

"Spending the right money, on the right asset or activity, at the right time"

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A Guide to  
Reading the  
Municipality of  
South Huron's

**ASSET  
MANAGEMENT  
PLANS**

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## Table of Contents

Terms and Definitions .....	3
Understanding O.Reg. 588/17 .....	5
Regulation Overview .....	5
Road Network .....	6
Bridges and Culverts .....	6
General Information: .....	6
Storm System .....	6
Buildings .....	6
Machinery and Equipment .....	7
Rolling Stock .....	7
Land Improvements .....	7
Water System .....	8
Sanitary Sewer .....	8
Waste Disposal .....	8

## Terms and Definitions

"Actual Reinvestment Rate" equals the municipalities annual capital funding divided by the total replacement cost value of all municipal assets.

"AMP" is an Asset Management Plan.

"Annual Capital Requirements" represents the amount the Municipality should allocate annually to each asset category to meet replacement needs as they arise, prevent infrastructure backlogs and achieve long-term sustainability. The calculation of an average annual capital requirement considers the estimated useful life and cost of infrastructure to identify the amount that the Municipality should be allocating to meet capital needs regardless of whether the project costs will be incurred in the short- or long-term.

"Capital Cost" is an expense used to create new assets, rehabilitate existing assets or increase the capacity of existing assets.

"Category" refers to a grouping of similar assets. South Huron has ten categories of assets: Bridges and Culverts, Facilities, Land Improvements, Equipment, Road Network, Rolling Stock, Storm System, Waste Disposal, Sanitary Sewer System, and Water System.

"CCTV" is closed-circuit television camera inspections.

"Community Levels of Service" as defined by O.Reg. 588/17 refers to a simple, plain language description or measure of the service that the community receives.

"Condition Assessment" are typically conducted by third party companies to evaluate the current state of a specified asset(s) through monitoring or inspecting assets and analyzing the collected data to determine the condition of each asset(s). Assessed condition data is invaluable in asset management planning as it reflects the true condition of the asset and its ability to perform its functions.

"Condition Rating" refers to the rating given to an asset or assets through a condition assessment. Condition ratings can be provided using a number scale (i.e. rating from 1 thru 10) or through a worded scale (i.e. rating from very poor to very good). Condition ratings give a grade to the current state of an asset(s).

"Estimated Useful Life" is the period over which the Municipality expects the asset to be available for use and remain in service before requiring replacement or disposal.

"GMBP" is GM BluePlan Engineering Consulting firm.

"HCB" is high class bituminous roads – paved roads.

"LCB" is low class bituminous roads – tar and chip roads.

"Levels of Service" refers to a system to define and measure an organization's objectives for serving its customers and community. For the purposes of the South Huron's 2020 Asset Management Plan, levels of service are being completed based on

## A Guide to Reading the Municipality of South Huron's Asset Management Plans

the guidelines provided by the Province of Ontario in O.Reg.588/17. Levels of Service reflect the current levels of service being provided in that asset category. Levels of Service can follow any of the following parameters: safety, customer satisfaction, quality, quantity, capacity, reliability, responsiveness, environmental acceptability, cost, and availability.

“Lifecycle Activities” refers to activities that can be performed on assets to extend their life before complete replacement is required.

“Maintenance” relates to all actions necessary for maintaining an asset as near as practicable to its original condition, but excluding rehabilitation or renewal.

“OSIM” is the Ontario Structure Inspection Manual. Inspections completed biennial (every other year) on all Bridges and Culverts over 3 metres.

“PSD” is Public Sector Digest Consulting firm that completed the 2020 Asset Management Plan.

“Rehabilitation/Renewal” relates to activities that rectify defects or deficiencies that are already present and may be affecting asset performance.

“Replacement Cost Method” refers to how the replacement each asset is calculated. This could include inflation of the historical cost of the asset, per unit/metre approach or cost based on a recent purchase.

“Replacement/Reconstruction” relates to asset end-of-life activities that often involve the complete replacement of assets.

“Segment” refers to how a category of assets is further broken down. This allows for a more granular level of analysis. Breaking assets down into segments aims to group assets together based on either departmental ownership or assets with similar characteristics.

“Target Reinvestment Rate” equals the municipalities annual capital requirement divided by the total replacement cost value of all municipal assets.

“Technical Levels of Service” as defined by O.Reg. 588/17 refers to a measure of key technical attributes of the service being provided to the community. These include mostly quantitative measures and tend to reflect the impact of the municipality's asset management strategies on the physical condition of assets or the quality/capacity of the services they provide.

## Understanding O.Reg. 588/17

In December 2017, the province approved a regulation on municipal asset management planning – Ontario Regulation 588/17. This regulation is responsible for regulating asset management planning for municipal infrastructure.

### Regulation Overview

Requirement	Details
Strategic Asset Management Policy (by July 1, 2019)	Requires municipalities to outline commitments to best practices and continuous improvement. This policy must be reviewed every 5 years.
Asset Management Phase 1 (by July Plan: 1, 2022)	For core assets: Inventory of assets, Current levels of service measured by standard metrics and costs to maintain levels of service.
Asset Management Phase 2 (by July Plan: 1, 2024)	Municipal governments must adopt an asset management plan for all of its other municipal infrastructure assets, which also discusses current levels of service and the cost of maintaining those services. The municipality is to set the levels of service for its other assets.
Asset Management Phase 3 (by July Plan: 1, 2025)	Builds on Phase 1 and 2 by adding proposed levels of service and lifecycle management and financial strategies.

Core Assets Defined: Municipal roads, bridges and culverts, water, wastewater and storm water assets.

Additional Information: Plans must be updated every 5 years beginning in 2025 and an annual progress update is required to be given to council. Municipalities under 25,000 are not required to discuss detailed risk analysis or growth.

## Road Network

Assets within this category have been broken down into the following segments:

- Paved Roads (HCB)
- Paved Roads (LCB)
- Sidewalks
- Streetlights – Fixtures
- Streetlights – Poles
- Traffic Signals

## Bridges and Culverts

South Huron's inventory of bridges and culverts currently consists of 27 bridges and 55 culverts. These assets are considered to be a size greater than three meters that requires a biennial OSIM inspection as required by the Province of Ontario.

### General Information:

- Complete condition information is being used to calculate future capital requirements.
- 100% condition source is not achieved due to work completed since the last OSIM inspections.

## Storm System

Assets within this category have been broken down into the following segments:

- Retention Ponds
- Storm Mains

## Buildings

Segments are comprised of the following facilities:

- Cemetery: Exeter Cemetery Work Shed and Exeter Cemetery Mausoleum
- Community Centres: Centralia Community Centre (set as not-planned for replacement), Cridton Community Centre, Dashwood Community Centre, and Kirkton-Woodham Community Centre.
- Fire Halls: Dashwood Fire Hall, Exeter Fire Hall, and Huron Park Fire Hall
- Operations Facilities: Stephen Salt Shed, Stephen Work Shed, Osborne Salt Shed, Osborne Work Shed, and Weber Shed.
- Recreation Facilities: Agricultural Building, Exeter Pool, Kirkton-Woodham Pool, Lawn Bowling Clubhouse, Lawn Bowling Storage Shed, South Huron Recreation Centre, Splash Pad Washrooms, Stephen Arena, Victoria Park Washrooms. Please note that since the last AMP the Exeter Pool has been completely replaced. The Splash Pad Washrooms and Victoria Park Washrooms are new facilities since the last AMP.

Facilities within this category are typically broken down into five components being substructure, interior, shell, roof and services (conveying, HVAC, etc.). This category of Facilities does not include the rate funded facilities for waste disposal, sanitary sewer or the water system. Since these types of facilities are solely rate funded they are included under their respective rate funded asset category. Facilities such as sanitary pumping stations, water booster pumping stations and landfill scale house will be found under their respective category.

## Machinery and Equipment

Assets within this category include but are not limited to:

- Printers, servers and telephone systems
- Firefighter personal protective equipment (PPE) and self-contained breathing apparatus (SCBA)
- Communication equipment and global positioning system (GPS) tracking equipment
- Thermal imaging cameras
- Floor cleaners/scrubbers
- Accessible lifts
- Sanders, spreaders and equipment blades/attachments

## Rolling Stock

Assets within this category include but are not limited to:

- Fire Vehicles: Pumper/Tankers, Rescue Vans and Aerial Ladder Truck
- Heavy Duty Trucks (>1 ton): Plows, Bucket Truck and Pickup Trucks over 1 ton
- Heavy Machinery: Street Sweeper, Backhoes, Graders, and Ice Resurfacers
- Light Duty Trucks (<1 ton): all other Pickup Trucks
- Tractors: Mowers, Trackless (sidewalk clearers), and tractors (including attachments)
- Trailers

## Land Improvements

Assets within this category include but are not limited to:

- Sport field lighting, bleachers and irrigation system
- Entrance Signs/Town Hall LED Sign
- MacNaughton Dam
- Parking lots
- Gazebo's, pavilions and parkette
- Playground equipment
- Splash Pad

## Water System

Assets within this category have been broken down into the following segments:

- Booster Pumping Stations and Reservoir
- Control Chambers
- Equipment
- Rolling Stock
- Water Meters
- Water Towers
- Watermains

Facilities under this category include the both the Stephen and Exeter Booster Pumping Stations, the Exeter water Reservoirs, and the Huron Park and Exeter Water Towers. Facilities within this category are typically broken down into four components being site works, structural and building, mechanical and process equipment, and electrical and instrumentation.

## Sanitary Sewer

Assets within this category have been broken down into the following segments:

- Equipment
- Operations Facility
- Pumping Stations
- Rolling Stock
- Sewer Mains
- Waste Water Treatment Facilities and Lagoons

Facilities under this category include the water/sewer Operations facility on Nelson St., Exeter, six sanitary sewer Pumping Stations across the municipality, the Exeter Wastewater Treatment Facility and Lagoons, and our share of the Grand Bend Waste Water Treatment Facility and Lagoon. Facilities within this category are typically broken down into four components being site works, structural and building, mechanical and process equipment, and electrical and instrumentation.

## Waste Disposal

Assets within this category include but are not limited to:

- Landfill Scale
- Landfill Scale House