

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT



REPORT TO: Engineering and Public Works Committee
MEETING DATE: May 13. 2008
REPORT NO.: EPW.08.57
SUBJECT: Spence/ Turner Property at 209691 Hwy 26
PREPARED BY: John Caswell, Manager of Water and
 Wastewater Services Division

A. Recommendations

THAT Council receive Report EPW.08.57 entitled “Spence / Turner Property at 209691 Hwy 26” for their information.

B. Background

Chair Duncan McKinlay received a letter from Pamela Spence and Robert Turner, property owners of 209691 Hwy 26, requesting the Committee to consider assisting them with any (or several) the following 6 requests. Below is their request which has been typed into this Report verbatim from their letter. A copy of their letter is appended to this Report as Attachment #1.

1. Direct staff to define the means by which the costs attributed to the installation of services to Lot 25 can be recovered in the future. For example: implement cost-sharing recovery by-law; full repayment triggered on sale/transfer of lot.
2. Direct staff to modify the design. For example: the sewer and water go only to the inside of our property line (not all the way across thus reducing construction and rock excavation costs); accept a private service from our property to the municipal service.
3. Direct staff to modify the budget by significantly reducing the municipal charges such as GST and capital charges, covering engineering fees, etc.
4. Commit the TOBM to reimburse us for these costs within 15 years (or earlier) in accordance with TOBM master plan projections.
5. Apply the cost of a reasonable portion of this servicing charge to our taxes to be paid over a 20-year period at a zero interest rate.
6. Any other measures the Committee or Staff may devise to significantly reduce the cost to us.

Chair McKinlay informed the Committee of this letter at its meeting on April 22, 2008. The Committee requested Staff to bring back information regarding the servicing of properties fronting Hwy 26 located between Edgewater Development and Grey Road 19 along the waterfront, and to contact Ms. Spence and Mr. Turner to invite them to attend the Committee

meeting when this Report is presented. A location map is appended to this Report as Attachment #2.

There have been previous requests to service these properties with water and wastewater and Local Improvement Act petitions were circulated in 1991 and further costs were reviewed again in 1994. Both attempts to service this area were unsuccessful due to significant individual costs. This area has very shallow overburden on shale rock and/or limestone and therefore servicing costs can be as high as double for typical construction.

In August of 1994, Mr. Bill Skelton requested the Town provide cost estimates for the installation of services for a new a home he was building in this area. The Town requested Ainley & Associates to provide a cost estimate and contacted the residents to determine if there was interest in cost sharing the extension of services. Unfortunately there was not significant interest and the project did not proceed. These costs are appended to this Report as Attachment #3.

In August of 1996, Mr. Joe Angel received a Certificate of Approval to extend the existing services to his new home. Mr. Angel requested that the Town fund these services, however the Town determined, after receiving a Certificate of Approval for the proposed works, that the owner would be responsible for all costs of extending the services. Mr. Angel installed the services to the west end of his property at his own cost.

The Town of The Blue Mountains Staff in the Water and Wastewater Services Division have drafted a twenty year servicing extension capital plan for the Town which was presented in March 2008 to the Engineering and Public Works Committee. The Committee requested that it be further revised. The abovementioned area along Highway 26 is shown to be included for construction in the 11 – 20 year timeframe. Staff anticipates that the revised proposal will be presented to Engineering and Public Works Committee in June 2008.

C. The Blue Mountains' Strategic Plan

This Report further Strategic Plan Goal # 2 “addressing the Town’s municipal infrastructure needs.”

D. Budget Impact

None.

E. Attached

1. Letter from Pamela Spence and Robert Turner, dated May 5, 2008 (revised)
2. Location Map
3. Cost Estimate from Ainley and Associates, dated August 16, 1994

Respectfully submitted,

John Caswell
Manager of Water and Wastewater Services

Reg Russwurm
Director, Engineering and Public Works