

STAFF REPORT: ENGINEERING & PUBLIC WORKS SOLID WASTE DIVISION

REPORT TO: Council
MEETING DATE: November 9, 2009
REPORT NO.: EPW.09.111
SUBJECT: Land Purchase for Landfill Site
Contaminate Attenuation
PREPARED BY: Jeffery Fletcher, Manager of Solid Waste and
Environmental Initiatives

A. Recommendations

THAT Council authorize an increase of \$8,200.00 to the 2009 Capital Land Acquisition Budget (6-460-1000), increasing the budget from \$44,500.00 to \$52,700.00;

THAT Council authorize the purchase of Part 1, Lot 26, Concession 9, as represented by the associated draft survey dated October 31, 2007, at a cost of \$45,500.00 as offered by agreement; and

THAT Council authorize the Mayor and Clerk to execute the necessary documents to transfer the property into the Town's Ownership as outlined in Report EPW.09.111, entitled "Land Purchase for Landfill Site Contaminate Attenuation".

B. Background

The Town Disposal Site has a network of monitoring wells associated with the disposal site operations. Many of these wells are located outside of the disposal site property to facilitate off site observations. The Town has placed five observation wells to the east of the Disposal Site on Lot 26 Concession 9, property owned by Golden Town Apple Products a division of A. Lassonde Inc. This property is being assembled to provide the Disposal Site with a required contaminate attenuation zone. The draft survey is attached to this report for reference.

The Town has been involved in negotiations for the purchase of this part of Lot 26, Concession 9 over the past several years. A letter of offer was recently prepared by the Town's Solicitor and a purchase price of \$45,500.00 was agreed to by A Lassonde Inc. In addition, as part of the agreement of sale and purchase, the Town will be covering reasonable legal fees, plan depositing fees and up-dated survey fees, estimated to be \$7,200.00. The total cost is expected to be \$52,700.00.

The Manager of Solid Waste and Environmental Initiatives recommends that Council proceed with the purchase of this property as recommended above.

C. The Blue Mountains' Strategic Plan

This activity will assist in furthering Strategic Goal # 2 "Addressing the Town's Municipal Infrastructure Needs".

D. Environmental Impacts

Ownership of the subject land will allow the Town to continue to be in compliance with the Water Resources Act and the Disposal Site Certificate of Approval.

E. Budget Impact

It is anticipated that the total cost will be approximately as outlined below:

Expense	Amount
Proposed land purchase amount	\$45,500
Legal fees	\$5,500
R-Plan deposit fee	\$700
Plan update fee	\$1,000
Total	\$52,700

These expenses will be allocated from the *Waste Management Reserve* which currently totals \$238,454. This account is available for the purchase of land adjacent to the Disposal Site.

The 2009 Capital Budget allocated \$44,500 for this particular land purchase. It is necessary to move an additional \$8,200 from the reserve to complete this transaction. This reallocation of funds has been determined appropriate in conjunction with Financial Services. This will leave a total of \$185,754 in the reserve for future land purchase.


F. Attached

1. Draft Plan of Survey of Part of Lot 26 Concession 9, Town of The Blue Mountains, County of Grey, October 31, 2007

Respectfully submitted,



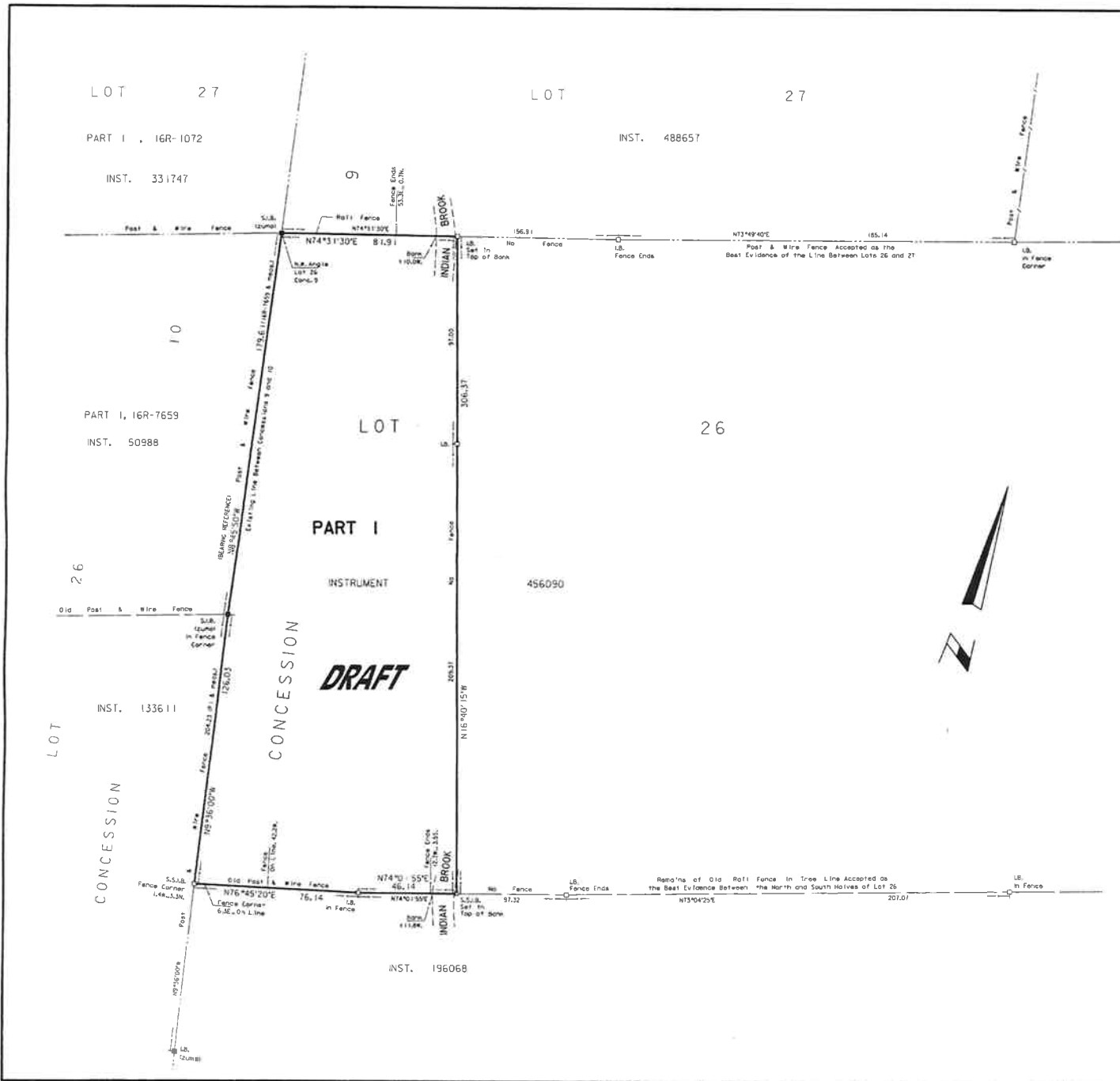
Jeffery Fletcher
Manager of Solid Waste and Environmental Initiatives



Reg Russwurm
Director of Engineering and Public Works

For more information, please contact:

Jeffery Fletcher
jfletcher@thebluemountains.ca
(519) 599-3131 x238



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT		PLAN 16R-		
DATE _____		RECEIVED AND DEPOSITED		
PAUL R. THOMSEN		DATE _____		
		DEPUTY LAND REGISTRAR FOR THE REGISTRY DIVISION OF GREY (NO. 16)		
PART	LOT	CONC.	INST.	AREA
1	Pt. Lot 26	9	PT. 456090	3,140 ha

**PLAN OF SURVEY OF
 PART OF LOT 26
 CONCESSION 9**
 (GEOGRAPHIC TOWNSHIP OF COLLINGWOOD)
**TOWN OF THE BLUE MOUNTAINS
 COUNTY OF GREY**
 SCALE 1:1250
 ZUBEK, EMO, PATTEN & THOMSEN LTD.
 2007

METRIC
 DISTANCES ON THIS PLAN ARE IN METRES AND CAN
 BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES:
 BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE BEARING OF THE EASTERLY LIMIT OF PART 1, PLAIN 16R-7659 BEING N8°45'50"W IN ACCORDANCE THEREWITH.

- ⊕ DENOTES SET
- ⊙ DENOTES FOUND
- ⊙ S.I.B. DENOTES STANDARD IRON BAR
- ⊙ I.B. DENOTES IRON BAR
- ⊙ S.S.I.B. DENOTES SHORT STANDARD IRON BAR
- ⊙ C.C. DENOTES CUT CROSS
- P1 REFERS TO PLAN OF SURVEY BY ZUBEK, EMO, PATTEN & THOMSEN LTD., O.L.S., DATED APRIL 1, 1992.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 31ST DAY OF OCTOBER 2007.

OCTOBER 31, 2007 **DRAFT** O.L.S.
 PAUL R. THOMSEN
 ONTARIO LAND SURVEYOR
 COLLINGWOOD

ZUBEK, EMO PATTEN & THOMSEN LIMITED	ONTARIO LAND SURVEYORS 39 STEWART ROAD COLLINGWOOD, ONTARIO L9Y 4M7 PHONE: (705) 445-4910 FAX: (705) 445-5366
JOB No. 72-130-6	SURVEY FOR: TOWN OF THE BLUE MOUNTAINS

SOFT FILE: C:\DOW\2007\88\72-130-6.DWG