Township of Sioux Narrows-Nestor Falls

Asset Management Plan (AMP)

June 2021

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Executive Summary

The Township of Sioux Narrows–Nestor Falls is located in northern Ontario along the eastern shores of Lake of the Woods on Ontario Highway 71. The township was formed in 2001 by combining the former Township of Sioux Narrows and former unorganized community of Nestor Falls.

The enclosed report is an Asset Management Plan (AMP) for the township, completed in accordance with O. Reg. 588/17: Asset Management Planning for Municipal Infrastructure. The plan achieves benchmark requirements for all three phases of the new AMP requirements including an assessment of all core and other asset categories as they pertain to current and proposed levels of service.

This plan is required to be updated every 5 years, at a minimum. Given that all phase benchmarks have been achieved, this report is valid and does not require and update to be filed until 2026.

A total of ten asset categories have been reviewed in this plan, with the first five consisting of core assets, and the following five consisting of other assets. All asset categories are listed below:

- *Water Assets*
- *Wastewater Assets*
- *Stormwater Management Assets*
- *Roads*
- *Bridges and Culverts*
- *Facility Assets*
- *Vehicle and Equipment Assets*
- *Parks, Open Spaces, and Docks*
- *Solid Waste Management Assets*
- *Transportation Services Assets*

In general, nearly all assets and asset components were found to be in fair to good condition. There were a number of new assets and new components which are considered to be in excellent condition, however, there are also a few which were found to be in poor or critical condition. These poorer condition items have been recommended for replacement in the immediate or near future.

Based on this plan, capital project and maintenance costs to maintain current levels of service, with some consideration for improved levels of service through end-of-life replacements, are expected to range between $440,000 to $930,000 per year over the next ten years. However, the township leadership should use this plan as a guide to

asset replacement and repair, using best practices and their own judgement to determine replacement timelines.

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1.0 Introduction

The Township of Sioux Narrows-Nestor Falls is located in Ontario, mid-way between Kenora and Fort Frances. The main industries are tourism, recreation, and forestry. There are many seasonal cottages located in the vicinity as well as many resorts and lodges. The majority of the working population is employed within the community in the tourism, local services, and municipal sectors.

The township is operated by an elected Municipal Council. Currently the Mayor is Norbert Dufresne.

This Asset Management Plan (AMP) will allow the township to make plans for future maintenance and capital expenditures to continue to support the current residents as well as plan for future residents.

The AMP will address the following five core asset categories:

- *Water Assets*
- *Wastewater Assets*
- *Stormwater Management Assets*
- *Roads*
- *Bridges and Culverts*

In addition to the core assets, this plan will discuss five other municipal infrastructure asset categories as identified below:

- *Facility Assets*
- *Vehicle and Equipment Assets*
- *Parks, Open Spaces, and Docks*
- *Solid Waste Management Assets*
- *Transportation Services Assets*

This plan will evaluate the lifecycle of these assets over the next 10 years.

The plan has been prepared by Chris Lock, P.Eng. and Andrew Brookes, P.Eng. of LBE Group Inc, with assistance from additional staff. Council members and township staff have aided in obtaining the required information where necessary.

This plan meets all requirements of Ontario Regulation 588/17 under the Infrastructure for Jobs and Prosperity Act. This plan addresses all regulation requirements for core and other assets, including proposed levels of service required to be completed prior to July 1, 2024. This AMP is required to be updated at a minimum of every five years.

This plan consists of a thorough condition and financial analysis of nearly all municipal assets held by the Township of Sioux Narrows – Nestor Falls. While this plan is very

detailed, it is subject to significant engineering judgement and projections. As with any equipment or material, the actual life span and deterioration of condition is subject to many variables and actual replacement timelines may deviate from this plan. This report shall be used as a planning and budgeting tool to highlight areas requiring focus and noting potential issues for the future, in addition to planning for improvements beyond current levels. Community leadership should use best practices and judgment to determine exactly when equipment shall be replaced, especially further into the 10-year timeline.

All asset and asset component conditions have been evaluated using a number scale. The scale ranges from 0 to 4 with the following descriptions:

- *4 = Excellent/Brand New*
- *3 = Good*
- *2 = Fair*
- *1 = Poor*
- *0 = Critical*

In addition to this rating scale, the levels of service of each asset category have been evaluated based on the following qualitative and technical metrics. For the five core asset categories, the metrics summarized below in Tables 1-5 have been provided by Ontario Regulation 588/17: Asset Management Planning for Municipal Infrastructure. The remaining five other asset categories have been assessed based on the developed metrics outlined in Tables 6-10.

Table 1 – Water Asset Level of Service Metrics

Service Attribute	Community levels of service (qualitative descriptions)	Technical levels of service (technical metrics)
Scope	1. Description, which may include maps, of the user groups or areas of the municipality that are connected to the municipal water system. 2. Description, which may include maps, of the user groups or areas of the municipality that have fire flow.	1. Percentage of properties connected to the municipal water system. 2. Percentage of properties where fire flow is available.
Reliability	Description of boil water advisories and service interruptions.	1. The number of connection-days per year where a boil water advisory notice is in place compared to the total number of properties connected to the municipal water system. 2. The number of connection-days per year due to water main breaks compared to the total number of properties connected to the municipal water system.

Table 2 – Wastewater Asset Level of Service Metrics

Service Attribute	Community levels of service (qualitative descriptions)	Technical levels of service (technical metrics)
Scope	Description, which may include maps, of the user groups or areas of the municipality that are connected to the municipal wastewater system.	Percentage of properties connected to the municipal wastewater system.
Reliability	1. Description of how combined sewers in the municipal wastewater system are designed with overflow structures in place which allow overflow during storm events to prevent backups into homes. 2. Description of the frequency and volume of overflows in combined sewers in the municipal wastewater system that occur in habitable areas or beaches. 3. Description of how stormwater can get into sanitary sewers in the municipal wastewater system, causing sewage to overflow into streets or backup into homes. 4. Description of how sanitary sewers in the municipal wastewater system are designed to be resilient to avoid events described in paragraph 3. 5. Description of the effluent that is discharged from sewage treatment plants in the municipal wastewater system.	1. The number of events per year where combined sewer flow in the municipal wastewater system exceeds system capacity compared to the total number of properties connected to the municipal wastewater system. 2. The number of connection-days per year due to wastewater backups compared to the total number of properties connected to the municipal wastewater system. 3. The number of effluent violations per year due to wastewater discharge compared to the total number of properties connected to the municipal wastewater system.

Table 3 – Stormwater Asset Level of Service Metrics

Service Attribute	Community levels of service (qualitative descriptions)	Technical levels of service (technical metrics)
Scope	Description, which may include maps, of the user groups or areas of the municipality that are protected from flooding, including the extent of the protection provided by the municipal stormwater management system.	1. Percentage of properties in municipality resilient to a 100-year storm. 2. Percentage of the municipal stormwater management system resilient to a 5-year storm.

Table 4 – Road Level of Service Metrics

Service Attribute	Community levels of service (qualitative descriptions)	Technical levels of service (technical metrics)
Scope	Description, which may include maps, of the road network in the municipality and its level of connectivity.	Number of lane-kilometres of each of arterial roads, collector roads and local roads as a proportion of square kilometres of land area of the municipality.
Reliability	Description or images that illustrate the different levels of road class pavement condition.	1. For paved roads in the municipality, the average pavement condition index value. 2. For unpaved roads in the municipality, the average surface condition (e.g. excellent, good, fair or poor).

Table 5 – Bridge and Culvert Level of Service Metrics

Service Attribute	Community levels of service (qualitative descriptions)	Technical levels of service (technical metrics)
Scope	Description of the traffic that is supported by municipal bridges (e.g., heavy transport vehicles, motor vehicles, emergency vehicles, pedestrians, cyclists).	Percentage of bridges in the municipality with loading or dimensional restrictions.
Reliability	1. Description or images of the condition of bridges and how this would affect use of the bridges. 2. Description or images of the condition of culverts and how this would affect use of the culverts.	1. For bridges in the municipality, the average bridge condition index value. 2. For structural culverts in the municipality, the average bridge condition index value.

Table 6 – Facility Level of Service Metrics

Service Attribute	Community levels of service (qualitative descriptions)	Technical levels of service (technical metrics)
Scope	Description of the municipal facilities available for use by the community public.	Percentage of municipal facilities available for use by the public.
Quality	Description of service interruptions and closures to the municipal facilities serving the public.	The number of days per year where service was not available due to seasonal closure or emergency measures.

Table 7 – Vehicle & Equipment Level of Service Metrics

Service Attribute	Community levels of service (qualitative descriptions)	Technical levels of service (technical metrics)
Scope	Description of the vehicles and equipment used to provide municipal services.	Number of vehicles and equipment owned and operated by the municipality.
Quality	Description of any vehicle breakdowns and interruption to operability of equipment.	Number of days where vehicles and equipment have been out of service and impacted municipal operations.

Table 8 – Parks, Docks & Open Spaces Level of Service Metrics

Service Attribute	Community levels of service (qualitative descriptions)	Technical levels of service (technical metrics)
Scope	Description of the facilities available for use by the community public.	Percentage of municipal facilities available for use by the public.
Quality	Description of service interruptions and closures to the municipal parks, docks, and open spaces serving the public.	The number of days per year where service was not available due to seasonal closure or emergency measures.

Table 9 – Solid Waste Management Level of Service Metrics

Service Attribute	Community levels of service (qualitative descriptions)	Technical levels of service (technical metrics)
Scope	Description, which may include maps, of the user groups or areas serviced by the municipal solid waste management system.	Percentage of properties serviced by solid waste management system.
Quality	Description of the availability of solid waste management access.	Number of days per year that the municipal solid waste management system is not available to the community member due to regular hours and emergency closures.

Table 10 – Transportation Level of Service Metrics

Service Attribute	Community levels of service (qualitative descriptions)	Technical levels of service (technical metrics)
Scope	Description of the user groups which utilize the municipal transportation services.	Percentage of properties or residents serviced by the municipal transportation assets.
Quality	Description of service interruptions to the municipal transportation services.	The number of days in which the transportation services are interrupted or otherwise unavailable.

2.0 Core Assets

2.1 Water Assets

2.1.1 Asset Category Summary

The water asset category includes all municipal infrastructure associated with the municipal water system. The Township of Sioux Narrow – Nestor Falls does not possess a municipal water system for the treatment or supply of drinking water to residential properties throughout the community. All households within the township are responsible for their own drinking water supply, typically through private wells and private treatment systems for lake water. Some residents may also purchase drinking water from outside sources.

The municipal buildings are primarily supplied with water from the adjacent lakes or by dedicated wells at each building however, this water is not provided to the buildings as potable water for drinking. Most buildings have some sort of treatment arrangement such as softeners and filters, but these stages only serve to improve the aesthetics and hardness of the incoming water. As such, these building systems will be further discussed under the Facility Assets category under Part 3.1 of this report.

The Northern Ontario Sport Fishing Centre (NOSFC) is the only building which is designed to provide potable drinking water to the public. This is accomplished through a treatment system consisting of slow sand filtration, iron filtration, and ultraviolet treatment. The water source for this system is from Lake of the Woods. The system still operates, but lack of a qualified operator and the high costs of testing has led to the system no longer being approved for public consumption. As such, this system is not considered as a Water Asset and instead considered a Facility Asset.

The township provides bottled water to most municipal buildings requiring a supply of drinking water.

2.1.2 Current Levels of Service

The current level of service of the municipal drinking water assets is nonexistent. With no public distribution system or large-scale treatment program, the community does not possess the ability to provide drinking water to its residents. As such, 0% of properties are serviced by a municipal drinking water system. Furthermore, since there is no infrastructure for distribution, the community does not provide fire flow to any residents.

Given that the community only provides potable water to the public within their own facilities and only through purchased bottled water, no boil water advisories or service interruptions have occurred in recent years.

2.1.3 Current Performance

There is no performance data for the township's water assets as the category does not have any assets.

2.1.4 Proposed Levels of Service

Due to the size of the community, topography of the surrounding area, rural property layout, and private access to freshwater, the Township of Sioux Narrows-Nestor Falls does not intend to construct a community water treatment and distribution system. Therefore, the municipality will not endeavor to provide fire water to any properties within the community.

Given the rural and seasonal nature of many properties withing SNNF, proposing no change to the level of service of drinking water supply is not unreasonable. Many residents or future residents are aware of the location's lack of municipal drinking water infrastructure and growth of the community is expected to continue to rise despite a lack of investment in a community drinking water system.

2.1.5 Proposed Performance

The proposed performance is not relevant as the asset category does not have any water assets.

2.1.6 10-Year Life Cycle

No maintenance activities have been identified to maintain the current levels of service as there is no assets providing services at present. Furthermore, there are no plans to develop drinking water infrastructure, so there are no capital or maintenance activities required to meet proposed levels of service.

2.1.7 Assumptions

It has been assumed that the population of the Sioux Narrows – Nestor Falls Township will grow over the next decade at a rate of just under 0.5% per year for a combined growth of approximately 5%. As discussed in Section 2.1.4, the township is quite rural with easy access to both lake water and wells for private users and there is a general understanding among residents of the responsibilities for accessing drinking water. The lack of proposed drinking water infrastructure is not expected to affect population growth within the community.

2.2 Wastewater Assets

2.2.1 Asset Category Summary

The township does not have a piped wastewater collection system and has limited wastewater infrastructure. All properties within the municipality collect and disperse most of their wastewater through private holding tanks and septic fields. The solids collected with this system are transported to the Sioux Narrows lagoons by septic trucks. The septage hauling services are conducted entirely by private organizations servicing community members and municipal buildings alike.

Many of the municipal buildings have dedicated or shared septic fields for handling wastewater. However, these individual septic fields are part of their respective buildings and therefore fall under the Facility Asset category.

The sewage lagoons that service the township are located on the south side of Sioux Narrows and features three separate holding ponds for primary treatment, secondary treatment, and evaporation/absorption of the treated wastewater. It is the understanding that the tertiary pond does not currently have a permanent discharge. The township retains the services of Stantec to complete annual reviews and monitoring of the lagoon system to ensure ongoing compliance and assist with planning of future maintenance activities.

2.2.2 Current Levels of Service

Though the township does not have a traditional municipal wastewater collection system, it is suspected that most, if not all, properties within the municipality utilize the Sioux Narrows lagoon system through third-party hauling companies. As such, it is reasonable to assume that 100% of the occupied properties are 'connected' to the municipal treatment facility.

Given that there is no associated collection piping with the municipal wastewater system and no stormwater collection systems, there is no risk of overflow or backflow of the wastewater system into public spaces or private buildings. Therefore, the municipality has not experienced any failure events or connection-days lost to backup.

Furthermore, the design of the lagoon system provides for limited or no effluent from the facility. Sewage trucks discharge the waste to a primary lagoon which serves to settle out solids and provide some preliminary treatment. The wastewater in the primary lagoon is regularly transferred to the secondary lagoon to undergo secondary treatment of the waster water. After secondary treatment, the wastewater is transferred to an empty pond where it evaporates and absorbs into the surrounding soil.

There are no noted issues with the capacity of the lagoon system and no history of any issues of overflow or emergency discharge.

2.2.3 Current Performance

The lagoon system is currently performing at standard levels with respect to efficiency. There have been no instances of overflow or insufficient treatment, and the dispersion of wastewater from the tertiary lagoon appears to be continuous and sufficient.

As the system is completely manual, there are no direct energy-consuming components and therefore the energy performance of the system cannot be evaluated.

2.2.4 Proposed Levels of Service

The township does not propose to improve or increase the levels of service of their current wastewater system. The implementation of a gravity or pressure collection system is not feasible due to the vast rural nature of the township and the rough Canadian Shield terrain. Furthermore, the capacity of the lagoon system is not considered to be marginal and should be sufficient for the current expected population growth. Additionally, many properties within the township are considered seasonal or recreational, and without full-time occupancy place less demand on the sewage treatment and disposal system.

Though expansion of the lagoon system is not required at this time, continued population growth may lead to the requirement for long term expansion. This would be in an effort to prevent any emergency discharges or overflows of the system.

2.2.5 Proposed Performance

The performance of a sewage lagoon system, particularly the operational efficiency, is generally expected to slightly decrease over a time due to reduced treatment capacity resulting from the accumulation of sludge. However, good maintenance practices such as regular trimming and removal of vegetation can help to alleviate the reducing efficiency.

As such, the township expects to see minor reductions in operating efficiency of the lagoons over the next decade, but not significant enough to warrant immediate action beyond regular maintenance.

2.2.6 10-Year Life Cycle

The following activities are required to maintain the current levels of service of the lagoon system:

- *Regular maintenance including trimming of vegetation around the lagoons periodically throughout the spring and summer (estimated at $2500 per year).*

2.2.7 Assumptions

It has been assumed that the population of the Sioux Narrows – Nestor Falls Township will grow over the next decade at a rate of just under 0.5% per year for a combined growth of approximately 5%. At this rate of population growth and the excess capacity of the current lagoon system, the township is not expected to require additional capacity in the next ten years. However, it is expected that longer term expansion work will be required, and an engineering study should be completed to evaluate options and timelines for such work, as required.

2.3 Stormwater Management Assets

2.3.1 Asset Category Summary

The stormwater management asset category includes all infrastructure associated with the collection and conveyance of stormwater, under typical rain events up to rare 100-year storm events. The township of Sioux Narrows – Nestor Falls does not have any stormwater management infrastructure beyond considerations for grading, road ditching, and overland stormwater flow.

The terrain throughout the municipality could be considered quintessential Canadian Shield featuring significant amounts of rock including exposed and shallow bedrock structures. This type of substrate material is prohibitive to absorption and retention of stormwater and therefore leads to more prominent overland flow. However, the area also possesses a high density of lakes and streams which serve as a collection point for most of the rainwater. As most of the lakes are interconnected in some way to the large Lake of the Woods, water levels have a higher resilience to change during elevated rain events.

The terrain also serves to provide many "high-level" building locations to help prevent the effects of major rain events.

2.3.2 Current Levels of Service

Currently, there is no significant or dedicated stormwater management infrastructure in place throughout the municipality other than ditching along municipal roads. The township constructs buildings, roads and other assets with stormwater management in mind from the perspective of adequate grading away from buildings and toward receptors (lakes) but these considerations are part of each specific facility. The township also considers stormwater during road construction for the placement of culverts; however, this will be discussed in more detail under Section 2.5. Furthermore, constructors in the area are aware of the concerns of stormwater mitigation efforts and should build to such standards.

Since the township does not actively manage a stormwater system, there is little data to support a technical evaluation of the level of service. It is expected that most, but not all properties in the municipality would be resilient to a 100-year storm. The properties most at risk are those in lower lying areas and valleys with limited soil for stormwater absorption and storage.

The road of Molloy Drive was identified as having poor ditching which may affect drainage in that area. This ditch should be repaired or rebuilt to provide adequate drainage. Beyond that identified road, all other ditches require regular maintenance to maintain current levels of service.

2.2.3 Current Performance

Generally, most drainage ditches have been identified as operating as expected to convey and store water from rain and snow melt events. Operationally, the ditches are adequately handling flows. The exception is the ditch for Molloy Drive which is improperly constructed which may lead to stormwater handling issues.

2.3.4 Proposed Levels of Service

Due to the size of the community, topography of the surrounding area, and rural property layout the Township of Sioux Narrows-Nestor Falls does not intend to construct a formal community stormwater management system. The addition of stormwater collection basins, manholes, conveyance piping, and outfalls would be a significant undertaking which is not necessary for a community such as SNNF.

It is proposed to continue efforts to be conscious of overland flow drainage during municipal operations including building and parking lot construction. This includes adequate considerations for drainage direction and ditching.

2.2.5 Proposed Performance

There are no proposed changes to the level of service of the stormwater management systems within the township, and therefore there are no expected changes to asset performance.

2.3.6 10-Year Life Cycle

The following activities have been identified to maintain current expected levels of service:

- *Repair of Molloy Drive ditch.*
- *Regular maintenance of township ditches including removal of adverse vegetation and built-up sediment as required.*

It is recommended that the township budget $15,000 on an annual basis for maintenance of the municipal ditches. This may include repairs to berms, riprap,

removal of vegetation, excavation of built-up sediment, etc. The repair of the Molloy Drive ditch should be prioritized in the near future within this budget. The budget has been estimated based on a maintenance cost of $650 per lane-kilometer and distributed over a 5-year rotating schedule.

Since there are no proposed changes to the levels of service of the system, there are no additional maintenance or capital project activities required for the stormwater system over the next decade.

2.3.7 Assumptions

It has been assumed that the population of the Sioux Narrows – Nestor Falls Township will grow over the next decade at a rate of just under 0.5% per year for a combined growth of approximately 5%. The expected population growth is not expected to have any affect on the stormwater management system over the next 10 years.

2.4 Roads

2.4.1 Asset Category Summary

The township has an extensive network of rural local and connector roads to service most of their residents. However, as a lake community with significant seasonal residents, many properties within the municipal boundaries are water-access only. A summary of all roads within the township is available in Appendix A.

The roads within Sioux Narrows – Nestor Falls fall under the classification of collector or local roads. Nearly all roads would be considered 'rural' and there are no arterial roads which are the responsibility of the township. Furthermore, the roads appear to be finished in a variety of manners including traditional asphalt paving, surface treatment (spray seal), and gravel.

The age of most road surfaces is not accurately known. Most of the road network dates back to 1945-1955 but it is not expected that the surfaces are original to those dates. With the average road surface life expectancy around 25 years, and the overall fair condition of the road network, it is assumed that most, if not all roads have been resurfaced at least once in their lifetime.

2.4.2 Current Levels of Service

A map of the road network in Sioux Narrows is included in Appendix B. The township road network services a large portion of the residential and commercial properties within the municipality. However, taking into consideration the large amount of recreation properties along with the community's location on a popular tourist lake, it can be inferred that not all properties have road access. For reference, a 2015 study

suggested that there is approximately 2.5 times as many recreational properties as residential properties within the township.

As a rural township and given the large land area between the two major communities, Sioux Narrows and Nestor Falls, the proportion of roadways to land area is very minimal. The land area of the township is estimated at 1,222.43 km^2 and an overview of the municipal boundaries can be seen in Figure 1.

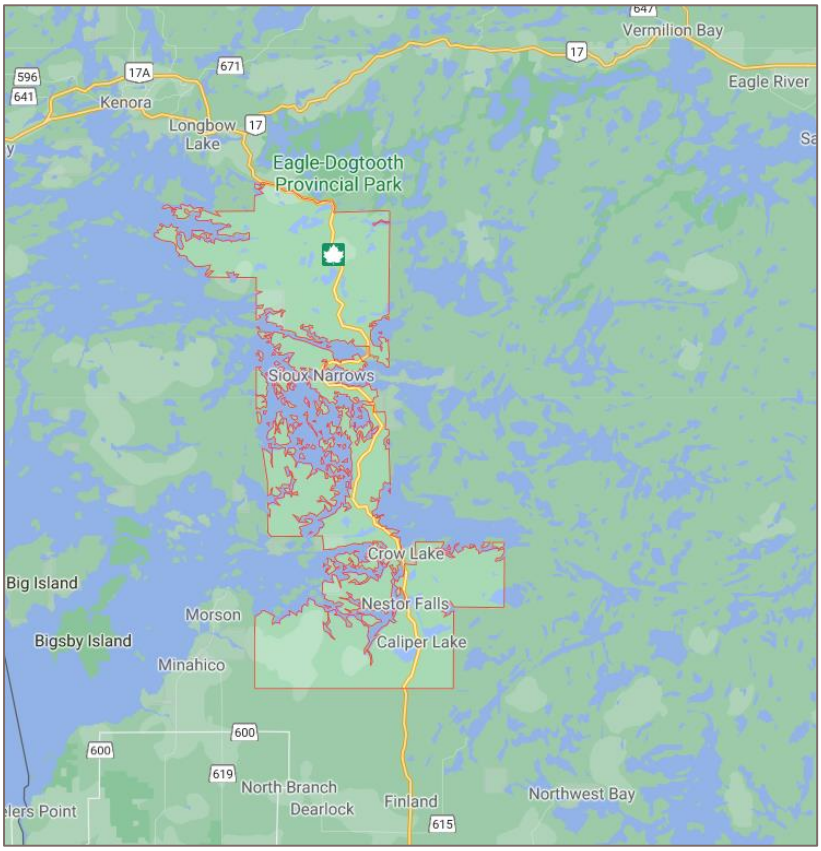

Figure 1 – Sioux Narrows-Nestor Falls Municipal Boundaries

Nearly all roads are considered to be two-lane roads with single lanes of opposing traffic. The only exception is for a couple parking lot roads at each of the government docks. These have been expanded to account for the additional width requiring re-finishing. Table 11 below summarizes the number of lane-kilometers of roadway and proportion compared to a square kilometer of municipal land area. This table breaks down the roads by both their classification and finish type.

Table 11 – Summary of Township Road Network Length

Road Identification		Lane-Kilometers	Lane-Kilometers/km² of Land Area
Road Class	Arterial	0	0
	Collector	18.96	0.0155
	Local	96.04	0.0786
Road Finish	Paved	3.08	0.0025
	Surface Treated	101.42	0.0830
	Gravel	10.50	0.0086
All Roads		115.00	0.0941

The condition of the roads throughout the township have been evaluated based on observation of the surface condition, averaging for the entire length of the road section. Condition indicators taken into consideration include spalling/cracking of asphalt, potholes, heaving culverts eroding edging, washouts, washboard, and quality of associated ditching. Each road was rated on the following scale with a number value associated with each level:

- *Excellent - 4*
- *Good - 3*
- *Fair - 2*
- *Poor - 1*
- *Critical - 0*

With each road rated, a geometric mean of the average road quality could be found for each type of road. A summary of the findings is below in Table 12, with the number value being on a scale of 0-4. Average values between 2 and 3 is representative of an average condition between fair and good.

Table 12 – Summary of Township Road Network Condition

Road Identification		**Average Condition Value**
Road Class	Arterial	N/A
	Collector	2.55
	Local	2.25
Road Finish	Paved	2.75
	Surface Treated	2.28
	Gravel	2.23
All Roads		2.30

In general, the roads are in fair condition with some in better condition and a few in worse condition. The following roads were identified to be in the worst condition within the township:

- *Horley – Surface Treated – Poor/Fair Condition*
  - *Road has washed out areas.*
- *Fisher – Surface Treated – Poor/Fair Condition*
  - *Road has significant fracturing of surface treatment.*
- *Hagens – Surface Treated – Poor/Fair Condition*
  - *Road has significant fracturing of surface treatment.*
- *Woodhouse – Surface Treated & Gravel – Poor/Fair Condition*
  - *Significant damage to the surface treatment in areas, gravel is heaving and washed out in areas.*
- *Hilltoppers – Gravel – Poor/Fair Condition*
  - *Areas of reduced or no gravel, roadway on natural ground and/or vegetation.*

2.4.3 Current Performance

Currently, the township roads provide adequate operational performance. Though many roads are in fair condition with several in poorer condition, no roads are impassable. With safe and responsible handling of motor vehicles, all roads satisfy their duty to provide access to all properties by any type of motor vehicle. No notable road

closures outside of planned maintenance activities have been recorded in the past two years which interfered with the accessibility or operation of any roads.

2.4.4 Proposed Levels of Service

The township's immediate priority is to improve any roads identified as being in sub-fair condition and ensuring that all roads are at a minimum in fair condition.

Regarding connectivity of the township road network, there are no plans to create additional roads in the next ten years. Due to the difficult terrain and extensive level of connectivity already achieved coupled with significant water access, the township does not feel it is necessary to construct additional roadways in the immediate future.

2.4.5 Proposed Performance

Overall, the proposed improved level of service to the road network and regular maintenance schedule should lead to decreased operational interruptions of the roads due to poor quality or extended maintenance outages. Therefore, the overall performance of the municipal roads is expected to improve over the next 10 years.

2.4.6 10-Year Life Cycle

In order to maintain existing levels of service, the township would need to implement a maintenance schedule to slow or patch the damage happening to the roads on an annual basis. However, this approach will only delay the inevitable repair/replacement of the entire road surface for a given road. It is proposed that a budget of $30,000 be assigned on an annual basis to support maintenance activities for the municipal roads. This budget is based on a maintenance cost of approximately $520 per lane-kilometer of road, divided over two-year intervals.

Furthermore, the poorer quality of the roads highlighted in Section 2.4.2 suggest that the roads may be extending past the point of repair and into the realm of requiring replacement. Replacement of these roads has been estimated in Table 13 with a like-for-like replacement of the surface type.

Table 13 – Roads Recommended for Immediate Replacement with Projected Cost

Road	Type	Lane-Kilometers	Cost per Lane-km	Full Repair Cost
Horley	Surface Treated	0.6	$25,000	$15,000
Fisher	Surface Treated	0.3	$25,000	$7,500
Hagens	Surface Treated	0.4	$25,000	$10,000
Woodhouse	Surface Treated	2.2	$25,000	$55,000
Hilltoppers	Gravel	0.2	$17,500	$3,500
	Total	**3.7**	**Total**	**$91,000**

The approach to patch roads annually will eventually lead to the deterioration of all roads to a fair condition but is expected to extend the period of time that a road will remain in fair condition before ultimately deteriorating to poor condition and requiring replacement.

In order to meet the proposed levels of service, the road network will need to be fully repaired on more frequent and regular schedule. This approach would allow the township to maintain roads in the fair to good range of condition on an ongoing basis. A complete 10-year analysis of each road can be found in Appendix A. A summary of the proposed annual costs over the next 10 years to accomplish the proposed levels of service is included below in Table 14.

Table 14 – Annual Projected Costs of Roads Maintenance

Year	Average Road Condition	Estimated Rehabilitation Cost
2022	2.75	$103,525
2023	2.91	$110,450
2024	2.84	$94,850
2025	2.86	$83,175
2026	2.57	$189,670
2027	2.73	$162,050
2028	2.55	$111,725
2029	2.63	$100,050
2030	2.81	$104,450
2031	2.71	$116,345

No costs have been allocated to the construction of new roads as the township is not planning to expand the road network within the next ten years.

2.4.7 Assumptions

It has been assumed that the population of the Sioux Narrows – Nestor Falls Township will grow over the next decade at a rate of just under 0.5% per year for a combined growth of approximately 5%. It is expected that the growth of population will expand within the already serviced areas of the road network without the need for expansion. However, the increased population will lead to increased traffic on municipal roads which will correlate to higher rates of wear and tear on roads. This may lead to increasing ongoing maintenance costs for patching and shortened life cycle of the roads. The proactive replacement schedule is not expected to be affected by the population growth.

2.5 Bridges and Culverts

2.5.1 Asset Category Summary

The Township of Sioux Narrows – Nestor Falls does not have any bridges or structural culverts under the control or obligation of the municipality. While there are a number of bridges within the community boundaries, this infrastructure is part of the provincial highway network and therefore not considered municipal assets. However, the municipality does possess more than 125 water crossings featuring small to medium sized standard culverts throughout its road network.

Most of the culverts are galvanized corrugated steel pipe (CSP) with the balance being plastic culverts (mostly corrugated HDPE). The culverts serve as part of the stormwater conveyance system allowing for runoff to collect in road ditches and make its way ultimately to large bodies of water surrounding the community.

2.5.2 Current Levels of Service

Currently the overall system of culverts is working in fair condition. Many culverts appear to be in good condition, with some in fair condition and approximately 13 culverts identified to be in poor condition. For the culverts in poor condition, many are obstructed either by being sunk/buried, or by heaving above the water line, severely impacting operability. The following culverts have been identified as being in poor condition and requiring immediate repair/replacement:

- *White Moose Road – 2.6 km*
- *White Moose Road – 2.7 km*
- *Molloy Drive – 0.2 km*
- *Laughing Water Road – 0.8 km*
- *Dubois Road North – 0.5 km*
- *Dubois Road South – 0.3 km*
- *Apache Road – 0.6 km*
- *Apache Road – 1.0 km*
- *Red Indian Road – 1.8 km*
- *Trout Street – 0.0 km*
- *Bartelmay Road – 0.3 km*
- *Return Point Road – 1.0 km*
- *Shangrila Road – 0.8 km*

Characteristics of the culverts identified in fair condition include partial obstruction as inflow or outfall due to build-up of sediment or debris, partial restriction of openings due to crushing of the culvert ends, heaving/damage of road surface as a result of inadequate burial of culverts, and insufficient grade of culverts for water conveyance. While culverts in these conditions are moderately effective for the conveyance of

water, they are showing signs of deterioration and if not addressed and maintained, could quickly become ineffective.

Generally, the culverts in good condition show minimal signs of wear, no damage to the culvert or to the overlying road surface, and adequate flow characteristics.

Given that there are no formal bridges or structural culverts, there is not any loading or dimensional restrictions on the municipal roads as a result of water crossings. Furthermore, there is no data available for the analysis of the bridge condition index value.

A summary of all culvert locations, along with the analytical data for this asset, is included in Appendix C.

2.5.3 Current Performance

Overall, the current operational performance of the township culverts is good, with most culverts providing adequate stormwater conveyance as would be expected. As noted in Section 2.5.2, there are a number of culverts which are not operating effectively. These are primarily due to flow restrictions resulting from sunk culverts, sediment buildup, and damaged exposed culvert, or elevated culvert inverts at the upstream end preventing flow.

2.5.4 Proposed Levels of Service

The township does not have any immediate plans to expand the road network and therefore will not require new bridges or culverts. However, the community does plan to improve operability of the culverts in poor condition through the short-term repair or replacement of those culverts identified in Section 2.5.2.

At this time, there is no need for the township to improve the levels of service of the culverts in place, beyond replacing damaged and failing culverts, as the current system satisfies the communities requirements.

2.5.5 Proposed Performance

It is proposed to ensure adequate operational efficiency of all culverts throughout the municipality. This will be accomplished through the ongoing maintenance of all culverts and plans to repair or replace culverts in poor condition. The prime objective of all work on the culvert systems will be to maintain and improve flow efficiency.

2.5.6 10-Year Life Cycle

The township is required to complete regular maintenance on their culvert infrastructure to maintain current levels of service. Additionally, they will need to consider the repair or replacement of the culverts identified as being in poor condition in the next few years. A summary of the culverts and the cost associated with replacement is below.

Table 15 – Projected Replacement Costs for Culverts in Poor Condition

Road	Culvert Location (distance from start of road)	Type	Replacement Cost
White Moose Road	2.6 km	Galvanized Steel (CSP)	$6,000
White Moose Road	2.7 km	Galvanized Steel (CSP)	$6,000
Molloy Drive	0.2 km	Galvanized Steel (CSP)	$6,000
Laughing Water Road	0.8 km	Galvanized Steel (CSP)	$6,000
Dubois Road North	0.5 km	HDPE	$4,000
Dubois Road South	0.3 km	Galvanized Steel (CSP)	$6,000
Apache Road	0.6 km	Galvanized Steel (CSP)	$6,000
Apache Road	1.0 km	Galvanized Steel (CSP)	$6,000
Red Indian Road	1.8 km	Galvanized Steel (CSP)	$6,000
Trout Street	0.0 km	Galvanized Steel (CSP)	$6,000
Bartelmay Road	0.3 km	Galvanized Steel (CSP)	$6,000
Return Point Road	1.0 km	Galvanized Steel (CSP)	$6,000
Shangrila Road	0.8 km	Galvanized Steel (CSP)	$6,000
		Total	**$82,000**

The replacement of these culverts has been distributed over three years with those identified as most critical to be replaced first. Additionally, a maintenance cost of $600 per culvert has been estimated for every three years, to cover the costs of mobilization, labour, and equipment. The total estimated 10-year cost estimate for the culvert assets is included below in Table 16.

Table 16 – Annual Projected Costs of Culvert Maintenance

Year	Average Condition	Estimated Rehabilitation Cost
2022	2.76	$59,800
2023	2.83	$48,000
2024	2.86	$37,800
2025	2.83	$23,400
2026	2.76	$27,000
2027	2.67	$26,400
2028	2.59	$24,000
2029	2.54	$37,200
2030	2.51	$27,000
2031	2.52	$22,800

2.5.7 Assumptions

It has been assumed that the population of the Sioux Narrows – Nestor Falls Township will grow over the next decade at a rate of just under 0.5% per year for a combined growth of approximately 5%. As discussed under the Road Asset Category, there is no expectation for the expansion of the road network and therefore there is no expected need for additional culverts, bridges, or other water crossings.

3.0 Other Municipal Assets

3.1 Facility Assets

3.1.1 Asset Category Summary

The township possesses approximately 15 buildings throughout Sioux Narrows and Nestor Falls which provide a wide range of services to the community. Included in those buildings are municipal administration complexes, fitness centres, fire halls, ambulance bases, a clinic, senior centre, art studios, and community centres. Some facilities have been combined with others in the same building for the purposes of this assessment, while others have been kept separate.

The average condition value of all assets within this category is 2.60, which is representative of a fair to good condition throughout the facilities. A summary of each facility is included below in Table 17, and the full breakdown of all components of each asset can be found in Appendix D.

Table 17 – Facilities Asset Category Summary

Asset	Estimated Replacement Cost*	Estimated Age (years)	Average Condition Value
Nestor Falls Community Centre	$198,500	26.1	2.70
Nestor Falls Fitness Centre	$51,000	16.0	2.83
Sioux Narrows Community Centre	$251,180	22.9	2.50
Sioux Narrows Former Curling Club	$194,000	36.3	2.67
Nestor Falls Ambulance Station	$107,720	21.9	2.55
Sioux Narrows Ambulance Station & Nursing Station	$514,500	26.1	2.38
Nestor Falls Multi-Use Building	$227,900	10.7	2.88

Asset	Estimated Replacement Cost*	Estimated Age (years)	Average Condition Value
Sioux Narrows Municipal Office & Fitness Centre	$1,948,900	17.1	2.68
Sioux Narrows Fire Hall	$14,000	16.4	2.60
Northern Ontario Sportfishing Centre	$543,160	9.4	2.84
Nestor Falls Travel Centre	$99,200	28.8	2.27
Sioux Narrows Senior Centre	$129,700	18.6	2.40
White Moose Golf Course	$207,000	27.6	2.67
Sioux Narrows Library	$15,000	6.0	3.00
Sioux Narrows Travel Centre (NWHU)	$153,040	25.4	2.38
Bridge & Falls Studios	$75,000	4.3	3.00
Totals/Averages	$4,729,800	19.6	2.65

*These costs do not include the base building cost for framing, foundation, *etc*.

3.1.2 Current Levels of Service

The current facilities in place within the community provide an abundance of services for its residents. Some of the services provided include:

- *Fire & Paramedic Infrastructure*
- *Municipal Administrative Buildings*
- *Recreation facilities including a golf course, skating rink, pickle ball courts, and a ball diamond*
- *Nursing Station & Health Unit*
- *Community & Fitness Centres*
- *Senior's Centre*

- *Libraries*
- *Art Studios*
- *Travel Information Centres*
- *The Northern Ontario Sportfishing Centre (NOSFC) which serves as a local museum and tourist information centre*

The primary goal of the township is to continue operating these various services in a good state in both communities. This includes maintaining fire and emergency response, libraries, recreational facilities, and fitness centres in both communities.

Of the 20 individual municipal facilities, all but 5 are generally open to the public and to residents. This represents 75% availability to the public. The facilities identified as not being open to the public include the fire halls, ambulance bases, and the former curling club which is currently used as public works storage space.

Most facilities are operated on a year-round basis; however, a few facilities are operated on a seasonal basis, thus limiting the availability to residents. Primarily, the seasonal buildings are the NOSFC, the Nestor Falls Travel Information Centre, and the White Moose Golf Course. Furthermore, some outdoor services at the Sioux Narrows Municipal Centre are seasonal as well, including the pickle ball courts, ball diamond, and hockey rink, as all these services are outdoors.

Most other municipal facilities operate on standard business hours throughout the work week except the library which only operates on Thursdays in Nestor Falls and Sunday-Wednesday in Sioux Narrows. Emergency service interruptions have been very limited and are not considered to have significantly impacted the levels of service of these facilities.

On average, it is estimated that the seasonal facilities are not available to residents for about 34 weeks per year.

3.1.3 Current Performance

Currently the Sioux Narrows – Nestor Falls facilities operate at a moderate efficiency. Many of the building are older from a time of poorer building standards and less efficient equipment. However, great strides have been made in the past 5-10 years to improve building efficiency through the replacement of problematic equipment with newer equipment. Some of these upgrades include:

- *Transitioning incandescent lighting to fluorescent and in some cases to LED.*
- *Adding insulation to buildings during siding and roof repairs including continuous rigid insulation and additional blown-in attic insulation.*
- *Replacing older single and double pane windows with newer, higher efficiency windows.*

- *Replacing older electrical heating systems with high efficiency propane furnaces and boilers.*

3.1.4 Proposed Levels of Service

The Township of Sioux Narrows – Nestor Falls is proposing to expand the quality of services to its residents through a number of projects currently underway and planned for the future. Some of the notable facility projects in the near future include:

- *Complete construction of a new 4-season outdoor recreation facility at the Sioux Narrows Municipal Centre. This facility will primarily be an outdoor skating rink in the winter and court sports facility in the summer, however, additional components to support community activities will be included, thus expanding the available services to residents.*
- *Construction of a new ambulance base in Nestor Falls to replace the current building which was not originally designed to house such an occupancy. This new facility will better position the paramedic services to support the community.*
- *Renovation of the White Moose Golf Course clubhouse to continue the longevity of the facility and provide an adequate location for socializing of community members.*
- *Proposed renovation of the Nestor Falls Community Centre to improve building efficiency, as well as expand services and accessibility for community residents.*

Though most of these projects are not expected to directly address the amount of time per year that these facilities are available to the public, they do service an important role in ensuring the long-term viability and longevity of these facilities to continue providing services to the community for many years to come. Additionally, they provide a higher quality of services to community members by providing new and refreshing atmospheres which incorporate new technologies and features.

The creation of the 4-season recreation complex is expected to extend use of the facility to a full year operation. It is also expected to be a location suitable for hosting other outdoor events, such as the community's Arts Festival, musical events, and open-air markets.

3.1.5 Proposed Performance

The township is proposing to continue applying energy efficiency projects and renovations to more buildings as work regular maintenance work is carried out on all their buildings. This includes adding additional insulation to buildings as siding and roofing work is done. Only a few buildings have had additional insulation added to date. The township also plans to replace traditional and fluorescent lighting with LED alternatives as replacements are required and/or funding becomes available.

3.1.6 10-Year Life Cycle

With approximately 16 municipal buildings there are many maintenance costs associated with upkeep. Most of these maintenance items represent replacement of components at the end of their projected usable life. In order to assess the financial aspect of each building, the individual components of each building were listed and assessed. The culmination of this approach led to the general financial assessment of each building. All of this detailed information is available in Appendix D. A summary the total projected annual costs for all facilities is included below in Table 18.

Table 18 – Annual Projected Costs of Facility Maintenance

Year	Projected Maintenance Costs
2022	$172,260
2023	$143,200
2024	$192,100
2025	$111,600
2026	$77,600
2027	$80,200
2028	$94,600
2029	$67,700
2030	$111,600
2031	$80,200

The costs outlined in this assessment represent the costs to maintain the current levels of service. Three of the major projects outlined above for the ambulance base, 4-season recreational complex, and golf course are currently underway and as such, funding has already been allocated to these projects. For the renovation of the Nestor Falls Community Centre, the scope of renovations has not yet been solidified, so planning for the costs can not be accurately completed. It is anticipated though that this renovation will include replacement of the siding and all windows, which are two of the items highlighted to be replaced in the near future for that building.

Many of the other proposed building improvements such as additional insulation and replacement of lighting, are planned for the required equipment replacement or when similar work is being completed, which should lead to a marginal difference in cost to improve performance and levels of service.

3.1.7 Assumptions

It has been assumed that the population of the Sioux Narrows – Nestor Falls Township will grow over the next decade at a rate of just under 0.5% per year for a combined growth of approximately 5%. At this time, there are no plans for major construction of new, original buildings and it is not anticipated that these would be needed within the next decade to support the growth of the community.

The facilities most likely to become undersized through population growth are the fitness centres and the senior's centre. However, these buildings and facilities are not anticipated to require expansion in the next 5-10 years.

3.2 Vehicle and Equipment Assets

3.2.1 Asset Category Summary

The Township of Sioux Narrows – Nestor Falls has a variety of light and heavy equipment which is utilized to carry out maintenance and community support activities. Included in this category are trucks, trailers, tractors, loaders/dozers/backhoes, golf equipment, light equipment, and specialized equipment (ditcher, chipper, line painter). A full list with a detailed breakdown of the condition and financial considerations can be found in Appendix E.

Overall, the equipment owned by the township is in fair to good condition with an average asset category value of 2.61. A summary of the equipment (by location) is included below in Table 19.

Table 19 – Vehicles & Equipment Asset Category Summary

Assets (by location)	Estimated Replacement Cost	Estimated Age (years)	Average Condition Value
White Moose Golf Course	$270,400	15.1	2.85
Former Sioux Narrows Curling Club	$358,500	11.8	2.78
Sioux Narrows Community Centre	$17,900	10.5	2.50
Sioux Narrows Fire Hall	$651,000	17.9	2.85
Nestor Falls Multi-Use Building – Fire Hall	$798,000	12.3	2.78
Other	$112,000	17.0	2.25
Totals/Averages	$2,247,800	14.1	2.67

3.2.2 Current Levels of Service

Currently, the township maintains a fleet of vehicles and equipment to support the operation and maintenance of municipal infrastructure. As noted above, the vehicles and equipment include pickup trucks, fire trucks, boats, lawn maintenance equipment, golf course maintenance equipment, trailers, heavy equipment, and general tools and equipment. In total, the community has an estimated 58 vehicles, pieces of major equipment, and including groups of minor equipment.

Most of the equipment undergoes regular annual maintenance to ensure equipment reliability during times of need. As with any equipment, there are occasions when unexpected failures occur and delay work. The only notable unexpected failure in recent years was a dead battery in one of the bulldozers at the landfill. The equipment was out of commission for a couple days while a new battery was procured.

3.2.3 Current Performance

Currently, the operational efficiency of the equipment is good. As described in the section above, the equipment is rarely in a state where it cannot operate during a time of need.

3.2.4 Proposed Levels of Service

The Township of Sioux Narrows – Nestor Falls does not have significant plans to expand their fleet of vehicles and equipment over the following decade. The current fleet appears to adequately support the current needs of the community and those needs are not expected to dramatically change over the coming years. However, the township is exploring options to purchase a larger excavator to improve efficiency of work on larger projects where that type of equipment would be necessary. In general, most new equipment purchases will be to replace aging equipment on a more or less like-for-like basis.

That being said, the township would like to aim for improving the overall reliability of their fleet. One method of accomplishing this would be through the purchase of new equipment to replace aging equipment which should improve the reliability of equipment and help to minimize unplanned downtime of equipment. In order to further improve reliability of equipment, the community will need to further invest in replacing its aging equipment for new versions.

3.2.5 Proposed Performance

In general, the township would like to aim to improve operational efficiency of equipment by ensuring timely regular maintenance on equipment to further minimize unscheduled equipment downtime.

3.2.6 10-Year Life Cycle

In order to maintain the current levels of service, all equipment needs to remain operational, functional, and reliable. This means increasing maintenance time and costs as equipment ages, and replacement very old equipment which is prone to regular breakdowns.

The financial analysis included in the equipment breakdown in Appendix E addresses the items required to maintain current levels of service including major regular maintenance and replacement of equipment. A summary of these costs is included below in Table 20.

Table 20 – Annual Projected Costs of Vehicle & Equipment Maintenance

Year	Projected Maintenance Costs
2022	$59,000
2023	$30,000
2024	$60,000
2025	$78,400
2026	$220,000
2027	$101,400
2028	$183,000
2029	$107,500
2030	$176,000
2031	$137,500

Some high-cost items included for replacement in the next decade include the older fire trucks and all of the pickup trucks. These vehicles are excellent examples of equipment which should be considered for replacement once they begin to have increased maintenance requirements, in order to improve reliability throughout the community fleet.

3.2.7 Assumptions

It has been assumed that the population of the Sioux Narrows – Nestor Falls Township will grow over the next decade at a rate of just under 0.5% per year for a combined growth of approximately 5%. Since the community is planning for limited expansion of facilities and infrastructure, it is not expected to need much additional equipment for the anticipated population growth.

The assets that would most likely be affected by a growing population would be the firefighting equipment as with more residents comes the likelihood of more fire incidents.

3.3 Parks, Open Spaces, and Docks

3.3.1 Asset Category Summary

The parks, open spaces, and docks asset category represents the abundances of outdoor recreational infrastructure within the township. Given the natural rural environment in which the community is situated, the community has many outdoor areas to service residents and visitors.

Overall, the assets in this category are in fair to good condition. An overview of the asset components is included below in Table 21 with additional information available in Appendix F.

Table 21 – Parks, Open Spaces, & Docks Asset Category Summary

Asset	Estimated Replacement Cost*	Estimated Age (years)	Average Condition Value
Pioneer Park	$16,000	16.0	2.00
Bridge Park	$30,000	11.5	2.50
Bass Lake Park	$248,000	12.7	2.68
Veterans Park	$28,000**	3.0	3.00
Nestor Falls Government Dock	$187,500	15.2	2.50
Sioux Narrows Government Dock	$448,500	7.1	2.71
Nestor Falls Cemetery	$27,500	20.0	3.00
Sioux Narrows Cemetery	$42,500	39.0	3.00
Nestor Falls Tennis Courts	$55,000	18.5	2.50
Nestor Falls Skating Rink	$45,000	4.7	2.40
Recreational Trails	-	-	3.00
Totals/Averages	$1,128,000	14.8	2.66

*These costs do not include the land upon which the asset exists.

** The cost for Veteran's Park does not include the replacement cost of the LAV.

3.3.2 Current Levels of Service

The township provides a wide array of outdoor recreational and other services for community use. Included in these services are:

- *Recreational trails*
- *Parks*
- *Tennis Courts*
- *Skating Rink*
- *Cemeteries*
- *Ball Diamond*
- *Swimming*
- *BBQ & Picnic Areas*
- *Boating Docks*

In addition to these services, the community also offers other outdoor recreation such as a golf course, which have been discussed under other asset categories. None of the community outdoor areas are restricted to the public or residents, therefore 100% of residents may use the space.

There have also been no reported emergency service interruptions to any of the outdoor spaces in the last couple years. However, many of the spaces are considered as seasonal use spaces and are closed for more than half the year throughout the winter (or summer) months. Other spaces though, such as the cemeteries, hiking trails, and some parks (Veteran's Park, Bridge Park, Pioneer Park) remain open and accessible year-round.

Approximately half of the spaces are open and may be utilized year-round, and with no restrictions on access or check-in, these areas have no days of restriction access. For the spaces with seasonal closures, most operate in the summer for approximately 5 months depending on the year, which represents about 152 days per year of accessibility and use.

3.3.3 Current Performance

The current performance of most outdoor spaces is very good. They are very limited in the energized equipment that is used, therefore their overall impact on energy efficiency is low. However, there are some sites such as Bass Lake Park, which have older metal halide lighting which is much less efficient than LED alternatives. Furthermore, all the facilities are open to the public with no requirement for administrative staff and have no reported interruption to service, so the operational efficiency is also very high.

3.3.4 Proposed Levels of Service

Sioux Narrows – Nestor Falls has completed preliminary design work for the development of an extensive outdoor bicycle trail network. Most trails, totalling 196 km, will be located in Nestor Falls with a planned trail extending from Nestor Falls to Rushing River Provincial Park. The municipality is currently applying for funding with hopes to begin the first phases of this development in 2023. The development of these trails has been designed to allow for year-round use for winter cycling and possibly cross-country skiing.

Furthermore, the township's Highway Corridor Re-development Plan includes for future expansion of the existing hiking trail network, including a new trail to connect downtown Sioux Narrows to the Sioux Narrows Provincial Park. Planning is also underway for the development of the Regina Bay and Trillium Trail loops. This will further expand connectivity of the trail systems.

Lastly, the Township of Sioux Narrows-Nestor Falls is proposing to acquire new land for the development of a beach and park space in Sioux Narrows which will be accessible to the public and all residents. This development would provide a family-friendly location for swimming within Sioux Narrows which is currently not available through municipal infrastructure.

3.3.5 Proposed Performance

It is proposed to improve energy efficiency by replacing aging light fixtures with newer, energy efficient LED alternatives. Most of these upgrades will be planned for the end-of-life cycle replacement of fixtures and devices.

3.3.6 10-Year Life Cycle

The projected annual costs have been compiled for this asset category and can be viewed in detail in Appendix F to this report. The cost analysis is somewhat of a hybrid approach considering both the items required to maintain current service levels and some items considered under the proposed levels of service and performance. Most notably, an example of this is the replacement of lighting. Lighting is scheduled and budgeted for replacement at end of life to maintain current levels of service. However, it is strongly encouraged that when lighting is replaced, it is replaced with high efficiency options, such as LED. Table 22 below outlines the projected annual costs for the asset category as a whole.

Table 22 – Annual Projected Costs for Parks, Docks, & Open Spaces Maintenance

Year	Projected Maintenance Costs
2022	$69,450
2023	$490,500
2024	$339,400
2025	$188,500
2026	$196,000
2027	$115,950
2028	$120,000
2029	$108,400
2030	$119,500
2031	$107,000

The above projected costs did not include for the proposed expansion of services by procuring and developing a beach area in Sioux Narrows. Though this project is intended to be completed, it is subject to acquisition of provincial crown land and other approvals, which are currently pending. It is estimated that the procurement of land and development costs for creating a new beach and park area could be in the hundreds of thousands of dollars range. However, funding options may be available from higher levels of government to offset the project costs.

3.3.7 Assumptions

It has been assumed that the population of the Sioux Narrows – Nestor Falls Township will grow over the next decade at a rate of just under 0.5% per year for a combined growth of approximately 5%. As a rural community, the township places emphasis on embracing the wonderful wilderness surrounding them through the development of various outdoor spaces open to their residents and visitors. As such, there is an abundance of existing infrastructure within this asset category which is quite diverse and is expected to be sufficient to support the projected population growth over the next decade. The current construction of a 4-season outdoor recreation complex

(Facilities Asset Category) and the proposed development of a new beach area in Sioux Narrows will stand to further support the growing population.

3.4 Solid Waste Management Assets

3.4.1 Asset Category Summary

The solid waste management asset category includes all landfilling and waste management activities within the township. At present, this category includes two municipal landfills, one in Sioux Narrows and one in Nestor Falls, each services the surrounding areas of those centres.

Overall, the condition of the landfills is fair but degrading to poor condition as time goes on. There are a number of factors affecting this condition rating which will be discussed further in the following sections. A summary of the solid waste management asset category is included below in Table 23. Further breakdown of the components in each asset can be found in Appendix G.

Table 23 – Solid Waste Management Asset Category Summary

Asset	Estimated Replacement Cost	Estimated Age (years)	Average Condition Value
Sioux Narrows Landfill	$261,500*	17.0	2.06
Nestor Falls Landfill	$138,000*	24.8	1.60
Totals/Averages	$399,500	20.9	1.83

*The estimated replacement cost does not include the cost of the land, any engineering assistance for the development of a new landfill site, or the regulatory requirements for the development of a new landfill site.

3.4.2 Current Levels of Service

With two landfills, located on the outskirts of the two main communities in Sioux Narrows – Nestor Falls, the municipal solid waste system provides coverage to all members of the community. There is no municipal garbage collection, therefore residents are required to transport their waste to the landfill themselves or utilize third-party garbage collection/dumpster services. As such, 100% of residents have access to the landfill systems, but 0% of residents have access to a municipal collection service. Recycling services are also available to residents at the landfill locations.

The landfill sites have consistent and regular hours of operation, varying on a seasonal basis. May through September, the landfills are both open 5 days per week, and for the remainder of the year are open 3 days per week. This schedule leads to an average of 201 open days per year or 55%. Given the small rural nature of the township, this level of access to the solid waste services is reasonable.

3.4.3 Current Performance

The current operational performance of the landfills is good. With limited fuel demand for operation of the facilities, there is little room for improved efficiency. That being said, the main bulldozers in use at both landfills are quite aged and may have poorer fuel efficiency during use. Furthermore, both landfills are aging and approaching or have exceeded capacity, which will lead to operational issues in the future. At the present, there are no reported concerns with the ability to continue utilizing both landfills.

The Sioux Narrows landfill also includes a completely standalone, solar powered recycling compactor. This system, when operational, increases the overall performance of the landfill by operating completely independent of external power supply, thus improving energy efficiency of the site, and also compacting the waste to conserve space and improve operational efficiency of the site.

3.4.4 Proposed Levels of Service

The Township of Sioux Narrows – Nestor Falls is not proposing to expand their solid waste system in the near future, other than planning for the end-of-life cycle needs of both landfills. As the system exists today, an assumed 100% of residents access and utilize the solid waste system. The development and implementation of a garbage collection system would likely be cost prohibitive for the community and is not being explored at this time.

Additionally, the township does not plan to expand the hours or days of operation of the landfill. The current operational schedule appears to be sufficient to satisfy the needs of the residents without modification.

3.4.5 Proposed Performance

The township is planning to engage a consultant to help plan for the future of both landfills. If it is determined that the either landfill needs to be replaced with a new site, it is expected that this new development will feature newer technology which will improve operational efficiency. However, new landfill development is likely more than 10 years away and therefore outside the scope of this plan.

The community also would like to extend the life of their current bulldozer equipment as long as possible. However, when the time comes to replace the equipment, consideration should be given to newer equipment with improved fuel efficiency.

3.4.6 10-Year Life Cycle

The projected life cycle costs for the solid waste management within the Township of Sioux Narrows – Nestor Falls has been estimated based on maintaining the current levels of service. With limited proposed future levels of service, there is no need to complete a second financial analysis. However, it should be noted that to improve energy efficiency, replacement of the bulldozers with more fuel-efficient models should be considered. A detailed breakdown of the financial analysis of the solid waste asset category can be found in Appendix G. In summary, the costs primarily include for the retaining of a consultant to assist with investigation and development of landfill replacement options for Sioux Narrows and Nestor Falls landfills, as well as the ongoing maintenance of the aging mechanical equipment at both sites. Table 24 below highlights the annual costs over the next ten years for this asset category.

Table 24 – Annual Projected Costs of Solid Waste Management Maintenance

Year	Projected Maintenance Costs
2022	$85,000
2023	$77,000
2024	$62,000
2025	$62,000
2026	$62,000
2027	$2,000
2028	$2,000
2029	$2,000
2030	$2,000
2031	$2,000

3.4.7 Assumptions

It has been assumed that the population of the Sioux Narrows – Nestor Falls Township will grow over the next decade at a rate of just under 0.5% per year for a combined growth of approximately 5%. Given that the Nestor Falls landfill has already been identified as over capacity, any growth within that portion of the township could present additional stress to the landfill. The landfill has been granted an extension, but it will be critical for

Sioux Narrow – Nestor Falls to plan for a new landfill soon and include considerations for population growth. This stands true for the Sioux Narrows landfill as well which is also nearing then end of its projected usable life within the next decade.

3.5 Transportation Services Assets

3.5.1 Asset Category Summary

The transportation asset category includes three municipal infrastructure elements – the Nestor Falls Airstrip, the Sioux Narrows Helipad, and the streetlighting along the main highway in Sioux Narrows. Though the highway is under provincial jurisdiction, the streetlights associated with it have been installed and maintained by the township.

Overall, the transportation assets are in good condition. An overview of the assets in this asset category have been summarized below in Table 25, with the fully detailed information available in Appendix H.

Table 25 – Transportation Asset Category Summary

Asset	Estimated Replacement Cost	Estimated Age (years)	Average Condition Value
Nestor Falls Airstrip	$792,000	7.7	3.33
Sioux Narrows Helipad	$80,000	11.0	3.00
Sioux Narrows Streetlights	$134,800	7.7	3.00
Totals/Averages	$1,006,800	8.8	3.11

3.5.2 Current Levels of Service

The current level of service of the transportation systems is limited. The airstrip and the helipad are utilized by a very small fraction of the residents, most of which are seasonal residents or tourists. The airstrip primarily operates for private and chartered flights, with no service from major or regional carriers. Furthermore, the helipad has no hangers or site buildings, suggesting that it is merely used as a pick/drop-off location, and is suspected to be primarily used in case of emergency for medical transportation.

On the contrary, the streetlights would be used by nearly all residents which reside in or pass through Sioux Narrows. It is anticipated that some residents of Nestors Falls may not

frequent Sioux Narrows and so it is conservatively estimated that 80% of the community population benefit from this lighting. The lighting also serves to better illuminate the main corridor, thus promoting community-run businesses, and also improving the safety of residents and visitors on the main stretch of highway in Sioux Narrows.

Furthermore, there are no reported service interruptions to the municipal transportation infrastructure. The airstrip lines were repainted recently, which would have contributed to some downtime of the airstrip for completion, however, this was very minimal and did not significantly interrupt service. Also, the relatively new installation of the highway streetlights has led to no reported downtime of the lights in recent years.

3.5.3 Current Performance

The current assets within this asset category are operating at a fairly high efficiency. All highway streetlighting is relatively new, with LED fixtures and metals poles. Furthermore, the helipad and airstrip infrastructure are limited to outdoor surfaces. The helipad features solar cone lighting; however, these lights are supplied by Ornge and not the responsibility of the township. There is no lighting at the Nestor Falls airstrip under township responsibility.

3.5.4 Proposed Levels of Service

The township is not proposing to improve or expand the levels of service of the transportation assets over the next decade. While they are open to long-term leasing of hanger space at the Nestor Falls Airport, there are no plans at this time to expand infrastructure to accommodate this. Instead, it will be dealt with on a case-by-case basis as opportunities arise.

3.5.5 Proposed Performance

The infrastructure in place for this asset category is already operating at a fairly high efficiency so there are no proposed improvements to performance.

3.5.6 10-Year Life Cycle

Since there are no proposed improvements or modifications to the levels of service and performance, the financial analysis is only focused on the items necessary to maintain the current levels of service. The assets within this asset category have been broken down in Appendix H along with a financial analysis of the maintenance and replacement activities for each component. A summary of the 10-year costs for this asset category are included below in Table 26. Further detail can be found by reviewing Appendix H.

Table 26 – Annual Projected Costs of Transportation Asset Maintenance

Year	Projected Maintenance Costs
2022	$0
2023	$0
2024	$0
2025	$82,500
2026	$17,000
2027	$0
2028	$4,800
2029	$0
2030	$77,500
2031	$17,000

3.5.7 Assumptions

It has been assumed that the population of the Sioux Narrows – Nestor Falls Township will grow over the next decade at a rate of just under 0.5% per year for a combined growth of approximately 5%. At this time, there are no plans or provisions for expansion of the transportation infrastructure within the community. Given the limited use airstrip and helipad, they are not expected to be significantly affected by future population growth over the next decade.

4.0 Summary

The Township of Sioux Narrows – Nestor Falls has maintained most of their assets in overall fair to good condition. Some items are new and considered in excellent condition while a select number of assets are in poor condition and require attention in the near future.

In addition to those assets identified in poor or critical condition and requiring replacement, this plan has also laid out the longer-term capital improvements and operating maintenance required to continue providing the current levels of service. Tables 27 below summarize the total projected costs for each year based on this assessment and plan.

Furthermore, this plan laid out improved levels of service goals for some of the community's asset categories and highlighted the capital projects and maintenance items required to achieve those goals. These items have been discussed in detail throughout the plan.

Table 27 – All Asset Category 10-year Summary

Year	Annual Total Costs
2022	$552,375
2023	$931,650
2024	$755,850
2025	$622,075
2026	$811,770
2027	$550,300
2028	$557,625
2029	$440,350
2030	$618,550
2031	$485,345

5.0 Closure

This asset management plan has been prepared by Chris Lock, P.Eng. and Andrew Brookes, P.Eng., CMVP.

Sincerely, for LBE Group,

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Appendix A

Roads Assets

Paved Roads

Name	Location	Distance		# of Lanes	Lane-km	Road Category	Condition	Condition Value	Notes	2022		2023		2024		2025		2026		2027		2028		2029		2030		2031	
										Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost
GOVERNMENT DOCK	Sioux Narrows	0.32	KM	4	1.28	Local	Good	3	Pavement good condition - some cracking.	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 11,520.00	3	$ -	3	$ -	3	$ -	3	$ 9,000.00	3	$ 11,520.00
COMMUNITY HALL	Sioux Narrows	0.10	KM	2	0.20	Local	Fair	2	Newer side is good, older side is fair.	2	$ -	2	$ -	2	$ 900.00	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 900.00	2	$ -	2	$ -
RECREATION CENTRE	Sioux Narrows	0.50	KM	2	1.00	Local	Good	3	Parking lot looks good.	3	$ -	3	$ -	3	$ -	3	$ 9,000.00	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 9,000.00	3	$ -
GOVERNMENT DOCK PARKING	Nestor Falls	0.2	KM	3	0.6	Local	Good	3		3	$ -	3	$ -	3	$ -	3	$ 5,400.00	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 5,400.00	3	$ -
Totals/Average		**1.12**	**KM**		**3.08**			**2.75**		**2.75**	**$ -**	**2.75**	**$ -**	**2.75**	**$ 900**	**2.75**	**$ 14,400**	**2.75**	**$ 11,520**	**2.75**	**$ -**	**2.75**	**$ -**	**2.75**	**$ 900**	**2.75**	**$ 14,400**	**2.75**	**$ 11,520**

Surface Treated Roads

Name	Location	Distance		# of Lanes	Lane-km	Road Category	Condition	Condition Value	Notes	2022		2023		2024		2025		2026		2027		2028		2029		2030		2031	
										Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost
KAKAGI LAKE ROAD	Nestor Falls	0.80	KM	2	1.60	Local	Good	3	Overall good condition - some heaving and cracking.	3	$ -	3	$ -	3	$ -	3	$ 4,000	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 4,000	3	$ -
HERONRY ROAD	Nestor Falls	0.50	KM	2	1.00	Local	Good	3	Some splitting of road. Patchwork required.	3	$ -	3	$ -	3	$ -	3	$ 2,500	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 2,500	3	$ -
SABASKONG BAY ROAD	Nestor Falls	1.96	KM	2	3.92	Collector	Fair	2	Needs some patchwork. Ditching is good.	2	$ 9,800	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 9,800	2	$ -	2	$ -	2	$ -	3	$ 49,000
SN GARBAGE DUMP/LANDFILL	Sioux Narrows	0.70	KM	2	1.40	Local	Fair	2	Closed on the day of inspection. Water pooling on road.	2	$ -	2	$ 3,500	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 3,500	2	$ -	2	$ -	2	$ -
LOBSTICK BAY	Sioux Narrows	2.10	KM	2	4.20	Local	Fair	2		2	$ -	2	$ -	2	$ 10,500	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 10,500	2	$ -	2	$ -
HOLDENS	Sioux Narrows	0.90	KM	2	1.80	Local	Fair	2		2	$ -	2	$ -	2	$ 4,500	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 4,500	2	$ -	2	$ -
MACKENZIE WARD	Sioux Narrows	1.70	KM	2	3.40	Local	Good	3		3	$ -	3	$ -	3	$ -	3	$ -	3	$ 8,500	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 8,500
LAUGHING WATER	Sioux Narrows	1.40	KM	2	2.80	Local	Good	3	Heaving in some areas. At 0.3KM there is a lot of water pooling but no visible culvert.	2	$ -	2	$ 7,000	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 7,000	2	$ -	2	$ -	2	$ -
DUBOIS	Sioux Narrows	1.00	KM	2	2.00	Collector	Fair	2	Wearing of road, especially at the entrance and minor dips throughout.	2	$ -	2	$ 5,000	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 5,000	2	$ -	2	$ -	2	$ -
HALVERSON DRIVE	Sioux Narrows	0.90	KM	2	1.80	Local	Fair	2	Some wearing and areas of broken road.	2	$ 4,500	2	$ -	2	$ -	2	$ -	2	$ -	2	$ -	2	$ -	2	$ -	3	$ 22,500	3	$ -
BOUVIERS	Sioux Narrows	0.20	KM	2	0.40	Local	Fair	2		2	$ -	2	$ -	2	$ 1,000	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 1,000	2	$ -	2	$ -
TOTEM	Sioux Narrows	0.90	KM	2	1.80	Collector	Good	3		3	$ -	3	$ -	3	$ -	3	$ -	3	$ 4,500	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 4,500
APACHE	Sioux Narrows	1.60	KM	2	3.20	Local	Fair	2	Some washout.	2	$ -	2	$ -	2	$ -	3	$ 40,000	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 8,000	3	$ -
YELLOWBIRD	Sioux Narrows	0.60	KM	2	1.20	Local	Good	3	Minor washout, some previous patchwork done.	2	$ 3,000	2	$ -	2	$ -	2	$ -	2	$ -	2	$ -	2	$ -	2	$ -	3	$ 15,000	3	$ -
JOHNSON	Sioux Narrows	0.80	KM	2	1.60	Local	Good	3		3	$ -	3	$ -	3	$ -	3	$ -	3	$ 4,000	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 4,000
RED INDIAN	Sioux Narrows	2.10	KM	2	4.20	Collector	Good	3	Washout along edges, other than that in good condition.	3	$ -	3	$ -	3	$ 10,500	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 10,500	3	$ -	3	$ -
HAAS	Sioux Narrows	0.20	KM	2	0.40	Local	Fair	2	Some erosion along edges.	2	$ -	2	$ 1,000	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 1,000	2	$ -	2	$ -	2	$ -
MILLERS	Sioux Narrows	0.50	KM	2	1.00	Local	Fair	2	Patching required.	2	$ 2,500	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 2,500	2	$ -	2	$ -	2	$ -	3	$ 12,500
SKYERS	Sioux Narrows	0.50	KM	2	1.00	Local	Fair	2		2	$ -	2	$ -	2	$ 2,500	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 2,500	2	$ -	2	$ -
FADDEN	Sioux Narrows	0.90	KM	2	1.80	Local	Good	3		3	$ -	3	$ -	3	$ -	3	$ -	3	$ 4,500	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 4,500
TOMAHAWK	Sioux Narrows	0.70	KM	2	1.40	Collector	Good	3		3	$ -	3	$ -	3	$ -	3	$ -	3	$ 3,500	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 3,500
MATHIEU	Sioux Narrows	0.70	KM	2	1.40	Local	Fair	2	Potholes, road separation, broken surface.	2	$ -	2	$ -	2	$ -	2	$ -	4	$ 35,000	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 3,500
BLACKS	Sioux Narrows	0.20	KM	2	0.40	Local	Fair	2	Some broken surface areas causing bumps.	2	$ 1,000	2	$ -	2	$ -	2	$ -	2	$ -	2	$ -	2	$ -	2	$ -	4	$ 10,000	3	$ -
FICKAS	Sioux Narrows	2.30	KM	2	4.60	Collector	Fair	2	Pot holes, heaving, erosion along the edges of road.	2	$ -	2	$ -	2	$ -	2	$ -	4	$ 115,000	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 11,500
BARTLEMAY	Sioux Narrows	0.50	KM	2	1.00	Local	Fair	2	Some heaving, some patchwork has been done.	2	$ -	2	$ 2,500	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 2,500	2	$ -	2	$ -	2	$ -
HORLEY	Sioux Narrows	0.30	KM	2	0.60	Local	Poor/Fair	1.5	Some washout at entrance.	4	$ 15,000	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 1,500	3	$ -	3	$ -	3	$ -	3	$ -
SANCTUARY LANDING (HORLEY)	Sioux Narrows	0.20	KM	2	0.40	Local	Fair	2		2	$ -	2	$ -	2	$ 1,000	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 1,000	2	$ -	2	$ -
BLUMERS	Sioux Narrows	0.50	KM	2	1.00	Local	Fair	2		2	$ -	2	$ -	2	$ 2,500	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 2,500	2	$ -	2	$ -
WOODLAND	Sioux Narrows	1.80	KM	2	3.60	Collector	Good	3	Bump on road where culvert is popping up.	3	$ -	3	$ -	3	$ -	3	$ 9,000	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 9,000	3	$ -
RETURN POINT	Sioux Narrows	2.00	KM	2	4.00	Local	Fair	2	Washout, erosion, heaving, potholes.	2	$ 10,000	2	$ -	2	$ -	2	$ -	2	$ -	4	$ 100,000	3	$ -	3	$ -	3	$ -	3	$ -
PETERS - SUMMER ONLY	Sioux Narrows	0.20	KM	2	0.40	Local	Fair	2		2	$ -	2	$ -	2	$ 1,000	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 1,000	2	$ -	2	$ -
REGINA BAY	Sioux Narrows	0.30	KM	2	0.60	Local	Fair	2		2	$ -	2	$ -	2	$ 1,500	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 1,500	2	$ -	2	$ -
CURTIS	Sioux Narrows	1.30	KM	2	2.60	Local	Fair	2	Broken surface treatment.	2	$ 6,500	2	$ -	2	$ -	2	$ -	2	$ -	2	$ -	2	$ -	3	$ 32,500	3	$ -	3	$ -
FISHER	Sioux Narrows	0.15	KM	2	0.30	Local	Poor/Fair	1.5	Broken Surface.	4	$ 7,500	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 750	3	$ -	3	$ -	3	$ -	3	$ -
HAGENS	Sioux Narrows	0.20	KM	2	0.40	Local	Poor/Fair	1.5	Broken surface treatment.	4	$ 10,000	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 1,000	3	$ -	3	$ -	3	$ -	3	$ -
LAKEVIEW TERRACE	Sioux Narrows	0.50	KM	2	1.00	Local	Fair	2		2	$ -	2	$ -	2	$ 2,500	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 2,500	2	$ -	2	$ -
WOODHOUSE	Sioux Narrows	1.10	KM	2	2.20	Local	Poor/Fair	1.5	Surface Treatment/ Gravel Combo. Some areas of significant damage near end of road. Gravel at end of road has heaving and washout.	1.5	$ -	4	$ 55,000	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 5,500	3	$ -	3	$ -	3	$ -
FODERICKS	Sioux Narrows	0.20	KM	2	0.40	Local	Fair	2	Gravel and Surface treatment.	2	$ -	2	$ 1,000	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 1,000	2	$ -	2	$ -	2	$ -
SHINGWAK	Sioux Narrows	1.90	KM	2	3.80	Local	Good	3	at the Lodge (1.5km) the road goes to gravel. Both surface treatment and gravel are in good condition.	3	$ -	3	$ -	3	$ 9,500	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 9,500	3	$ -	3	$ -
SHANGRILA	Sioux Narrows	1.50	KM	2	3.00	Local	Good	3	One small pothole, otherwise in good condition.	3	$ -	3	$ -	3	$ -	3	$ 7,500	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 7,500	3	$ -
TOWNSHIP	Sioux Narrows	1.60	KM	2	3.20	Collector	Fair	2	Overall good, some potholes that require patchwork. Potential for a culvert at 1.3km as there was lots of pooled water in the ditch upon inspection.	2	$ -	2	$ 8,000	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 8,000	2	$ -	2	$ -	2	$ -
GAUDRY/AIRPORT	Sioux Narrows	1.20	KM	2	2.40	Collector	Fair/Good	2.5	End of the road has some wear and tear but the rest was good.	2	$ -	2	$ -	2	$ 6,000	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 6,000	2	$ -	2	$ -
AZTEC/OTTER	Sioux Narrows	1.00	KM	2	2.00	Local	Fair	2	Some areas require patchwork. Some erosion around edges of road.	2	$ -	2	$ 5,000	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 5,000	2	$ -	2	$ -	2	$ -
FATHER MOSS	Sioux Narrows	2.10	KM	2	4.20	Local	Fair/Good	2.5		2.5	$ -	2.5	$ -	3	$ 21,000	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 10,500	3	$ -	3	$ -
SENIORS'	Sioux Narrows	0.40	KM	2	0.80	Local	Fair	2	Looks a bit beat up and has some wear and tear.	2	$ -	2	$ 2,000	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 2,000	2	$ -	2	$ -	2	$ -
PANORAMA DRIVE (OFF RED INDIAN ROAD)	Sioux Narrows	0.50	KM	2	1.00	Local	Good	3		3	$ -	3	$ 2,500	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 2,500	3	$ -	3	$ -	3	$ -
TRILLIUM TRAIL	Sioux Narrows	1.00	KM	2	2.00	Local	Fair	2	Some pot holes.	2	$ -	2	$ 5,000	2	$ -	2	$ -	2	$ -	2	$ -	2	$ 50,000	3	$ -	3	$ -	3	$ -
WHITE MOOSE ROAD	Sioux Narrows	5.10	KM	2	10.20	Collector	Good	3	Minor heaving and cracking along edges. Resurfaced in 2017.	3	$ 25,500	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 25,500	3	$ -	3	$ -	3	$ -	3	$ -
Totals/Average		**49.71**	**KM**		**99.42**			**2.29**		**2.40**	**$ 95,300**	**2.39**	**$ 97,500**	**2.38**	**$ 74,000**	**2.40**	**$ 63,000**	**2.48**	**$ 175,000**	**2.48**	**$ 141,050**	**2.46**	**$ 93,000**	**2.50**	**$ 96,000**	**2.58**	**$ 78,500**	**2.60**	**$ 101,500**

Gravel Roads

Name	Location	Distance	# of Lanes	Lane-km	Road Category	Condition	Condition Value	Notes	2022		2023		2024		2025		2026		2027		2028		2029		2030		2031	
									Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost
HERONRY ROAD S	Nestor Falls	0.30 KM	2	0.60	Local	Fair	2	Lack of gravel and some exposed bedrock.	2	$ 1,050	2	$ -	2	$ -	2	$ 1,050	2	$ -	2	$ -	3	$ 10,500	3	$ -	3	$ -	3	$ 1,050
TVO	Sioux Narrows	0.30 KM	2	0.60	Collector	Fair	2		2	$ -	2	$ -	3	$ 5,250	3	$ -	3	$ -	3	$ 1,050	3	$ -	3	$ -	3	$ 1,050	3	$ -
CORAL PORTAGE (FRANCHUKS)	Sioux Narrows	0.10 KM	2	0.20	Local	Fair	2	Some Potholes.	3	$ 1,750	3	$ -	3	$ -	3	$ 350	3	$ -	3	$ -	3	$ 350	3	$ -	3	$ -	3	$ -
GILLS	Sioux Narrows	0.30 KM	2	0.60	Local	Fair	2		2	$ -	2	$ -	3	$ 5,250	3	$ -	3	$ -	3	$ 1,050	3	$ -	3	$ -	3	$ 1,050	3	$ -
MILLER	Sioux Narrows	0.40 KM	2	0.80	Local	Fair	2	Some water pooling in certain areas.	2	$ -	2	$ 7,000	3	$ -	3	$ -	3	$ 1,400	3	$ -	3	$ -	3	$ 1,400	3	$ -	3	$ -
TROUT STREET	Sioux Narrows	0.30 KM	2	0.60	Local	Fair	2	Could use new gravel.	2	$ -	2	$ 5,250	3	$ -	3	$ -	3	$ 1,050	3	$ -	3	$ -	3	$ 1,050	3	$ -	3	$ -
PARADISE POINT	Sioux Narrows	0.20 KM	2	0.40	Local	Good	3		3	$ -	3	$ 700	3	$ -	3	$ -	3	$ 700	3	$ -	3	$ -	3	$ 700	3	$ -	3	$ -
BELL	Sioux Narrows	0.50 KM	2	1.00	Local	Good	3	Some erosion on side of road.	3	$ -	3	$ -	3	$ 1,750	3	$ -	3	$ -	30	$ 1,750	3	$ -	3	$ -	3	$ 1,750	3	$ -
CEMETERY	Sioux Narrows	0.40 KM	2	0.80	Local	Fair	2	Some areas are rough and have washboard. May require some grading and new gravel.	2	$ 1,400	2	$ -	2	$ -	2	$ 1,400	2	$ -	2	$ -	3	$ 7,000	3	$ -	3	$ -	3	$ 1,400
HILLTOPPERS	Sioux Narrows	0.10 KM	2	0.20	Local	Poor/Fair	1.5	Some areas of grass covered gravel.	4	$ 3,500	3	$ -	3	$ -	3	$ 350	3	$ -	3	$ -	3	$ 350	3	$ -	3	$ -	3	$ 350
KILPATRICK	Sioux Narrows	0.70 KM	2	1.40	Local	Good	3		3	$ -	3	$ -	3	$ 2,450	3	$ -	3	$ -	3	$ 2,450	3	$ -	3	$ -	3	$ 2,450	3	$ -
PIT & SEWAGE	Sioux Narrows	0.15 KM	2	0.30	Local	Fair	2	Gravel/Dirt - could use some new gravel as there is limited and some washout on exisiting.	2	$ 525	2	$ -	2	$ -	3	$ 2,625	3	$ -	3	$ -	3	$ 525	3	$ -	3	$ -	3	$ 525
MOLLOY DRIVE (OFF WHITE MOOSE ROAD)	Sioux Narrows	0.30 KM	2	0.60	Local	Fair	2	Left side (High side) not ditched very well.	2	$ -	2	$ -	2	$ 1,050	2	$ -	2	$ -	3	$ 10,500	3	$ -	3	$ -	3	$ 1,050	3	$ -
MACKENZIE WARD ESTATES	Sioux Narrows	1.20 KM	2	2.40	Local	Good	3	Rap sloping to ditch.	3	$ -	3	$ -	3	$ 4,200	3	$ -	3	$ -	3	$ 4,200	3	$ -	3	$ -	3	$ 4,200	3	$ -
Totals/Average		**5.25 KM**		**10.50**			**2.25**		**2.50**	**$ 8,225**	**2.43**	**$ 12,950**	**2.71**	**$ 19,950**	**2.79**	**$ 5,775**	**2.79**	**$ 3,150**	**4.79**	**$ 21,000**	**3.00**	**$ 18,725**	**3.00**	**$ 3,150**	**3.00**	**$ 11,550**	**3.00**	**$ 3,325**

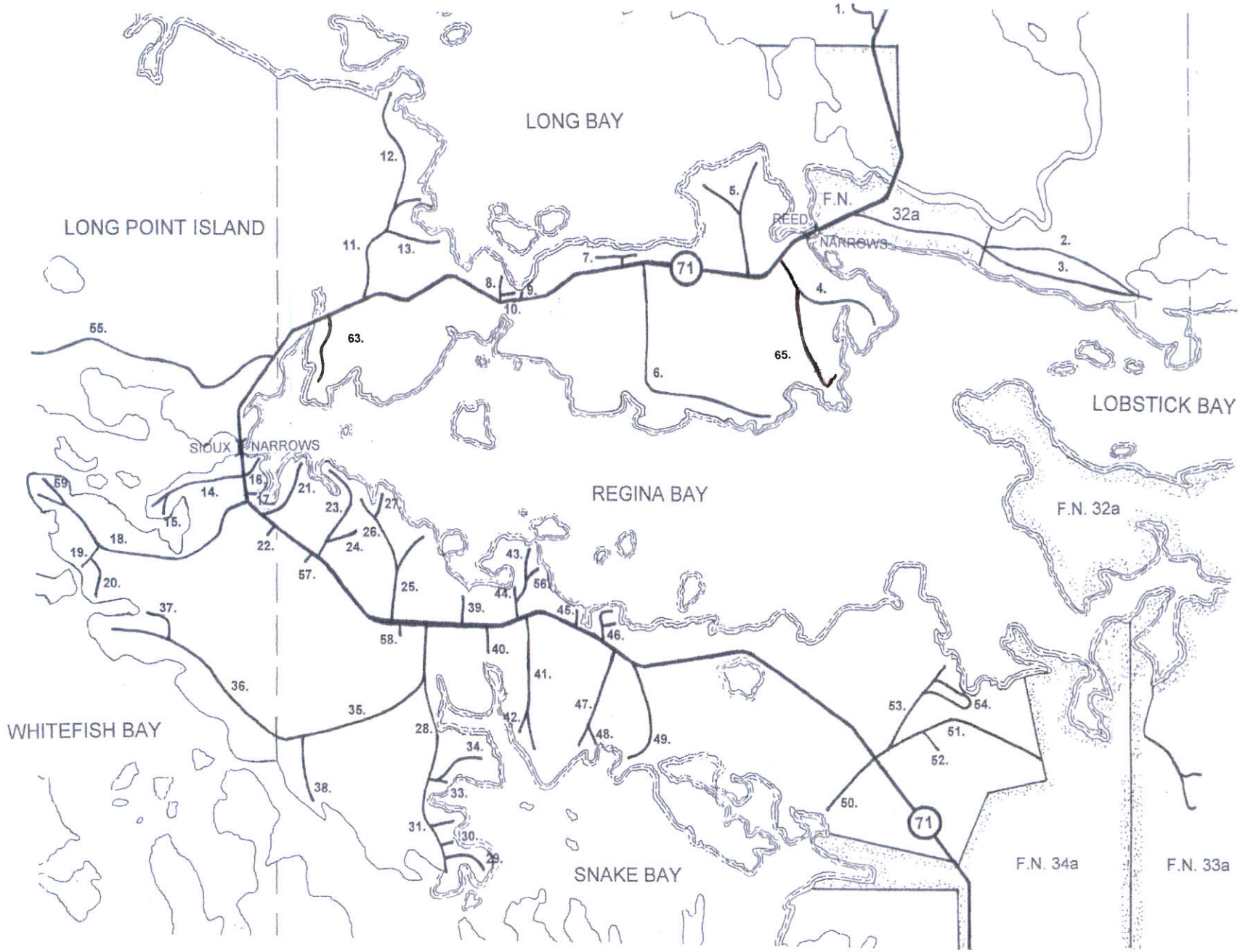
								All Roads Totals	**2.44**	**$ 103,525**	**2.42**	**$ 110,450**	**2.47**	**$ 94,850**	**2.50**	**$ 83,175**	**2.56**	**$ 189,670**	**2.98**	**$ 162,050**	**2.59**	**$ 111,725**	**2.62**	**$ 100,050**	**2.68**	**$ 104,450**	**2.70**	**$ 116,345**

Appendix B

Map of the Sioux Narrows Road Network

Township of Sioux Narrows - Nestor Falls
Municipal Road List

Rd.#	Name	km	Rd.#	Name	km
1	Garbage Dump	0.7	36	Return Point	2.0
2	Lobstick Bay	2.7	37	Peters - Summer Road Only	0.2
3	Holdens	0.9	38	Bell	0.6
4	MacKenzie Ward	1.6	39	Regina Bay	0.4
5	Laughing Water	1.6	40	Cemetery	0.4
6	Dubois	2.1	41	Curtis	1.3
7	Halverson Drive	0.8	42	Hilltoppers	0.6
8	TVO	0.3	43	Kilpatrick	0.8
9	Franchucks	0.1	44	Fisher	0.2
10	Bouviers	0.2	45	Hagens	0.2
11	Totem	1.1	46	Lakeview Terrace	0.6
12	Apache	1.7	47	Woodhouse	1.2
13	Yellowbird	0.6	48	Fodericks	0.3
14	Johnson	0.8	49	Shingwak	1.5
15	Gills	0.3	50	Shangrila	1.5
16	Miller	0.2	51	Township	1.6
17	Government Dock	0.2	52	Pit & Sewage	0.2
18	Red Indian	2.2	53	Gaudry/Airport	1.1
19	Haas	0.3	54	Aztec/Otter	0.9
20	Millers	0.5	55	Father Moss	2.2
21	Skyers	0.7	56	White Moose Road	4.0
22	Community Hall	0.1	57	Seniors'	0.4
23	Fadden	1.1	58	Recreation Centre	0.5
24	Trout Street	0.2	59	Panorama Drive (Off Red Indian)	1.8
25	Tomahawk	0.7	60	Kakagi Lake Road - Nestor Falls	0.8
26	Mathieu	0.7	61	Heronry Road - Nestor Falls	0.6
27	Blacks	0.2	62	Sabaskong Bay Road - Nestor Falls	1.9
28	Fickas	2.5	63	Trillium Trail	0.7
29	Bartlemay	0.5	64	Molloy Drive (Off White Moose Road)	0.5
30	Horley	0.3	65	MacKenzie Ward Estates	1.1
31a	Horley	0.3			
33	Paradise Point	0.4			
34	Blumers	0.5			
35	Woodland	1.9		**TOTAL KILOMETRES**	**59.1**


LONG BAY
LONG POINT ISLAND
F.N. REED
NARROWS
32a
LOBSTICK BAY
SIOUX NARROWS
REGINA BAY
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WHITEFISH BAY
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Appendix C

Bridge & Culvert Assets

METAL CULVERTS

Name	Bridge or Culvert	Location	Width (lanes)	Distance from Road Start		Type	Condition	Condition Value	Replacement Cost	Notes	2022		2023		2024		2025		2026		2027		2028		2029		2030		2031	
											Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost
White Moose Road	Culvert	Sioux Narrows	2	1.8	KM	Galvanized Steel	Good	3	$ 6,000		3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600
White Moose Road	Culvert	Sioux Narrows	2	2.6	KM	Galvanized Steel	Poor	1	$ 6,000	Buried.	1	$ -	1	$ -	4	$ 6,000	4	$ -	4	$ -	4	$ 600	4	$ -	4	$ -	3	$ 600	3	$ -
White Moose Road	Culvert	Sioux Narrows	2	2.7	KM	Galvanized Steel	Poor	1	$ 6,000	Sunken, almost underwater.	1	$ -	4	$ 6,000	4	$ -	4	$ -	4	$ 600	4	$ -	4	$ -	3	$ 600	3	$ -	3	$ -
White Moose Road	Culvert	Sioux Narrows	2	2.9	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -
White Moose Road	Culvert	Sioux Narrows	2	3.0	KM	Galvanized Steel	Good	3	$ 6,000		3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	2	$ -	2	$ -	2	$ 600
White Moose Road	Culvert	Sioux Narrows	2	3.7	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
White Moose Road	Culvert	Sioux Narrows	2	3.8	KM	Galvanized Steel	Good	3	$ 6,000		3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600
White Moose Road	Culvert	Sioux Narrows	2	4.1	KM	Galvanized Steel	Good	3	$ 6,000	Draining Well.	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
White Moose Road	Culvert	Sioux Narrows	2	4.7	KM	Galvanized Steel	Fair	2	$ 6,000		2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -
Molloy Road (Off White Moose)	Culvert	Sioux Narrows	2	0.2	KM	Galvanized Steel	Poor	1	$ 6,000	Culvert is above the grade of the ditch, therefore not draining properly.	4	$ 6,000	4	$ -	4	$ -	4	$ 600	4	$ -	4	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600
Mackenzie Ward	Culvert	Sioux Narrows	2	0.6	KM	Galvanized Steel	Fair	2	$ 6,000		2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -
Mackenzie Ward	Culvert	Sioux Narrows	2	1.3	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -
Mackenzie Ward	Culvert	Sioux Narrows	2	1.6	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -
Mackenzie Ward (Estate Road)	Culvert	Sioux Narrows	2	0.1	KM	Galvanized Steel	Good	3	$ 6,000	RAP Protected.	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600
Mackenzie Ward (Estate Road)	Culvert	Sioux Narrows	2	0.6	KM	Galvanized Steel	Good	3	$ 6,000	RAP Protected.	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -
Laughing Water Road	Culvert	Sioux Narrows	2	0.8	KM	Galvanized Steel	Poor	1	$ 6,000	Culvert is buried. There is still some water flow but needs replacing.	1	$ -	1	$ -	4	$ 6,000	4	$ -	4	$ -	4	$ 600	4	$ -	4	$ -	3	$ 600	3	$ -
Laughing Water Road	Culvert	Sioux Narrows	2	1.1	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Dubois Road	Culvert	Sioux Narrows	2	0.3	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -
Dubois Road N	Culvert	Sioux Narrows	2	0.4	KM	Galvanized Steel	Fair	2	$ 6,000		2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600
Dubois Road S	Culvert	Sioux Narrows	2	0.3	KM	Galvanized Steel	Poor	1	$ 6,000	Culvert is buried.	1	$ -	4	$ 6,000	4	$ -	4	$ -	4	$ 600	4	$ -	4	$ -	3	$ 600	3	$ -	3	$ -
Dubois Road S	Culvert	Sioux Narrows	2	0.4	KM	Galvanized Steel	Good	3	$ 6,000	Good flow.	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600
Halverson Drive	Culvert	Sioux Narrows	2	0.9	KM	Galvanized Steel	Good	3	$ 6,000	Downstream is buried a little but stil flowing.	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -
Totem Road	Culvert	Sioux Narrows	2	0.0	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Totem Road	Culvert	Sioux Narrows	2	0.2	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -
Totem Road	Culvert	Sioux Narrows	2	0.3	KM	Galvanized Steel	Good	3	$ 6,000		3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600
Totem Road	Culvert	Sioux Narrows	2	0.5	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Totem Road	Culvert	Sioux Narrows	2	0.55	KM	Galvanized Steel	Good	3	$ 6,000	Double culvert.	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600
Totem Road	Culvert	Sioux Narrows	2	0.7	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -
Apache Road	Culvert	Sioux Narrows	2	0.5	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -
Apache Road	Culvert	Sioux Narrows	2	0.6	KM	Galvanized Steel	Poor	1	$ 6,000	Culvert is not usable.	4	$ 6,000	4	$ -	4	$ -	4	$ 600	4	$ -	4	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600
Apache Road	Culvert	Sioux Narrows	2	0.7	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Apache Road	Culvert	Sioux Narrows	2	1.0	KM	Galvanized Steel	Poor	1	$ 6,000	Buried.	1	$ -	4	$ 6,000	4	$ -	4	$ -	4	$ 600	4	$ -	4	$ -	3	$ 600	3	$ -	3	$ -
Yellowbird Road	Culvert	Sioux Narrows	2	0.1	KM	Galvanized Steel	Good	3	$ 6,000		3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600
Yellowbird Road	Culvert	Sioux Narrows	2	0.2	KM	Galvanized Steel	Good	3	$ 6,000	Has risen a bit, but still in good working condition.	3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -
Yellowbird Road	Culvert	Sioux Narrows	2	0.4	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Yellowbird Road	Culvert	Sioux Narrows	2	0.5	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -
Trillium Trail	Culvert	Sioux Narrows	2	0.5	KM	Galvanized Steel	Good	3	$ 6,000	Double culvert.	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600
Father Moss Road North	Culvert	Sioux Narrows	2	0.2	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Father Moss Road North	Culvert	Sioux Narrows	2	0.9	KM	Galvanized Steel	Fair	2	$ 6,000		2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600
Father Moss Road North	Culvert	Sioux Narrows	2	1.2	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -
Father Moss Road North	Culvert	Sioux Narrows	2	1.4	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -
Father Moss Road North	Culvert	Sioux Narrows	2	1.45	KM	Galvanized Steel	Fair	2	$ 6,000		2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -
Father Moss Road South	Culvert	Sioux Narrows	2	0.0	KM	Galvanized Steel	Good	3	$ 6,000	Entrance culvert.	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Father Moss Road South	Culvert	Sioux Narrows	2	0.1	KM	Galvanized Steel	Fair	2	$ 6,000	Aged but still works.	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	1	$ -	1	$ -	1	$ 600	1	$ -	1	$ -
Johnson Road	Culvert	Sioux Narrows	2	0.1	KM	Galvanized Steel	Fair	2	$ 6,000	Aged but still works.	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	1	$ -	1	$ 600	1	$ -	1	$ -	1	$ 600
Red Indian Road	Culvert	Sioux Narrows	2	0.2	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Red Indian Road	Culvert	Sioux Narrows	2	0.3	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -
Red Indian Road	Culvert	Sioux Narrows	2	0.9	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -
Red Indian Road	Culvert	Sioux Narrows	2	1.3	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -
Red Indian Road	Culvert	Sioux Narrows	2	1.8	KM	Galvanized Steel	Poor	1	$ 6,000	Buried, needs extension as road has widened since it was installed. Still works a little.	4	$ 6,000	4	$ -	4	$ -	4	$ 600	4	$ -	4	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600
Red Indian Road	Culvert	Sioux Narrows	2	2.1	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -
Skyers Road	Culvert	Sioux Narrows	2	0.1	KM	Galvanized Steel	Good	3	$ 6,000		3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ 600
Skyers Road	Culvert	Sioux Narrows	2	0.15	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -
Fadden	Culvert	Sioux Narrows	2	0.2	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Trout Street	Culvert	Sioux Narrows	2	0.0	KM	Galvanized Steel	Poor	1	$ 6,000	Entrance culvert - buried.	1	$ -	4	$ 6,000	4	$ -	4	$ -	4	$ 600	4	$ -	4	$ -	3	$ 600	3	$ -	3	$ -
Trout Street	Culvert	Sioux Narrows	2	0.1	KM	Galvanized Steel	Good	3	$ 6,000	New, covered with Rap.	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600
Tomahawk	Culvert	Sioux Narrows	2	0.05	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -
Tomahawk	Culvert	Sioux Narrows	2	0.2	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -
Tomahawk	Culvert	Sioux Narrows	2	0.4	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Tomahawk	Culvert	Sioux Narrows	2	0.5	KM	Galvanized Steel	Good	3	$ 6,000		3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600
Matheu Road	Culvert	Sioux Narrows	2	0.05	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -
Matheu Road	Culvert	Sioux Narrows	2	0.4	KM	Galvanized Steel	Fair	2	$ 6,000	Upstream side is buried, water still gets into it.	2	$ 600	2	$ -	2	$ -	1	$ 600	1	$ -	1	$ -	1	$ 600	1	$ -	1	$ -	1	$ 600
Blacks Road	Culvert	Sioux Narrows	2	0.1	KM	Galvanized Steel	Fair	2	$ 6,000	Older and rusty, still in workings condition.	2	$ -	2	$ 600	2	$ -	2	$ -	1	$ 600	1	$ -	1	$ -	1	$ 600	1	$ -	1	$ -
Fickas Road	Culvert	Sioux Narrows	2	0.6	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Fickas Road	Culvert	Sioux Narrows	2	0.9	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Fickas Road	Culvert	Sioux Narrows	2	1.8	KM	Galvanized Steel	Good	3	$ 6,000		3	$ 600	3	$ -	3	$ 600	3	$ -	3	$ 600	3	$ -	3	$ 600	3	$ -	3	$ 600	3	$ -
Fickas Road	Culvert	Sioux Narrows	2	2.0	KM	Galvanized Steel	Fair	2	$ 6,000		2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -
Bartelmay Road	Culvert	Sioux Narrows	2	0.3	KM	Galvanized Steel	Poor	1	$ 6,000	One side of the culvert is buried and completely underwater.	4	$ 6,000	4	$ -	4	$ -	4	$ 600	4	$ -	4	$ -	3	$ 600	3	$ -	3	$ -	3	$ -
Bloomers Road	Culvert	Sioux Narrows	2	0.0	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Bloomers Road	Culvert	Sioux Narrows	2	0.2	KM	Galvanized Steel	Fair	2	$ 6,000		2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600
Woodland Road	Culvert	Sioux Narrows	2	0.05	KM	Galvanized Steel	Good	3	$ 6,000	Washout on road around culvert.	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ 600	2	$ -
Woodland Road	Culvert	Sioux Narrows	2	0.5	KM	Galvanized Steel	Fair	2	$ 6,000	Upstream buried.	2	$ -	1	$ 600	1	$ -	1	$ -	1	$ 600	1	$ -	1	$ -	4	$ 6,000	4	$ -	4	$ -
Woodland Road	Culvert	Sioux Narrows	2	1.0	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Woodland Road	Culvert	Sioux Narrows	2	1.7	KM	Galvanized Steel	Fair	2	$ 6,000	Hump on road where culvert is.	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -
Return Point Road	Culvert	Sioux Narrows	2	0.3	KM	Galvanized Steel	Fair	2	$ 6,000	Botttom is rusted out, still in working condition.	2	$ -	2	$ 600	2	$ -	2	$ -	1	$ 600	1	$ -	1	$ -	1	$ 600	1	$ -	1	$ -
Return Point Road	Culvert	Sioux Narrows	2	1.0	KM	Galvanized Steel	Poor	1	$ 6,000	Upstream is higher than the ditch, therefore water can not drain properly.	4	$ 6,000	4	$ -	4	$ -	4	$ 600	4	$ -	4	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600
Return Point Road	Culvert	Sioux Narrows	2	1.1	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ -	3	$ -	3	$ -	3	$ 600	3	$ -
Cemetery Road	Culvert	Sioux Narrows	2		KM	Galvanized Steel	Fair	2	$ 6,000	Slightly crushed at one end, half buried.	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	1	$ 600	1	$ -	1	$ -

METAL CULVERTS

Name	Bridge or Culvert	Location	Width (lanes)	Distance from Road Start		Type	Condition	Condition Value	Replacement Cost	Notes	2022		2023		2024		2025		2026		2027		2028		2029		2030		2031	
											Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost
Kilpatrick Road	Culvert	Sioux Narrows	2	0.6	KM	Galvanized Steel	Good	3	$ 6,000		3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600
Curtis Road	Culvert	Sioux Narrows	2	0.3	KM	Galvanized Steel	Fair	2	$ 6,000		2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -
Curtis Road	Culvert	Sioux Narrows	2	0.7	KM	Galvanized Steel	Fair	2	$ 6,000		2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600
Curtis Road	Culvert	Sioux Narrows	2	1.0	KM	Galvanized Steel	Fair	2	$ 6,000		2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -
Woodhouse Road	Culvert	Sioux Narrows	2	0.4	KM	Galvanized Steel	Fair	2	$ 6,000		2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600
Woodhouse Road	Culvert	Sioux Narrows	2	0.7	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Woodhouse Road	Culvert	Sioux Narrows	2	0.9	KM	Galvanized Steel	Fair	2	$ 6,000	Downstream side is crushed, still in working condition.	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600
Shingwak Road	Culvert	Sioux Narrows	2	0.5	KM	Galvanized Steel	Fair	2	$ 6,000		2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -
Shingwak Road	Culvert	Sioux Narrows	2	0.6	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Shingwak Road	Culvert	Sioux Narrows	2	1.0	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -
Shangrila Road	Culvert	Sioux Narrows	2	0.2	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Shangrila Road	Culvert	Sioux Narrows	2	0.8	KM	Galvanized Steel	Poor	1	$ 6,000	Severly sunken in.	4	$ 6,000	4	$ -	4	$ -	4	$ 600	4	$ -	4	$ -	4	$ 600	3	$ -	3	$ -	3	$ 600
Shangrila Road	Culvert	Sioux Narrows	2	0.9	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Otter Road	Culvert	Sioux Narrows	2	0.3	KM	Galvanized Steel	Fair	2	$ 6,000	Downstream has sunken.	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	1	$ 600
Aztec Road	Culvert	Sioux Narrows	2	0.2	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -
Sabaskong Bay Road	Culvert	Nestor Falls	2	0.05	KM	Galvanized Steel	Good	3	$ 6,000		3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600
Sabaskong Bay Road	Culvert	Nestor Falls	2	0.3	KM	Galvanized Steel	Good	3	$ 6,000		3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600
Sabaskong Bay Road	Culvert	Nestor Falls	2	0.4	KM	Galvanized Steel	Fair	2	$ 6,000	Heaving above culvert is marked on road and should be fixed.	2	$ -	1	$ 600	1	$ -	1	$ -	1	$ 600	1	$ -	1	$ -	1	$ 6,000	1	$ -	4	$ -
Sabaskong Bay Road	Culvert	Nestor Falls	2	1.0	KM	Galvanized Steel	Fair	2	$ 6,000	Large bump on road above culvert.	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	1	$ 600	1	$ -	1	$ -	1	$ 600	1	$ -
Sabaskong Bay Road	Culvert	Nestor Falls	2	1.1	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Sabaskong Bay Road	Culvert	Nestor Falls	2	1.6	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -
Sabaskong Bay Road	Culvert	Nestor Falls	2	1.8	KM	Galvanized Steel	Good	3	$ 6,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
						Current Average Condition		2.52	$ 600,000		2.69	$ 51,000	2.79	$ 42,600	2.83	$ 31,800	2.80	$ 18,000	2.76	$ 21,600	2.67	$ 20,400	2.60	$ 18,600	2.55	$ 31,800	2.53	$ 21,000	2.55	$ 17,400

HDPE CULVERTS

Name	Bridge or Culvert	Location	Width (lanes)	Distance from Road Start		Type	Condition	Condition Value	Replacement Cost	Notes	2022		2023		2024		2025		2026		2027		2028		2029		2030		2031	
											Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost
White Moose Road	Culvert	Sioux Narrows	2	1.3	KM	HDPE	Good	3	$ 4,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
White Moose Road	Culvert	Sioux Narrows	2	3.1	KM	HDPE	Good	3	$ 4,000	Pot hole and heaving on road above culvert.	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -
White Moose Road	Culvert	Sioux Narrows	2	3.4	KM	HDPE	Good	3	$ 4,000	Damaged road above culvert.	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600
White Moose Road	Culvert	Sioux Narrows	2	3.6	KM	HDPE	Good	3	$ 4,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -
White Moose Road	Culvert	Sioux Narrows	2	4.4	KM	HDPE	Good	3	$ 4,000		3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -
White Moose Road	Culvert	Sioux Narrows	2	4.6	KM	HDPE	Good	3	$ 4,000		3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600
White Moose Road	Culvert	Sioux Narrows	2	4.65	KM	HDPE	Good	3	$ 4,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -
White Moose Road	Culvert	Sioux Narrows	2	4.8	KM	HDPE	Good	3	$ 4,000		3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -
White Moose Road	Culvert	Sioux Narrows	2	5.0	KM	HDPE	Good	3	$ 4,000		3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600
Mackenzie Ward (Estate Road)	Culvert	Sioux Narrows	2	1.2	KM	HDPE	Good	3	$ 4,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -
Dubois Road	Culvert	Sioux Narrows	2	0.8	KM	HDPE	Good	3	$ 4,000		3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	2	$ -	2	$ -
Dubois Road N	Culvert	Sioux Narrows	2	0.5	KM	HDPE	Poor	1	$ 4,000	Downstream side is high, therefore the culvert is not draining properly.	4	$ 4,000	4	$ -	4	$ -	4	$ 600	4	$ -	4	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600
Trillium Trail	Culvert	Sioux Narrows	2	0.6	KM	HDPE	Good	3	$ 4,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Father Moss Road South	Culvert	Sioux Narrows	2	0.2	KM	HDPE	Good	3	$ 4,000		3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -
Johnson Road	Culvert	Sioux Narrows	2	0.2	KM	HDPE	Good	3	$ 4,000		3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600
Red Indian Road	Culvert	Sioux Narrows	2	0.4	KM	HDPE	Good	3	$ 4,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Red Indian Road	Culvert	Sioux Narrows	2	0.7	KM	HDPE	Good	3	$ 4,000		3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -
Skyers Road	Culvert	Sioux Narrows	2	0.3	KM	HDPE	Good	3	$ 4,000		3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600
Fadden	Culvert	Sioux Narrows	2	0.25	KM	HDPE	Good	3	$ 4,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Fadden	Culvert	Sioux Narrows	2	0.5	KM	HDPE	Good	3	$ 4,000		3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -
Trout Street	Culvert	Sioux Narrows	2	0.05	KM	HDPE	Good	3	$ 4,000		3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600
Matheu Road	Culvert	Sioux Narrows	2	0.6	KM	HDPE	Fair	2	$ 4,000	The road has risen where the culvert is below, causing a bump in the road.	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -
Bell Road	Culvert	Sioux Narrows	2	0.1	KM	HDPE	Good	3	$ 4,000		3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -
Bell Road	Culvert	Sioux Narrows	2	0.4	KM	HDPE	Good	3	$ 4,000		3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600
Curtis Road	Culvert	Sioux Narrows	2	0.1	KM	HDPE	Good	3	$ 4,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
Township Road	Culvert	Sioux Narrows	2	1.4	KM	HDPE	Good	3	$ 4,000		3	$ -	3	$ 600	3	$ -	3	$ -	2	$ 600	2	$ -	2	$ -	2	$ 600	2	$ -	2	$ -
Sabaskong Bay Road	Culvert	Nestor Falls	2	0.5	KM	HDPE	Good	3	$ 4,000		3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600
						Current Average Condition		2.89	$ 108,000		3.00	$ 8,800	2.96	$ 5,400	2.96	$ 5,400	2.93	$ 5,400	2.74	$ 5,400	2.67	$ 5,400	2.52	$ 5,400	2.48	$ 5,400	2.41	$ 5,400	2.41	$ 5,400

PVC CULVERTS

Name	Bridge or Culvert	Location	Width (lanes)	Distance from Road Start		Type	Condition	Condition Value	Replacement Cost	Notes	2022		2023		2024		2025		2026		2027		2028		2029		2030		2031	
											Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost	Cond. Value	Cost
Return Point Road	Culvert	Sioux Narrows	2	0.0	KM	PVC	Good	3	$ 4,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -
						Current Average Condition		3.00	$ 4,000		3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -	3	$ -	3	$ 600	3	$ -

All Culvert Totals	2.76	$ 59,800	2.83	$ 48,000	2.86	$ 37,800	2.83	$ 23,400	2.76	$ 27,000	2.67	$ 26,400	2.59	$ 24,000	2.54	$ 37,200	2.51	$ 27,000	2.52	$ 22,800

Appendix D

Facility Assets

Nestor Falls Community Centre									Maintenance Notes	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Asset Components	**Condition**	**Value**	**Description**	**Notes**	**Replacement Cost**	**Date of Replacement**	**Age**	**Projected Usable Life**		**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**
Water Supply	Good	3	Drinking water well on property, assumed to be original to building construction in 1972. Water supply services both the community centre and the fitness centre.	No reported issues, considered to be in overall good condition.	$ 30,000	1972	49	40	Budget for major inspection in near future to verify condition of well on account of exceeding projected usable life. Regular inspections should be completed every 3 years thereafter.	$ 2,000	$ -	$ -	$ 1,000	$ -	$ -	$ 2,000	$ -	$ -	$ 1,000
Water Treatment System	Good/Fair	2.5	Drinking water treatment system includes UV, sand filter and softener. System is not operated and not tested/verfied for treatment and provision of potable water. The water treatment system is applied to the incoming water and therefore services both the community centre and the fitness centre.	Overall, the equipment appears to be in fair to good condition, however, it is not being operated as intended. Furthermore, inoperation of this equipment could cause deterioration not visible on the exterior of the equipment.	$ 15,000	2007	14	20	Replacement at end of projected usable life. Consider desired water quality and adjust replacement system as necessary.	$ -	$ -	$ -	$ -	$ -	$ 15,000	$ -	$ -	$ -	$ -
Sewer System	Fair	2	Septic field with concrete septic tank. System is assumed to be original to the building construction in 1972. The septic field services both the community centre and the fitness centre.	System is in overall fair condition due to its age, however, there are no reported concerns with this system.	$ 30,000	1972	49	40	Budget for major inspection in near future to verify condition of system on account of exceeding projected usable life. Regular inspections should be completed every 3 years thereafter.	$ 2,000	$ -	$ -	$ 1,000	$ -	$ -	$ 2,000	$ -	$ -	$ 1,000
Roof	Good	3	Roofing is asphalt shingles which were newly installed in 2016. The new roof was completed over both the community centre and the fitness centre.	Roofing is in good condition, consistent with its age.	$ 22,500	2016	5	25		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Siding	Fair	2	Siding for the whole building is engineered wood and is original to construction in 1972 and 2003.	Overall, the siding is in fair condition considering its age, particularly on the older, original portion of the building.	$ 15,000	1972	49	40	Replacement of all siding due to end of projected usable life for half the building. Consideration may be given to upgrading only half of the building (older portion).	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Building	Good	3	Building is wood construction, originally constructed in 1972.	Building is in good condition with no noted structural concerns.	-	1972	49	-	Budget $2500 every 5 years for general building upgrades and maintenance.	$ -	$ 2,500	$ -	$ -	$ -	$ -	$ 2,500	$ -	$ -	$ -
Windows & Doors	Poor	1	Windows throughout the building are original to construction in 1972 and 2003.	Windows in the community centre have well surpassed their projected usable life but are in fair condition overall. The newer windows in the fitness centre addition do not operate correctly and are therefore in poor condition. Overall the windows are considered ot be in poor condition.	$ 25,000	1972	49	25	Replacement of all windows, recommend to complete with re-siding work if possible.	$ 25,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lighting	Good	3	Most lighting has been upgraded to LED in recent years. The kitchen includes fluorescent T8 lighting.	Overall good condition with most lighting being recent upgrades to LED. Consideration should be given to upgrading the remaining lighting.	$ 8,000	2003	18	20	Budget for upgrading failing light fixtures, as required.	$ -	$ 400	$ -	$ 400	$ -	$ 400	$ -	$ 400	$ -	$ 400
Electrical	Good	3	200 amp service for community centre side, separate power supply to fitness centre.	Electrical appears to be in good condition, though is aged and assumed to be original to construction in 1972. No reported issues with the electrical supply.	$ 4,000	1972	49	40	Budget for inspection in near future to verify condition of system on account of exceeding projected usable life. Regular inspections should be completed every 3 years thereafter.	$ 2,000	$ -	$ -	$ 2,000	$ -	$ -	$ 2,000	$ -	$ -	$ 2,000
Heating & Cooling	Good	3	Newer Bryant furnace installed in 2014 including a transition to gas furnace fired by propane. Furnace also includes A/C with a dedicated condensing unit. Heating and cooling system dedicated to community centre side of building.	No reported issues and furnace is in overall good condition as a result of its age.	$ 15,000	2014	7	25		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Domestic Hot Water (DHW)	Good	3	Rheem electric tank-style DHW system. The water system for both sides of the building are tied together, therefore the DHW tank provides hot water for both the community centre and the fitness centre.	No reported issues with system and appears to operate as expected.	$ 2,000	2013	8	20		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Group of AV Equipment	Good	3	AV system includes public address (PA) system and speakers. Brand of equipment is SHURE.	System appears to be in good overall condition and is not noted to have any issues.	-	-	-	-											
Group of Furniture	Good	3	Group includes chairs and tables for community centre. Chairs and tables are newer lightweight plastic type.	Chairs and tables are in overall good condition.	$ 10,000	2015	6	20	Budget $500 every 2 years for replacement of damaged furniture.	$ 500	$ -	$ 500	$ -	$ 500	$ -	$ 500	$ -	$ 500	$ -
Group of Kitchen Equipment	Good	3	Group includes two sinks, beverage cooler, electric range, and fridge.	Most equipment appears to be in good condition, with some beginning to show signs of further wear and tear.	$ 10,000	2010	11	20	Budget $1000 every 3 years for replacement of kitchen components.	$ -	$ 1,000	$ -	$ -	$ 1,000	$ -	$ -	$ 1,000	$ -	$ -
Emergency Power	Good	3	Generac 22kW generator for backup power supply to building, operating on propane fuel source.The generator was installed in 2019.	Generator appears to be in good condition as a result of its recent installation and limited operation.	$ 12,000	2019	2	25	Annual maintenance on generator.	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300
Average Value		2.70		**Replacement Cost**	**$ 198,500**	**Average Age**	**26.1**		**Annual Totals**	**$ 46,800**	**$ 4,200**	**$ 800**	**$ 4,700**	**$ 1,800**	**$ 15,700**	**$ 9,300**	**$ 1,700**	**$ 800**	**$ 4,700**

Nestor Falls Fitness Centre

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Building	Good	3	The fitness centre portion of the building was originally constructed in 2003 as an addition to the existing community centre. The addition is wood construction.	The addition is in good condition. Many services (such as water/sewer) are shared with the community centre and have only been discussed under that building section.	-	2003	18	-	Budget $2500 every 5 years for general building maintenance.	$ -	$ 2,500	$ -	$ -	$ -	$ -	$ 2,500	$ -	$ -	$ -
Lighting	Good	3	Lighting throughout the fitness centre is fluorescent T8 tube lighting.	The lighting is in overall good condition, but should be considered for upgrade to LED alternatives.	$ 7,000	2003	18	20	Budget for upgrading failing light fixtures.	$ 400	$ -	$ 400	$ -	$ 400	$ -	$ 400	$ -	$ 400	$ -
Electrical	Good	3	When the fitness centre was constructed as an addition in 2003, a new dedicated 125 amp electrical service was installed.	The electrical service is relatively new and in good condition. There are no reported issues with electricity in the fitness centre.	$ 4,000	2003	18	40		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Heating & Cooling	Fair	2	Electric forced air furnace and central air conditioning provide heating and cooling to the fitness centre side of the building only.	Equipment is suspected to be original to building construction in 2003 and in fair condition due to age. System is operating as expected with no reported issues, though it is expected to be approaching the end of its usuable life in the next 5-8 years.	$ 10,000	2003	18	25	Replacement at end of projected usable life.	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000	$ -	$ -	$ -
Security System	Good	3	Security cameras set up to monitor the interior portion of the fitness centre. Security cameras were installed prior to 2015.	Cameras appear to be in good condition and system appears to be operational.	$ 5,000	2015	6	20		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Group of Fitness Equipment	Good	3	Group includes several treadmills, eliptical trainer, exercise bikes, stepper, universal weight machine, free weights, and lifting benches, among other smaller items. All treadmills replaced in 2019.	All equipment is reported to be in good condition and operating as expected.	$ 25,000	2003	18	15	Budget for continuous upgrading and replacement of equipment, as required.	$ 2,000	$ -	$ 2,000	$ -	$ 2,000	$ -	$ 2,000	$ -	$ 2,000	$ -
Average Value		2.83		**Replacement Cost**	**$ 51,000**	**Average Age**	**16.0**		**Annual Totals**	**$ 2,400**	**$ 2,500**	**$ 2,400**	**$ -**	**$ 2,400**	**$ -**	**$ 14,900**	**$ -**	**$ 2,400**	**$ -**

Sioux Narrows Community Centre									Maintenance Notes	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Asset Components	**Condition**	**Value**	**Description**	**Notes**	**Replacement Cost**	**Date of Replacement**	**Age**	**Projected Usable Life**		**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**
Water Supply	Good	3	Water is provided by a drilled well. There is supplementary water holding tanks for additional storage, though they are reportedly not required to meet current demand. The well is presumed to be original to the building construction in 1951.	The well is noted to be in good condition with no issues of concerns.	$ 30,000	1951	70	40	Budget for major inspection in near future to verify condition of well on account of exceeding projected usable life. Regular inspections should be completed every 3 years thereafter.	$ 2,000	$ -	$ -	$ 1,000	$ -	$ -	$ 2,000	$ -	$ -	$ 1,000
Water Treatment System	Good/Fair	2.5	Treatment consists of filtration only, and is not rated or maintained for production of potable water.	The treatment system equipment is in overal fair to good condition, but it is not operated or used as per its design for potable water.	$ 5,000	2007	14	20	Replacement at end of projected usable life. Consider desired water quality and adjust replacement system as necessary.	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -
Sewer System	Fair	2	Sewage system consists of a septic tank and septic field. The system is presumed to be original to the building construction in 1951.	The septic system is in overall fair condition with no reported issues. However, the system is aging and should be considered for replacement in the near future, as required.	$ 30,000	1951	70	40	Budget for major inspection in near future to verify condition of system on account of exceeding projected usable life. Regular inspections should be completed every 3 years thereafter.	$ 2,000	$ -	$ -	$ 1,000	$ -	$ -	$ 2,000	$ -	$ -	$ 1,000
Roof	Good	3	The roofing is a mix of types and age. The roof is partly shingled which was completed in 2016. The other part of the roof is metal roofing. The flatter portions of the metal roofing was added in 2016, with the remaining metal roofing suspected to be older.	Overall the roofing is in good condition. Most of the roofing materials are relatively new and the older portions of metal roofing still appear to be in fair to good condition.	$ 46,400	2016	5	25		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Siding	Good	3	The building was recently re-sided with cement hardboard siding all around. In addition to the new siding, 1.5" of rigid insulation was added to the exterior walls for additional efficiency.	The siding is in overall good condition, with minimal wear an tear from the time it was installed.	$ 23,280	2016	5	40		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Building	Fair	2	Building was originally constructed in 1951 and is wood construction with a wood roof structure. The foundation appears to be concrete block construction. The building received 10" of additional blown in insulation in recent years for added efficiency. There was reports of water infiltration issues in 2019, however, maintenance staff have improved ditching around the building which have mitigated this issue.	The building appears to be in overall fair condition. There are no structural issues and the water infiltration concern has been resolved.	-	1951	70	-	Budget $5000 every 5 years for general building maintenance.	$ -	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -	$ 5,000	$ -
Windows & Doors	Fair	2	Most of the windows throughout the building are dated to 1997. The windows are all vinyl double pane windows. Some of the windows in the upper classroom area were newly replaced in 2016.	All windows look to be in good to fair condition, though the windows dated to 1997 are aging and have just reached their projected usable life of 25 years. Given the condition of the windows, replacement is not required immediately, though regular inspections and monitoring should be completed.	$ 35,500	1997	24	25	Replacement of windows in and doors in near future, as required.	$ -	$ 35,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lighting	Good	3	Lighting is a combination of LED and fluorescent bulbs and fixtures.	Overall the lighting is in good condition, however, consideration should be given to upgrading all lighting to LED alternatives.	$ 24,000	2010	11	20	Annual budget for replacement of failing light fixtures.	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400
Heating & Cooling	Fair	2	Heating within the building is provided by a propane forced air furnace with a central air conditioning system. The furnace is high-efficiency and was newly installed in 2021. Supplemental heating and cooling is provided in the upper classroom with baseboard electric heaters and through-wall air conditioning.	The furnace is in good condition overall on account of its new installation. The baseboards and through-wall air condtioner appear to be aged and in fair condition. As such, the overall system is considered to be in fair condition.	$ 15,000	2021	0	25		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Domestic Hot Water (DHW)	Fair	2	DHW is provided to the building by an electric tank-style water heater manufacturer by GSW.	The tank appears to be in fair condition overall.	$ 2,000	2012	9	20		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Group of AV Equipment	Fair	2	Group include speakers and PA system in building.	Some of the equipment is older and some is newer, but in overall fair condition.	-	-	-	-											
Group of Furniture	Good	3	Group includes all stackable chairs and tables for community centre.	Overall, the tables and chairs appear to be newer and are in good condition with typical wear and tear.	$ 10,000	2010	11	20	Budget $500 every 2 years for replacement of damaged furniture.	$ -	$ 500	$ -	$ 500	$ -	$ 500	$ -	$ 500	$ -	$ 500
Group of Kitchen Equipment	Good	3	Group includes all kitchen components such as pop coolers, commercial dishwasher, sinks, fridge, range, freezer, and millwork.	Overall, the equipment is in good condition, with some newer equipment (commercial dishwasher) and some aging equipment.	$ 16,000	2015	6	20	Budget $1000 every 3 years for replacement of kitchen components.	$ -	$ -	$ 1,000	$ -	$ -	$ 1,000	$ -	$ -	$ 1,000	$ -
Group of Musical Instruments	Fair	2	Older piano, which was locked and is not regularly in use.	Piano is in fair condition and assumed to operate as appropriate.	$ 2,000	1998	23	50											
Emergency Power	Good	3	Generac Gaurdian 22kW emergency backup generator for the building. Generator operates on propane and is located outdoors in a self-contained enclosure and includes an auto transfer switch. The generator was installed in 2019.	Generator unit appears to be newer and in good condition. No reported issues.	$ 12,000	2019	2	25	Annual maintenance on generator.	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300
Average Value	2.50			**Replacement Cost**	**$ 251,180**	**Average Age**	**22.9**		**Annual Totals**	**$ 4,700**	**$ 36,700**	**$ 1,700**	**$ 8,200**	**$ 700**	**$ 7,200**	**$ 4,700**	**$ 1,200**	**$ 6,700**	**$ 3,200**

Sioux Narrows Former Curling Club

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Water Supply	Fair	2	Drinking water well has not been decommissioned but is not currently in active use.	No reported issues with the well, however, the lack of use may lead to accelerated deterioration of components.	$ 30,000	1955	66	40	If well is going to be put back into service to provide water, a thorough inspection should be completed due to the age of the well.	$ 2,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sewer System	Fair	2	Older holding tank for sewer service, however, there are no devices connected to it any more as all drains have been removed from the building.	No reported issues, but none expected as system is no longer in use. Unsure if system could be reused as existing in the future, further investigation would be required.	$ 30,000	1955	66	40	If sewage system is going to be put back into service, a thorough inspection should be completed due to the age of the system.	$ 1,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Roof	Good	3	Steel roof. Repairs and water proofing completed in 2015.	Overall good condition as a result of the maintenance in 2015.	$ 80,000	2015	6	40		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Building	Good	3	Building is a quonset style which was originally built in 1955. In 1975, an addition for the curling clubhouse was completed, however, the decommissioning of the curling club included the removal of this addition so that only the quonset remained. The building has newer spray foam insulation throughout.	Overall good condition as a result of the relatively recent maintenance and the newer spray foam insulation.	-	1955	66	-	Regular building maintenance budget of $4000 every 5 years.	$ -	$ 4,000	$ -	$ -	$ -	$ -	$ 4,000	$ -	$ -	$ -
Windows & Doors	Good	3	Newer overhead doors installed at ends of quonset. Also includes pedestrian doorwars but no windows in building.	Overall good condition and most doors appear to be newer installation.	$ 24,000	2013	8	25		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lighting	Good	3	Lighting throughout building has been upgraded to LED fixtures.	Lighting is in good condition, relatively newer fixtures and all converted to LED.	$ 30,000	2015	6	20		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Average Value	2.67			**Replacement Cost**	**$ 194,000**	**Average Age**	**36.3**		**Annual Totals**	**$ 3,500**	**$ 4,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,000**	**$ -**	**$ -**	**$ -**

Nestor Falls Ambulance Station

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Water Supply	Good	3	The water supply to the building is by a drilled well. The well also supplies water to the adjacent Nestor Falls Multi-Use Building.	The well is not reported to have any issues and is considered to be in good condition.	$ 30,000	1986	35	40	Major inspection planned for end of projected uable life, with regular inspections thereafter.	$ -	$ -	$ -	$ -	$ 2,000	$ -	$ -	$ 1,000	$ -	$ -
Water Treatment System	Good/Fair	2.5	The water treatment system in the building is not operated for the production of potable drinking water. The system includes a softener and UV treatment.	The system components are in fair to good condition overall but the system is not operated as per its design and intention.	$ 15,000	2008	13	20	Replacement at end of projected usable life. Consider desired water quality and adjust replacement system as necessary.	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,000	$ -	$ -	$ -
Roof	Good	3	Roofing is all metal type, assumed to be original to building.	Despite being suspected as original to 1986, roofing appears to be in good condition with no reported issues.	$ 12,800	1986	35	40	Inspect/repair roofing at end of projected usable life and replace as required.	$ -	$ -	$ -	$ -	$ 2,000	$ -	$ -	$ -	$ -	$ -
Siding	Good	3	Siding is all metal type, assumed to be original to building.	Despite being suspected as original to 1986, the siding appears to be in good condition with no reported issues.	$ 11,520	1986	35	40	Inspect/repair siding at end of projected usable life and replace as required.	$ -	$ -	$ -	$ -	$ 2,000	$ -	$ -	$ -	$ -	$ -
Building	Good	3	The building was constructed in 1986 as a steel structure with a steel sloped roof structure and slab on grade foundation.	The building is in good overall condition with no reported issues or concerns. There is concerns with the separation of the living space and the garage space to meet safety requirments, which should be investigated further.	-	1986	35	-	Regular building maintenance budget of $3000 every 5 years.	$ -	$ -	$ 3,000	$ -	$ -	$ -	$ -	$ 3,000	$ -	$ -
Windows & Doors	Poor	1	The windows appear to be original to building construction in 1986.	The windows are in overall poor condition due to age. The building is currently occupied by Northwest EMS who is responsible for most of the maintenance. Once the township takes over control of the building, they will plan for replacement of all windows.	$ 17,000	1986	35	25	Replacement of windows and doors as necessary.	$ -	$ -	$ -	$ 17,000	$ -	$ -	$ -	$ -	$ -	$ -
Lighting	Fair	2	Lighting throughout the building is fluorescent T8 fixtures.	Lighting is in fair condition overall but should be considered for upgrade to LED alternatives.	$ 6,400	2006	15	20	Budget for light fixture replacement as required.	$ 400	$ -	$ 400	$ -	$ 400	$ -	$ 400	$ -	$ 400	$ -
Heating & Cooling	Good/Fair	2.5	Heating is provided in the garage area with a Reznor propane unit heater. Additional heating is provided in the living space of the building with electric baseboard heaters. Air conditioning is provided with a residential style window unit.	All heating appliances appear to be in fair to good condition with no noted operational issues. The air conditioner is noted to be operational but may have reduced longevity as it is not designed for commercial use.	$ 5,000	2013	8	25		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Domestic Hot Water (DHW)	Good	3	DHW is provided with an electric tank-style heater.	The heater appears to be in good condition.	$ 2,000	2013	8	20		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Group of Kitchen Equipment	Fair	2	Group includes kitchen cabinets and coutertops. The appliances are suspected to be tenant-owned.	Cabinets are in fair condition.	$ 5,000	2010	11	20	Budget $1000 every 3 years for kitchen repairs.	$ -	$ -	$ 1,000	$ -	$ -	$ 1,000	$ -	$ -	$ 1,000	$ -
Emergency Power	Good	3	Emergency power is provided by a portable 5000 W Honda generator.	The generator is noted to be in good condition and not requiring replacement in the near future. The generator will likely not be required after transition of building back to the township occupancy.	$ 3,000	2010	11	25	Likely not going to be replaced at end of life.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Average Value	2.55			**Replacement Cost**	**$ 107,720**	**Average Age**	**21.9**		**Annual Totals**	**$ 400**	**$ -**	**$ 4,400**	**$ 17,000**	**$ 6,400**	**$ 1,000**	**$ 15,400**	**$ 4,000**	**$ 1,400**	**$ -**

Sioux Narrows Ambulance Station & Nursing Station									Maintenance Notes	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Asset Components	**Condition**	**Value**	**Description**	**Notes**	**Replacement Cost**	**Date of Replacement**	**Age**	**Projected Usable Life**		**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**
Water Supply	Good	3	The water supply to the building is by a drilled well, suspected to be dated to the construction of the building in 1992. The well is in overall good condition with no reported issues. The well provides water to the ambulance base as well as the nursing station.	There are no reported issues with the water supply and it is in overall good condition.	$ 30,000	1992	29	40	Inspection of well at 30-year age.	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water Treatment System	Good/Fair	2.5	The water treatment includes filtration, softening, and UV stages. The treatment system is noted to be operational, however, it is not monitored or certified for potable water due to a lack of testing. Therefore, it is only in place to improve the aesthetic of the water supply.	The treatment system equipment is in overal fair to good condition, but it is not operated or used as per its design for potable water.	$ 15,000	2006	15	20	Replacement at end of projected usable life. Consider desired water quality and adjust replacement system as necessary.	$ -	$ -	$ -	$ -	$ 15,000	$ -	$ -	$ -	$ -	$ -
Sewer System	Good	3	Septic tank and septic field which is original to construction in 1992. System services both the ambulance base and the nursing station, which are located in the same building.	No reported issues, in overall good condition.	$ 30,000	1992	29	40	Inspection of sewage system at 30-year age.	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Roof	Poor	1	The roof is comprised of asphalt shingles and is expected to be dated back to original construction in 1992. The roof element covers the entire building.	Overall, the roof appears to be in poor condition and has surpassed its projected usable life.	$ 38,400	1992	29	25	Planned replacement in near future.	$ -	$ 38,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Siding	Good	3	The siding on the building is a combination of wood and stone veneer. The siding element covers the entire building, including the nursing station.	The siding is in overall good condition, however, there is evidence of chipping to the stone mortar, which could undermine the stability of some areas of the stone siding.	$ 16,500	1992	29	30	Repairs to stone veneer and refinishing of wood siding.	$ 3,000	$ -	$ -	$ -	$ -	$ 3,000	$ -	$ -	$ -	$ -
Building	Good	3	Building is wood construction with sloped wood roof structure and concrete slab on grade foundation. The structure was originally built in 1992. The nursing station is located in this building as well, and therefore the building component is only covered under this section.	No major issues or noted concerns with the building structure, overall in good condition.	-	1992	29	-	Regular building maintenance budget of $5000 every 5 years.	$ -	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -	$ 5,000	$ -
Windows & Doors	Fair	2	Windows are suspected to be original to building construction in 1992. The windows element covers the entire building, including the nursing station.	Windows are in overall fair condition. They do not appear to have any issues however, they have surpassed their projected usable life and should be monitoried and considered for replacement.	$ 40,000	1992	29	25	Replacement of windows and doors in the near future, as required.	$ -	$ -	$ 40,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lighting	Fair	2	Exterior lighting is a combination of LED and metal halide. Interior lighting appears to be mostly flurescent tube lighting (T8). The lighting element covers the entire building, including the nursing station.	The current lighting is in fair overall condition. The metal halide exterior lights are likely original and should be upgrades to energy efficienct LED alternatives. The interior fluorescent lighting should also be considered for future upgrade to LED alternatives.	$ 25,600	2006	15	20	Upgrades and replacement to lighting.	$ 2,500	$ 2,500	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400
Heating & Cooling - Ambulance Base	Fair	2	Main building heating and cooling is provided by a Carrier forced air electric furnace with central air conditioning. The furnace appears to be dated to 1991 and is assumed to be original to building construction. The garage is provided with heat by 3 electric unit heaters suspended from the ceiling, which appear to be original as well. Some supplemental heat is provided by electric baseboard heat.	The furnace and air conditioning appears to be in fair overall condition despite age of equipment. The furnace appears to receive regular maintenance which contributes to the overall equipment longevity. The unit heaters also appear to be in fair condition despite age. Regardless, all equipment should be considered for increased monitoring and future replacement as all have surpassed their projected usable life.	$ 10,000	1991	30	25	Budget for replacement of HVAC equipment in near future.	$ -	$ -	$ -	$ 10,000	$ -	$ -	$ -	$ -	$ -	$ -
Heating & Cooling - Nursing Station	Fair	2	The nursing station has an independent air system including a Carrier electric furnace with air condition. The furnace is suspected to be older, likely original to building construction in 1992.	The furnace is in overall fair condition considering its age. Though there are not reported issues with the furnace, it has likely exceeded its projected usable life and should be monitored and considered for replacement.	$ 10,000	1992	29	25	Budget for replacement of HVAC equipment in near future.	$ -	$ -	$ -	$ 10,000	$ -	$ -	$ -	$ -	$ -	$ -
Ventilation - Ambulance Base	Good	3	Ventilation of the interior space is provided by a VanEE Gold HRV. Additional exhaust ventilation is provided for the garage, and is tied to a carbon monoxide monitoring system.	The HRV, exhaust fan, and CO monitoring system appear to be in good overall condition with no reported issues.	$ 5,000	1992	29	25	Monitor system and plan for replacement in the next 5 years.	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -
Ventilation - Nursing Station	Good	3	Ventilation of the nursing station is accomplished with a VanEE HRV tied into the area ductwork.	There are no reported issued with the HRV and it appears to be in good overall condition, though appears to be aged.	$ 5,000	1992	29	25	Monitor system and plan for replacement in the next 5 years.	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -
Domestic Hot Water (DHW)	Good	3	Domestic hot water is provided by two Rheem electric tank-style hot water heaters. The heaters are dated to 2012 and provide DHW to the entire building, including the nursing station.	The DHW tanks are in good overall condition with no reported issues.	$ 4,000	2012	9	20		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Sioux Narrows Ambulance Station & Nursing Station									Maintenance Notes	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Asset Components	**Condition**	**Value**	**Description**	**Notes**	**Replacement Cost**	**Date of Replacement**	**Age**	**Projected Usable Life**		**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**
Parking	Fair	2	The parking lot consists of asphalt paving. The parking lot services the entire building, including the nursing station.	The parking area is in fair overall condition, with the asphalt showing some signs of wear and tear including patchwork. The site inspection was completed during fall/winter, and the snow cover prevented a thorough and complete investigation of the asphalt surface.	$ 20,000	1992	29	30	Patching and repairs may be completed at end of projected usable life to extend the full replacement timeline.	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ 20,000	$ -	$ -	$ -
Signage	Poor	1	The signage supports the ambulance base and the nursing station. It is of wood construction and painted. It is supsected to be original to the building construction.	Overall, the signage appears to be structurally sound, but the top is showing signs of weathering a degrade, while some of the paint is weathering and fading. Consideration should be given to repairing damaged or deteriorated wood on the sign and repainting.	$ 5,000	1992	29	20	Refinishing or replacement of sign in near future.	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Group of Furniture	Fair	2	The group of furniture for the building includes couches, tables, chairs, desks, and millwork.	Overall the furniture is in fair condition, with some signs of age and typical wear and tear.	$ 10,000	1992	29	20	Replacement of furniture as required over phased in budget.	$ -	$ 2,000	$ -	$ 2,000	$ -	$ 2,000	$ -	$ 2,000	$ -	$ 2,000
Group of Medical Equipment - Nursing Station	Good	3	Includes dental chairs, medical observation bed, medical fridge, autoclave, small medical equipment, dental equipment, etc. New examination table to be purchased in 2021.	Overall, the equipment appears to be in good condition. Some equipment appears to be dated but is well cared for with limited wear and tear.	$ 250,000	-	-	-											
Average Value		2.38		**Replacement Cost**	**$ 514,500**	**Average Age**	**26.1**		**Annual Totals**	**$ 17,500**	**$ 42,900**	**$ 40,400**	**$ 27,400**	**$ 15,400**	**$ 15,400**	**$ 20,400**	**$ 2,400**	**$ 5,400**	**$ 2,400**

Nestor Falls Multi-Use Building									Maintenance Notes	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Asset Components	**Condition**	**Value**	**Description**	**Notes**	**Replacement Cost**	**Date of Replacement**	**Age**	**Projected Usable Life**		**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**
Sewer System	Good	3	The sewage system includes a septic tank and septic field which supports the entire building. The system is dated to the construction date of 2010.	The septic system is in good condition overall as a result of its recent construction. There are no reported issues.	$ 30,000	2010	11	40	Complete inspection at 20-year.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000	$ -
Roof	Good	3	The roof is asphalt shingles, dated to the original construction in 2010.	The roofing materials are in good condition.	$ 30,000	2010	11	25		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Siding	Good	3	The building is sided with cement board siding all around which is original to building construction.	The siding is in good condition.	$ 17,400	2010	11	40		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Building	Good	3	The building was newly constructed in 2010 and houses the Fire Hall, Municipal Office, Council Chambers, and Library. The Fire Hall side is constructed on a concrete slab on grade foundation and the remainder of the building is on a raised crawlspace foundation.	The building is in overall good condition as a result of the recent construction. There are no reported issues.	-	2010	11	-	General building maintenance budget of $5000 every 5 years.	$ -	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -	$ 5,000	$ -
Windows & Doors	Good	3	The doors and windows are original to construction in 2010.	The windows are in good condition.	$ 40,000	2010	11	25		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lighting	Good	3	Lighting throughout the building is fluorescent T8 fixtures.	The lighting is in overall good condition, but consideration should be given to upgrading to LED alternatives in the future as the current bulbs and fixtures fail.	$ 20,000	2010	11	20	Budget for replacement of light fixtures, as required.	$ 400	$ -	$ 400	$ -	$ 400	$ -	$ 400	$ -	$ 400	$ -
Heating & Cooling - Fire Hall	Good	3	The fire hall is heated with a propane hydronic boiler. The hydronic fluid transfers heat to the space through in floor radiant loops and hydronic fan units. The system and boiler are original to the building construction.	There have been ongoing issues with the system throughout its life. Significant repairs were completed in 2019, but problems may still persist. Consideration should be given to re-engineering the heating and cooling, and subsequent replacement of the system.	$ 5,000	2010	11	25	Engineering study to evaluate system followed by replacement or repairs as required.	$ 2,000	$ -	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Heating & Cooling - Municipal Centre	Poor	1	The municipal side of the building is heated with a propane forced air furnace. Cooling is provided with central air conditioning with a Ducane condensing unit.	There have been ongoing issues with the system throughout its life. Significant repairs were completed in 2019, but problems still persist, now reported to be issues with the AHU. Consideration should be given to re-engineering the heating and cooling, and subsequent replacement of the system.	$ 10,000	2010	11	25	Engineering study to evaluate system followed by replacement or repairs as required.	$ 3,500	$ -	$ 10,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Domestic Hot Water (DHW)	Good	3	Domestic hot water is provided with a propane tank-style water heater.	The heater appears to be in good condition overall.	$ 2,500	2010	11	20	Replacement of heater at end of projected usable life.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500	$ -
Group of Library Books	Good	3	Group includes all books in the library.	Books appear to be in good overall condition, with most books being newer. Overalltypical wear and tear as would be expected and correlated with the age of any given book.	-	-	-	-	Budget for purchasing of new books.	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500
Group of Furniture	Good	3	Group includes all furniture in the building including chairs, tables, couches, desks, and book shelves. The furniture is suspected to all be original to building construction in 2010.	Furniture appears to be in good condition overall, with some minor wear and tear.	$ 10,000	2010	11	20	Phased in replacement of furniture beginning around end of projected usable life.	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000	$ 2,000	$ -	$ 2,000
Group of IT Equipment	Good	3	Group includes any computer and IT equipment for the municipal centre, fire hall, and library including personal computers and equipment for tracking book checkouts.	Equipment all appears to be in good condition, no issues have been reported.	$ 5,000	2010	11	5	Replacement of IT equipment as required.	$ -	$ 1,000	$ -	$ -	$ 1,000	$ -	$ -	$ 1,000	$ -	$ -
Solar Power System	Good	3	The building includes a solar farm which is tied to the provincial grid only as a revenue source, not for building power offset. The solar aray includes approximately 48 panels producing 10 - 12 kW of power.	The newer solar farm is in good overall condition with no reported issues or concerns.	$ 36,000	2010	11	20	Budget for phased in replacement of panels beginning at end of projected usable life, as applicable.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000	$ 6,000
Emergency Power	Good	3	A Generac Gaurdian 22kW emergency backup generator was installed in 2017 to support the entire building. The generator operates on propane and is located outdoors in a self-contained enclosure.	Generator unit is newer and in good condition. No reported issues.	$ 12,000	2017	4	25	Annual maintenance.	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300
Garage/Carports	Good	3	A new carport for storage of a fire boat and other fire equipment was constructed off the building in 2016. The carport is wood construction with matching shingled roof.	Overall the carport structure is in good condition.	-	2016	5	-	Regular maintenance to preserve wood structure (paint/stain).	$ -	$ -	$ -	$ -	$ 500	$ -	$ -	$ -	$ -	$ -
Group of Communication Equipment	Good	3	Group includes a small communciations tower and accompanying equipment. Communciation tower appears to be newer, dated to 2001 and on a concrete pad.	Overall, the tower and equipment appear to be in good condition.	$ 10,000	2001	20	-	Updating of equipment and inspection/maintenance of tower.	$ -	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ 1,000	$ -	$ -
Average Value		2.88		**Replacement Cost**	**$ 227,900**	**Average Age**	**10.7**		**Annual Totals**	**$ 6,700**	**$ 1,800**	**$ 17,200**	**$ 5,800**	**$ 2,700**	**$ 800**	**$ 3,200**	**$ 4,800**	**$ 15,700**	**$ 8,800**

Sioux Narrows Municipal Office & Fitness Centre

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Water Supply	Good	3	Water is supplied to the building from a drilled well. The well is assumed to be original to the building construction in 1975. The water supply supports the entire building including the fitness centre and the attached fire hall.	The well is reported to be in good condition with no issues or concerns.	$ 30,000	1975	46	40	Budget for major inspection in near future to verify condition of well on account of exceeding projected usable life. Regular inspections should be completed every 3 years thereafter.	$ 2,000	$ -	$ -	$ 1,000	$ -	$ -	$ 2,000	$ -	$ -	$ 1,000
Water Treatment System	Good/Fair	2.5	The well water supply is treated with a system that includes sand filtration, softening, UV, and chlorination. The system is reported to be in use but not monitored and certified to provide potable drinking water.	The treatment system equipment is in overal fair to good condition, but it is not operated or used as per its design for potable water.	$ 20,000	2006	15	20	Replacement at end of projected usable life. Consider desired water quality and adjust replacement system as necessary.	$ -	$ -	$ -	$ -	$ 20,000	$ -	$ -	$ -	$ -	$ -
Sewer System	Fair	2	The sewage system includes a septic tank and septic field which is suspected to be original to the building construction in 1975. The system supports all parts of the building including the fitness centre and the fire hall.	The system is in fair overall condition as a result of its age. There have been no reported issues, but community maintenance staff have noted that the system is likely due for replacement in the near future.	$ 30,000	1975	46	40	Budget for major inspection in near future to verify condition of system on account of exceeding projected usable life. Regular inspections should be completed every 3 years thereafter.	$ 2,000	$ -	$ -	$ 1,000	$ -	$ -	$ 2,000	$ -	$ -	$ 1,000
Roof	Poor	1	The roof is asphalt shingles and is dated to 2002 for the fire hall and was reshingled in the early 2010s on the municipal side. The roof component is representative of the entire building including the fire hall and the fitness centre.	The roof appears to be in poor condition despite not yet reaching the end of its projected usable life.	$ 37,800	2002	19	25	Replacement of the roof in the near future due to poor condition.	$ -	$ -	$ 37,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Siding	Good	3	The siding is engineered wood siding which is assumed to be dated to 2002. The siding component covers the entire building including the fire hall and the fitness centre.	The wood siding appears to be in good condition overall with substantial life expectancy remaining.	$ 32,400	2002	19	40	Maintenance of siding at approximately 20 years.	$ -	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Building	Good	3	The main building was constructed in 1975. This incorporates the Municipal Centre as well as the Fitness Centre in the basement. The building is wood construction with a basement foundation, assumed to be concrete. The roof structure is sloped wood construction. A major interior remodel was completed in 2020.	The building is in overall good condition with no reported structural issues or concerns.	-	1975	46	-	Regular building maintenance budget of $5000 every 5 years.	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -	$ 5,000	$ -	$ -
Windows & Doors	Good	3	The windows appear to mostly be newer vinyl windows throughout the building, including the fire hall.	Overall, the windows appear to be in good condition.	$ 70,500	2010	11	25		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lighting	Good/Fair	2.5	The lighting throughout the interior of the building is fluorescent ceiling lights. The exterior lighting appears to be a combination of LED and compact fluorescent with the outdoor rink being entirely LED lighting. This component covers lighting for the entire building including the fire hall.	Overall the lighting is in fair to good condition. Consideration should be given to upgrading all lighting to LED alternatives where they have not been completed.	$ 25,200	2015	6	20	Budget for replacement of light fixtures.	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400
Heating & Cooling	Good	3	Heating is provided by two Trane high efficiency propane forced air furnaces. The furnaces are dated to 2007. The building also features air conditioning provided to only one of the furnaces and includes an external condensing unit. This system only provides heating and cooling to the Municipal Centre and the Fitness Centre.	Overall the furnaces appear to in good condition. They are approximately half way through their projected usable life and should not require replacement in the next decade assuming regular maintance and inspections are carried out.	$ 13,000	2007	14	25		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ventilation	Good/Fair	2.5	Ventilation is provided by a VanEE 2001 ERV. The unit provides ventilation to the Municipal Office and Fitness Centre only, and is assumed to be dated to 2007.	Overall, the unit appears to be in fair to good condition and has no reported issues.	$ 5,000	2007	14	25		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Domestic Hot Water (DHW)	Good	3	DHW is provided by an electric tank-style water heater. The tank is manufacturer by Rheem and is dated to 2013. The hot water tank supplies the Municipal Centre and Fitness Centre only.	The tank appears to be in overall good condition.	$ 2,000	2013	8	20		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Group of Furniture	Good	3	Group includes office furniture throughout the Municipal Centre to support approximately 6-7 offices, including desks, tables, chairs, etc.	The office furniture appears to be in overall good condition with typical wear and tear throughout most items.	$ 8,000	2000	21	20	Phased budget for replacement of furniture over 4 years, as required.	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ -	$ -	$ -	$ -	$ -	$ -
Group of Kitchen Equipment	Good	3	Small kitchenette for Municipal Centre only, which includes a new fridge from 2019, small sink, and millwork.	Overall , the kitchenette is in good condition with typical wear and tear on sink and millwork.	$ 5,000	2010	11	20	Maintenance budget for kitchen repairs of $500 every 3 years.	$ 500	$ -	$ -	$ 500	$ -	$ -	$ 500	$ -	$ -	$ 500

Sioux Narrows Municipal Office & Fitness Centre									Maintenance Notes	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Asset Components	**Condition**	**Value**	**Description**	**Notes**	**Replacement Cost**	**Date of Replacement**	**Age**	**Projected Usable Life**		**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**
Group of Office Electronics	Good	3	Group includes approximately 7 computer work stations, large photocopier unit, various AV such as projector/screen, and communication equipment. All computer workstations are new in 2019 and the printers/copier is approximately from 2018.	Overall, equipment appears to be in good condition.	$ 18,000	2019	2	5	Budget for replacement of equipment as required.	$ -	$ -	$ 8,000	$ -	$ -	$ -	$ -	$ 18,000	$ -	$ -
Group of Fitness Equipment - Fitness Centre	Good	3	Group includes many exercise devices such as universal workout machine, rowing machine, treadmills, exercise bikes, stepper machine, and elliptical machine. Also included in the group are free weights, kettle bells, bench press, and squat rack. This is not a complete list of all equipment in place at the Fitness Centre. All treadmills replaced in 2019.	Overall, the equipment is in good condition, with some equipment showing more signs of general wear and tear. There are no reported issues with any equipment.	$ 14,000	2005	16	15	Budget for continuous upgrading and replacement of equipment, as required.	$ 2,000	$ -	$ 2,000	$ -	$ 2,000	$ -	$ 2,000	$ -	$ 2,000	$ -
Solar Power System	Good	3	The building includes a solar farm which is tied to the provincial grid only as a revenue source, not for building power offset. The solar aray includes approximately 104 panels producing 21-26 kW of power.	The newer solar farm is in good overall condition with no reported issues or concerns.	$ 78,000	2010	11	20	Budget for phased in replacement of panels beginning at end of projected usable life, as applicable.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,000	$ 18,000
Emergency Power	Fair	2	Cummins propane backup generator is located onsite for emergency power supply. The generator is of an unknown age, but appears to be later in its projected usable life. The backup system is equiped with an automatic transfer switch for seamless transition during an outage.	Overall, the generator appears to be in fair condition, with no reported issues or concerns. However, the generator is aging and should be tested regularly to ensure operability in a time of need and determine a timeline for replacement.	$ 15,000	2005	16	25	Replacement at end of projected usable life, with maintenance budget annually.	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 15,000	$ 500
Group of Outdoor Recreation Equipment	Poor	1	Group includes outdoor hockey rink which doubles as pickleball courts in the summer. The surface is paved with asphalt and the rink is enclosed with plywood boards and fencing at both ends. Also inluded in the group is a baseball diamond and bleachers. The diamond has a back catch comprised of wood and chain link fencing with metal and wood bleachers. The rink is approximately 80 x 150 ft.	The outdoor rink is slated for full replacement in late 2021 at a cost of approximately $270,000 to the township in addition to federal and provincial funding. The ball diamond structures are in overall fair condition, but due to snow cover, the field itself could not be observed. Overall, the entire asset component is in poor condition, but will move to excellent condition at the completion of the hockey rink project.	$ 1,500,000	2021	0	20		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Elevators & Lifts	Good	3	Lifting platform is by Savaria and an electric-hydraulic type lift.	The lift is in good condition and is noted to work well.	$ 40,000	2004	17	30	Regular maintenance budget for safe operation of lift.	$ -	$ 1,000	$ -	$ -	$ -	$ 1,000	$ -	$ -	$ -	$ 1,000
Signage	Excellent	4	Carved and painted timber signage by local company.	Signage is in excellent condition and appears to be newer installation.	$ 5,000	2018	3	20	Refinishing of sign at 10-year.	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000	$ -	$ -	$ -
Average Value		2.68		**Replacement Cost**	**$ 1,948,900**	**Average Age**	**17.1**		**Annual Totals**	**$ 9,400**	**$ 8,900**	**$ 55,700**	**$ 5,400**	**$ 22,900**	**$ 1,900**	**$ 8,400**	**$ 23,900**	**$ 35,400**	**$ 22,400**

Sioux Narrows Fire Hall

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Building	Good	3	The fire hall was constructed as an addition to the Muncipal Centre in 2002. Most building components are consistent/shared with the Municipal Centre and therefore are not discussed here. They include water, sewer, roof, siding, lighting, windows, and emergency power. The addition itself is wood construction with a wood roof structure and concrete slab on grade foundation.	The building structure is in overall good condition with no reported issues.	-	2002	19	-	Regular building maintenance budget of $4000 every 5 years.	$ 4,000.00	$ -	$ -	$ -	$ -	$ 4,000.00	$ -	$ -	$ -	$ -
Heating & Cooling	Good	3	Heating is provided in the fire hall by a Weil-Mclain propane boiler which was replaced in 2015. The boiler provides hot water to a small hydronic unit heater and to infloor radiant heating loops. The system circulator is a Grundfos pump.	The pumps, unit heater, and piping appear to be in good condition overall. There are no reported issues with the hydronic heating loops. Overall the heating system is in fair condition.	$ 5,000	2015	6	25	Replacement of boiler and pumps at end of projected usable life, as required.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ventilation	Fair	2	The Fire Hall is ventilated with an exhaust fan and damper. The fan is suspected to be original to building construction in 2002.	The fan is not reported to have any issues but is approaching the end of its projected usable life and should be monitored regularly.	$ 2,000	2002	19	25	Replacement of the exhaust fan and damper at the end of its projected usable life, as required.	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -
Domestic Hot Water (DHW)	Fair	2	DHW is provided to the Fire Hall by a dedicated electric tank-style water heater. The tank is a GSW make and is dated to 2002 as an original system.	The tank appears to be in fair condition with no noted issues or concerns. However, the tank is at its projected usable life and considered for replacement in the near future, as required.	$ 2,000	2002	19	20	Replacement of the domestic hot water tank, consider upgrading to propane unit.	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Signage	Good	3	The fire hall has a large building mounted sign above the main doors.	The sign appears to be in good condition.	$ 5,000	2002	19	30		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Average Value		2.60		**Replacement Cost**	**$ 14,000**	**Average Age**	**16.4**		**Annual Totals**	**$ 4,000**	**$ 2,000**	**$ -**	**$ -**	**$ -**	**$ 6,000**	**$ -**	**$ -**	**$ -**	**$ -**

Northern Ontario Sportfishing Centre

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Water Supply	Good	3	Water supply drawn from Lake of the Woods.	No reported issues with the water supply system, and none expected due to relatively new construction of the building.	$ 30,000	2011	10	40	Inspection of system at 20-year mark.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500
Water Treatment System	Good	3	The water treatment system includes a sand filter, iron filter, and UV treatment. This building is the only one in the township that could be considered to have potable water supply, however, lack of a qualified operator and the high cost of regular water testing has led to this building no longer being certified for potable water supply. The treatment system is still operated for improved water quality in the building.	Overall the equipment is newer and in good condition, but the system is not being operated to its full extent to provide potable water.	$ 20,000	2011	10	20	Maintenance on system in about 5 years and then replacement of system at end of projected usable life. Consider whether or not potable water is desired and adjust system components as required.	$ -	$ -	$ -	$ -	$ 3,000	$ -	$ -	$ -	$ -	$ 20,000
Sewer System	Good	3	Sewage system includes concrete septic tank and septic field, original to the building construction in 2011/12.	Overall the sewage system is in good condition and there are no reported issues with the system.	$ 30,000	2011	10	40	Inspection of system at 20-year mark.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500
Roof	Good	3	The roof is a flat-type roof with an EPDM rubber roofing membrane.	Roof is assumed to be in good condition based on its installation date of 2011/12.	$ 52,000	2011	10	25		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Siding	Critical	0	The building is mostly sided with stone veneer and metal.	The metal siding appears to be in good condition, consistent with it's age and service. However, despite its relatively low age, the stone siding is falling off the building in several locations, presenting safety concerns. The stone veneer was removed in early 2021 and is slated for replacement with metal siding later in 2022. Upon replacement, the condition will be good to excellent.	$ 20,160	2021	0	40	Replacement of removed siding.	$ 20,160	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Building	Good	3	The building is mostly wood construction with exposed timber framing in the main atrium. The building was constructed in 2011/12.	The building is in overall good condition with no structural concerns noted.	-	2011	10	-	Regular building maintenance budget of $5000 every 5 years.	$ -	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -	$ 5,000	$ -
Windows & Doors	Good	3	There are main windows throughout the building, especially in the main atrium which features nearly a comple wall of windows. The windows are noted to be triple pane glass throughout. The windows are suspected to be original to the building construction.	The windows are in overall good condition on account of their age and observations during the site inspection.	$ 149,000	2011	10	25		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lighting	Good	3	Lighting throughout the building is suspected to be fluorescent fixtures.	The fluorescent fixtures are in good overall condition, but should be considered for upgrading to LED to gain energy efficiency improvements.	$ 26,000	2011	10	20	Budget for replacement of light fixtures as required.		$ 400	$ -	$ 400	$ -	$ 400	$ -	$ 400	$ -	$ 400
Electrical	Good	3	Main power supply is 400A/600V.	Main power suply is in good condition.	$ 40,000	2011	10	40		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Northern Ontario Sportfishing Centre

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Ventilation	Good	3	Ventilation is provided by a large air handling unit for the entire building with coils for heating and cooling. Furthermore, there is a Lifebreath HRV for additional ventilation and exhaust.	Equipment appears to be in good condition overall, consistent with the relatively recent installation in 2011/12.	$ 20,000	2011	10	25		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Heating & Cooling	Fair	2	Heat is provided by a 100 kW electric boiler providing hot glycol to the coils of the main air handling unit as well as infloor heating loops. The heating system includes Armstrong pumps for glycol circulation. Cooling is provided by a large outdoor condensing unit providing refrigerated fluid to the coils in the air handling unit.	Overall the equipment is in good condition on account of its relatively recent installation. The equipment is not quite half way through its projected usable life and do not have any reported operational issues. However, the infloor heating coils are damaged and not operational. There are no current plans for repair as the building is only operated seasonally. Due to the good equipment and damaged coils, the system is considered in fair condition.	$ 15,000	2011	10	25		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Domestic Hot Water (DHW)	Good	3	Small electric DHW tank-style heater for provision of hot water for handwashing and a kitchenette sink.	Heater was observed to be in good condition during the site inspection.	$ 1,000	2011	10	20	Replacement of hot water tank at end of projected usable life.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000
Parking	Good	3	The parking lot is paved with asphalt.	The parking lot paving appears to be in good condition overall with little signs of damage or heaving. Sloping of the parking lot appears to be good for conveyance and drainage of stormwater.	$ 74,000	2011	10	30	Repairs to asphalt at 15-year.	$ -	$ -	$ -	$ -	$ 10,000	$ -	$ -	$ -	$ -	$ -
Solar Power System	Good	3	The facility includes a building mounted solar array which includes 48 panels producing 10-12 kW of power. A few panels were damaged during their lifecycle and have been replaced in 2019.	The solar array is noted to be functioning appropriately without any issues.	$ 36,000	2011	10	20	Budget for phased in replacement of panels beginning at end of projected usable life, as applicable.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000	$ 6,000
Signage	Good	3	Most of the signage is mounted to he building and suspected to be original to construction in 2012. There is also a new electronic, programmabel sign at the highway which was installed in 2018.	All signage appears to be in good condition, with no reported issues.	$ 7,500	2011	10	30		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Group of Furniture	Good	3	Group includes office furniture such as chairs and desks.	Furniture is relatively new and presumed to be dated to building construction and occupancy in 2012. Overall the furniture is in good condition with typical wear and tear.	$ 5,000	2011	10	20	Budget for partial replacement of furniture beginning near end of projected usable life.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500	$ -	$ 1,500
Group of Kitchen Equipment	Good	3	Group includes a newer fridge, older microwave, and cabinet/countertops suspected to be original to construction.	The kitchen equipment is relatively new and presumed to be dated to building construction and occupancy in 2012. Overall the furniture is in good condition with typical wear and tear. The microwave was noted to be older and may require replacement in the near future.	$ 5,000	2011	10	20	Budget for kitchen to be $1000 every 3 years.	$ -	$ -	$ 1,000	$ -	$ -	$ 1,000	$ -	$ -	$ 1,000	$ -
Group of Outdoor Leisure Structures	Good	3	Group includes some picnic tables, play structures, and gravel walking paths. All structures are assumed to be dated to the original building construction in 2011/12.	Gravel paths and play structures appear to be in good condition. Picnic tables are in fair to good condition depending on the individual table. Overall, the equipment is in good condition with typical wear and tear.	$ 12,500	2011	10	30	General maintenance budget, such as painting/staining.	$ -	$ -	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ 1,000	$ -
Group of Museum Exhibits	Excellent	4	Group includes all permanent and temporary exhibits, artifacts, and other display items within the centre.	All displays are in excellent condition	-	-	-	-	Maintenance of displays and acquisition of new materials.	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000
Average Value		2.84		**Replacement Cost**	**$ 543,160**	**Average Age**	**9.4**		**Annual Totals**	**$ 21,160**	**$ 1,400**	**$ 2,000**	**$ 7,400**	**$ 14,000**	**$ 2,400**	**$ 1,000**	**$ 2,900**	**$ 14,000**	**$ 32,900**

Nestor Falls Travel Centre									Maintenance Notes	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Asset Components	**Condition**	**Value**	**Description**	**Notes**	**Replacement Cost**	**Date of Replacement**	**Age**	**Projected Usable Life**		**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**
Water Supply	Good	3	Drilled well, lots of pressure.	No issues noted, appears to be in good overall condition.	$ 30,000	1975	46	40	Budget for major inspection in near future to verify condition of well on account of exceeding projected usable life.	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sewer System	Good	3	Fibreglass septic tank and septic field. Both are suspected to be original to the building construction in 1975.	System suspected to be in good condition, despite age, and there are no reported issues. The building is only operated seasonally and even then, it is minimally staffed during its open season, therefore, the demand on the sewage system is very minimal.	$ 30,000	1975	46	40	Budget for major inspection in near future to verify condition of system on account of exceeding projected usable life.	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Roof	Fair	2	Cedar shingle roof, likely with a membrane underlay for waterproofing.	Roof is in fair condition, with the cedar shingles showing signs of weathering. No reported issues or leaks.	$ 9,600	1975	46	25	Budget for replacement of roof in near future with asphalt shingles or metal roof.	$ -	$ 9,600.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Siding	Good	3	The building is sided by the structural log wall which has been recently painted.	The exterior is in good condition on account of the recent painting which has restored the aesthetic as well as repairing weathing wood and assiting with sealing the surface.	$ 2,800	2015	6	30	Budget for painting every 5 years.	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ 1,500.00	$ -
Building	Fair	2	The building was originally constructed in 1975. It is log construction exterior walls with a combination of log and wood construction framing for interior spaces. The building is constructed on a raised crawlspace foundation with a wood roof structure.	The building is in overall fair condition, and there are no noted structural concerns. The only building concern is that the crawlspace is reported to hold moisture. The township maintenance plans to increase ventilation fo the crawlspace to improve the removal of moisture.	-	1975	46	-	Budget $3000 for general building maintenance every 5 years.	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -
Windows & Doors	Fair	2	Most of the windows appear to be newer and were replaced in 2016. Some of the other windows are older and may be original to the building. The main entrance door is also suspected to be dated to the original building construction.	The new windows installed in 2016 are in good condition. The dated windows are presumed to be nearing or past their projected usable life. Furthermore, the main entrance door is noted to be in poor condition. Overall, the group is considered to be in fair condition.	$ 10,000	2016	5	25	Replacement of older windows and doors.	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -
Lighting	Fair	2	Lighting throughout the building is provided by compact fluorescent bulbs and fixtures.	The lighting appears to be in fair to good condition, but upgrades to LED alternatives should be considered.	$ 4,800	2006	15	20	Maintenance budget for replacement of failing fixtures.	$ 400.00	$ -	$ 400.00	$ -	$ 400.00	$ -	$ 400.00	$ -	$ 400.00	$ -
Heating & Cooling	Fair	2	Heating is provided by electric baseboard units, which appear to be original to the building construction. Air conditioning is provided by a portable room air conditioning unit.	The heating system in the building is suspected to be original which will have exceeded it projected usable life. However, the seasonal nature of the building is indicative of were low use of the heating system which may contribute to increase equipment longevity. Regardless, the baseboard heaters should be monitored and may begin to fail due to their age. The air conditioning unit is not rated for commercial use and it's longevity will be correlated with amount of use. Overall the system is considered fair due to the low demand contrasted with the age of the equipment. No issue have been noted.	$ 1,000	1975	46	25	Inspection of baseboard heaters to determine projected life expectancy. Also budget for replacement of A/C in 5 years.	$ 1,000.00	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -
Domestic Hot Water (DHW)	Fair	2	DHW is provided with an electric tank-style heater. The tank was installed in 2012.	The tank is in fair condition overall, given it's age. This is likely due to limited usage as the building is used seasonally.	$ 1,000	2012	9	20		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Group of Furniture	Fair	2	Group includes office furniture in the building.	The furniture is dated with typical wear and tear but in overall fair condition considering service.	$ 5,000	1990	31	20	Budget for replacement of furniture as required.	$ -	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ 1,000.00	$ -	$ -
Group of Kitchen Equipment	Fair	2	Group includes a small fridge, sink, and cabinets/countertop.	The kitchen equipment is dated with typical wear and tear but in overall fair condition considering service.	$ 5,000	2000	21	20	Maintenance budget for kitchen of $1000 every 3 years.	$ -	$ -	$ 1,000.00	$ -	$ -	$ 1,000.00	$ -	$ -	$ 1,000.00	$ -
Average Value		2.27		**Replacement Cost**	**$ 99,200**	**Average Age**	**28.8**		**Annual Totals**	**$ 5,400**	**$ 9,600**	**$ 4,400**	**$ 7,500**	**$ 900**	**$ 1,000**	**$ 400**	**$ 4,000**	**$ 2,900**	**$ -**

Sioux Narrows Senior Centre									Maintenance Notes	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Asset Components	**Condition**	**Value**	**Description**	**Notes**	**Replacement Cost**	**Date of Replacement**	**Age**	**Projected Usable Life**		**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**
Water Supply	Good	3	Water supply by a drilled well, with new pump in 2018.	Overall good condition, no reported issues with well and new pump should extend the life of the well operation.	$ 30,000	2018	3	40	Inspection at 10 year of pump.	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000.00	$ -	$ -	$ -
Water Treatment System	Good	3	The only stage of water treatment is softening of the well water.	There are no reported issues with the softener. The system is only provided to reduce hardness of the well water to improve water quality and aesthetics. The water is not considered potable at this building.	$ 5,000	1998	23	20	Budget for inspection and subsequent replacement of softener.	$ 500.00	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -
Sewer System	Excellent	4	The building features a septic tank and septic field. Both the tank and the field were replaced in 2019.	The system has no noted issues since installation and is considered to be in excellent condition as a result of its recent installation.	$ 30,000	2019	2	40	Inspection at 10-year of system.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000.00	$ -	$ -
Roof	Poor	1	Roof is shingled and was last replaced in 2006.	Though the roof is not quite approaching its projected usable life, municipal staff have noted that the roof is in poor condition and will likely require replacement in the near future.	$ 14,400	2006	15	25	Replacement of roof with asphalt shingles.	$ -	$ -	$14,400.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Siding	Good	3	Siding is cement board and was replaced in approximately 2014. Along with the replacement of the siding, 1-1/2" of rigid insulation was added to the exterior of the building.	Overall the siding is in good condition on account of its recent installation and the addition of rigid insulation.	$ 13,200	2014	7	40	Maintenance at 10-year.	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Building	Fair	2	The original building was constructed in 1978 with an addition built in the 1990s. Building is wood construction with sloped wood roof and slab on grade construction. The building used to have flooding issues, however, this was rectified in 2018 with improved ditching and drainage around the building.	Overall the building is in fair condition with no noted issues other than the water infiltration, which has been rectified. There is some concern through that years of water issues may have caused damage or mould development within the wood components of the building.	-	1978	43	-	Regular maintenance of $5000 every 5 years.	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -
Windows & Doors	Poor	1	The windows are supsected to be original to the building construction. This dates the main windows to 1978 and the addition windows to the 1990s. The windows in the addition portion appear to be dual pane.	The main building windows are dated to 1978 and have surpassed 40 years of service, well beyond their projected usable life. Furthermore, the windows of the addition are nearing or have exceed their projected usable life as well. Therefore, all windows should be investigated and considered for replacement in the near future.	$ 15,000	1978	43	25	Replacement of all windows.	$15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lighting	Fair	2	Lighting is a combination of fluorescent and LED ceiling fixtures.	The lighting is in overal fair condition, with no reported issues. Consideration should be given to upgrading lighting to LED alternatives as replacements are required.	$ 9,600	2006	15	20	Budget for regular maintenance and replacement of failed fixtures.	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00
Heating & Cooling	Fair	2	Heating is provided by baseboard electric units and air conditioning is provided by an LG mini-split system. The LG condensing unit is suspected to be dated to 2002, but may be from 2012 (inconsistency of serial number identification).	There are no reported issues with the baseboard heaters or the condensing unit. However, the condensing unit may be approaching its projected usable life in the next decade based on a manufacture date of 2002. The condensing unit should be regularly monitored moving forward. Overall the equipment is in fair condition due to age.	$ 7,500	2002	19	25	Budget for replacement of A/C an inspection of baseboard heaters.	$ -	$ -	$ -	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ -
Ventilation	Good	3	Building is ventilated with an HRV which was installed in 2005.	HRV is not noted to have any issues and is therefore in good condition.	$ 5,000	2005	16	25	Budget for replacement of HRV at end of projected usable life.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -
Average Value		2.40		**Replacement Cost**	**$ 129,700**	**Average Age**	**18.6**		**Annual Totals**	**$ 15,900**	**$ 400**	**$ 20,800**	**$ 400**	**$ 400**	**$ 12,900**	**$ 1,400**	**$ 6,400**	**$ 5,400**	**$ 400**

White Moose Golf Course

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Water Supply	Good	3	Water is supplied from the nearby lake through a pumphouse near the lake. There is no treatment system in place so the water is not considered potable.	Overall the supply is in good condition with no reported issues.	$ 20,000	2015	6	40	Budget for $1000 for regular maintenance every 5 years.	$ -	$ -	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ 1,000	$ -
Sewer System	Good	3	The septic system includes a tank and new septic field installed in summer 2018.	The newly constructed septic field is in good condition or better and there are no reported issues with the rest of the sewage collection and separation system.	$ 30,000	2018	3	40	Budget for inspection at 10 year age.	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000	$ -	$ -	$ -
Building - Main Clubhouse	Good	3	The main clubhouse is a wood construction building featuring a metal roof with wood siding. The interior is finished as a clubhouse. The clubhouse is currently under renovation on 2021 including new washrooms, entry, deck, and ramp.	The clubhouse is in overall good condition on account of the current renovations. Plans for window replacement and interior updates are slated for fall 2021.	-	1965	56	-	General maintenance budget.	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -
Building - Maintenance Quonset	Good	3	Quonset is constructed of a metal frame with tarp enclosure on 4ft high concrete foundation walls (unknown depth). The construction date of the quonset is unknown.	Overall, the quonset building is in good condition. The foundation and appears to be solid, and the metal frame is not showing any signs of damae or warping. Lastly, the tarp appears to be in good condition.	-	2012	9	-	General maintenance budget.	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000
Building - Cart Staging Shed	Fair	2	Small wood construction shed built in 1960. The shed is open to the environment on two sides and features carpet, wood panel interior walls, metal roof, and siding.	Overall building is in fair condition. The structure appears to be in good condition, with no reported issues. However, the finishes, particularly interior finishes are in poor condition. The carpeting is ripped and the interior panelling is damaged. The roof and siding appears to be in fair to good condition.	-	1960	61	-	General maintenance budget.	$ 500	$ -	$ 500	$ -	$ 500	$ -	$ 500	$ -	$ 500	$ -
Heating & Cooling	Fair	2	Heating is provided in the proshop with electric baseboards and cooling is provided by a through-wall air conditioning unit. The facility is only operated seasonally so minimal heating is required.	Overall fair condition, no reported issues with heating or cooling but all units are older and aging.	$ 2,000	1965	56	25	Budget for system replacement in near future.	$ -	$ 2,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Parking Lot	Good	3	Parking lot is constructed with gravel.	Parking lot appears to be level with limited potholing or surface damage. Overall in good condition and limited ingrowth of vegetation throughout as well.	$ 40,000	2000	21	30	General maintenance budget with major maintenance planned at end of projected usable life.	$ -	$ -	$ 1,500	$ -	$ -	$ 1,500	$ -	$ -	$ 5,000	$ -
Group of Furniture	Fair	2	Group includes furniture in the clubhouse including tables and chairs.	Overall the furniture is in fair condition though dated and showing signs of wear and tear.	$ 5,000	2000	21	20	Plan for replacement of funiture in next 5 years as required.	$ -	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -
Group of Golf Carts	Good	3	Group includes approximately 12 electric EZ-GO golf carts and 10 gas powered Yamaha carts. The electric carts are dated to 2006 and are slowly being phased out in favour of the gas alternative. The gas powered carts are dated to 2018, 2019, & 2021.	Overall, all the carts are in good condition. Some of the electric carts are showing signs of wear and tear including minor rips to some of the seating.	$ 110,000	2006	15	15	Replacement of older electric carts with newer gas powered carts at a rate of 4 carts per year over the next 3 years. Regular maintenance budget thereafter.	$ 20,000	$ 20,000	$ 20,000	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500
Average Value		2.67		**Replacement Cost**	**$ 207,000**	**Average Age**	**27.6**		**Annual Totals**	**$ 21,500**	**$ 23,000**	**$ 23,000**	**$ 9,500**	**$ 4,000**	**$ 5,000**	**$ 5,000**	**$ 3,500**	**$ 10,000**	**$ 3,500**

Sioux Narrows Library

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Group of Library Books	Good	3	Group includes all books in the library.	Books appear to be in good overall condition, with most books being newer. Overalltypical wear and tear as would be expected and correlated with the age of any given book.	-	-	-	-	Budget for purchasing of new books.	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500
Group of Furniture	Good	3	Group includes all furniture in the library including all book shelves and any chairs, tables, or couchs. New furniture was installed in 2015.	Furniture appears to be in good condition overall, with some minor wear and tear.	$ 10,000	2015	6	20	Budget for partial replacement/new furniture at 10 year age.	$ -	$ -	$ -	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
Group of IT Equipment	Good	3	Group includes any computer and IT equipment in the library including personal computers and equipment for tracking book checkouts.	Equipment all appears to be in good condition, no issues have been reported. The librarian computer is slated for replacement in 2021.	$ 5,000	2015	6	5	Budget for regular upgrades of IT equipment.	$ -	$ 1,000	$ -	$ -	$ 1,000	$ -	$ -	$ 1,000	$ -	$ -
Average Value		3.00		**Replacement Cost**	**$ 15,000**	**Average Age**	**6**		**Annual Totals**	**$ 500**	**$ 1,500**	**$ 500**	**$ 3,500**	**$ 1,500**	**$ 500**	**$ 500**	**$ 1,500**	**$ 500**	**$ 500**

Sioux Narrows Travel Centre (NWHU)									Maintenance Notes	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Asset Components	**Condition**	**Value**	**Description**	**Notes**	**Replacement Cost**	**Date of Replacement**	**Age**	**Projected Usable Life**		**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**
Water Supply	Good	3	Water well for provision of water to the building.	No reported issues with the well, operates as expected.	$ 30,000	1989	32	40	Minor well inspection followed by major well inspection at end of life.	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	$ -
Water Treatment System	Good/Fair	2.5	Water treatment includes a softener and filtration system. Water provided to the building passes through this system, but it is not regularly tested, serviced and managed by a qualified individual so the system cannot be used to provide potable water to the public.	System components are in fair to good condition overall, but the system is not actively used for its intended purpose.	$ 15,000	2007	14	20	Replacement of system water quality equipment only (softeners & filters as required) with no UV if not intended for potable water.	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -
Sewer System	Fair	2	Septic system includes a holding tank only which is pumped out regularly by a third party hauler. The septic holding tank is suspected to be original to the building construction in 1989.	System is not reported to have any issues but is expected to be original to the building and aging. Therefore it is considered in overall fair condition.	$ 15,000	1989	32	40	Minor inspection followed by major inspection at end of projected usable life.	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	$ -
Roof	Poor	1	Roof is cedar shingle/shake with some sort of rubberized membrane underneath for water proofing.	The cedar shingles appear to be quite aged, showing signs of discoloration and cracking. Furthermore, the shingles have significant moss growth throughout. There are no reported water infiltration issues in the building, so it is presumed that the underlying membrane is in good condition, but overall the cedar shingles are in poor condition, and the roof should be considered for replacement.	$ 9,600	1989	32	25	Consider for replacement of shingles in near future with metal or asphalt shingles.	$ 9,600.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Siding	Good	3	Siding is vertical wood throughout most of the building exterior with some brick façade on the front of the building. The wood siding is painted.	Siding is in good condition overall for the entire building.	$ 7,040	1989	32	30	Recurring budget for painting of wood exterior and inspections.	$ -	$ 1,500.00	$ -	$ -	$ 1,500.00	$ -	$ -	$ 1,500.00	$ -	$ -
Building	Good	3	Building is wood construction with a sloped wood roof structure and concrete slab on grade foundation. The building was originally constructed in 1989.	There are no reported structural or building issues and therefore the building is in overall good condition.	-	1989	32	-	Regular maintenance to structure, budget $5000 every 5 years.	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ 5,000.00	$ -
Windows & Doors	Fair	2	The windows throughout the building are dated to 1988. They are aluminum frame windows with dual pane glass. Furthermore, the exterior doors are also aluminum framed and presumed to have dual pane glass as well.	Overall the windows and doors are in fair condition. Though they are original to the building construction and aging, they appear to be fair. However, they have exceeded their typcial life expectancy and should be monitored and planned for replacement as required.	$ 13,000	1988	33	25	Replacement of all windows and doors.	$ -	$ -	$13,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lighting	Fair	2	Lighting throughout the building is a combination of LED and fluoresent fixtures.	The lighitng is considered to be in fair condition as not all lighting has been upgraded to LED and some older fluroescent fixtures remain. Consideration should be given to upgrading all lighting to LED alternatives.	$ 6,400	2006	15	20	Budget for replacement of fluorescent fixtures, followed by budget for regular maintenance & replacement.	$ 800.00	$ 800.00	$ 800.00	$ 800.00	$ -	$ 400.00	$ -	$ 400.00	$ -	$ 400.00
Electrical	Good	3	Building features a 175 amp electrical service which supports all of the power requirements of the building include heating, cooling, and DHW.	There are no reported issues with the electrical service, so it is considered to be in overall good condition.	$ 40,000	1989	32	40	Minor inspection followed by major inspection at end of projected usable life.	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	$ -
Heating & Cooling	Fair	2	Heating is provided by an Armstrong electric furnace with integrated air conditioning. The unit is older and suspected to be original to the building construction in 1989. There is additional electric heating provided by baseboards throughout the building.	The electric furnace and A/C system had a fan replaced in 2015 to extend the life of the unit. Overall the unit is in fair condition, though it is expected to have surpassed it projected usable life.	$ 8,000	1989	32	25	Plan for replacement in the next 5 years with a new forced air furnace and central A/C.	$ -	$ -	$ -	$ 8,000.00	$ -	$ -	$ -	$ -	$ -	$ -
Domestic Hot Water (DHW)	Good	3	DHW is provided by an electric, tank-style heater. The heater was manufactured by Rheem and is dated to 2013.	The heateris approaching the end of its projected usable life, however, it remains in good condition and is not noted to have any issues. Consideration should be given to regular inspections to monitor for potential issues.	$ 2,000	2013	8	20	Monitor for issues, though expected to last through the upcoming decade without issues.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Group of Kitchen Equipment	Fair	2	The building includes a small kitchenette with a fridge, microwave, sink, countertop and cabinets.	Overall the kitchen equipment is in fair condition and operates as required.	$ 7,000	2010	11	20	Regular maintenance budget of $1000 every 3 years.	$ -	$ 1,000.00	$ -	$ -	$ 1,000.00	$ -	$ -	$ 1,000.00	$ -	$ -
Average Value		2.38		**Replacement Cost**	**$ 153,040**	Average Age	**25.4**		**Annual Totals**	**$ 10,400**	**$ 3,300**	**$ 16,800**	**$ 13,800**	**$ 2,500**	**$ 5,400**	**$ -**	**$ 10,400**	**$ 5,000**	**$ 400**

Bridge & Falls Studios

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Mobile Art Studio	Good	3	This studio was constructed in 2017 and it is wood construction on a large flat deck trailer. Trailer is tandem axle. Roof and siding are combination of metal sheeting and clear plastic.	Trailer is in overall good condition, as is the studio materials mounted to the trailer.	$ 25,000	2017	4	40	Maintenance budget of $1000 every two years with major maintenance of $5000 approximately every 5 years.	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 5,000	$ -
"On the Water" Studio	Good	3	Constructed in 2017 and mainly of wood construction, the structure is built on a floating platform. The building is fairly minimalist and includes a small amount of furniture, windows, and a door.	The floating art studio is in overall good condition, though the wood exterior is beginning to show signs of weathering from persistant and unsheltered exposure to the sun. The studio is planned for exterior painting in 2021, as time permits.	$ 20,000	2016	5	40	Maintenance budget of $1000 every two years with major maintenance of $5000 approximately every 5 years.	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 5,000	$ -	$ 1,000	$ -	$ 1,000
"In the Forest" Studio	Good	3	Constructed in 2017, this studio is a wood building on a steel pile foundation. The building feature a metal roof with nearly the entire siding completed with clear plastic and glass. There is also a small amount of furniture included in the building.	The structure appears to be in overall good condition, in large part due to the relatively recent construction. However, the plastic components are beginning to show signs of weathering/fading due to exposure to the sun.	$ 30,000	2017	4	40	Maintenance budget of $1000 every two years with major maintenance of $5000 approximately every 5 years.	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 5,000	$ -	$ 1,000	$ -
Average Value		3.00		**Replacement Cost**	**$ 75,000**	**Average Age**	**4.3**		**Annual Totals**	**$ 2,000**	**$ 1,000**	**$ 2,000**	**$ 1,000**	**$ 2,000**	**$ 5,000**	**$ 6,000**	**$ 1,000**	**$ 6,000**	**$ 1,000**

Total Average Value	**2.65**	**Total Replacement Cost**	**$ 4,729,800**	**Total Avg Age**	**19.6**

Annual Totals for Asset Category	**$ 172,260**	**$ 143,200**	**$ 192,100**	**$ 111,600**	**$ 77,600**	**$ 80,200**	**$ 94,600**	**$ 67,700**	**$ 111,600**	**$ 80,200**

Appendix E

Vehicle & Equipment Assets

White Moose Golf Course									Maintenance Notes	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Asset Components	**Condition**	**Value**	**Description**	**Notes**	**Replacement Cost**	**Date of Replacement**	**Age**	**Projected Usable Life**		**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**	**Cost**
Riding Mower	Good	3	Husqvarna riding lawn mower, estimated to be dated to 2012.	Though not new, the mower seems to be in overall good condition and is operating as expected, despite being at the end of its projected usable life.	$ 3,400	2012	9	10	Monitor condition and may require replacement in near future.	$ -	$ -	$ -	$ 3,400	$ -	$ -	$ -	$ -	$ -	$ -
Sweeper Attachement	Good	3	Attachement for mechanical sweeping using tractor equipment.	Overall good condition with some wear and tear consistent with use, despite being at the end of its projected usable life.	$ 5,000	2003	18	15	Monitor condition and may require replacement in near future.	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -
Sickle Mower Attachement	Good	3	Sickle mower for tractor, primarily used for ditch cutting and large grassed areas.	Overall good condition with some wear and tear consistent with use, despite being at the end of its projected usable life.	$ 2,000	2009	12	15	Monitor condition as sickle mower approaches end of projected usable life and replace in whole or in part as required.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000	$ -	$ -
Backhoe w/ Cab Cover	Good	3		Approaching the end of its projected usable life, but no reports of any issues so considered to be in good condition.	$ 50,000	2004	17	20	Monitor condition and may require replacement in near future.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000	$ -
Utility Vehicle	Fair	2	John Deere Gator utility vehicle.	Vehicle is in fair overall condition. It is reported that the vehicle still operates as expected, but there is some wear to the seats and damaged plastics.	$ 15,000	2000	21	10	Budget for replacement of vehicle with new utility vehicle.	$ -	$ -	$ -	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -
Utility Vehicle	Excellent	4	Kubota side-by-side utility vehicle, purchased new in 2021.	Overall excellent condition considering the age of the equipment. General wear and tear consistent with its use.	$ 15,000	2021	0	10	Budget for replacement of vehicle with new utility vehicle at end of projected usable life.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,000
Fairway Mower	Good	3	Jacobsen AR522 fairway mower with rotating blades.	Appears to be newer equipment. Some signs of wear and tear including minor cracking of the seat material. Overall good condition.	$ 40,000	2006	15	10	Monitor condition and may require replacement in near future.	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000	$ -	$ -	$ -
Rough Mower	Good	3	Jacobsen AR522 rough mower with rotating blades.	Appears to be newer equipment. Some signs of wear and tear including minor cracking of the seat material. Overall good condition.	$ 40,000	2006	15	10	Monitor condition and may require replacement in near future.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000	$ -	$ -
Greens Mower	Good	3	Jacobsen greens mower with cutting reels.	Appears to be newer equipment. Some signs of wear and tear including minor cracking of the seat material. Overall good condition.	$ 30,000	2006	15	15	Monitor condition and may require replacement in near future.	$ -	$ -	$ 30,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Tee Mower	Good	3	John Deere tee mower with cutting reels.	Appears to be newer equipment. Some signs of wear and tear including a some minor rusting and cracking of the seat material. Overall good condition.	$ 30,000	2000	21	15	Monitor condition and may require replacement in near future. Consider transitioning old greens mower to a tee mower after replacement of greens mower.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Aerator	Fair	2	Manually operated aerator equipment.	Older piece of equipment, fair condition overall due to age and general wear and tear from years of service.	$ 10,000	2000	21	15	Monitor condition and may require replacement in near future.	$ -	$ 10,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Top Dresser	Fair	2	Manually operated top dressing equipment.	Typical equipment wear and tear for use, in overall fair condition.	$ 10,000	2000	21	15	Monitor condition and may require replacement in near future.	$ -	$ -	$ -	$ -	$ -	$ 10,000	$ -	$ -	$ -	$ -
Group of Small Equipment	Good	3	Includes gas-powered water pumps (x2), Stihl weed whackers (x2), Stihl chainsaws (x2), Stihl leaf blowers (x2), among other miscellaneous equipment.	Tools appear to be in overall good condition with typical and expected wear and tear. All equipment is reported to be operational as expected.	$ 20,000	2010	11	10	Budget $2000 every 3 years for replacement of equipment, as required.	$ -	$ 3,000	$ -	$ -	$ 3,000	$ -	$ -	$ 3,000	$ -	$ -
Average Value		2.85		**Replacement Cost**	**$ 270,400**	**Average Age**	**15.1**		**Annual Totals**	**$ -**	**$ 13,000**	**$ 30,000**	**$ 18,400**	**$ 3,000**	**$ 15,000**	**$ 40,000**	**$ 45,000**	**$ 50,000**	**$ 15,000**

Former Sioux Narrows Curling Club

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Pickup Truck	Good	3	2015 half ton, two wheel drive pickup truck.	Relatively new pickup truck in good condition with typical wear and tear for a municipal maintenance vehicle.	$ 45,000	2015	6	10	Budget for replacement at end of projected usable life.	$ -	$ -	$ -	$ 45,000	$ -	$ -	$ -	$ -	$ -	$ -
Pickup Truck	Good	3	2016 half ton, four wheel drive pickup truck.	Relatively new pickup truck in good condition with typical wear and tear for a municipal maintenance vehicle.	$ 50,000	2016	5	10	Budget for replacement at end of projected usable life.	$ -	$ -	$ -	$ -	$ 50,000	$ -	$ -	$ -	$ -	$ -
Pickup Truck	Good	3	2016 one ton, four wheel drive pickup truck.	Relatively new pickup truck in good condition with typical wear and tear for a municipal maintenance vehicle.	$ 60,000	2016	5	10	Budget for replacement at end of projected usable life.	$ -	$ -	$ -	$ -	$ 60,000	$ -	$ -	$ -	$ -	$ -
Pickup Truck	Good	3	2020 one ton pickup truck.	New pickup truck in good condition with typical wear and tear for a municipal maintenance vehicle of its age.	$ 60,000	2020	1	10	Budget for replacement at end of projected usable life.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 60,000	$ -
Snow Plow	Good	3	Standard snowplow for winter snow removal.	Snow plow in good condition with typical wear and tear.	$ 5,000	2000	21	10	Monitor condition and may require replacement in near future.	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Snow Plow	Good	3	Standard snowplow for winter snow removal.	Snow plow in good condition with typical wear and tear.	$ 7,500	2006	15	10	Monitor condition and may require replacement in near future.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500
Spreader/Hopper	Good	3	Hopper and spreader for spreading sand and other materials, primarily for use in winter. To be mounted in back of large pickup truck.	Hopper and spreader in good condition and appear to be relatively new with typcial wear and tear.	$ 9,000	2000	21	15	Monitor condition and may require replacement in near future.	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,000	$ -	$ -	$ -
De-Icer	Good	3	Steam generating de-icer equipment for ice removal from frozen pipes and culverts.	De-icer appears to be in good condition, with no reported issues.	$ 10,000	2010	11	20	Monitor condition of de-icer as it approaches end of projected usable life in next decade and replace as required.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Flat Deck Trailer	Good	3	Single axle, 2000lb capacity	No reported concerns, in overall good condition with typical wear and tear.	$ 8,000	2008	13	15	Monitor condition as trailer approaches end of projected usable life and replace in whole or in part as required.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Flat Deck Trailer	Fair	2	Single axle, 2000lb capacity	No reported concerns, in overall fair condition with typical wear and tear.	$ 8,000	2002	19	15	Monitor condition and may require replacement in near future.	$ -	$ -	$ -	$ -	$ -	$ 8,000	$ -	$ -	$ -	$ -
Tractor	Good	3	Kubota riding tractor unit with front bucket and cab cover. Unit appears to be newer.	Appears to be in good condition with no noted concerns or issues.	$ 50,000	2012	9	20		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Riding Lawnmower	Good	3	Kubota riding lawn mower with 52" deck and 0° turn radius.	In overall good condition due to recent purchase.	$ 2,000	2020	1	10	Budget for replacement at end of projected usable life.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000	$ -
Riding Lawnmower	Poor	1	Standard riding lawnmower for grass cutting.	Mower has a flat tire and is not currently operational, therefore in poor condition.	$ 2,000	2000	21	10	Monitor condition and may require replacement in near future.	$ -	$ 2,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Bear Trap	Good	3			$ 8,000	2008	13	15	Monitor condition as bear trap approaches end of projected usable life and replace in whole or in part as required.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dump Trailer	Good	3			$ 9,000	2010	11	15	Monitor condition as trailer approaches end of projected usable life and replace in whole or in part as required.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Standard Trailer	Good	3	Single axle bear proof		$ 7,500	2008	13	15	Monitor condition as trailer approaches end of projected usable life and replace in whole or in part as required.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Heavy Duty Trailer	Fair	2	Utility trailer		$ 7,500	2002	19	20	Monitor condition as trailer approaches end of projected usable life and replace in whole or in part as required.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500	$ -	$ -
Heavy Duty Trailer	Good	3	Tandem flat deck trailer with 14,000 lb capacity used for transporting excavator.		$ 10,000	2013	8	20		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Average Value		2.78		**Replacement Cost**	**$ 358,500**	**Average Age**	**11.8**		**Annual Totals**	**$ -**	**$ 2,000**	**$ 5,000**	**$ 45,000**	**$ 110,000**	**$ 8,000**	**$ 9,000**	**$ 7,500**	**$ 62,000**	**$ 7,500**

Sioux Narrows Community Centre

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Riding Lawnmower	Fair	2	Gas powered riding lawnmower.	Lawnmower is in fair condition, with significant wear and tear. Mower operates as it should.	$ 3,400	2012	9	10	Monitor condition and may require replacement in near future.	$ -	$ -	$ -	$ -	$ -	$ 3,400	$ -	$ -	$ -	$ -
Ditcher	Good	3	Motorized equipment for quickly and efficiently digging small ditches and trenches.	Overall good condition, operates as expected. Equipment appears to be older with standard wear and tear for age and use.	$ 4,000	2006	15	15	Monitor condition and may require replacement in near future.	$ -	$ -	$ -	$ -	$ 4,000	$ -	$ -	$ -	$ -	$ -
Line Painter	Good	3	Motorized equipment for spraying paint for parking lot lines and other lines (such as airport markings).	Equipment was purchased by the township in 2019. Overall the line painter is in good condition and works as expected.	$ 6,000	2019	2	15		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Group of Small Equipment	Fair	2	Group includes general maintenance equipment and tools throughout the public works area of the community centre.	Based on observations made during the site inspection, the miscellaneous tools and equipment throughout the community centre appear to be in fair condition overall.	$ 4,500	2005	16	15	Budget $1000 every other year for replacement of various small equipment and tools, as required.	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -
Average Value		2.50		**Replacement Cost**	**$ 17,900**	**Average Age**	**10.5**		**Annual Totals**	**$ 1,000**	**$ -**	**$ 1,000**	**$ -**	**$ 5,000**	**$ 3,400**	**$ 1,000**	**$ -**	**$ 1,000**	**$ -**

Sioux Narrows Fire Hall

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Fire - Truck 101	Good	3	Large yellow pumper truck, dated to 1997.	Appears to be in good condition despite age. Vehicle appears to be stored indoors for most of its life and has received regular maintenance to maintain operational reliability.	$ 150,000	1997	24	20	Monitor condition and may require replacement in near future.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000
Fire - Truck 102	Good	3	Smaller red pumper truck, suspected to be dated to 1986.	Appears to be in good condition despite age. Vehicle appears to be stored indoors for most of its life and has received regular maintenance to maintain operational reliability.	$ 120,000	1986	35	20	Monitor condition and may require replacement in near future.	$ -	$ -	$ -	$ -	$ 80,000	$ -	$ -	$ -	$ -	$ -
Fire - Truck 103	Good	3	Single cab pickup truck, dated to approximately 2018.	Truck is in overall good condition, though receives more regular mileage than pumper trucks and therefore experiences more standard wear and tear.	$ 60,000	2018	3	10	Budget for replacement at end of usable life.	$ -	$ -	$ -	$ -	$ -	$ -	$ 60,000	$ -	$ -	$ -
Fire - Inflatable Boat	Good/Fair	2.5	Inflatable 14 foot boat with no apparent motor to be observed. Suspected that the boat is used for ice extractions and rescues.	Overall fair to good condition, due to age and wear. The boat is assumed to have no leaks or other issues with operation.	$ 3,000	1996	25	15	Monitor condition and may require replacement in near future.	$ -	$ -	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire - Landing Craft	Good	3	26 foot aluminum landing craft boat with 275HP Mercury motor and trailer. Boat is estimated to date around 2009-2010. Includes pump on boat for fire fighting from the lake.	Boat was in storage during inspection but has been reported to be in good overall condition by municipal staff.	$ 125,000	2009	12	15	Monitor condition as boat approaches end of projected usable life and replace in whole or in part as required.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000	$ -	$ -
Group of Turnout Gear	Good	3	Group includes all firefighting turnout gear such as INNO 5000 Series, among others.	It is assumed that all life safety equipment for firefighting is diligently and regularly inspected and required to meet strict safety requirments for quality and condition. Therefore, all equipment is considered in good condition and assumed to be removed from service and replaced as required.	$ 60,000	2000	21	15	Annual Budget of $2500 for maintenance, testing, upkeep, and replacement as required.	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500
Group of SCBA	Good	3	Group includes standard SCBA setups for fire fighting, including masks, bottles, etc. Mainly MSA brand, but a few others as well.	It is assumed that all life safety equipment for firefighting is diligently and regularly inspected and required to meet strict safety requirments for quality and condition. Therefore, all equipment is considered in good condition and assumed to be removed from service and replaced as required.	$ 25,000	2018	3	15	Annual Budget of $2500 for maintenance, testing, upkeep, and replacement as required.	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500
Group of Heavy Equipment	Good	3	Group includes heavy fire fighting equipment such as the "Jaws of Life" and ram extrication equipment.	It is assumed that all life safety equipment for firefighting is diligently and regularly inspected and required to meet strict safety requirments for quality and condition. Therefore, all equipment is considered in good condition and assumed to be removed from service and replaced as required.	$ 30,000	2004	17	15	Monitor condition as equipment has surpassed its projected usable life and may require replacement in near future. Infrequent usage suggests equipment could have an extended life.	$ -	$ -	$ -	$ -	$ -	$ 30,000	$ -	$ -	$ -	$ -
Group of Truck Equipment	Good	3	Group includes all equipment required for the operation and use of the fire trucks, including all hoses, pumps, and other equipment regularly used, maintained, or stored on the truck.	It is assumed that all life safety equipment for firefighting is diligently and regularly inspected and required to meet strict safety requirments for quality and condition. Therefore, all equipment is considered in good condition and assumed to be removed from service and replaced as required.	$ 75,000	-	-	10	Budget $1500 annually for repair, maintenance, and replacement of truck fire fighting equipment as required.	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500
Group of Maintenance Equipment	Fair	2	Group includes general maintenance equipment and tools throughout the fire hall.	Based on observations made during the site inspection, the miscellaneous tools and equipment throughout the fire hall appear to be in fair condition overall.	$ 3,000	2000	21	15	Budget $1000 every other year for replacement of various small equipment and tools, as required.	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000
Average Value		2.85		**Replacement Cost**	**$ 651,000**	**Average Age**	**17.9**		**Annual Totals**	**$ 6,500**	**$ 7,500**	**$ 9,500**	**$ 7,500**	**$ 86,500**	**$ 37,500**	**$ 66,500**	**$ 47,500**	**$ 6,500**	**$ 107,500**

Nestor Falls Multi-Use Building - Fire Hall

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Fire NF - MB Truck	Good	3	Pumper truck dated to 2003.	Truck is well maintained and noted to be in good condition.	$ 280,000	2003	18	20	Monitor condition as truck approaches end of projected usable life in next decade and replace as required.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire NF - International Truck	Good	3	Pumper truck dated to 2008.	Truck is well maintained and noted to be in good condition.	$ 230,000	2008	13	20	Monitor condition as truck approaches end of projected usable life in next decade and replace as required.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire NF - Pickup Truck	Fair	2	Pickup truck dated to 2018.	Truck has wear and tear and is noted to be in fair condition.	$ 60,000	2018	3	10	Budget for replacement at end of projected usable life.	$ -	$ -	$ -	$ -	$ -	$ -	$ 60,000	$ -	$ -	$ -
Fire NF - Landing Craft	Good	3	2018 Stahncraft 23' landing craft boat with 2018 Suzuki DF 175 4-stroke motor. Boat is accessorized for fire fighting service including lighting, etc.	Boat is relatively new and in overall good condition.	$ 100,000	2018	3	15		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Group of Turnout Gear	Good	3	Group includes all firefighting turnout gear such as INNO 5000 Series, among others.	It is assumed that all life safety equipment for firefighting is diligently and regularly inspected and required to meet strict safety requirments for quality and condition. Therefore, all equipment is considered in good condition and assumed to be removed from service and replaced as required.	$ 60,000	2000	21	15	Annual Budget of $2500 for maintenance, testing, upkeep, and replacement as required.	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500
Group of SCBA	Good	3	Group includes standard SCBA setups for fire fighting, including masks, bottles, etc. Mainly MSA brand, but a few others as well.	It is assumed that all life safety equipment for firefighting is diligently and regularly inspected and required to meet strict safety requirments for quality and condition. Therefore, all equipment is considered in good condition and assumed to be removed from service and replaced as required.	$ 25,000	2018	3	15	Annual Budget of $2500 for maintenance, testing, upkeep, and replacement as required.	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500
Group of Heavy Equipment	Good	3	Group includes heavy fire fighting equipment such as the "Jaws of Life" and ram extrication equipment.	It is assumed that all life safety equipment for firefighting is diligently and regularly inspected and required to meet strict safety requirments for quality and condition. Therefore, all equipment is considered in good condition and assumed to be removed from service and replaced as required.	$ 30,000	2004	17	15	Monitor condition as equipment has surpassed its projected usable life and may require replacement in near future. Infrequent usage suggests equipment could have an extended life.	$ -	$ -	$ -	$ -	$ -	$ 30,000	$ -	$ -	$ -	$ -
Group of Truck Equipment	Good	3	Group includes all equipment required for the operation and use of the fire trucks, including all hoses, pumps, and other equipment regularly used, maintained, or stored on the truck.	It is assumed that all life safety equipment for firefighting is diligently and regularly inspected and required to meet strict safety requirments for quality and condition. Therefore, all equipment is considered in good condition and assumed to be removed from service and replaced as required.	$ 50,000	-	-	10	Budget $1500 annually for repair, maintenance, and replacement of truck fire fighting equipment as required.	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500
Group of Maintenance Equipment	Fair	2	Group includes general maintenance equipment and tools throughout the fire hall.	Based on observations made during the site inspection, the miscellaneous tools and equipment throughout the fire hall appear to be in fair condition overall.	$ 3,000	2001	20	15	Budget $1000 every other year for replacement of various small equipment and tools, as required.	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000
Average Value		2.78		**Replacement Cost**	**$ 838,000**	**Average Age**	**12.3**		**Annual Totals**	**$ 6,500**	**$ 7,500**	**$ 6,500**	**$ 7,500**	**$ 6,500**	**$ 37,500**	**$ 66,500**	**$ 7,500**	**$ 6,500**	**$ 7,500**

Other (as noted)

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Trailer (Dump)	Fair	2	Located at the Sioux Narrows Landfill. Single axle, bear proof trailer.		$ 8,000	2008	13	15	Monitor condition and may require replacement in near future.	$ -	$ -	$ 8,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pickup Truck	Poor	1	Older Ford F150 half ton pickup truck.	Truck reported to be in poor condition.	$ 45,000	2000	21	10	Budget for replacement.	$ 45,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pickup Truck	Excellent	4	Newer Ford F150 4x4 half ton pickup truck purchased new in 2020.	Truck reported to be in excellent condition.	$ 50,000	2020	1	10	Budget for replacement at end of projected usable life.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000	$ -
Chipper w/ Trailer (Prov. Park)	Fair	2	Located at the Sioux Narrows Provincial Park, includes a wood chipper and a trailer.	Typical wear and tear with no reported issues, therefore overall fair condition.	$ 9,000	1988	33	15	Monitor condition and may require replacement in near future.	$ -	$ -	$ -	$ -	$ 9,000	$ -	$ -	$ -	$ -	$ -
Average Value		2.25		**Replacement Cost**	**$ 112,000**	**Average Age**	**17.0**		**Annual Totals**	**$ 45,000**	**$ -**	**$ 8,000**	**$ -**	**$ 9,000**	**$ -**	**$ -**	**$ -**	**$ 50,000**	**$ -**

Total Average Value	**2.67**	**Total Replacement Cost**	**$ 2,247,800**	**Total Avg Age**	**14.1**

Annual Totals for Asset Category	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	$ 59,000	$ 30,000	$ 60,000	$ 78,400	$ 220,000	$ 101,400	$ 183,000	$ 107,500	$ 176,000	$ 137,500

Appendix F

Parks, Docks & Open Spaces Assets

Pioneer Park

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Picnic Tables	Fair	2	Wood construction picnic tables.	Wood is weathered and aging, but overall fair condition for the picnic tables.	$ 3,000	2010	11	10	Consider replacement or refinishing of picnic tables.	$ -	$ -	$ 600	$ -	$ -	$ -	$ -	$ 600	$ -	$ -
Hiking Trails	Fair	2	Natural ground hiking trails and open spaces.	At the time of inspection, the park was phased out of use from the township perspective and maintenance had been paused. As such, the trails have started to grow in without regular brushing and maintenance. Residents and visitors still utilize the trails which keeps them somewhat worked in. Open spaces of the park also has tall grass, a result of the reduced maintenance schedule. However, the park is planned for refurbishment, with regular maintenance planned to resume.	-	-	-	-	Regular annual maintenance cost including spring brushing and regular intermittent maintenance thereafter through the summer months. Budget $2000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000
Parking Lot - Gravel	Fair	2	Gravel parking lot.	Gravel parking lot appears to be thin and had signficant infiltration of vegetation through the gravel and encroaching on the sides. Additional gravel was present in a pile during inspections but requires spreading to resurface the parking area.	$ 13,000	2000	21	30	Budget for refinishing gravel at end of projected usable life.	$ -	$ -	$ -	$ 1,300	$ -	$ -	$ -	$ -	$ 1,300	$ -
Average Value		2.00		**Replacement Cost**	**$ 16,000**	**Average Age**	**16.0**		**Annual Totals**	**$ 2,000**	**$ 2,000**	**$ 2,600**	**$ 3,300**	**$ 2,000**	**$ 2,000**	**$ 2,000**	**$ 2,600**	**$ 3,300**	**$ 2,000**

Bridge Park

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Picnic Tables	Fair	2	Wood construction picnic tables.	Overall fair condition, with wood being very weathered and aged. Minor vandalism consistent with location and use.	$ 2,000	2010	11	10	Consider replacement or refinishing of picnic tables.	$ 400	$ -	$ -	$ -	$ -	$ 400	$ -	$ -	$ -	$ -
Parking Lot - Gravel	Fair	2	Gravel parking lot.	Fair condition but thin areas of gravel in some locations and vegetation growing up throughout the parking lot.	$ 18,000	2000	21	30	Budget for refinishing gravel at end of projected usable life.	$ -	$ -	$ 1,800	$ -	$ -	$ -	$ -	$ 1,800	$ -	$ -
Lookout/Stairs	Fair	2	Wood construction stairs and lookout platform.	Wood is weathered and aged, in fair overall condition with some minor vandalism and typical wear and tear.	$ 5,000	2010	11	20	Paint or stain wood in near future to extend life and subsequently replace at end of usable life, as required.	$ 500	$ -	$ -	$ -	$ -	$ 500	$ -	$ -	$ -	$ -
Signage	Excellent	4	Carved and painted timber signage by local company.	Signage is in excellent condition and appears to be newer installation.	$ 5,000	2018	3	20		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Average Value		2.50		**Replacement Cost**	**$ 30,000**	**Average Age**	**11.5**		**Annual Totals**	**$ 900**	**$ -**	**$ 1,800**	**$ -**	**$ -**	**$ 900**	**$ -**	**$ 1,800**	**$ -**	**$ -**

Bass Lake Park

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Entrance Gate	Good	3	Metal construction entrance gate.	Gate appears to be in good condition and operates as intended.	$ 1,000	2000	21	40		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Picnic Tables	Fair	2	Wood construction picnic tables.	Wood is weathered and aging, overall in fair condition.	$ 10,000	2010	11	10	Consider replacement or refinishing of picnic tables.	$ -	$ 2,000	$ -	$ -	$ -	$ -	$ 2,000	$ -	$ -	$ -
Picnic Structure	Fair	2	Wood and steel construction with metal roof and open sides. Columns are supported on concrete piles. Building includes lighting.	Structure is in overall fair conditions. The materials appear to be in fair to good condition, however, there is some warping of the roof structure resulting from heaving piles shifting the column heights inconsistently. The building also features older lighting which should be replaced and upgraded to LED.	$ 25,000	2000	21	30	Consider replacement of building prior to end of projected usable life due to heaving piles.	$ -	$ -	$ -	$ -	$ 25,000	$ -	$ -	$ -	$ -	$ -
Ball Diamond	Good	3	Ball diamond is gravel and grass, and includes perimeter fencing and dugouts. The fencing is chainlink type, and the dugouts are constructed of concrete and wood.	Ball diamond is in overall good condition, with the fence appearing to be in good condition. The dugouts are in overall good condition with some aging wood materials that will require replacement, although some wood components have already been replaced.	-	-	-	-		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Bleachers	Good/Fair	2.5	Wood construction bleachers with wood rain/sun shades.	Overall fair to good condition, with some wood componenents showing signs of weathering and aging.	$ 15,000	2010	11	20	Paint or stain wood in near future to extend life. Expected to surpass projected usable life.	$ 1,000	$ -	$ -	$ -	$ -	$ 1,000	$ -	$ -	$ -	$ -
Parking Lot - Gravel	Fair	2	Gravel parking area.	Parking area is in fair condition, overall decent but with some surface inconsistencies such as minor potholes and washboard.	$ 40,000	2000	21	30	Budget for refinishing gravel at end of projected usable life.	$ -	$ -	$ -	$ 4,000	$ -	$ -	$ -	$ -	$ 4,000	$ -
Access Driveway - Surface Treated	Fair	2	Surface treated roadway for access to the park.	Overall fair condition with isolated instances of boulders heaving up through surface, creating bumps and road hazards.	$ 72,000	2000	21	30	Budget 10% of replacement cost every 5 years for repair of road to extend beyond projected usable life.	$ -	$ -	$ -	$ 7,200	$ -	$ -	$ -	$ -	$ 7,200	$ -
Signage	Excellent	4	Main signage include carved an painted wood by local vendor. Additional metal signage as well.	Wood signage is in excellent condition and appears to be newer. Metal signage is also in good condition.	$ 5,000	2018	3	20		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Play Structure	Good	3	Children's play structure, appears to be newer and recently installed, likely in the last 5 years.	Play structure is relatively newer and in good overall condition with regular and expected wear and tear.	$ 45,000	2015	6	30		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Washroom Building	Good	3	Wood construction building in good overall condition. The building does not have running water and relies on a holding tank for sewage waste. Building is insulated with metal siding and metal roof.	Overall good condition, no reported issues.	$ 20,000	2015	6	30		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Maintenance Shed	Good	3	Wood construction with metal siding and metal roof. Building is fully enclosed and includes access doors as required.	Building is in overall good condition with no reported issues.	$ 15,000	2015	6	30		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Average Value		2.68		**Replacement Cost**	**$ 248,000**	**Average Age**	**12.7**		**Annual Totals**	**$ 1,000**	**$ 2,000**	**$ -**	**$ 11,200**	**$ 25,000**	**$ 1,000**	**$ 2,000**	**$ -**	**$ 11,200**	**$ -**

Veterans Park

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Signage	Excellent	4	Custom timber painted sign.	Relatively new, in excellent condition.	$ 5,000	2018	3	20		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Parking Lot/Driveway - Gravel	Fair	2	Gravel parking lot and driveway.	Driveway is becoming grown in with grass and surrounding vegetation.	$ 2,500	2018	3	30	Budget $1000 every 5 years for addition gravel.	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ 1,000	$ -	$ -	$ -
CAF Light Armoured Vehicle (Retired)	Good	3	Retired and decommissioned Canadian Armed Forces Light Armoured Vehicle (LAV) for display purposes in the park.	LAV is in good condition, and does not appear to require any regular maintenance beyond occasional cleaning.	-	-	-	-		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Walkway & Benches	Good	3	Granite walkway and granite benches (five) throughout the park.	Granite is extremely resilient, benches and walkway are in good condition with little or no damage.	$ 20,000	2018	3	100		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Flagpole	Good	3	Standard flagpole.	Flagpole in standard condition, assumed to operate correctly and efficiently.	$ 500	2018	3	20		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Average Value		3.00		**Replacement Cost**	**$ 28,000**	**Average Age**	**3.0**		**Annual Totals**	**$ -**	**$ 1,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,000**	**$ -**	**$ -**	**$ -**

Nestor Falls Government Dock

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Parking Lot - Asphalt	Good	3	Asphalt paving for parking lot with painted lines.	Lower portion was paved in 2003 has some cracking due to age but in overall good condition. Upper portion was paved in 2018 and is in good condition. Lines all painted and in good condition.	$ 70,000	2003	18	30	Budget 10% of replacement cost every 5 years for repair of road to extend beyond projected usable life.	$ -	$ 7,000	$ -	$ -	$ -	$ -	$ 7,000	$ -	$ -	$ -
Dock - Stationary	Fair	2	Stationary dock originally constructed in 1990, 1000 sqft, wood construction on piles.	Dock decking was replaced in 2003, wood is weathered but in fair condition.	$ 35,000	2003	18	20	Paint or stain wood in near future to extend life and subsequently replace at end of usable life, as required.	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ 1,000	$ -	$ -	$ -
Dock - Floating	Fair/Poor	1.5	Floating dock, constructed pre-2003, wood construction, 800 sqft.	Floaters and crib at shore are in fair to poor condition overall. Replacement of floaters and new shore ramp should be planned for near future.	$ 30,000	2003	18	20	Replacement of floaters and shore ramp. Also, paint or stain wood in near future to extend life.	$ 10,800	$ -	$ -	$ -	$ -	$ 800	$ -	$ -	$ -	$ -
Boat Launch	Good	3	Concrete ramp into water for launching boats.	No reported issues and no signs of significant damage beyond standard wear and tear.	$ 50,000	2005	16	30		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Signage	Good	3	Signage for use of boat launch, lake rules, etc. Includes timber signage.	Good overall condition, some fading of printed signage.	$ 2,500	2015	6	10	Budget for replacement of signage at end of projected usable life.	$ -	$ -	$ -	$ 2,500	$ -	$ -	$ -	$ -	$ -	$ -
Average Value		2.50		**Replacement Cost**	**$ 187,500**	**Average Age**	**15.2**		**Annual Totals**	**$ 10,800**	**$ 8,000**	**$ -**	**$ 2,500**	**$ -**	**$ 800**	**$ 8,000**	**$ -**	**$ -**	**$ -**

Sioux Narrows Government Dock

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Stationary Dock #1	Good	3	Stationary dock, original construction 1970, wood construction w/ steel piles, 1220 sqft.	Steel piles were drilled and installed in 2015/16. New wood decking/skirting in 2015/16. Overall good condition.	$ 200,000	2016	5	20	Paint or stain wood approximately every five years to extend life and subsequently replace at end of usable life, as required.	$ 5,000	$ -	$ -	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -
Floating Dock #1a	Fair	2	Floating dock, original construction 2006, wood construction with floats, 224 sqft, extension of Stationary Dock #1.	Minimum maintenance since original construction, in fair overall condition.	$ 10,000	2006	15	20	Paint or stain wood in near future to extend life and subsequently replace at end of usable life, as required.	$ 250	$ -	$ -	$ -	$ -	$ 250	$ -	$ -	$ -	$ -
Floating Dock #1b	Fair	2	Floating dock, original construction 2006, wood construction with floats, 224 sqft, extension of Stationary Dock #1.	Minimum maintenance since original construction, in fair overall condition.	$ 10,000	2006	15	20	Paint or stain wood in near future to extend life and subsequently replace at end of usable life, as required.	$ 250	$ -	$ -	$ -	$ -	$ 250	$ -	$ -	$ -	$ -
Floating Dock #1c	Good	3	Floating dock, original construction 2019, wood construction with floats, 224 sqft, extension of Stationary Dock #1.	Minimum maintenance since original construction, in good overall condition due to recent construction.	$ 10,000	2006	15	20	Paint or stain wood in near future to extend life and subsequently replace at end of usable life, as required.	$ 250	$ -	$ -	$ -	$ -	$ 250	$ -	$ -	$ -	$ -
Stationary Dock #2	Good	3	Stationary dock, original construction 2019, wood construction w/ steel supports.	Minimum maintenance since original construction, in good overall condition due to recent construction.	$ 30,000	2019	2	20	Paint or stain wood in five years to extend life and subsequently replace at end of usable life, as required.	$ 750	$ -	$ -	$ -	$ -	$ 750	$ -	$ -	$ -	$ -
Floating Dock #2a	Good	3	Floating dock, original construction 2019, wood construction with floats, 224 sqft, extension of Stationary Dock #2.	Minimum maintenance since original construction, in good overall condition due to recent construction.	$ 10,000	2019	2	20	Paint or stain wood in five years to extend life and subsequently replace at end of usable life, as required.	$ 250	$ -	$ -	$ -	$ -	$ 250	$ -	$ -	$ -	$ -
Floating Dock #2b	Good	3	Floating dock, original construction 2019, wood construction with floats, 224 sqft, extension of Stationary Dock #2.	Minimum maintenance since original construction, in good overall condition due to recent construction.	$ 10,000	2019	2	20	Paint or stain wood in five years to extend life and subsequently replace at end of usable life, as required.	$ 250	$ -	$ -	$ -	$ -	$ 250	$ -	$ -	$ -	$ -
Floating Dock #2c	Good	3	Floating dock, original construction 2019, wood construction with floats, 224 sqft, extension of Stationary Dock #2.	Minimum maintenance since original construction, in good overall condition due to recent construction.	$ 10,000	2019	2	20	Paint or stain wood in five years to extend life and subsequently replace at end of usable life, as required.	$ 250	$ -	$ -	$ -	$ -	$ 250	$ -	$ -	$ -	$ -
Boat Launch	Good	3	Concrete ramp into water for launching boats.	Concrete approach for boat launch refinished in 2016. No reported issues and no signs of significant damage beyond standard wear and tear.	$ 50,000	2015	6	30		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Parking Lot - Asphalt	Good	3	Asphalt paving of dock parking.	Overall good condition w/ some cracking.	$ 100,000	2016	5	30		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lighting	Good	3	LED dock lighting.	Lighting installed in 2015/2016 and is LED in overall good condition.	$ 6,000	2016	5	20		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Signage	Fair/Poor	1.5	Signage for use of boat launch, lake rules, etc.	Signage is faded and dirty, making it difficult to read. Needs cleaning, refinishing, or replacement.	$ 2,500	2010	11	20	Budget for replacement of signage prior to end of projected usable life.	$ -	$ 2,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Average Value		2.71		**Replacement Cost**	**$ 448,500**	**Average Age**	**7.1**		**Annual Totals**	**$ 7,250**	**$ 2,500**	**$ -**	**$ -**	**$ -**	**$ 7,250**	**$ -**	**$ -**	**$ -**	**$ -**

Nestor Falls Cemetery

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Columbarium	Good	3	Granite construction columbarium.	Granite is extremely resilient and in overall good condition. Some moss growth developing on rough-finished surfaces which should be cleaned.	$ 20,000	2001	20	100		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Benches/Pillars	Good	3	Granite benches and pillar throughout cemetery.	Granite is extremely resilient and in overall good condition. Some moss growth developing on rough-finished surfaces which should be cleaned.	$ 7,500	2001	20	100		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Average Value		3.00		**Replacement Cost**	**$ 27,500**	**Average Age**	**20.0**		**Annual Totals**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Sioux Narrows Cemetery

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Columbarium	Good	3	Granite construction columbarium.	Granite is extremely resilient and in overall good condition. Some moss growth developing on rough-finished surfaces which should be cleaned.	$ 35,000	1963	58	100		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Benches/Pillars	Good	3	Granite benches and pillar throughout cemetery.	Granite is extremely resilient and in overall good condition. Some moss growth developing on rough-finished surfaces which should be cleaned.	$ 7,500	2001	20	100		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Average Value		3.00		**Replacement Cost**	**$ 42,500**	**Average Age**	**39.0**		**Annual Totals**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Nestor Falls Tennis Courts

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Court - Asphalt	Fair	2	Asphalt surfaced tennis court with painted lines.	Overall fair condition with many good areas, however, parts of the court at the south and east edges are uneven with small penetrations and heaving of the base under the asphalt causing deformations. Overall minor deformations, but a flat surface is crtical for tennis and basketball to control bounce and not create tripping hazards.	$ 30,000	2000	21	30	Budget for resurfacing of court in near future, as applicable. Consider construction of entirely new court surface with new subgrade work.	$ -	$ 30,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fencing	Good	3	Chain link fence enclosure with a couple gates.	Fence appears to be in good condition and provides the required security. Gate is operable and lockable as expected.	$ 15,000	2010	11	36		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net/Posts	Good	3	Steel posts cast into base for support of nets.	Inspection was completed in offseason period, so not nets were present. Posts appear to be stable and in good condition.	$ 5,000	2000	21	30	Replace netting as required.	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Basketball Hoops	Fair	2	Metal basketball hoops.	Basketball hoops are in fair condition overall. The hoop structure appears to be in fair to good condtion but the netting is poor or non-existent.	$ 5,000	2000	21	30	Consider replacement of netting.	$ 500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Average Value		2.50		**Replacement Cost**	**$ 55,000**	**Average Age**	**18.5**		**Annual Totals**	**$ 500**	**$ 31,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Nestor Falls Skating Rink

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Water Well	Fair	2	Well for supply of water for flooding of rink.	Well water supply is low volume which is an issue for flooding the entire rink. Therefore, overall fair condition. Exploration of storage tank option for additional water volume.	$ 30,000	-	-	40	Budget for major inspection in near future to verify condition of well and intermittent inspection thereafter to maintain operation.	$ 2,000	$ -	$ -	$ 1,000	$ -	$ -	$ 2,000	$ -	$ -	$ 1,000
Snowblower	Good	3	Yamaha snowblower for rink clearing.	Relatively new and in good condition.	$ 2,500	2015	6	10	Budget for replacement at end of projected usable life, as required.	$ -	$ -	$ -	$ 2,500	$ -	$ -	$ -	$ -	$ -	$ -
Building - Dressing Room	Fair	2	Wood construction building with power and heating.	Overall fair condition with some wear and tear to building consistent with usage.	-	-	-	-		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Rink/Boards	Fair	2	Rink is grass/dirt base with boards enclosing entire rink. Boards appear to be 4x8 sheets of plywood.	Overall in fair condition, some boards are older and nearing replacement. Some boards replaced and painting completed in 2018.	$ 7,500	2018	3	10	Budget $1000 every other year for continual replacement of boards and fencing, as required.	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -
Lighting	Good	3	Flood lighting for rink provided by six LED flood lights.	Newer LED flood lights in good condition.	$ 5,000	2016	5	20		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Average Value		2.40		**Replacement Cost**	**$ 45,000**	**Average Age**	**4.7**		**Annual Totals**	**$ 3,000**	**$ -**	**$ 1,000**	**$ 3,500**	**$ 1,000**	**$ -**	**$ 3,000**	**$ -**	**$ 1,000**	**$ 1,000**

Recreational Trails

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Boreal Trail	Good	3	Trails are maintained by township staff with an initial spring cleanup and then regular maintenance throughout the summer. New trailhead signage was added in 2017 and trail markers are added on an as needed basis.	The trails are in overall good condition as a result of the regular and consistent maintenance. Furthermore, the new signage in 2017 is in excellent condition.	-	-	-	-	Regular annual maintenance cost including spring brushing and regular intermittent maintenance thereafter through the summer months. Budget $12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000
Red Pine Trail	Good	3	Trails are maintained by township staff with an initial spring cleanup and then regular maintenance throughout the summer. New trailhead signage was added in 2017 and trail markers are added on an as needed basis.	The trails are in overall good condition as a result of the regular and consistent maintenance. Furthermore, the new signage in 2017 is in excellent condition.	-	-	-	-	Regular annual maintenance cost including spring brushing and regular intermittent maintenance thereafter through the summer months. Budget $8000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000
Aspen Trail	Good	3	Trails are maintained by township staff with an initial spring cleanup and then regular maintenance throughout the summer. New trailhead signage was added in 2017 and trail markers are added on an as needed basis.	The trails are in overall good condition as a result of the regular and consistent maintenance. Furthermore, the new signage in 2017 is in excellent condition.	-	-	-	-	Regular annual maintenance cost including spring brushing and regular intermittent maintenance thereafter through the summer months. Budget $24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000
Regina Bay Loop	-	-	New trail in the planning and development stage.	The trail is in the preliminary planning phase of development.	-	-	-	-	Expected development and construction beginning in 2023.	$ -	$ 70,000	$ 70,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000
Trillium Trail Loop	-	-	New trail in the planning and development stage.	The trail is in the preliminary planning phase of development.	-	-	-	-	Expected development and construction beginning in 2023.	$ -	$ 70,000	$ 70,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000
SN Prov. Park to Downtown Trail	-	-	New trail in the planning and development stage. Trail is proposed under the Highway Corridor Re-Development Plan to connect downtown Sioux Narrows to the nearby provincial park.	The trail is in the preliminary planning phase of development.	-	-	-	-		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Bicycle Trails	-	-	Proposed development of year-round bicycle trails which would be useable for winter cycling and possibly cross country skiing. Most trail development is planned in the vicinity of Nestor Falls, with a branch planned to extend from Nestor Falls to Rushing River Provincial Park. Total planned trail network is expected to be approximately 196 kilometers.	The trail netwrok is through the planning phase and funding applications are underway. Development will take place through a total of 9 phases with the first projected to start in 2023, dependant on funding.	-	-	-	-	Development and construction of Phase 1 and Phase 2 of Bicylce Trail network in 2023. Further development of furture stages expected through to 2026.	$ -	$ 260,000	$ 150,000	$ 100,000	$ 100,000	$ 36,000	$ 36,000	$ 36,000	$ 36,000	$ 36,000
Average Value		3.00		**Replacement Cost**	$ -	**Average Age**	-		**Annual Totals**	**$ 44,000**	**$ 444,000**	**$ 334,000**	**$ 168,000**	**$ 168,000**	**$ 104,000**	**$ 104,000**	**$ 104,000**	**$ 104,000**	**$ 104,000**

Total Average Value	2.66	**Total Replacement Cost**	$ 1,128,000	**Total Avg Age**	14.8	**Annual Totals for Asset Category**	$ 69,450	$ 490,500	$ 339,400	$ 188,500	$ 196,000	$ 115,950	$ 120,000	$ 108,400	$ 119,500	$ 107,000

Appendix G

Solid Waste Management Assets

Sioux Narrows Landfill

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Attendant Building	Fair	2	Constructed in 2013, OSB walls, wood framing, small wood stove for heat.	Finishes in overall fair condition.	$ 10,000	2013	8	30		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Shed #1	Fair	2	Constructed in 2004, 289 sqft, Wood frame w/ metal walls and roof, uninsulated, 1 storey	Some broken studs, some damage and denting to metal siding. Overall fair condition, particularly considering the usage & location.	$ 10,000	2004	17	30	Consider replacement of damaged structure components.	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Shed #2	Poor	1	Constructed in 2006, 540 sqft, wood frame w/ metal walls and roof, uninsulated, 1 storey.	One wall is compromised and has significant lean. Siding is corroding near the bottom of the wall all around. Studs and roof appear to be in fair to good condition.	$ 15,000	2006	15	30	Building should be significantly repaired or replaced, despite not being at end of projected usable life.	$ -	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Crawler/Bulldozer	Fair	2	Caterpillar 955L, operational.	Unit is aged and rough, but in generally fair condition considering usage and equipment resiliency.	$ 100,000	1975	46	30	Monitor condition as equipment has surpassed its projected usable life and may require replacement in near future. Budget $1000 annually for aging machine regular maintenance.	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000
Skid Steer	Good	3	Kubota skid steer with front bucket.	Relatively new and in good condition.	$ 75,000	2015	6	20		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Recycling Compactor	Good	3	Solar powered recycling compactor. Purchased recently.	Overall good condition with some rust developing where paint has been removed. Reported that the solar panel is not operational, consider equipment service by qualified technician.	$ 50,000	2015	6	20		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fuel Tank	Fair/Poor	1.5	Small fuel tank for storage of fuel for site equipment.	Tank is aged, with damage and denting throughout. Surface rust is apparent over the entire fuel tank as well. There is a newer pump installed on the tank.	$ 1,500	2000	21	10	Replacement of fuel tank.	$ 1,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landfill	Fair	2	The Sioux Narrows landfill is anticipated to have approximately 10 years of remaining life expectancy.	Overall the landfill is in fair condition, however, the length of time to develop and approve a new landfill location suggests that planning should begin in the near future. Plans to commence investigation with consultant in 2022.	-	-	-	-	Hiring of consultant for exploring landfill replacement options and subsequent design as required.	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ -	$ -	$ -	$ -	$ -
Average Value		2.06		**Replacement Cost**	**$ 261,500**	**Average Age**	**17.0**		**Annual Totals**	**$ 33,500**	**$ 46,000**	**$ 31,000**	**$ 31,000**	**$ 31,000**	**$ 1,000**	**$ 1,000**	**$ 1,000**	**$ 1,000**	**$ 1,000**

Nestor Falls Landfill

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Attendant Building	Fair	2	Constructed in 1998, 80 sqft, wood frame construction, one storey. Roof & insulation replaced in 2018, painting in 2019	Broken window, weathered siding.	$ 10,000	2018	3	30	Replacement of siding and windows.	$ 2,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Storage Shed	Good	3	Constructed in 2002, 247 sqft, wood framing with metal siding/roof, non-insulated.	Good condition, minimal denting of siding material.	$ 10,000	2002	19	30		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fencing	Critical	0	Metal post and chain link fencing surrounding landfill property.	Chain link fence is not properly connected to the posts/rails in many locations and falling away. Some post a sturdy and vertically plumb, but many are falling over.	$ 18,000	1990	31	36	Replacement of fencing, consider whether fencing is necessary.	$ 18,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Crawler/Bulldozer	Fair	2		Equipment is in fair condition and operational. Recent regular maintenance on the equipment and new second-hand tracks in 2019.	$ 100,000	1975	46	30	Monitor condition as equipment has surpassed its projected usable life and may require replacement in near future. Budget $1000 annually for aging machine regular maintenance.	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000
Landfill	Poor	1	The landfill was acquired from the Minstry of Natural Resources in 2002. Shortly thereafter, it was determined that the landfill had exceeded its regulated capacity. The township updated the ECA with the Minstry of Environment, Conservation and Parks to extend the life of the landfill by approximately another 25 years.	The landfill is still functioning and has some time left, but planning will need to begin in 10-15 years for a new landfill solution.	-	-	-	-	Hiring of consultant for exploring landfill replacement options and subsequent design as required.	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ -	$ -	$ -	$ -	$ -
Average Value		1.60		**Replacement Cost**	**$ 138,000**	**Average Age**	**24.8**		**Annual Totals**	**$ 51,500**	**$ 31,000**	**$ 31,000**	**$ 31,000**	**$ 31,000**	**$ 1,000**	**$ 1,000**	**$ 1,000**	**$ 1,000**	**$ 1,000**

Total Average Value	**1.83**	**Total Replacement Cost**	**$ 399,500**	**Total Avg Age**	**20.9**	**Annual Totals for Asset Category**	**$ 85,000**	**$ 77,000**	**$ 62,000**	**$ 62,000**	**$ 62,000**	**$ 2,000**	**$ 2,000**	**$ 2,000**	**$ 2,000**	**$ 2,000**

Appendix H

Transportation Assets

Sioux Narrows Helipad

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Asphalt Paving	Good	3		Relatively new w/ minor cracking	$ 50,000	2015	6	30	Budget 10% of replacement cost for surface maintenance every 5 years.	$ -	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -
Concrete Pad	Good	3		Good condition, no apparent damage	$ 30,000	2005	16	30		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Average Value		3.00		**Replacement Cost**	**$ 80,000**	**Average Age**	**11.0**		**Annual Totals**	**$ -**	**$ -**	**$ -**	**$ 5,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Nestor Falls Airport

Asset Components	Condition	Value	Description	Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Asphalt Paving - Airstrip	Good	3		Repaved in 2010, good condition overal	$ 600,000	2010	11	30	Budget 10% of replacement cost for surface maintenance every 5 years.	$ -	$ -	$ -	$ 60,000	$ -	$ -	$ -	$ -	$ 60,000	$ -
Asphalt Paving - Parking Lot	Good	3		Repaved in 2010, good condition overal	$ 175,000	2010	11	30	Budget 10% of replacement cost for surface maintenance every 5 years.	$ -	$ -	$ -	$ 17,500	$ -	$ -	$ -	$ -	$ 17,500	$ -
Line Painting	Excellent	4	Line painting for parking lot, runway, and apron.	Lines were painted in 2020.	$ 17,000	2020	1	5	Budget for repainting of lines, particularly on airport strip at end of projected usable life, or earlier as required by applicable codes and regulations.	$ -	$ -	$ -	$ -	$ 17,000	$ -	$ -	$ -	$ -	$ 17,000
Average Value		3.33		**Replacement Cost**	**$ 792,000**	**Average Age**	**7.7**		**Annual Totals**	**$ -**	**$ -**	**$ -**	**$ 77,500**	**$ 17,000**	**$ -**	**$ -**	**$ -**	**$ 77,500**	**$ 17,000**

Sioux Narrows Streetlights

Asset Components	Condition	Value		Notes	Replacement Cost	Date of Replacement	Age	Projected Usable Life	Maintenance Notes	2022 Cost	2023 Cost	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Poles	Good	3	Steel streetlight poles throughout Sioux Narrows. Estimated to be 26 poles.	In good condition, no reported issues.	$ 104,000	2005	16	30		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Light Fixtures	Good	3	Streetlight light fixture for illumination of roadways and intersections in Sioux Narrows. Estimated to be 26 light fixtures.	Fixtures in good condition, replaced with new LED alternatives in 2017.	$ 26,000	2017	4	20		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Banners	Good	3	Banners acting as signage to showcase township highlights. Estimated to be 12 banners.	Banners in good condition, purchased new in 2018 and installed in 2019.	$ 4,800	2018	3	10	Budget for replacement of banners at end of projected usable life, as required.	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,800	$ -	$ -	$ -
Average Value		3.00		**Replacement Cost**	**$ 134,800**	**Average Age**	**7.7**		**Annual Totals**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,800**	**$ -**	**$ -**	**$ -**

Total Average Value	**3.11**	**Total Replacement Cost**	**$ 1,006,800**	**Total Avg Age**	**8.8**

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Annual Totals for Asset Category	**$ -**	**$ -**	**$ -**	**$ 82,500**	**$ 17,000**	**$ -**	**$ 4,800**	**$ -**	**$ 77,500**	**$ 17,000**