

STAFF REPORT: Planning & Building Services Department



REPORT TO: Finance & Administration Committee
MEETING DATE: October 16, 2012
REPORT NO.: PL.12.125
SUBJECT: The Georgian Peaks Club West Lodge Sanitary Servicing Project
PREPARED BY: D. Finbow, Director, Planning & Building Services

A. Recommendations

THAT Council receive Staff Report PL.12.125 respecting The Georgian Peaks Club West Lodge Sanitary Servicing Project;

THAT Council authorize the Mayor and Clerk to execute an Amending Site Plan Agreement so as to permit the connection of The Georgian Peaks West Lodge directly to the Town's sanitary sewer within the Georgian Trail right-of-way with such amending agreement requiring the payment for 16 equivalent units associated with the Highway 26 Trunk Sewer Main and Thornbury Wastewater Treatment Plant Charges.

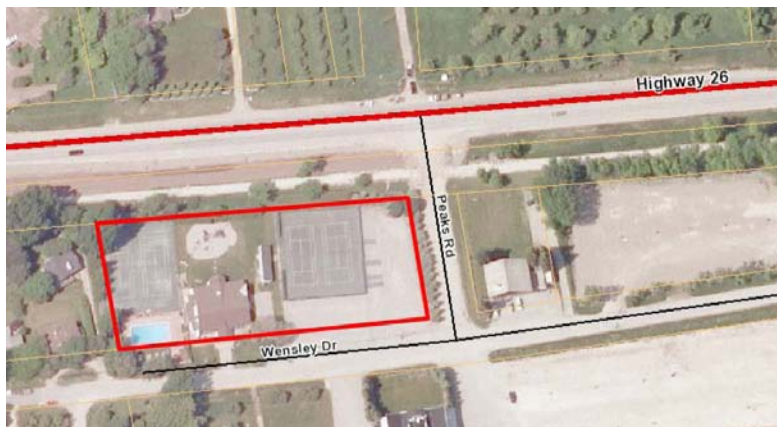
B. Background

The Request:

On October 9, 2012 Town staff met with Mark Woodburn, General Manager, of the Georgian Peaks Club (the "Club") who requested that the Club be permitted to connect the Club's West Lodge directly to the Town's sanitary sewer located within the Georgian Trail right-of-way prior to the Club opening on December 15, 2012.

The Peaks West Lodge:

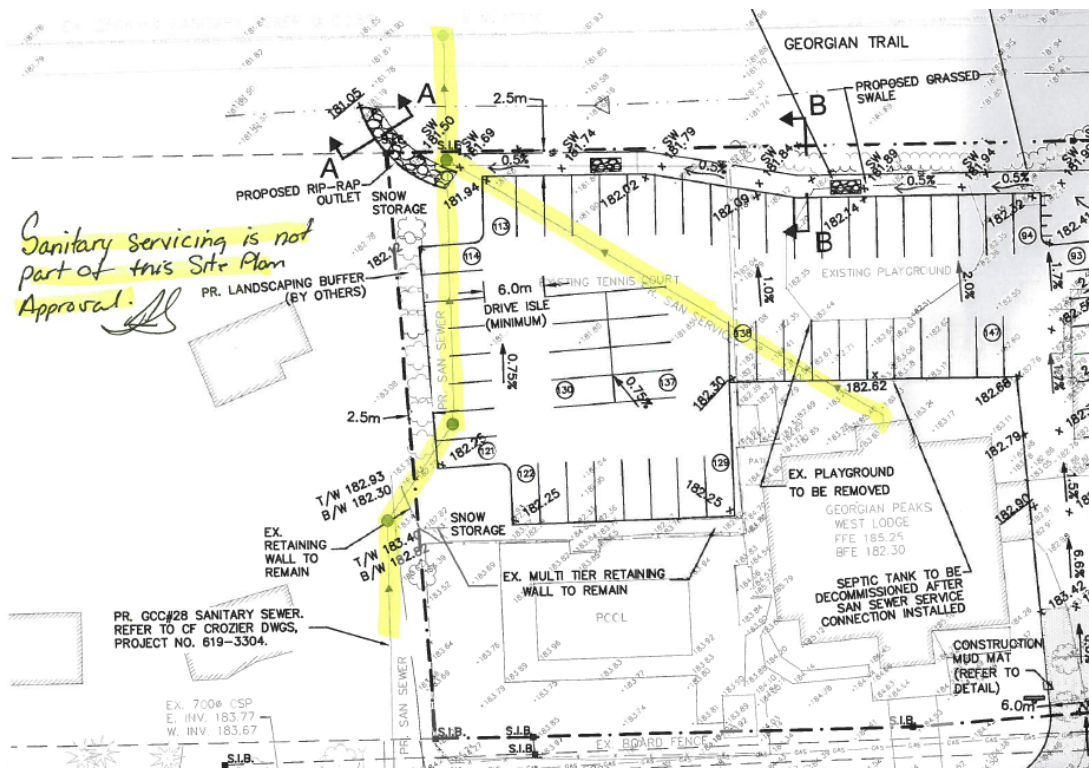
The West Lodge is located on the north side of Wensley Drive, west of Peaks Road and is outlined in red below.



From a sanitary servicing perspective, the West Lodge has 16 equivalent units and is currently serviced by a holding tank.

The Proposed West Lodge Connection:

It is the Club's desire to proceed with the West Lodge sanitary connection to the Highway 26 trunk sewer main in conjunction with recently approved parking lot works which are scheduled to commence in mid-November. The proposed connection is Hi-Lited below. Also Hi-Lited is the future proposed connection to Grey Condominium Corporation No. 28 with it being noted that this connection does not form part of this consideration.



Site Plan Approval – The Peaks West Lodge Parking Lot:

Council at its meeting of July 16, 2012 granted Conditional Site Plan Approval to the Georgian Peaks Club (the “Club”) so as to develop a parking lot on the lands associated with the Club’s West Lodge. This Site Plan Agreement was executed on October 4, 2012.

Given the upcoming Wensley Drive Servicing Project, and understanding the Club’s interest in proceeding with a direct connection to the Highway 26 trunk sewer main located in the Georgian Trail right-of-way, the Parking Lot Site Plan Agreement included the following provisions:

SCHEDULE “C”

This schedule forms part of a Site Plan Agreement between The Georgian Peaks Club and The Corporation of the Town of The Blue Mountains

CONDITIONS OF SITE PLAN APPROVAL AND SPECIAL PROVISIONS

1. Wensley Drive Sanitary Sewer

In this Schedule “Sewage System” means the Town’s Thornbury Wasterwater Plant and sewage collection system.

1.1 The Owner acknowledges that:

- (a) the Town intends to extend the Sewage System onto Peaks Road and Wensley Drive to provide sanitary sewer services to properties fronting thereon and to all the buildings owned by the Owner, including the Owner’s West Base Lodge, situate on the Owner’s lands (the “Sewer Extension”);
- (b) when the Sewer Extension is completed the Town will enact a by-law imposing capital sewer charges on a benefitting unit basis on those persons, including the Club, who can connect to the Sewage Works (the “Sewer Charges By-law”); and
- (c) the Sewer Charges By-law will impose capital sewer charges on the Owner based on a minimum of seventy-five (75) benefitting units which includes sixteen (16) benefitting units allocated to the Owner’s West Base Lodge.

1.2 Despite that the Town has agreed that The Owner may connect the West Base Lodge to the Sewage System by a connection directly to the Town’s Highway 26 trunk sewer and not to the Sewage Extension, the Owner acknowledges and agrees that the Sewer Charges By-law will impose a capital sewer charge on the Owner based on a minimum of seventy-five (75) benefitting units without objection from the Owner to this by-law. The final number of benefitting units will be determined by the Town prior to enactment of the Sewer Charges By-law.

Highway 26 Trunk Sewer Main and Thornbury Wastewater Treatment Plant Charges:

As stated previously, the Club desires to connect the West Lodge directly to the Highway 26 trunk sewer main located within the Georgian Trail right-of-way prior to December 15, 2012. In this regard, the Club, as a Future Benefitting Land Owner, will be required to pay Trunk Sewer Main and Thornbury Wastewater Treatment Plant charges related to the Camperdown Servicing Project. These charges are currently:

Trunk Sewer Main per Unit (Non-interest Bearing)	\$6,546
Thornbury Wastewater Treatment Plant per Unit (Interest Bearing)	\$5,216

The Plant and Sanitary Trunk Main charges attributable to the Club's West Lodge are currently \$11,762.00 per equivalent unit. It is proposed that the amending agreement address these charges and the terms of payment of the amount owing, that is \$188,192 (16 equivalent units x \$11,762). Financial and Information Technology Services (FIT) has advised that the Club's options for the Trunk Sewer Main and Thornbury Wastewater Treatment Plant charges are to either make payment in full at the time of execution of the amending agreement or, for the Club to pay this amount to the Town over a 15 year period (with interest). Should the Club choose to proceed with payment over a 15 year period; a Cost Recovery By-law will be required. This By-law will give the Town priority lien status for the recovery of these costs on the Tax Roll in accordance with the provisions of the *Municipal Act*.

If Council adopts the recommendation as written, it will authorize either of these means of payment. If the financing alternative is selected by the Club, FIT will provide Council with a subsequent report outlining financing terms, as typically completed with this type of project.

Wensley Drive Servicing Project:

As Council is aware, the Wensley Drive Servicing Project is scheduled to commence in the near future with the Project entailing a sanitary main within the Peaks Road right-of-way with the sanitary main then proceeding easterly within the Wensley Road right-of-way. The projected costs and associated financing of the Project includes a minimum of 75 benefitting units from the Club, 16 of which are attributable to the West Lodge. The Club's participation in this Project has been confirmed by way of the Parking Lot Site Plan Agreement.

Wensley Drive Servicing Project Costs:

The pre-construction estimate per unit cost for the Project is \$10,833 (Pre-construction Estimate of \$812,475 (75 x \$10,833)). This is a pre-construction estimate only and will be levied post construction of the works and upon the final determination of costs. The amending agreement will continue the provisions contained in the existing agreement with respect to the Club's participation in the Project.

Upon the Wensley Drive Works being completed and with all construction related costs being determined, Council will be asked to consider enacting a By-law so as to levy the

costs to the benefitting land owners. This, by way of the already executed agreement, will include the 16 benefitting units owned by the Club and contained within the West Lodge.

Summary:

The Amending Site Plan Agreement related to the connection of the West Lodge to the Town's sanitary trunk sewer within the Georgian Trail right-of-way will address the charges related to the Trunk Sewer Main and Thornbury Wastewater Treatment Plant and will also address the Club's future participation in the Wensley Drive Servicing Project for a minimum of 75 benefitting units from the Club, 16 of which are attributable to the West Lodge. Therefore it is recommended that Council receive Staff Report PL.12.125 respecting The Georgian Peaks Club West Lodge Sanitary Servicing Project; and, that Council authorize the Mayor and Clerk to execute an Amending Site Plan Agreement so as to permit the connection of The Georgian Peaks West Lodge directly to the Town's sanitary sewer within the Georgian Trail right-of-way with such amending agreement requiring the payment for 16 equivalent units associated with the Highway 26 Truck Sewer Main and Thornbury Wastewater Treatment Plant Charges.

C. The Blue Mountains' Strategic Plan

"Managing growth to ensure the ongoing health and prosperity of the community."

"Providing a strong, well managed municipal government."

D. Environmental Impacts

Positive – 16 equivalent units to be connected to the Town's sanitary infrastructure.

E. Financial Impact

Positive – Payment secured from a Benefitting Property Owner for the Camperdown Servicing Project.

F. In Consultation With

R. Russwurm, Director, Engineering & Public Works
R. Prince, Manager of Revenue
R. Ouellette, Financial Accountant
J. Metras, Q.C.

G. Attached

Respectfully submitted,

D. Finbow, Director, Planning & Building Services