

# Township of West Lincoln - 2024 Asset Management Plan

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October 11, 2024

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***With the development of this AMP the Township has achieved compliance with O. Reg. 588/17 to the extent of the requirements that must be completed by July 1, 2024. There are additional requirements concerning proposed levels of service and growth that must be met by July 1, 2025***

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## Township of West Lincoln

The Township of West Lincoln – the heart of the Niagara Region!

West Lincoln is one of the twelve lower tier municipalities in Niagara Region. We have the largest geographical land base (387.02 sq. kms.) in the region with a population of approximately 15,454 and a growth projection of 38,370 by 2051.

West Lincoln is a progressive municipality known for its strong community spirit, agricultural roots and natural beauty.

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## Asset Management

Asset management is the systematic process of overseeing and maintaining a community's physical resources – such as infrastructure, facilities, and rolling stocks – to ensure they are effectively utilized and preserved. It involves planning for maintenance, upgrades, and replacements to meet current and future needs. Ultimately, asset management enhances service delivery and improves the quality of life for residents.





## Asset Management Plan (AMP)

AMP is a specific document that outlines strategies, actions, and resources needed to manage those assets effectively, including goals, performance measures, and funding requirements.





## Importance of AMP

An Asset Management Plan is crucial for making informed decisions that enhance cost efficiency and service delivery while managing risks effectively. It also supports long-term planning and compliance with regulations, ensuring sustainable management of community resources.



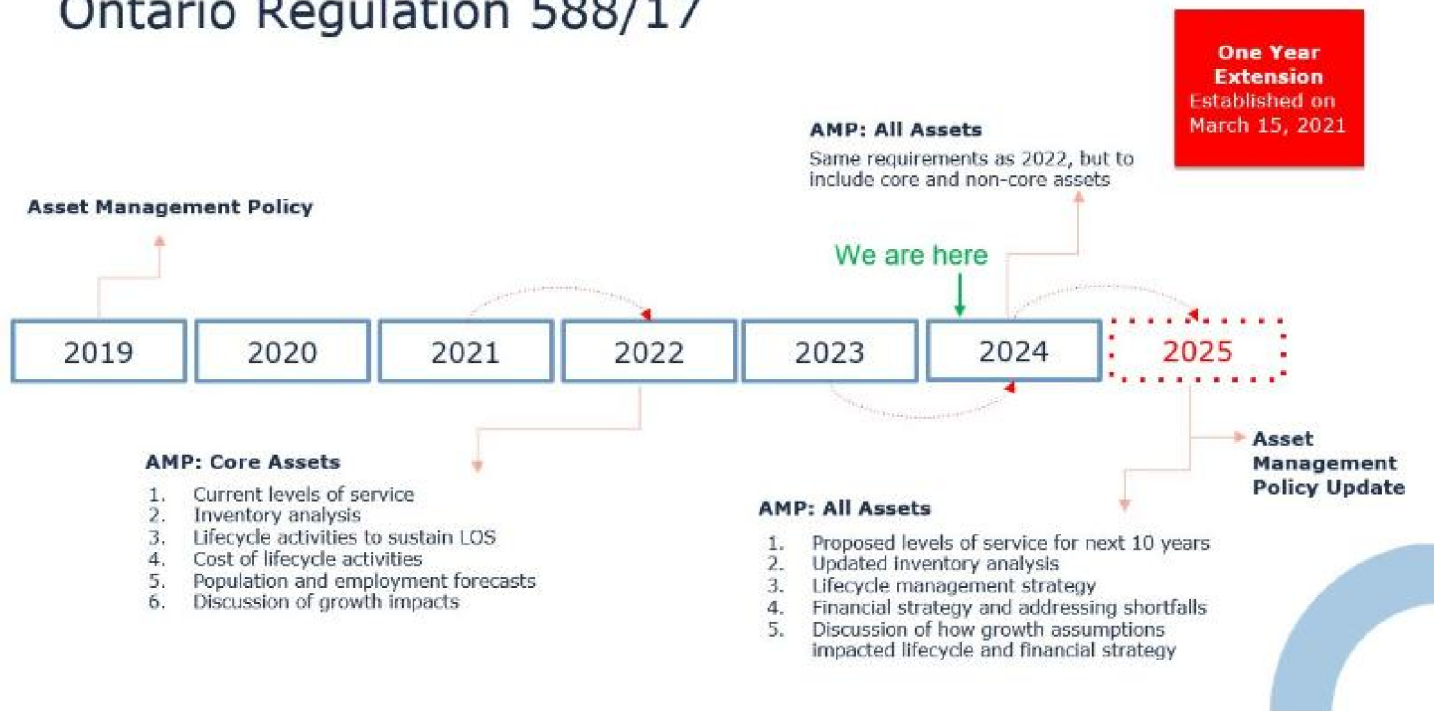
## Asset Management = Service Management

Asset management goes beyond the physical items; it also focuses on how effectively those assets support our services.

For example, maintaining a reliable water supply or keeping roads in good condition ensures that residents receive the essential services they depend on.



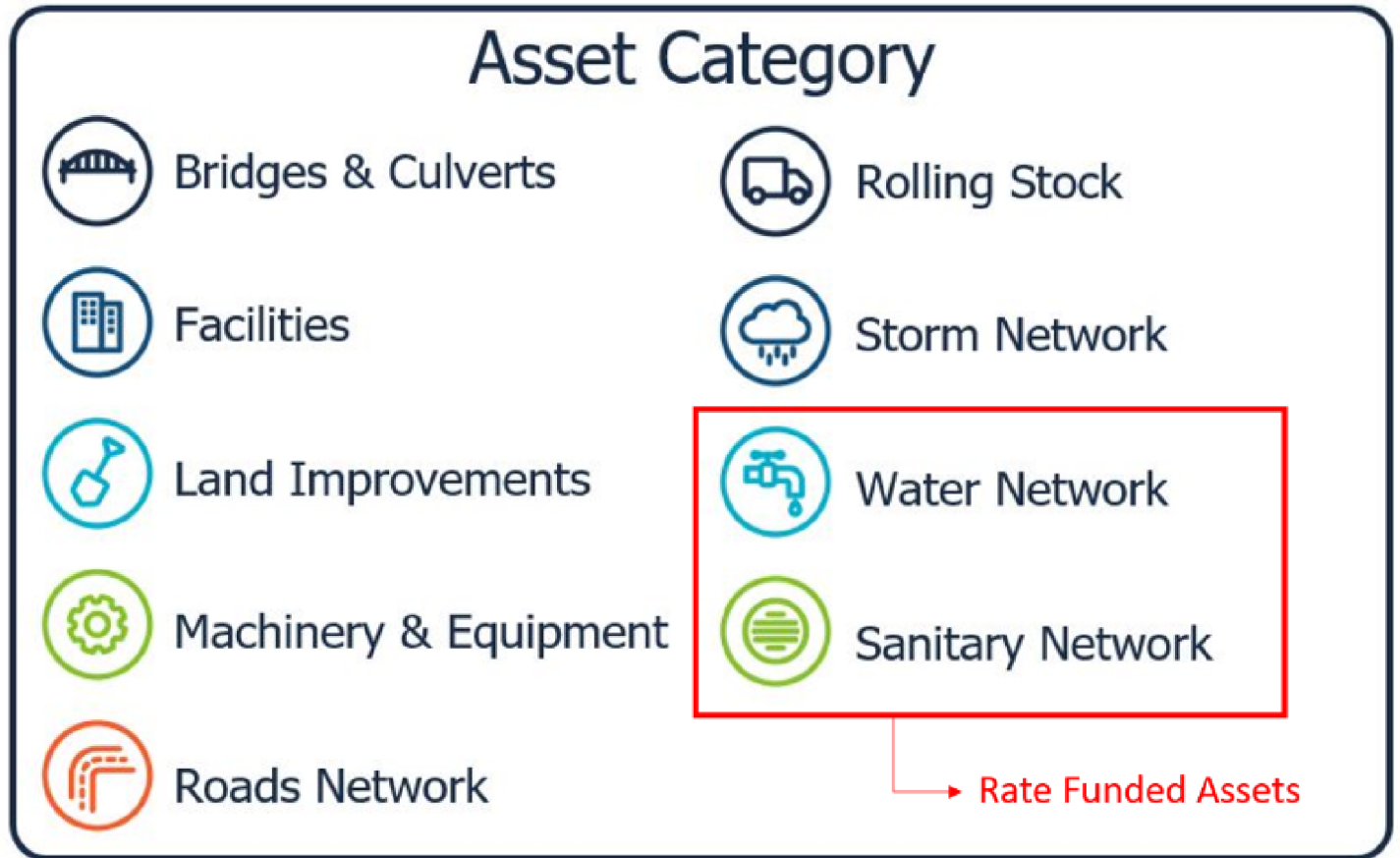
# Ontario Regulation 588/17



## Regulation 588/17 Overview

- The Ontario government introduced Regulation 588/17 as part of the *Infrastructure for Jobs and Prosperity Act, 2015*.
- This regulation aims to improve how organizations work and create more livable, sustainable communities.
- It is an important requirement for planning and reporting on asset management, focusing on current and future service levels and the costs involved in maintaining them.

The diagram outlines key reporting requirements under O. Reg 588/17 and the associated timelines.

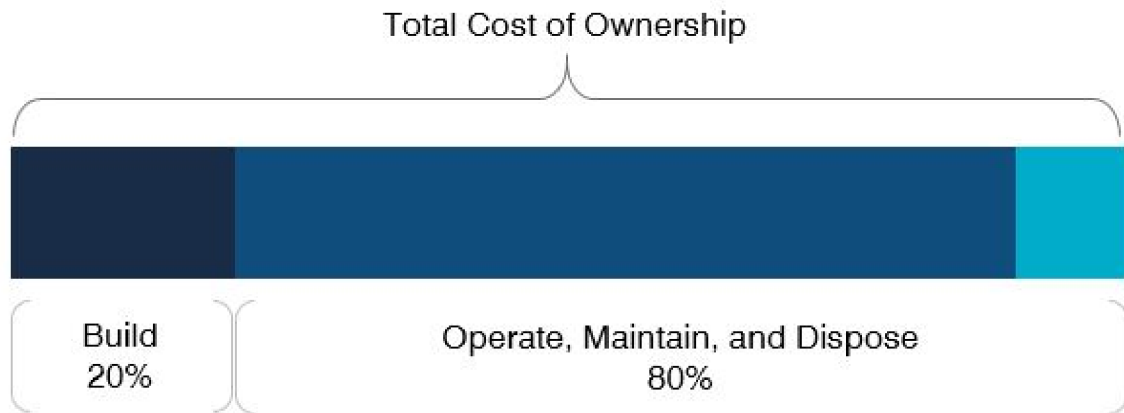


## Asset Categories

This AMP includes 9 asset categories, which are classified into two types:

- 7 Tax-Funded asset categories
- 2 Rate-Funded asset categories

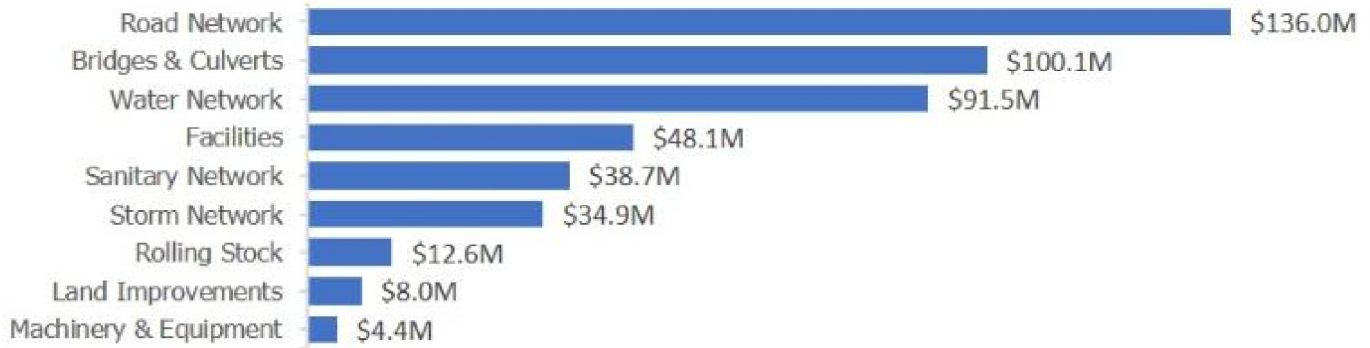




## Total Cost of Ownership

Capital asset acquisition costs are just 10-20% of total ownership costs. The remaining 80-90% comes from operations and maintenance. This AMP analyzes the capital costs needed for maintaining, rehabilitating, and replacing municipal infrastructure assets.

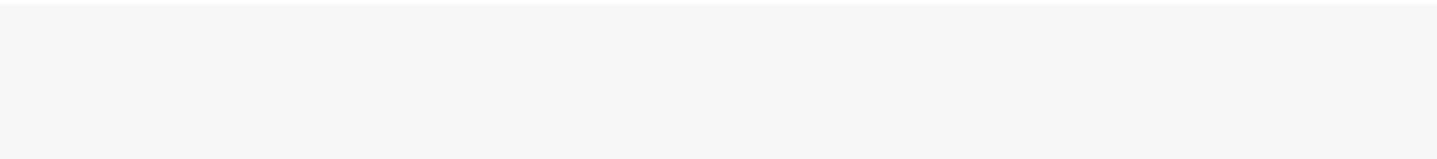
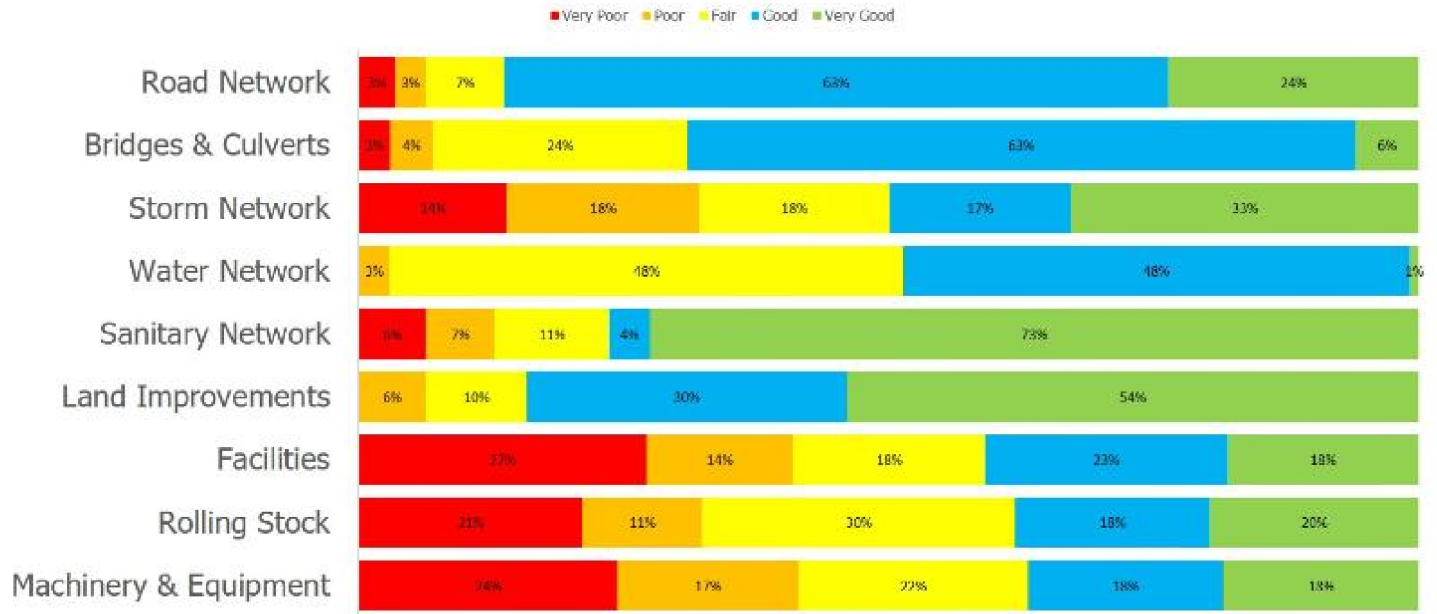
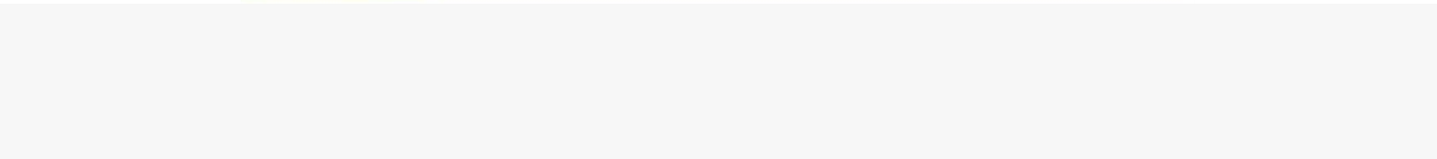
### Total Replacement Cost \$474.3M



## Valuation of Asset Portfolio – 2023

Replacement cost  
per household (2021 Census)  
**\$87,470**

Asset Category	Replacement Cost Method		
	User-Defined	Historical Inflation	Notes
Road Network	100%	0%	Unit costs based on 2022 Pavement Management Study and latest tender prices for all Road assets and inflated to 2023 values
Bridges & Culverts	100%	0%	Unit costs based on 2021 bridge inspections and latest tender prices and inflated to 2023 values
Water Network	100%	0%	Unit costs based on staff estimates and latest tender prices
Sanitary Network	100%	0%	
Storm Network	100%	0%	
Facilities	63%	37%	User-Defined Costs provided by building condition inspections in 2020 and inflated to 2023 values
Rolling Stock	100%	0%	Unit Cost based on departmental staff estimates
Machinery & Equipment	0%	100%	Inflation of historical costs
Land Improvements	0%	100%	Inflation of historical costs



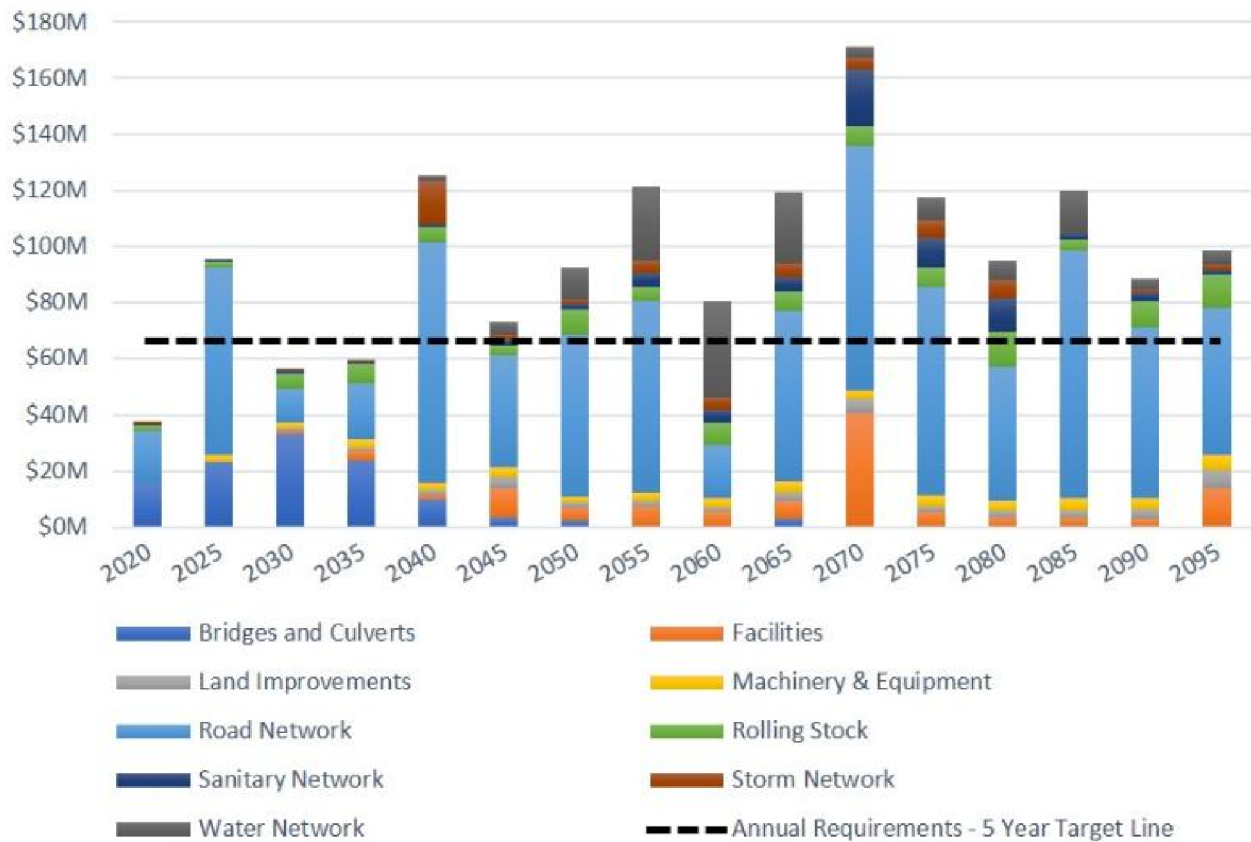
## State of the Infrastructure - Condition

**95% of assets are in Fair-Very Good Condition**



Asset Category	Asset Segment	% of Assets with Assessed Condition	Source of Condition Data
Road Network	Paved & Unpaved Roads	100%	2022 Pavement Management Study
	Other	20%	Public Works Staff Assessments
Bridges & Culverts	All	100%	2023 bridge inspections
Water Network	All	11%	Staff Assessments
Storm Network		0%	Age-Based
Sanitary Network	Sanitary Laterals	0%	2020 CCTV inspections
	Sanitary Mains	96%	
	Sanitary Manholes	84%	
Facilities	All	64%	2020 Building Condition Assessments
Machinery & Equipment	All	0%	Age-Based
Rolling Stock	All	100%	Staff Assessments
Land Improvement	All	9%	Staff Assessments

### Average Annual Capital Requirements - \$13.3M



## Forecasted Capital Requirements

The graph identifies capital requirements over the next 80 years. This projection is used as it ensures that every asset has gone through one full iteration of replacement. The forecasted

requirements are aggregated into 5-year bins and the trend line represents the average 5-year capital requirements.

Asset Type	Annual Capital Requirement	Funding Available	Annual Capital Deficit
Tax-Funded Assets	11,067,000	2,736,000	8,331,000
Rate-Funded Assets	2,257,000	528,000	1,729,000
<b>Total:</b>	<b>13,324,000</b>	<b>3,264,000</b>	<b>10,060,000</b>

## Infrastructure Deficit

The financial strategy and its recommendations are based on the capital replacement/rehabilitation needs required to maintain the current levels of service.

Asset Type	Years Until Full Funding	Average Annual Tax/Rate Change
Tax-Funded Assets	20 Years	4.2%
Rate-Funded: Water Assets	15 Years	3.7%
Rate-Funded: Wastewater Assets	15 Years	1.6%

Doesn't include O&M or Growth

## Financial Strategy

- Both sustainable and one-time grants/transfers will continue to be an essential source of revenue for investment in capital infrastructure
- Assumes no new debt will be taken on to pay for existing infrastructure
- Adjustments to taxes/rates should be supplemented with project prioritization and evaluation of desired level of service





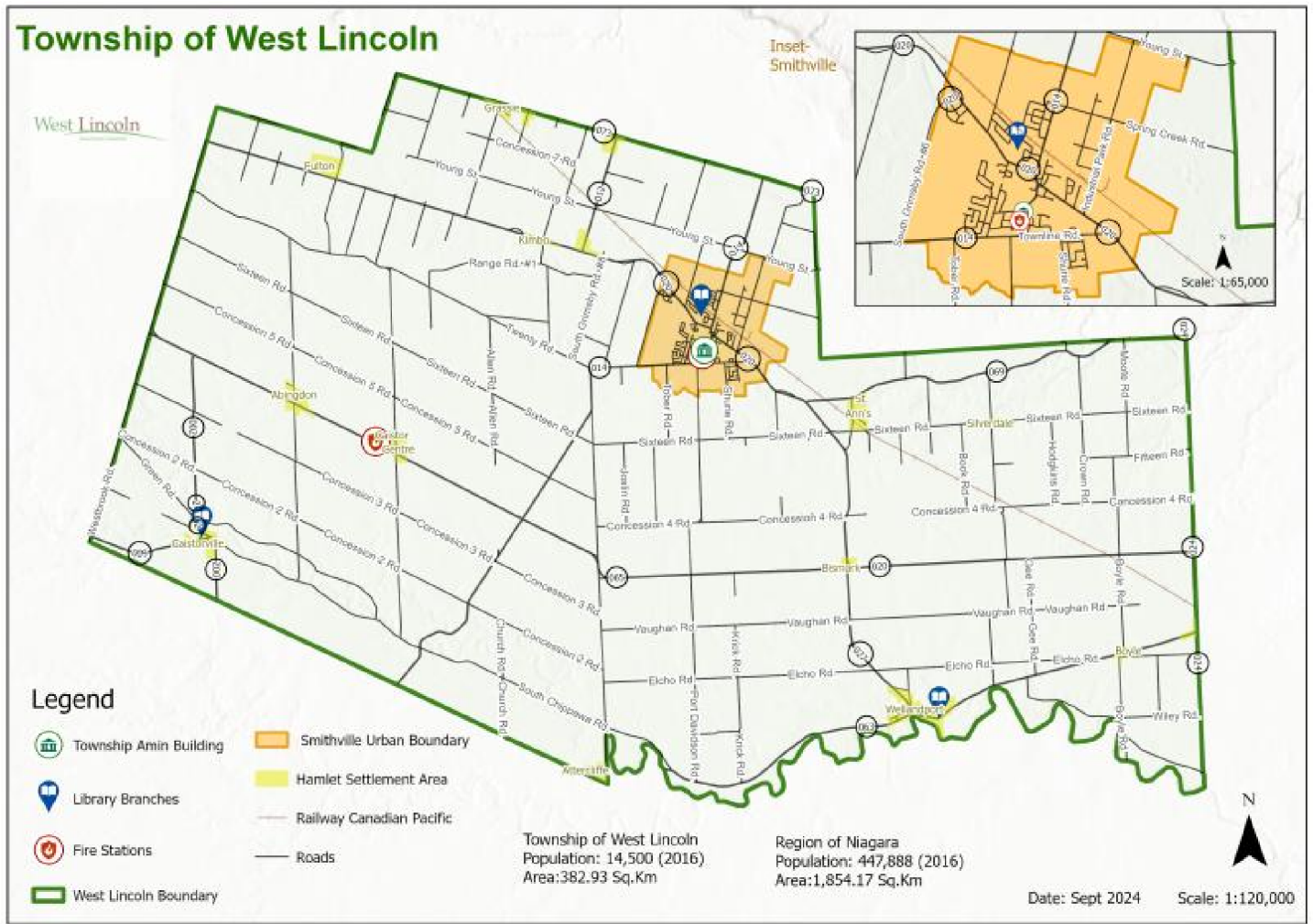


## Next Steps

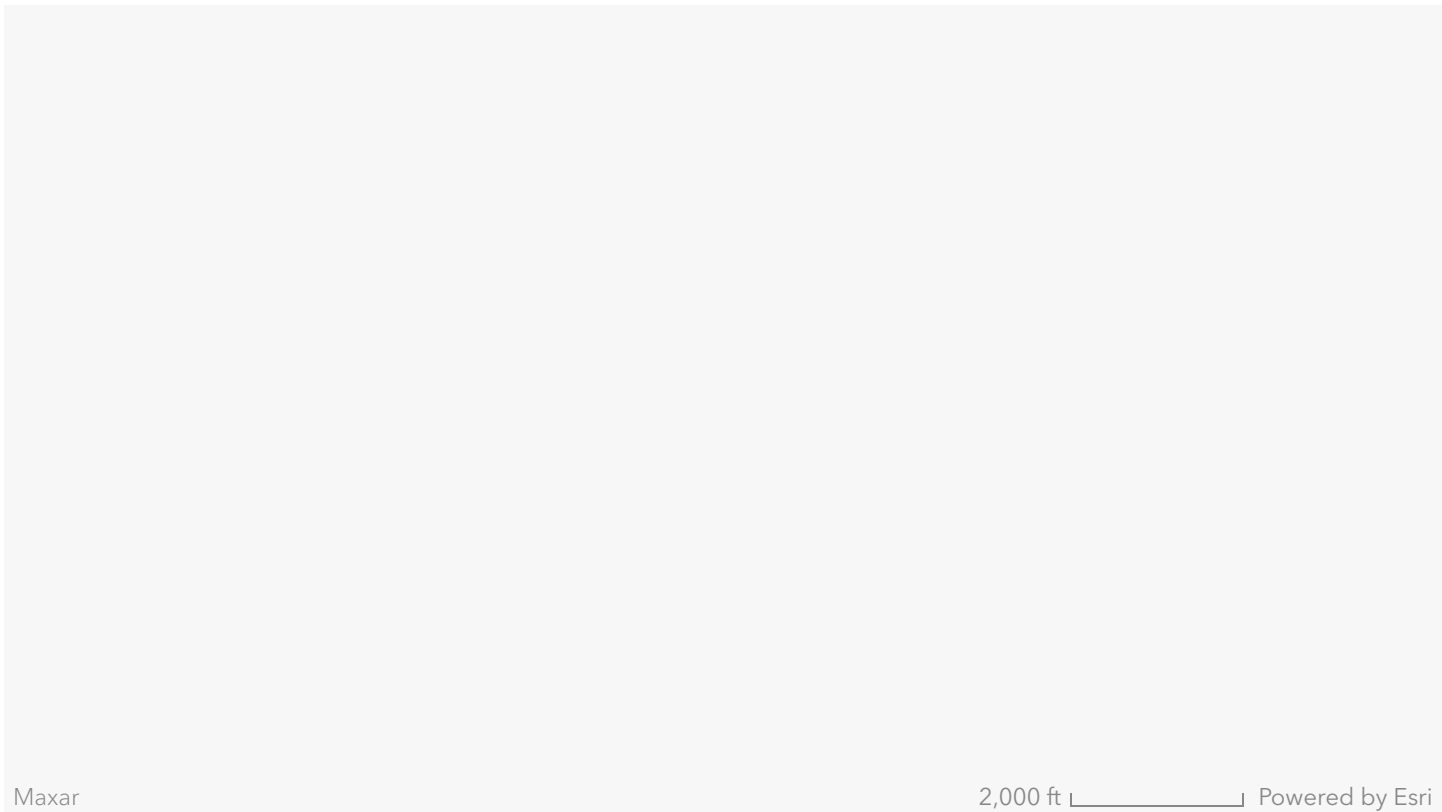
1. Continue to operationalize AMP findings in Citywide and update database regularly.
2. Track Current Levels of Service and evaluate Proposed Levels of Service.

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## Asset Maps



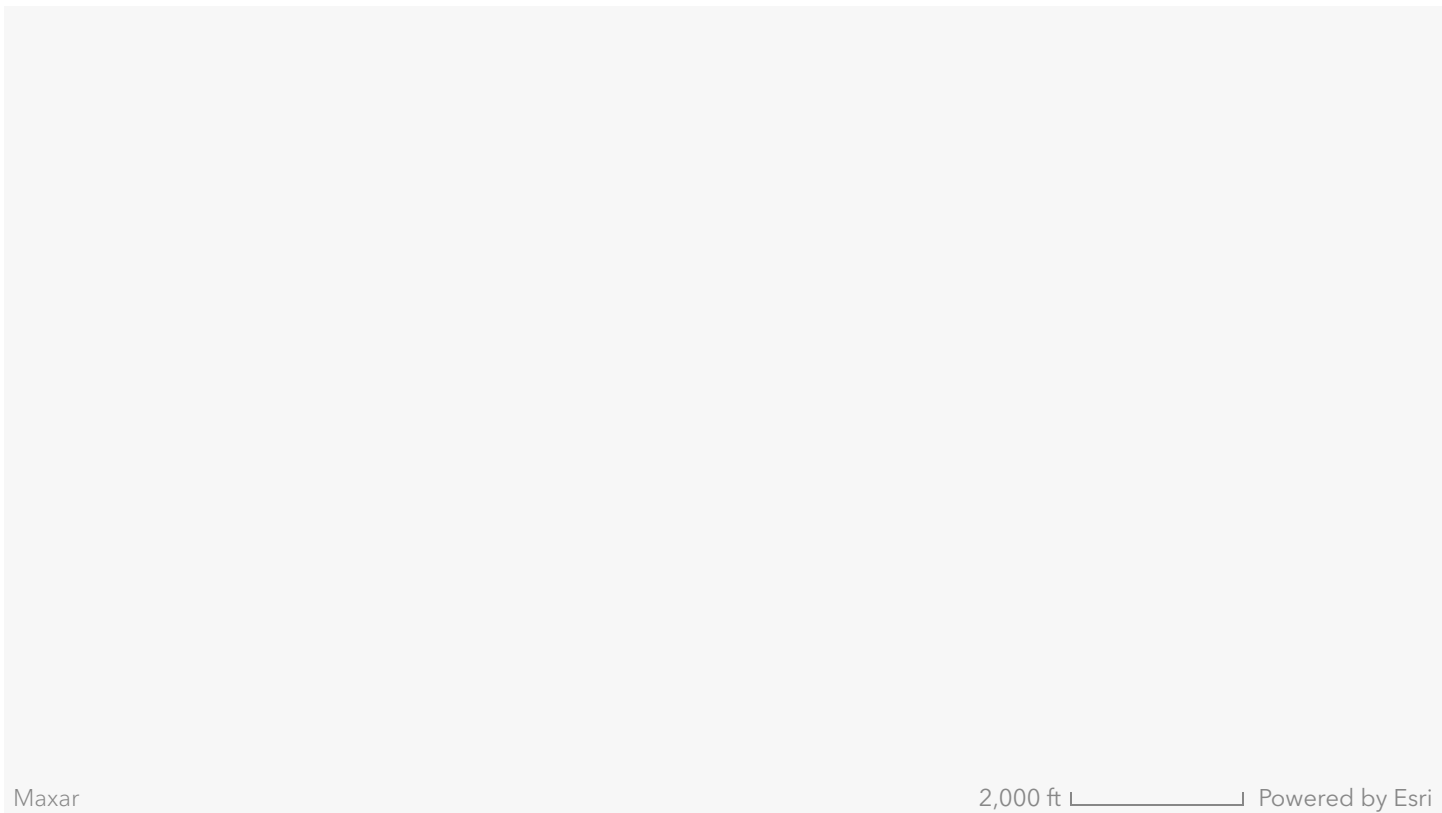
Township of West Lincoln



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### West Lincoln Sidewalk

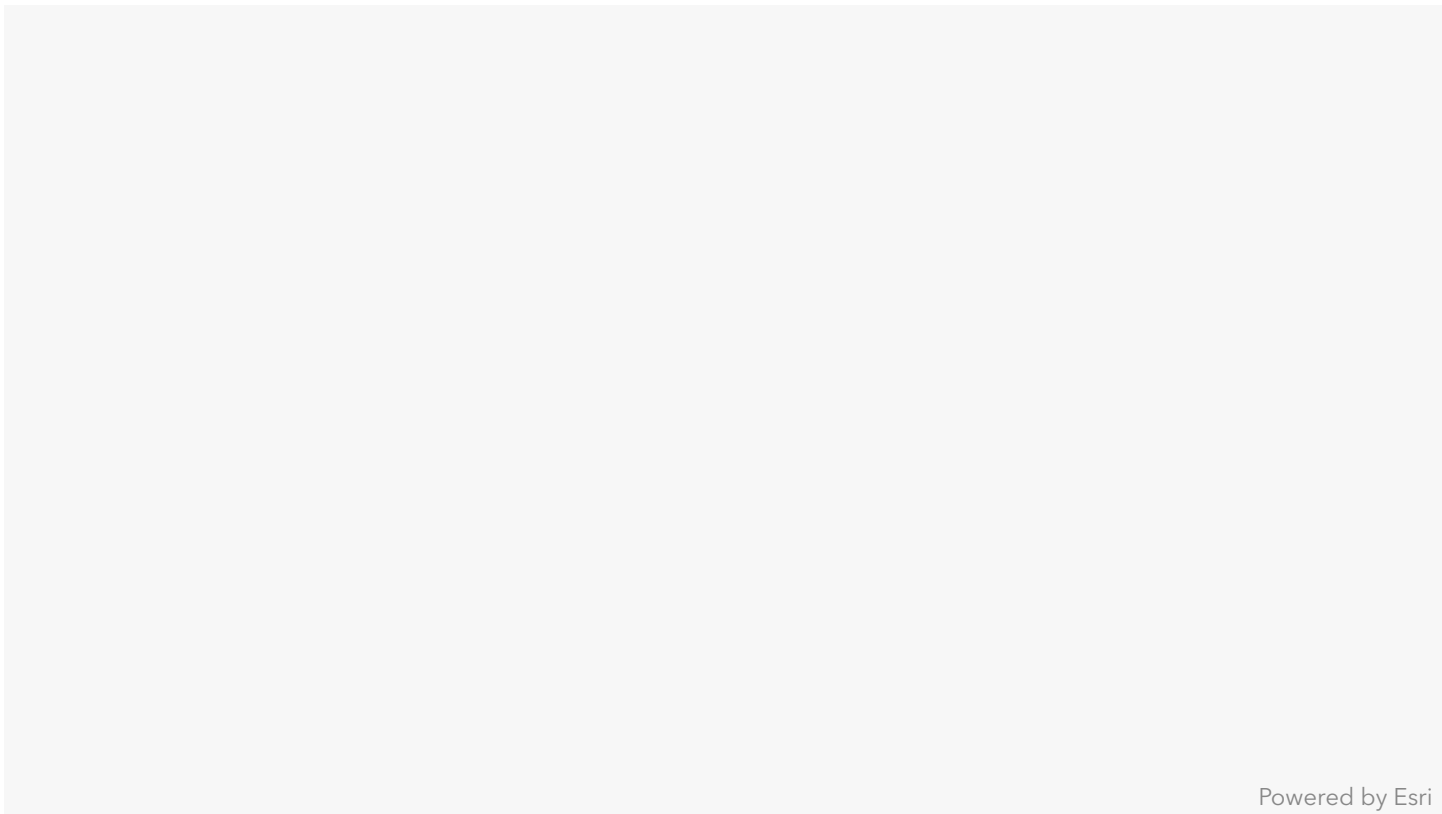


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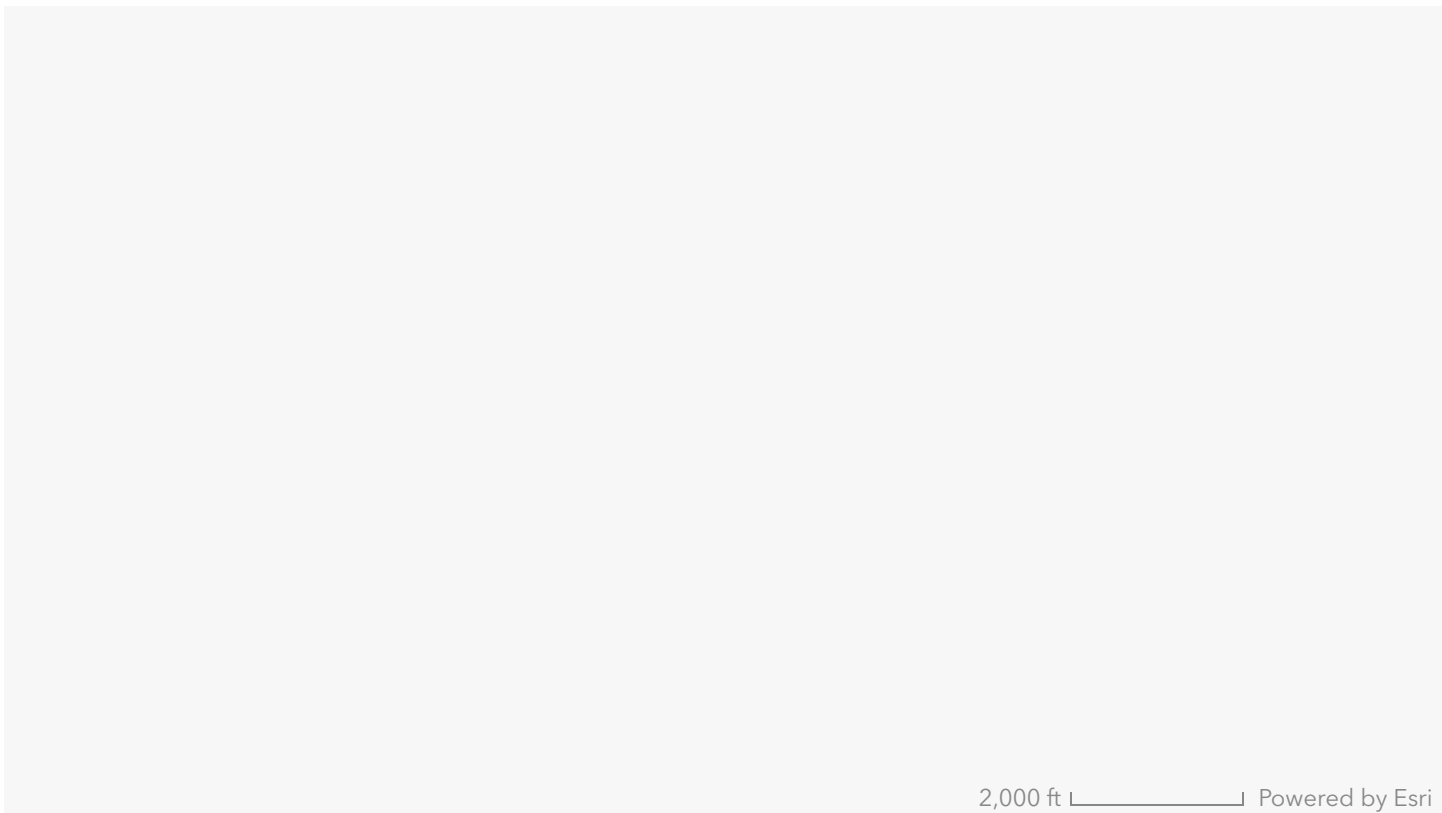
### West Lincoln Water





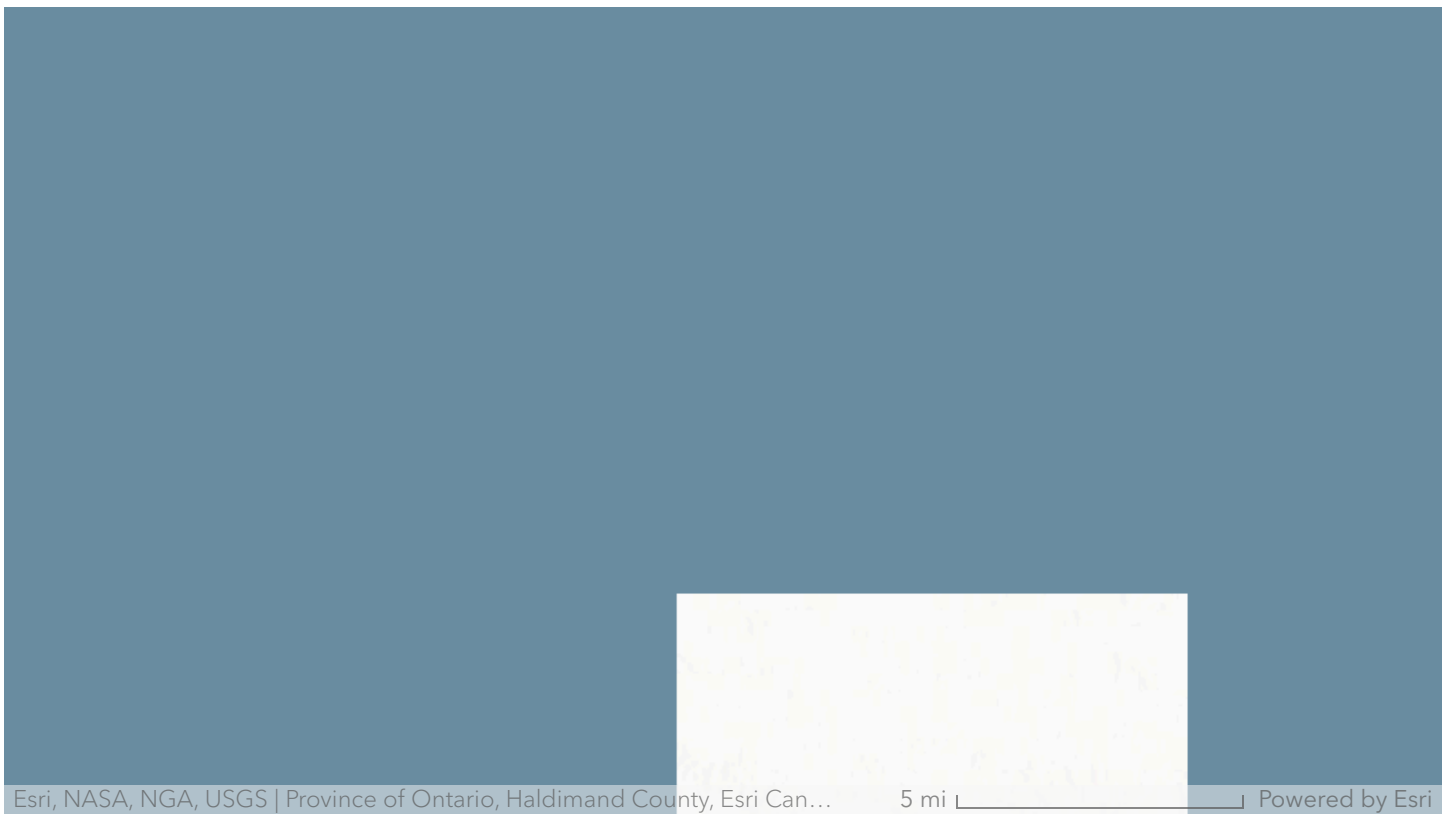
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### West Lincoln Sanitary

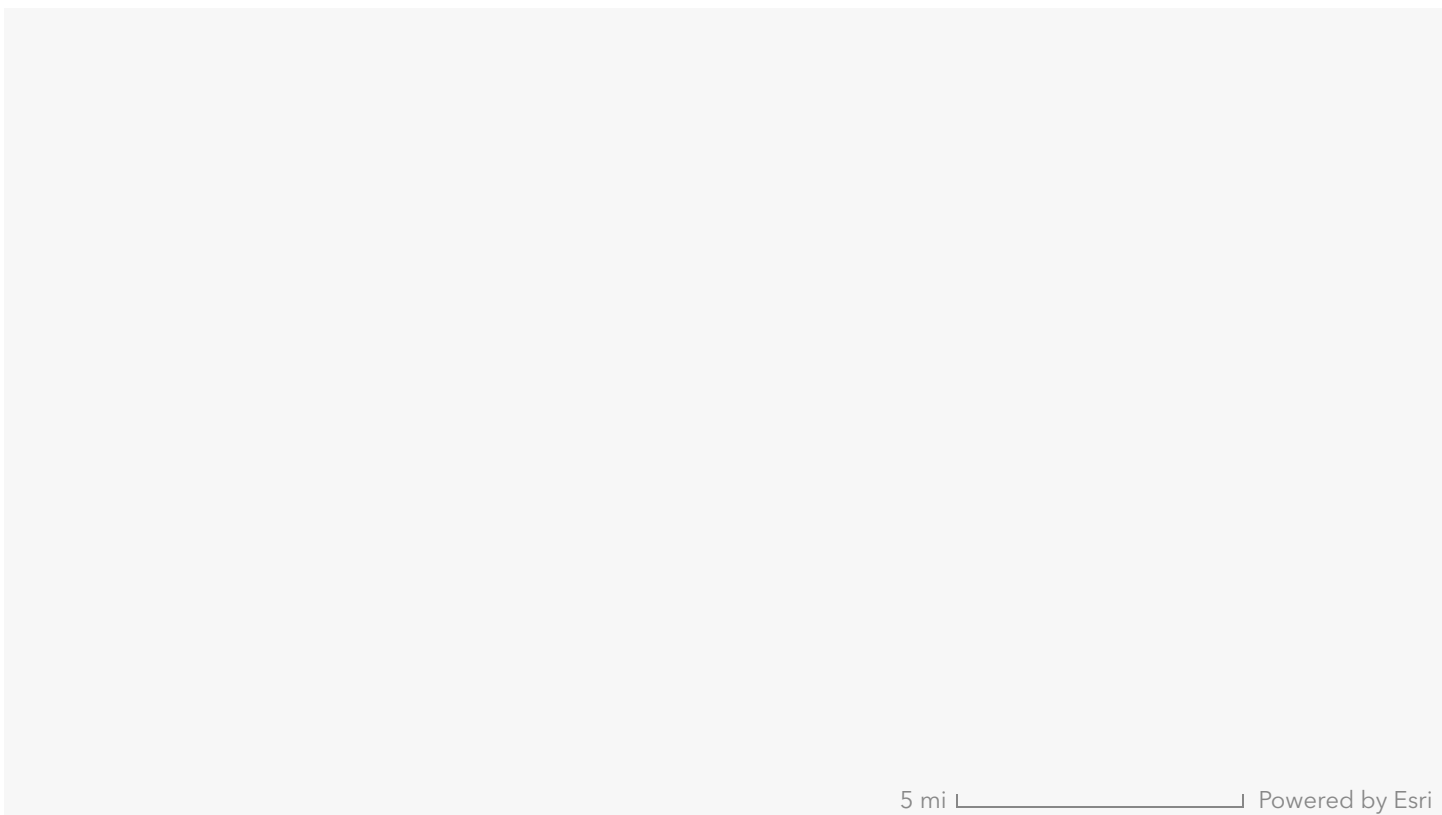


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### West Lincoln Stormwater



**Pavement Management study**



**Bridges and Culverts**