

**STAFF REPORT: BUILDING & BY-LAW DEPARTMENT**



**REPORT TO:** Finance & Administration  
Committee

**MEETING DATE:** April 22<sup>nd</sup>, 2008

**REPORT NO.:** SRB.08.18

**SUBJECT:** Proposed OPP Satellite  
Detachment Office

**PREPARED BY:** D. Finbow, Director, Bldg & B/L

**A. Recommendations**

1. THAT Council receive Staff Report SRB.08.18 and approve the proposed location of The Blue Mountains OPP Satellite Detachment Office at Lot 15, Plan 1035 (Fire Hall Station 1 Site);
2. THAT Council authorize Town Staff to proceed with the detailed design of the Site Servicing, Grading and Drainage, for the site;
3. THAT Council authorize Town Staff to proceed with site preparation, including the removal of soils and placement of engineered fill, for the proposed building and related parking areas; and;
4. THAT Council authorize Town Staff to proceed with a proposal call for the Design Build of the proposed building with the following elements included as options in same:
  - a. Solar powered hot water;
  - b. Insulation values in excess of the Ontario Building Code; and,
  - c. Geo-thermal technology.”

**B. Background**

1. Council through the 2008 Budget Process authorized the construction of an Ontario Provincial Police (OPP) Satellite Detachment Office of approximately 3,500 square feet plus a garage of approximately 500 square feet. The total estimated cost for this work was noted at \$500,000 along with \$25,000 for Furniture and Equipment. (Addendum “A”)
2. The Senior Management Team, in conjunction with the Detachment Commander and assigned Sergeant, reviewed a number of Town owned sites in the general Thornbury/Clarksburg area with respect to best serving the community, accessibility and visibility and are recommending Lot 15, Plan 1035 (Fire Hall Station 1 Site).
3. A high level plan with respect to the site has been developed by Town Staff. This plan reflects the proposed OPP Satellite Detachment Office at 4,900 square feet, a future 7,000 square foot building (not currently envisioned/planned), a future 1,600 square foot addition noted as “Possible EMS” to the Fire Hall and would also allow for a future building(s) to the south. The future building(s) would only proceed on the basis of full municipal servicing. (Addendum “B”)
4. A preliminary review of the septic system indicates that adequate capacity for the tie-in of the OPP Satellite Detachment Office exists.

5. In addition to the high level plan, Town Staff in conjunction with input from the OPP have prepared a high level floor plan reflecting a gross floor area of approximately 3,600 square feet. This plan, versus the high level block plan, more accurately identifies the needs of the OPP. (Addendum "C")
6. Council will note that Town Staff are recommending that the Design Build Proposal Call include solar powered hot water, insulation values in excess of the Ontario Building Code and geo-thermal technology.
7. With respect to site preparation, Town Staff will, in conjunction with the appropriate consultant, determine if material at the Town's Waste Disposal and Composte Site is adequate for use as fill.

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

*"Providing a strong, well managed municipal government."*

#### **D. Budget Impact**

As per the Proposed Capital Project Form (\$500,000 Construction and \$25,000 for Furniture and Equipment).

#### **E. Addendums**

- A. Proposed Capital Project Form
- B. Draft Site Plan
- C. Draft Floor Plan
- D. Comments from the Detachment Commander

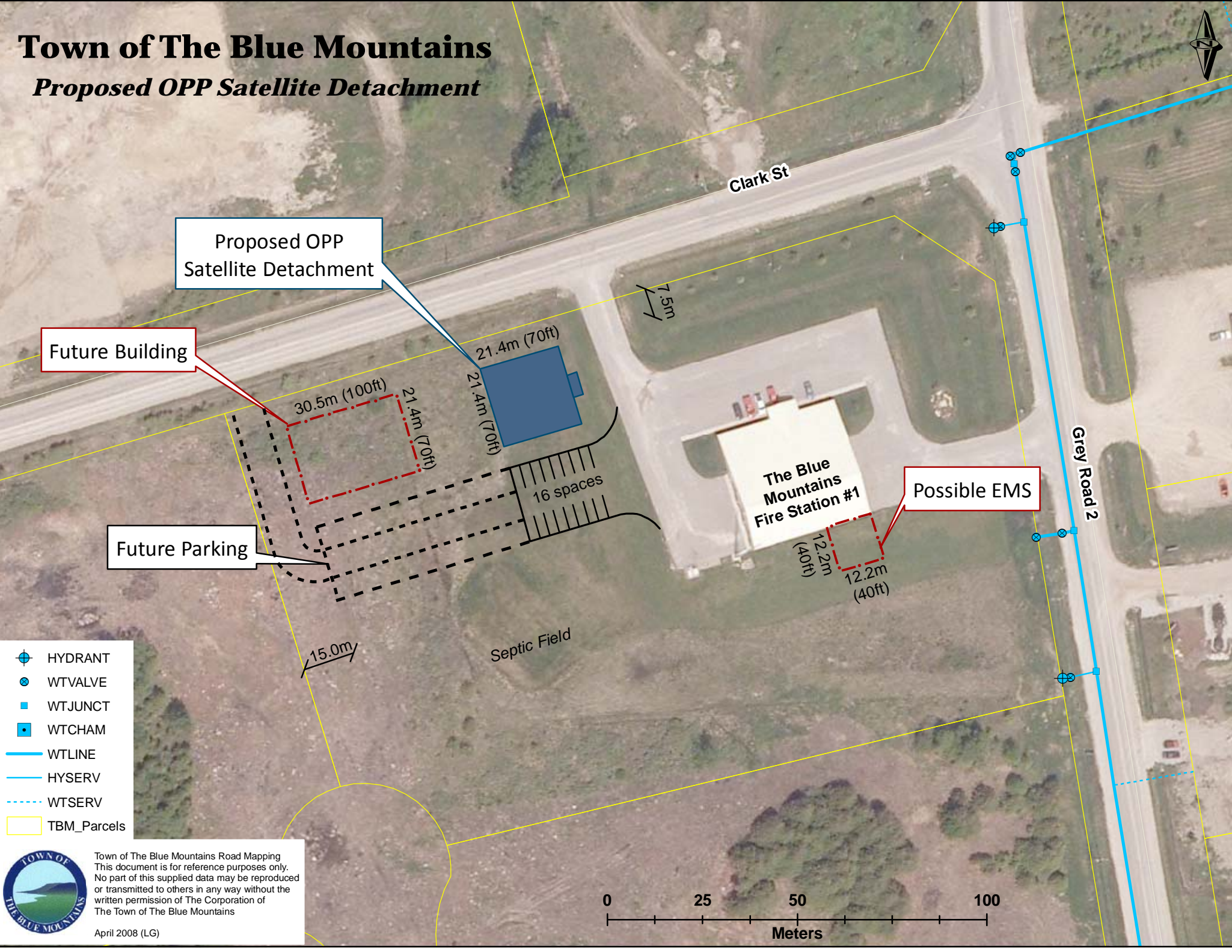
Respectfully submitted by:

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David Finbow  
Director, Building & By-law/CBO

# Town of The Blue Mountains

## Proposed OPP Satellite Detachment



-  HYDRANT
-  WTVALVE
-  WTJUNCT
-  WTCHAM
-  WTLINE
-  HYSERV
-  WTSERV
-  TBM\_Parcels

 Town of The Blue Mountains Road Mapping  
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April 2008 (LG)

