

STAFF REPORT: ENGINEERING & PUBLIC WORKS



REPORT TO: Infrastructure and Recreation
 Committee
MEETING DATE: March 13, 2012
REPORT NO.: EPW.12.019
SUBJECT: Service Connections to Grey Rd
 21 Trunk Sanitary Sewer
PREPARED BY: Mike Campbell, Construction
 Coordinator

A. Recommendations

THAT Council receive Staff Report EPW.12.019 "Service Connections to Grey Rd 21 Trunk Sanitary Sewer"; and,

THAT Council authorize Staff to initiate a dialogue with land owners along Grey Road 21 to discuss the proposed sewer; and,

THAT Council Direct Staff to require property with roll #301000 to connect to water and sanitary servicing and all other properties along Grey Road 21 Trunks Sanitary Sewer be given the option to connect.

B. Background

The construction of the Grey Road 21 Trunk Sanitary Sewer, which will primarily service the Windfall Development, will provide an opportunity to lands fronting on Grey Road 21 to obtain sanitary sewer service. The lands along the road are a mixture of developed single family residences, potential future development lands with single family residences, raw land for future development and developed commercial properties.

The lands along the east side of the road are within the Town of Collingwood, in the County of Simcoe. The lands along the west side of the road are within the Town of The Blue Mountains, within the County of Grey.

Attachment #1 provides an aerial view of the lands abutting the road within the Town of the Blue Mountains. A detailed discussion follows.

Property 305300 is owned by Union Gas and contains a pressure reducing facility.

Property 302300 is owned by Jeff Becker and it contains a single family residential building. The building is on the north east corner of the property with the remained of the land is listed as Hazard and Water Hazard on our Land Use Plan mapping. The records of both Towns indicate this residential building is not serviced by water or sanitary services.

Property 302200 is owned by Brenda Martinek and all of the lands are listed as Hazard and Water Hazard on Town Land Use mapping.

Property 302100 is owned by St Anton Resorts Ltd and it has a steel building that has been used as a construction yard in the south east corner. The remained of the land is listed as Hazard and Water Hazard on Town Land Use mapping.

Property 302000 is owned by Inca Import Export Ltd and it has a public riding stable operation. This land is listed as a mixture of RR-50, Hazard and Water Hazard on Town Land Use mapping.

Property 300301 is owned by Westbrook Development Corporation and it is vacant with Draft Plan Approval.

Property 301000 is owned by B & L Neirmann and it is a single residential lot with a single family home.

Property 300800 is owned by Allan Judges and it is designated development lands with a single family residential building.

Property 300810 is owned by Dorothy Marshall and it is designated development lands with a single family residential building.

Property 316300 is the Monterra Golf Course. The golf course maintenance building fronts onto Grey Rd 21.

Property 300300 is owned by Westbook Development Corporation, is vacant with Draft Plan Approval.

Property 300200 is owned by Geraldine Nederend and it is vacant designated development land.

Properties 212900 and 212910 are the Scandinave Spa (Spa) property.

Staff would propose that the property owners along Grey Road 21 be informed of the proposed construction schedule of September through November of 2012. Staff would propose that the dialogue with the land owners would seek their expression of interest in a sanitary service to suit their needs.

The cost of installing laterals to the single family residential properties in the Blue Mountains in conjunction with the trunk sewer should be in the order of \$2000 each. The present Development Charge for the Craighleith Development Area is \$5070 for plant and pipe charges which combined results in a total of \$7,070 for a sanitary service to the property line. The land owner would be responsible for the private side servicing costs.

For lands that are commercially developed at this time Staff would propose to provide the sewer service connection to meet their needs. These properties would include 212900/212910; 316300 and possibly 302000 and 302100.

The Spa must connect to the sewer as per their site plan agreement. The cost of their service will be based on 15 equivalent units plus the cost of the service connection.

The other commercial uses will connect at either \$40.13/square meter or an equivalent units charge to be determined.

For lands with draft plan approval or designated development, Staff would propose that no sewer stubs be constructed at this time. The development horizon for the lands is questionable and the final development proposals for these lands may not be as anticipated now. While the trunk sewer will be constructed at a depth to meet the anticipated needs of these lands, the installation of stubs is often found to be unsuitable for the final development proposal.

For lands within the Town of Collingwood, Staff will communicate with the Town who will deal with their residents directly. While the service capital connection costs would be based on the same criteria above, it has not been determined how billing will take place.

The water main along this road is owned by the Town of Collingwood. The Blue Mountains' records show that no properties mentioned above have water service. The Collingwood records show that only 212910 (the Spa) has water service. The billing for the Spa sewer will be based on Town of The Blue Mountain rates and Town of Collingwood water usage records.

Staff recommends that the property at 302300 (372 Grey Road 21, near Highway 26) be offered the sanitary service connection but not be forced to hook up. The water main does not front this property and without readily available water use records a site specific billing rate will have to be developed.

Staff recommends that the property at 301000 (238 Grey Road 21, intersection with Grand Cypress Lane) be directed by by-law to hook up to both water and sewer due to the size of the lot and the existing Town policy for this development area. A review of the future development potential for this lot was undertaken by Planning. As this lot size is approximately 0.25ha, future development beyond its current use is unlikely. The water main along Grand Cypress fronts this property as will the sewer along Grey Road 21. The cost for the sewer is estimated at \$7070 as mentioned above. The DC charge for the Craigeith Service area water service is \$2278 and the cost of a water service lateral to the property line is estimated to be \$3,000. Therefore the estimated cost to service this land would be \$12,348. The land owner would be responsible for the private side servicing costs.

Staff recommends that all other lands along the road be made aware of the sewer project and be given the opportunity to receive a sanitary sewer connection.

If it is decided that sewer services are installed off the trunk main, the land owner will be billed and they will be required to complete the service connection within 11 months of the passing of a cost recovery by-law. Financing opportunities will be made available similar to other servicing extension projects.

Staff recommends that Property 301000 (238 Grey Road 21, intersection with Grand Cypress Lane) be required to hook up to water and sanitary sewer service and that other properties along the new trunk sanitary sewer route be offered a connection.

C. The Blue Mountains' Strategic Plan

The recommended action in this report furthers the Town Strategic Plan Goal #2, "Addressing the Town Municipal Infrastructure Needs".

D. Environmental Impacts

During the construction of the works, green house gases will be produced. Environmental protection measures will be taken as typical for construction activities.

E. Financial Impact

All funds expended to service lands would be recovered via by-law.

F. In Consultation With

This report has been reviewed with the Director of Finance and IT Services.

G. Attached

Attachment #1) Ariel photo of properties along Grey Road # 21

Respectfully submitted,

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Timmons St

0305300

372

0302300

0302200

330

0302100

1523800

0302000

302

Grey Road 21

Monterra Rd

0300301

Augusta Cres

238

0301000

236

0300810

230

0300800

226

0316300

220

0300300

0300200

152

0212910

134

0212900