxation	5.9%	2.9%	1.9%	1.2%

- It is recommended to increase the tax levy by 1.9% annually to reach sustainable funding within the next 15-years

AMP 2025 – Financial Strategy

Description	2026	2027	2028	2029	2030
Total Water Rate Revenues	1,907,150	1,789,072	1,924,553	2,070,201	2,226,808
Total Water Capital Expenditures	575,000	520,000	650,000	700,000	710,000
Annual Percent Change	-2.3%	-1.7%	8.8%	3.9%	1.8%
Total Wastewater Rate Revenues	1,565,702	1,684,665	1,812,611	1,950,215	2,098,201
Total Wastewater Capital Expenditures	673,482	841,307	951,121	1,070,861	1,267,819
Annual Percent Change	7.5%	7.8%	8.0%	7.7%	11.2%

- Water and Wastewater revenue increases recommended by the Financial Plan

Recommendations & Next Steps

Recommendations & Next Steps



Continued Data Improvements

Continue to refine the inventory and align with operations

Data governance Policy

In field Condition Assessments

Review of Estimated Useful Lives defined in TCA Policy



Annual Review

The annual review must address the progress in implementing the AMP

Any factors impeding the ability to implement

A strategy to address any of the identified factors.

AMP update at least once every 5 years

Questions?