

Municipality Of Chatham-Kent

Public Utilities Commission

To: Mayor and Members of Council

From: Tim Sunderland
General Manager
Chatham-Kent Public Utilities Commission

Date: May 18, 2018

Subject: Preliminary Assessing By-law for Base Line Road to Island View Road Waterline Project (Community of Wallaceburg)

Recommendations

It is recommended that:

1. The Base Line Road to Island View Road Waterline Project and the necessary By-law under Part XII of the Municipal Act, 2001 be approved
2. Administration be authorized to borrow monies towards the project by the issuance and sale of debentures. Pending the sale of the debentures, the Mayor and Treasurer be authorized to make such temporary borrowing as may be required in order to meet the payments due to vendors.

Background

The Base Line Road to Island View Road Waterline petition was submitted to the Chatham-Kent Public Utilities Commission (CK PUC) in October 2017.

Ninety two percent (92%) of the property owners returned the ballots and the ballot results were sixty seven percent (67%) in favour of proceeding with the project.

At the January 18th, 2018 CK PUC Commission meeting, CK PUC approved proceeding with providing water servicing to residents along Base Line Road to Islandview Road.

Comments

The distribution network for this area will be connected to the existing water treatment plant, continue along Base Line Road to the west for 1200 metres at 150mm diameter. The watermain will continue south on Snye Road for 1200 metres at 100mm diameter, continue west on Seys Line for 550 metres at 50mm diameter and then extend south on Island View Road for 400 metres at 50mm diameter. The total watermain will be approximately 3,600 metres.

A total of 26 occupied residential properties, two (2) CK PUC owned properties and four (4) farmland properties exist within the proposed water distribution area.

The estimated cost for the waterline installation, including engineering, MOE approvals and HST is \$682,209.22. The estimated cost per connection including the 2017 Part 12 Charge is \$25,571.27 and \$5,984.29 for vacant agricultural land.

It is recommended that Council approve the Base Line Road to Island View Road Waterline Project By-law as outlined in Schedule "A" and Schedule "B" and the necessary By-law under Part XII of the Municipal Act, 2001.

Areas of Strategic Focus and Critical Success Factors

The recommendations in this report support the following areas of strategic focus:

Economic Prosperity:

Chatham-Kent is an innovative and thriving community with a diversified economy

A Healthy and Safe Community:

Chatham-Kent is a healthy and safe community with sustainable population growth

People and Culture:

Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community

Environmental Sustainability:

Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendations in this report support the following critical success factors:

Financial Sustainability:

The Corporation of the Municipality of Chatham-Kent is financially sustainable

Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

Has the potential to support all areas of strategic focus & critical success factors

Neutral issues (does not support negatively or positively)

Consultation

The Engineering and Transportation Division prepared the preliminary engineering information.

Financial Implications

The project costs will be recovered through assessment.

Prepared by:

Reviewed by:

Jasen Pidlisnyj, CET
Engineering Technologist
Chatham-Kent PUC

Rob Bernardi, P. Eng.
Facilities & Systems Manager
Chatham-Kent PUC

Reviewed by:

Tim Sunderland
General Manager
Chatham-Kent PUC

Attachment: Copy of By-law

P:\RTC\Water&WasteWater (PUC)\2018\2018 APR 05 Base Ln to Islandview WM

BY-LAW NUMBER

OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A By-Law to authorize the construction of a water works and the imposition of a water rate for the payment of the capital cost of the construction of such water works; **(Base Line Road to Island View Road Waterline Project (Community of Wallaceburg))**

FINALLY PASSED the day of , 2018.

WHEREAS the Council of the Corporation of the Municipality of Chatham-Kent authorized the Public Utilities Commission for the Municipality of Chatham-Kent to prepare the plans and specifications for the proposed Water Works.

AND WHEREAS a majority of affected ratepayers responded to a vote on the project.

NOW THEREFORE the Municipal Council of The Corporation of the Municipality of Chatham-Kent enacts as follows:

SHORT TITLE

1. This By-law may be cited as the “Base Line Road to Island View Road Waterline Project ” Water Works By-law

DEFINITIONS

2. In this By-law,
 - (i) “Corporation” means the Corporation of the Municipality of Chatham-Kent;
 - (ii) “Council” means the Council of the Corporation of the Municipality of Chatham-Kent;
 - (iii) “Municipal Act” means the Municipal Act, 2001, as amended from time to time;
 - (iv) “Public Utilities Commission” means the Public Utilities Commission for the Municipality of Chatham-Kent;
 - (v) “Service Connection” means the pipe and appurtenances that connects the waterline to the street line;
 - (vi) “Street line” means the boundary of a property adjoining a road allowance;
 - (vii) “Water Works” means any works for the collection, production, treatment, storage, supply or distribution of water, or any part of such works;
 - (viii) “Water Works Rate” means a charge for the capital cost of water works.

- (ix) "Water line" means the distribution pipe which carries the supply of water along the road allowance.

APPLICATION OF BY-LAW

3. The Water Works referred to herein shall be constructed pursuant to the provisions of Part XII of the *Municipal Act, 2001*.
4. Water Works, including waterlines and appurtenances, shall be constructed along the lands shown on Schedule "A" attached hereto.
5. The Public Utilities Commission is hereby authorized to make such plans, profiles, and specifications and furnish such information as may be necessary for the making of a contract or contracts for the execution of the Water Works.
6. The Public Utilities Commission is hereby authorized to cause a contract or contracts for the construction of the said Water Works to be made and entered into, including the administration of a tender process, and to execute any related documentation to give effect thereto.
7. The construction of the Water Works shall be carried out and executed under the direction of the General Manager of Water and Wastewater Services for the Public Utilities Commission.
8. The Treasurer for the Corporation may make such arrangements with the Canadian Imperial Bank of Commerce, a chartered bank in Canada, for the temporary advances of monies to meet the cost of the Water Works pending the completion of the same.
9. The Water Works may be financed over a period not more than fifteen (15) years at a rate of interest to be determined by the Treasurer for the Corporation. The Water Works shall be paid for by the imposition of a water works rate on the benefiting lands computed by a unit charge for each parcel or parcels of lands, which is a parcel separately assessed according to the last returned assessment roll, or parcels having received severance consent by the date of this By-law, in accordance with the Schedule of Assessment attached hereto as Schedule "B".

10. Only one Service Connection will be permitted for each separate parcel or parcel having received severance consent by the date of the enactment of this By-law, assessed in Schedule "B."

FUTURE CONNECTIONS

11. If a severance occurs on a parcel assessed in Schedule "B," after the date of the enactment of this By-law, the owner(s) of the severed parcel will be required to pay to the Corporation the cost of one unit as set out in Schedule "B."
12. The owner of an existing parcel will be required to pay to the Corporation, the cost of any additional connections to the parcel.

VALIDITY

13. If a court of competent jurisdiction declares any provision or part of this By-law to be invalid or of no force and effect, it is the intention of the Council in enacting this By-law that each and every other provision of this By-law authorized by law, be applied and enforced in accordance with its terms to the extent possible according to law.

THIS By-law come into full force and effect upon the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME this th day of , 2018

MAYOR – Randy R. Hope

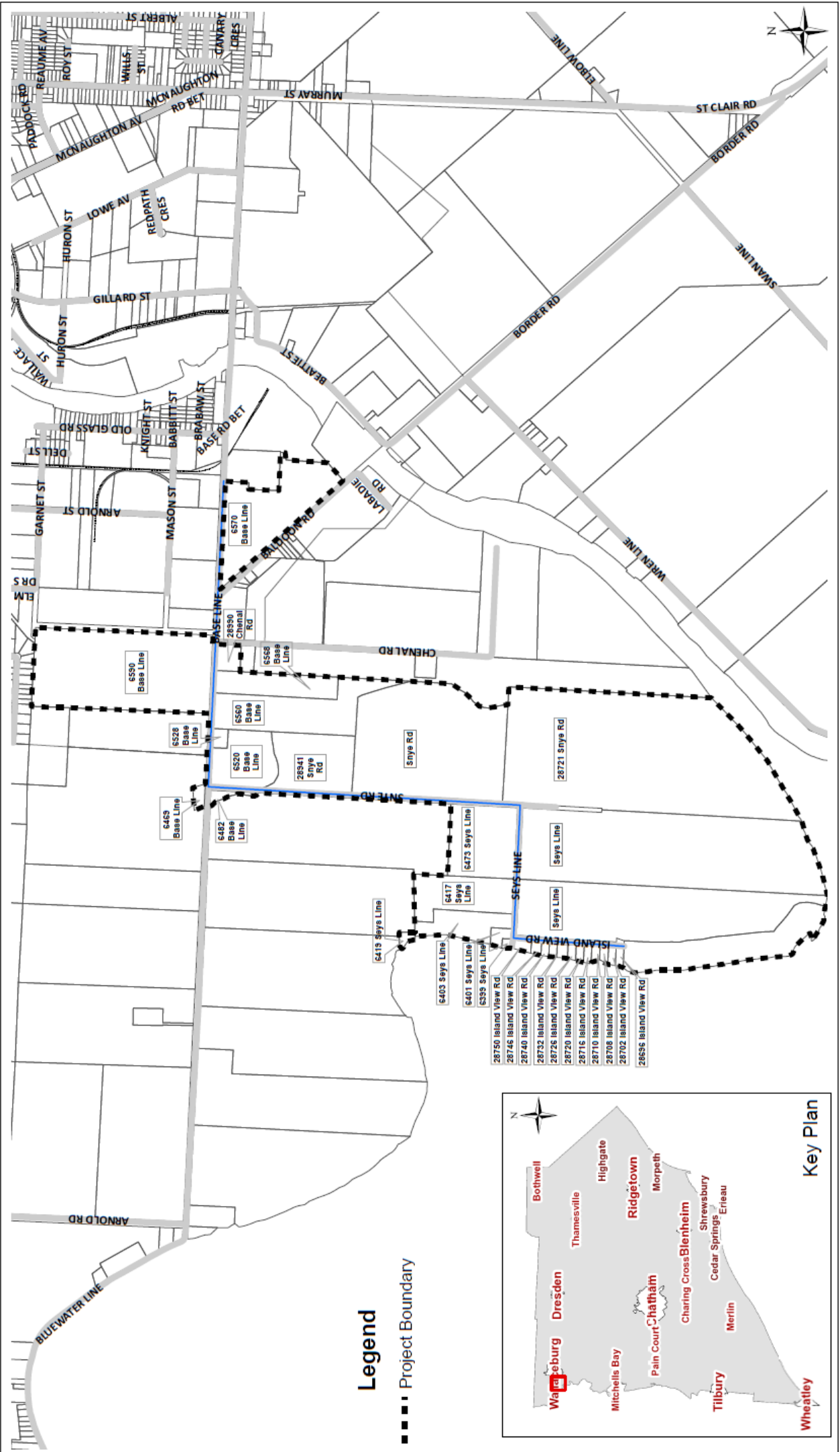
CLERK – Judy Smith

Schedule A

Map of Base Line Road to Island View Road Proposed Waterline Project

Base Line to Island View Road Waterline Assessment

April 5, 2018



Schedule B

**Base Line Road to Island View Road Waterline Project
Preliminary Assessment**

Schedule of Charges:	
Service	Project Assessment
Size	(does not include DCs)
1 " Service	\$23,937.17
1.5" Service	\$31,836.44
2" Service	\$35,905.76

<i>Roll Number</i>	<i>911 NUMBER</i>	<i>ROAD NAME</i>	<i>ZONING ASSESSMENT</i>	<i>WATERLINE ASSESSMENT</i>	<i>Part XII CHARGE</i>	<i>GROSS PUC ASSESSMENT</i>
3650 480 010 04504	28696	ISLAND VIEW RD	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 04503	28702	ISLAND VIEW RD	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 04502	28708	ISLAND VIEW RD	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 04501	28710	ISLAND VIEW RD	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 04500	28716	ISLAND VIEW RD	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 04400	28720	ISLAND VIEW RD	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 04300	28726	ISLAND VIEW RD	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 04200	28732	ISLAND VIEW RD	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 04000	28740	ISLAND VIEW RD	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 03900	28746	ISLAND VIEW RD	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 03800	28750	ISLAND VIEW RD	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 03600	6399	SEYS LINE	1	\$23,937.17	CK PUC PROPERTY	\$23,937.17
3650 480 010 03510	6401	SEYS LINE	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 03500	6403	SEYS LINE	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 03480	6417	SEYS LINE	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 03100	6419	SEYS LINE	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 06100	6473	SEYS LINE	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 03700		SEYS LINE	0.25	\$5,984.29		\$5,984.29
3650 480 010 06150		SEYS LINE	0.25	\$5,984.29		\$5,984.29
3650 480 010 06300		SNYE RD	0.25	\$5,984.29		\$5,984.29
3650 4800 100 6200	28721	SNYE RD	0.25	\$5,984.29		\$5,984.29
3650 480 010 06400	28941	SNYE RD	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 03400	6482	BASE LINE	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 06500	6520	BASE LINE	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 06600	6528	BASE LINE	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 06700	6560	BASE LINE	1	\$23,937.17	\$1,634	\$25,571.27
3650 480 010 06800	6568	BASE LINE	1	\$23,937.17	\$1,634	\$25,571.27
3650 442 007 25300	6590	BASE LINE	1	\$23,937.17	\$1,634	\$25,571.27
3650 410 007 21400	6469	BASE LINE	1	\$23,937.17	\$1,634	\$25,571.27
3650 442 008 10500	6750	BASE LINE	1.5	\$35,905.75	CK PUC PROPERTY	\$35,905.75