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**Date:** August 17, 2018  
**To:** Mayor and Council  
**Author:** G.A. Plancke / Director of Municipal Services  
**RE:** 126 Division St N. Sanitary Connection  
**Report No.** MS 2018 - 33

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## **AIM**

To provide Council information and recommendation regarding the history of 126 Division St N. as it relates to sanitary sewer access limitations and special considerations.

## **BACKGROUND**

The future owners of 126 Division St N. contacted Municipal Services to inquire about the status of the requirement to connect to the municipal sanitary sewer system when service is available.

The future owners were made aware that the property was not currently connected to the municipal sanitary sewer system, and continues to utilize an existing septic tank and filter bed. Before their offer to purchase was submitted, they wanted to confirm the Town's position with respect to enforcement of any applicable By-law(s) that may affect their purchase and future obligations to connect.

126 Division St N. is currently being assessed sewer charges as per the fees and charges By-law yet cannot access the sanitary sewer by gravity.

**By-law 80- 2004** Being a by-law regulating the use of public and private sewer systems in the Town of Kingsville; requires connection to municipal sanitary sewer system when available.

In 2003, and again in 2014, 126 ,132, and 138 Division St N. requested consideration of allocating paid sewer charges paid towards the cost of connecting to the sewer system.

In the report dated January 20, 2003, presented by then Public Works Manager Dennis Black, four options to service 126, 132 and 138 Division St N with sanitary sewers were explored by Dillon Consulting. (please see attached reports).

Option # 1 involved the construction of a new sanitary sewer behind the homes and connecting directly to Fern Avenue. Estimated cost in 2003 - \$49,600.00

Option # 2 involved the construction of a new sanitary sewer behind the homes and connecting directly to Hillview Cr. Estimated cost in 2003 - \$66,200.00

Option # 3 involved the construction of a new sanitary sewer in front of the homes and connecting directly to Hillview Cr. Estimated cost in 2003 - \$74,000.00

Option # 4 provided for a low pressure pumped sanitary system, which would be connected to the Division St N. sanitary sewer. Estimated cost in 2003 - \$53,000.00.

Each of the options placed the cost of installation on the benefitting property owners equally.

Motion **C5 -2003** that was approved stated;

That monies collected from these three properties be researched and tabulated by the Water Billing Department and further, that these monies be applied towards the cost of Option #1 and the cost of the tendered works be divided amongst the three property owners.

According to Town records, this motion has never been rescinded.

Subsequent to the 2003 report, the owners of 138 Division St N. arranged to connect directly to the Fern Avenue sanitary sewer system.

Only 126 and 132 Division St N. remain without connection, and can no longer pursue Option # 1, as that option involved traversing the property of 138 Division St N.

Options 2, 3, and 4 are still viable however; individual sewage ejections pumps systems could be installed at a fraction of the costs identified in the 2003 Dillon report.

## **DISCUSSION**

A sewage ejection pump system is required by both 126 and 132 Division St N. properties in order for their residential sewage to be pumped under the Division Road Drain, and into the Division St N. sanitary sewer system.

Since 2003, 126 Division St N. has been assessed and paid \$4,292.84 in sewer charges yet receives no direct or indirect benefit representative of the charges. This does not include previous assessment that predates electronic records and any fees imposed by the Town of Kingsville prior to amalgamation.

The cost to install a new sewage ejection pump system, discharge line, and new sewer connection has been estimated at approximately \$15,000. Updated formal quotations are required to be obtained by the owners to confirm this estimate.

Council has previously agreed to apply the historical collected sewer charges against the installation costs.

Municipal Services supports the use of collected sewer charges to offset the expense of properly connecting into the sanitary sewer system.

### **LINK TO STRATEGIC PLAN**

Effectively manage corporate resources and maximize performance in day-to-day operations.

### **FINANCIAL CONSIDERATIONS**

The accrued value of \$4292.84 be reallocated from Kingsville Sewage revenue line account number 02-242-066-40856.

### **CONSULTATIONS**

Financial Services  
Municipal Services

### **RECOMMENDATION**

That the accrued sewer charges to the property located at 126 Division St N. be allocated to the connection costs for connecting to the Division St N. sanitary sewer.

Respectfully submitted,

*G.A. Plancke*

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G.A. Plancke  
Director of Municipal Services

*Peggy Van Mierlo-West*

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Peggy Van Mierlo-West, C.E.T.  
Chief Administrative Officer