

**STAFF REPORT:      ENGINEERING AND PUBLIC WORKS DEPARTMENT**

**REPORT TO:**            Infrastructure and Recreation  
                                 Committee

**MEETING DATE:**    December 11<sup>th</sup> 2012

**REPORT NO.:**        EPW.12.107

**SUBJECT:**            Thunder Hill Development Engineering  
                                 Assessment – Project Creation

**PREPARED BY:**     Reg Russwurm, Director of Engineering and  
                                 Public Works

**A.      Recommendations**

THAT Council receive Staff Report EPW.12.107 entitled “Thunder Hill Development Engineering Assessment – Project Creation”;

AND THAT Council authorize Staff to enter in to a contract with an engineering firm to undertake an engineering assessment to determine the preferred road design within the Thunderhill Development such that the Town can assume the works as public infrastructure to a maximum of \$75,000, understanding that Town cash resources will be utilized until they can be recoverable from the benefiting property owners;

AND THAT Council direct Staff to prepare for Council consideration a draft cost recovery by-law for the collection of monies expended to complete the engineering assessment in a manner similarly to prior by-laws relating to winter and summer maintenance of the Thunder Hill Development.

**B.      Background**

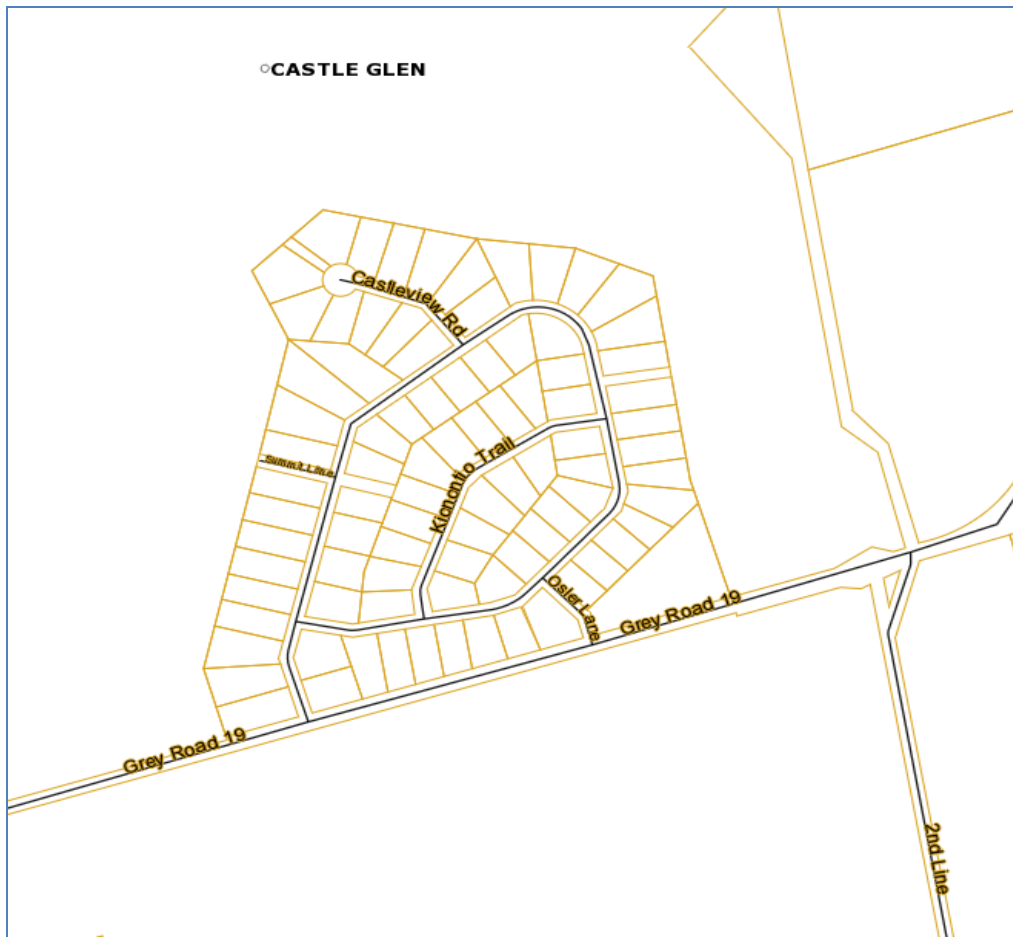
The Thunder Hill Development of Castle Glen Estates is comprised of two Registered Plans. Plan 910 was registered on April 22, 1968. Plan 921 was registered on December 16, 1969 and represents a re-orientation of the interior lots in Plan 910. The streets in both Plans were dedicated as public highways however the former Township of Collingwood did not assume the roads for maintenance purposes. There is a private, communal lagoon system servicing the residential units.

The purpose of this Report is to initiate the assessment needed to determine the improvements necessary for the Town to ultimately assume the roads for full municipal maintenance. There are 86 residential lots within the development plus an additional lot utilized as a maintenance base on Osler Lane. Two additional blocks were also identified as potentially benefiting from any road improvements. One block is similar to a future road allowance at the end of Castleview Road and the other block is the development area surrounding the Thunder Hill Development including the sewage lagoon site. This raises the total number of potential benefiting lots and blocks to 89. An overview map is provided below.

Castle Glen Development Corporation had performed all maintenance of the streets in Plans 910 and 921 for many years, as well as maintained the private, communal lagoon system. In an e-mail message to Director of Engineering and Public Works Reg Russwurm dated September 7, 2011, Mr. Michael Larkin advised that Castle Glen Development Corporation would no longer perform winter maintenance on the internal roads in Plans 910 and 921 after December 31, 2011. They will though continue to maintain the communal lagoon system.

In reaction to the position taken by Mr. Larkin, the Town undertook winter maintenance in Plans 910 and 921, at least on an interim basis to ensure the residents of the Thunder Hill Development have adequate snow removal service on the un-assumed roads. The Town has also recently been providing summer road maintenance. The costs incurred by the Town for the winter and summer maintenance work is cost recovered from the lot owners within the development by By-Law.

### Map of the Thunder Hill Development



### Engineering Assessment of Road Works

The Director of Engineering and Public Works has met several times with representatives of the Castle Glen Ratepayers Association (GCRA) and at the fall meeting of the Association to discuss the mechanisms by which the Town can assume the roads within the development as publicly owned and maintained infrastructure. In order for the Town to assume the roads, the roads have to be brought to a standard acceptable to the Town. The original development agreement is unclear on what that standard would be. It has been agreed by the representatives of the GCRA and Town Staff that it would be appropriate to undertake an engineering assessment to determine the existing condition of the road works, examine options for improvements, and recommend a road standard that would satisfy the needs of the Town while limiting the cost of improvements since it is recognised that the costs will be assigned to the benefiting property owners. Staff estimated the cost to prepare the assessment at approximately \$75,000.

In order for the Town to confidently undertake the assessment, Staff proposed that the GCRA petition their members to gauge interest in undertaking and funding the study. Attachment 1 is a copy of the petition provided to the Town which indicates strong support for an engineering assessment not to exceed \$75,000. There are 54 signatories to the petition. Some the signatures are faxed or emailed versions. Mr. Michael Larkin, who represents 23 lots via Michael Larkin Management and 2 lots owned by Castle Glen Development Corporation, has voiced verbal support for the 23 lots however has reservation whether the 2 other lots should be included. One lot contains the current lagoon system and the other is a vacant block.

Of the 89 properties listed, 54 (61%) have endorsed the plan. However, if the 25 lots controlled by Mr. Larkin are removed, the fraction rises to 84% (54/64) which confirms that there is strong support for the work among the other lot owners.

Staff feel there is strong support, at least 60%, to undertake the engineering assessment and therefore recommends that Council authorise Staff to enter in to a contract with an engineering firm to undertake an engineering assessment to determine the preferred road design within the Thunderhill Development such that the Town can assume the works as public infrastructure to a maximum of \$75,000, understanding that Town cash resources will be utilized until they can be recoverable from the benefiting property owners.

### Benefiting Properties

As introduced above, Mr. Larkin has raised concern about the number and allocation of lots that will be assessed as benefiting properties for the purposes of cost allocation, particularly those lots which are outside of the single family residential units. He has requested that the Town determine the cost sharing allocation prior to undertaking the engineering assessment.

Staff feel that determining the cost allocation is important as well and proposes that this work be undertaken as soon as practicable, however do not recommend that the initiation of the engineering assessment be delayed awaiting the determination of the cost allocation. Given the strong support to initiate the assessment by the other property owners sooner rather than later, Staff feel the project should proceed regardless of the outcome of the cost allocation determination.

Staff therefore recommend that a draft cost recovery by-law for the collection of monies expended to complete the engineering assessment in a manner similarly to prior by-laws relating to winter and summer maintenance of the Thunder Hill Development.

### Next Steps

Upon Council approval of the recommendations within this Report, Staff will allocate resources to determine the number and location of benefiting lots. Staff will also allocate time to prepare the Request for Proposal to retain a consulting engineer to prepare the assessment study. It is anticipated that the engineering assessment can be completed by the end of 2013 given Staff resources to manage this project and the time a study of this nature takes for public engagement.

Upon the completion of the engineering assessment, Council will decide if it is warranted to undertake the construction project to implement the capital improvements recommended in the study. That decision will rest on the support for the project and the benefit to the community and the Town as a whole. Council will also have the discretion to cost recover the expended funds at the conclusion of the assessment or to roll over the costs in the construction project.

If the construction project proceeds, detailed design will be completed in 2014 for construction in 2015.

## **C. The Blue Mountains' Strategic Plan**

The Entrance Permit By-law would further the Town's Strategic Plan Goal No. 2, "Addressing the Town's Municipal Infrastructure needs".

## **D. Environmental Impacts**

None

## **E. Financial Impact**

The Town will front-end the costs of the engineering assessment and will cost recover the funds via a cost recover by-law which assigns a portion of the costs to benefiting property owners.

**F. In Consultation With**

Ruth Prince, Manager of Revenue  
Darcy Chapman, Capital Accountant

**G. Attached**

1. Petition to the Town of The Blue Mountains in Support of an Engineering Assessment for Castle Glen / Thunder Hill Roads, November 2012

Respectfully submitted,

**Reg Russwurm**  
Reg Russwurm  
Director, Engineering and Public Works



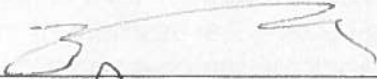
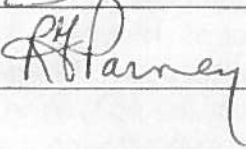

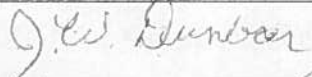
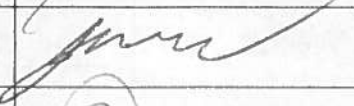

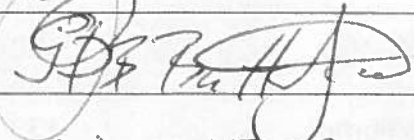
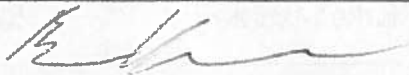
Engineering & Public Works  
Office: 519-599-3131 Ext. 260  
[russwurm@thebluemountains.ca](mailto:russwurm@thebluemountains.ca)

PETITION to the TOWN OF THE BLUE MOUNTAINS  
in Support of an Engineering Assessment  
for Castle Glen/Thunder Hill Roads

The following owners of properties within Registered Plans 910, 921 and Parcel 175 Poll 2 request that the Town of the Blue Mountains ("Town") undertake to contract an Engineering Assessment of the Castle Glen/Thunder Hill roads for the purposes of determining the cost and scope of work required to bring the roads to a condition acceptable for assumption. The cost of the Engineering Assessment shall not exceed \$75,000 with the understanding that the cost of the Engineering Assessment will be recovered from the above mentioned owners in a form prescribed by Town Council. **NOTE:** Once submitted to the Town, this document will become public, and may be posted on the Town of the Blue Mountains website.

Name	Address	Plan/Lot	Signature
Cabiddu	107 Northmount	910/50	
Michael Larkin Management Corp.		910/1	
Morris	108 Northmount	910/2	<i>Hilary Morris</i>
Munslow	112 Northmount	910/3	
Waterloo Mattress Holdings Inc.	116 Northmount	910/4	REC'D BY MAIL
Scott	120 Northmount	910/5	<i>[Signature]</i>
Prankevicius/Vaisvila	121 Northmount	910/81	REC'D BY MAIL
Robert/Weiner	<u>NON RESIDENT</u>	910/6	
Marritt/Thompson	127 Northmount	910/80	<i>[Signature]</i>
Moore	128 Northmount	910/7	<i>[Signature]</i>
Milgram	133 Northmount	910/79	<i>[Signature]</i>
Ferron/Hemeryck	134 Northmount	910/8	<i>[Signature]</i>
Clarke/Macrae	135 Northmount	910/78	<i>[Signature]</i>



Lloyd	138 Northmount	910/9	
Langmuir	142 Northmount	910/10	
Lahti/Upper	143 Northmount	910/77	
Toyne	144 Northmount	910/11	
Parney	148 Northmount	910/12	
Jarow	<u>NON RESIDENT</u>	910/13	
Hately	149 Northmount	910/76	
Brophy	153 Northmount	910/75	REC'D SCANNED COPY
Brophy		910/74	REC'D SCANNED COPY
Michael Larkin Management Corp.		910/73	
Michael Larkin Management Corp.		910/72	
Michael Larkin Management Corp.		910/71	
Michael Larkin Management Corp.		910/70	
Dunbar	160 Northmount	910/14	
McMorrow	172 Northmount	910/25	
Ballantyne	180 Northmount	910/26	
Butterfield	182 Northmount	910/27	
In-Sync Consumer Research Corp.	184 Northmount	910/28	REC'D SCANNED COPY
Sokol	186 Northmount	910/29	REC'D SCANNED COPY
Harbinson/Cameron	188 Northmount	910/30	

Morrow	190 Northmount	910/31	<i>Nona Morrow</i>
Cadesky/Veninger	193 Northmount	910/69	<i>A. Veninger</i>
Lamy/Suutari	200 Northmount	921/12	<i>Pat G.</i>
Houston	206 Northmount	921/11	<i>John Houston</i>
Wismer	208 Northmount	921/10	<i>John Wismer</i>
Dagfun 2010 Inc.	210 Northmount	921/9	<i>[Signature]</i>
Dagfun 2010 Inc.		921/8	<i>[Signature]</i>
Michael Larkin Management Corp.		921/7	
Stitt	220 Northmount	921/6	RECD BY MAIL
Michael Larkin Management Corp.		921/5	
Michael Larkin Management Corp.		921/4	
Michael Larkin Management Corp.		921/3	
Michael Larkin Management Corp.		921/2	
Michael Larkin Management Corp.		921/1	
Phelan Chenoweth		921/14	<i>Phelan Chenoweth</i>
Michael Larkin Management Corp.		921/15	
Huycke	223 Northmount	921/16	RECD BY MAIL
Michael Larkin Management Corp.		921/17	
Michael Larkin Management Corp.		921/18	



Pearson	241 Northmount	921/19	<i>J. Miller for E.B. Pearson</i>
Michael Larkin Management Corp.		910/45	
Allan/Seheult	246 Northmount	910/46	<i>Margaret Alban</i>
Cudney	250 Northmount	910/47	<i>K.A. MacKenzie</i>
<del>McDowell</del> <i>Wigall</i>	<u>NON RESIDENT</u>	910/48	
Strachan	258 Northmount	910/49	<i>Walter W.A.</i>
Yaxley	266 Northmount	910/51	<i>D. Yaxley</i>
Wilson	107 Castleview	910/24	<i>John Wilson</i>
Beaudry	111 Castleview	910/23	<i>K. Beaudry</i>
Scott	113 Castleview	910/21	
Scott		910/22	
Michael Larkin Management Corp.		910/15	
Speer/Wiele	116 Castleview	910/16	<i>Speer</i>
Thompson/Rose	120 Castleview	910/17	
Butterfield	121 Castleview	910/20	<i>GD B Butterfield</i>
Wetzel/MacDonald	122 Castleview	910/18	<i>J. MacDonald</i>
Castle Glen Development Corp.	"Block C"	910	
Baker	123 Castleview	910/19	<i>Margaret Baker</i>
Cantrell	103 Kionontio	921/20	<i>Clontree</i>
<del>Castle Glen MLM</del> Development Corp.		921/35	

McClure	106 Kionontio	921/34	
BMMPC Holding Corp.	109 Kionontio	921/21	REC'D BY MAIL
Knowlton	110 Kionontio	921/33	<i>W. Knowlton</i>
Tschannen	115 Kionontio	921/22	<i>W. Tschannen</i>
Michael Larkin Management Corp.		921/32	
Michael Larkin Management Corp.		921/31	
Hynds	120 Kionontio	921/30	<i>Bruce Hynds</i>
Goitanich	121 Kionontio	921/23	<i>[Signature]</i>
Michael Larkin Management Corp.		921/24	
Phelan Chenoweth	131 Konontio	921/25	<i>Phelan Chenoweth</i>
Bollinger/Gray	136 Kionontio	92126	<i>[Signature]</i>
Michael Larkin Management Corp.		921/27	
Michael Larkin Management Corp.		921/28	
Michael Larkin Management Corp.		921/29	
Ketchin	137 Kionontio	921/13	<i>[Signature]</i>
Harrison	138 Kionontio	910/68	<i>Elizabeth Harrison</i>
Castle Glen Development Corp.		Parcel 175 Poll 2	