



# CORPORATION OF THE TOWN OF KINGSVILLE

2021 Division Road North  
Kingsville, Ontario N9Y 2Y9  
Phone: (519) 733-2305

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Municipal Council CIVIC  
JAN 20 03  
6-2(c)

Corporation of the Town of Kingsville  
From the Desk of Dan DiGiovanni, CAO  
FAX: (519) 733-8108  
This report is forwarded to the Office of:

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Memo to: Dan DiGiovanni, CAO

Memo from: DB/ PW

Date: 16 Jan., 2003.

To be placed on the following agenda:

Item 1 - Item 1 of Council

Item 2 - Sanitary Sewer Meeting

Other

*[Signature]*  
Date *Jan 16/2003*

RE: Sanitary Sewer Connections for 126,132,138 Division Rd. North

After the last discussion on this issue I asked Jim Breschuk to also consider a fourth option- a low pressure pumped system. However this option is still more expensive than Option #1 which is a gravity sewer at the rear of the affected properties at an estimated cost of \$49,600. ( inclusive of Construction, Engineering and GST )

Would it be possible to have the monies collected for the sanitary sewer surcharge from these three residences since 1996 be applied toward this project? The exact amount over the years can be determined accurately but for estimating purposes consider:

3 properties X 78 months X avg \$40.00/month = \$9,360. collected

( Note: I checked with Water billing and for the last 3 month billing the sewer surcharge for the three addresses is as noted:

- South* (1) 126 Division North \$59.37 per month sewer surcharge
- (2) 132 Division North \$ 34.48 " " )
- North* (3) 138 Division North \$31.89 " " )

This would still leave an estimated shortfall of \$40,200. to be collected further from the property owners and/or the Town.

### RECOMMENDATION:

\* That monies collected from these three properties be researched and tabulated by Water Billing Department.

\* And that these monies be applied toward the cost of Option # 1

And that the balance of the cost of the Tendered works be divided amongst the three property owners and the Town. ( this amount being estimated at \$10,050 for each of the four participants)

*- report back to Council.*

*[Signature]*

2. Dennis Black, Public Works Manager Reports:

- a) Farm Access to Property North of 98 Jasperson Lane (Gaffan) report dated January 7, 2003. Correspondence from James Gaffan regarding curb cuts on Jasperson Lane. In order to rectify the problem, Bravo Concrete Windsor will complete the required curb cut in the near future. Sharing of costs will be discussed with the developer. Additional lawn restoration in the vicinity of the driveway at 98 Jasperson will be completed in the spring.

C3-2003 Moved by D. McGuire, seconded by B. Sanger to receive report of D. Black, Public Works Manager dated January 7, 2003 regarding Mr. Gaffan's correspondence requesting a curb cut for access to his farm property and recommended action for information.

CARRIED

- b) DiMenna Estates - East End of Buona Vista Drive report dated December 18, 2002 re ROW. Correspondence from G. Reynolds, Solicitor for the DiMennas regarding the establishment of a small park on a parcel situate at the east end of Buona Vista Drive.

C4-2003 Moved by D. McGuire, seconded by B. Sanger to concur with recommendation of D. Black, Public Works Manager dated December 18, 2002 that the Town retain ownership of the ROW to the end of the Buona Vista Drive.

CARRIED

- c) Sanitary Sewer Connections for 126, 132 and 138 Division Road North report dated January 16, 2003. Jim Breschuk, P.Eng., Dillon Consulting report dated January 15, 2003 re Proposed Alternatives.

Mr. Black outlined Options available to the residents for the provision of sanitary sewer connections for 126, 132, and 138 Division Road North.

Moved by G. Queen, seconded by D. McGuire to concur with recommendation of D. Black, Public Works Manager dated January 6, 2003 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 also, that the balance of the cost of the tendered works be divided amongst the three property owners and the Town, subject to the affected property owners being contacted to determine if they wish to proceed with Option #1.

DEFEATED

- C5-2003 Moved by M. McLeod, seconded by K. Gunning 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.

CARRIED

D. DELEGATIONS

1. Kingsville Community Use Building Committee members to be in attendance to review report of Dan Wood, Parks & Recreation Manager's Report dated January 10, 2003 regarding financing and cost sharing proposals for the project. Dan Amicone, Architect and Carmen Armando of Architectural Firm were in attendance.

Mr. Al Goyette, Chairman for the Kingsville Community Use Building Committee introduced members of the committee providing a history of the implementation of the Committee. Mr. Amicone reviewed a slide presentation reviewing the floor plans and conceptual drawings of the proposed facility. Parking areas were defined. The financial implications of pursuing the project were outlined by D. Wood, Parks and Recreation Manager.

**Our File:** 99-6434

January 15, 2003

Corporation of the Town of Kingsville  
2021 Division Road North  
Kingsville, ON  
N9Y 2Y9

**Attention:** Mr. Dennis Black,  
Public Works Manager

**Proposed Division Road/Mill Creek  
Sanitary Sewer Alternatives - Updated Report**

Dear Sir:

As requested, we have reviewed and updated the servicing costs in our earlier report to you dated August 17, 1998. A conservative inflation factor of 2 percent per annum has been used.

In addition, we have considered a fourth option to service the subject residences; a low pressure pumped sanitary system. To facilitate the review by Council and Administration, we have simply added Option No. 4 to our earlier report.

We trust the following will be helpful in finalizing this issue.

**i) Background**

Sanitary sewer connections were never provided for three single family residences and a rental unit on the west side of Division Road north of Hillview Crescent. These properties are described as follows and shown on Figure 1:

- Harry and Marie Roettele (includes rental unit)  
138 Division Road North
- John and Beatrice Waciuk  
132 Division Road North
- Daniel Troy and Tara Loop  
126 Division Road North

The two existing apartment buildings immediately north of Hillview Crescent are serviced by the Division Road and Hillview Crescent sanitary sewers respectively.

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Dillon Consulting  
Limited

*Corporation of the Town of Kingsville*

*Page 2*

*January 15, 2003*

Because of the location and depth of Mill Creek, at the front of the respective properties, no sanitary connection could be provided for these properties from the sanitary sewer on Division Road.

**ii) Available Sanitary Sewer Outlets**

Three existing sanitary sewers were identified as potential outlets. They are:

- the new sanitary sewer on Fern Avenue (Binder Subdivision).
- the existing sanitary sewer on Division Road.
- the existing sanitary sewer on Hillview Crescent.

All three sewers, which are shown on Figure 1, have sufficient capacity to accept sanitary flows from the 3 residences.

**iii) Servicing Alternatives**

Four sanitary sewer servicing options were identified. They are each described herein and shown on Figure No. 1.

**a) Option No. 1**

Option No. 1 provides for a connection to the sanitary sewer on Fern Avenue in the Binder Subdivision. This connection can be made by the Town as the maintenance period for the services has expired and the services have been formally accepted into the Town's system.

The proposed sanitary sewer would traverse lands owned by the Roettele's. A 6 metre easement would be required to secure same.

This sewer would have sufficient depth to service both 132 and 138 Division (including the rental unit). The sanitary sewer will not have enough depth to service the basement at 126 Division by gravity. However, the homeowner can install a sewage ejector pump in the basement to service same. We understand these ejector pumps are \$1,500 - \$2,000 installed. All first and second floor plumbing would flow by gravity to the sanitary connection and bypass the ejector pump.

We have prepared a preliminary cost estimate for this work which includes the mainline sanitary sewer and manholes, individual sanitary connections (4) at the rear of the respective properties, restoration (including granular backfill and asphalt work in the cul-de-sac), engineering and GST. We estimate the cost of this work to be \$49,600.00 (approx. 100 m of mainline sewer)

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*Corporation of the Town of Kingsville*

*Page 3*

*January 15, 2003*

**b) Option No. 2**

Option No. 2 provides for a connection to the sanitary on Hillview Crescent.

Again the proposed sewer would traverse lands owned by Roettele as well as others that use the private lane off of Hillview Crescent. A 6 metre easement would still be required for maintenance purposes.

This sewer would have sufficient depth to service all three residences including the basement area at 126 Division.

We have prepared a preliminary cost estimate for this work which includes the mainline sanitary sewer and manholes, individual sanitary connections (4) at the rear of the respective properties, restoration (including granular backfill and asphalt work in the private lane), engineering and GST. We estimate the cost of this work to be \$66,200.00 (approx. 150 m of mainline sewer).

**c) Option No. 3**

Option No. 3 also provides for a connection to the Hillview sanitary sewer. However, this proposed sewer would be located at the front of the properties immediately west of Mill Creek as shown on Figure 1. Again, a 6 metre easement would be required for maintenance purposes.

As in the case of Option No. 2, this sewer would also have sufficient depth to service all the properties including the basement area at 126 Division. The location of this sewer will be closer to the residence and result in a shorter connection from the home to the mainline sewer. In the case of Option No. 2, all connections must cross the rear yards adding both to the length and cost of the connection.

Our preliminary cost estimate for this work would include the mainline sanitary sewer and manholes, individual sanitary connections to the west limit of the easement, restoration (including granular backfill and asphalt work in the apartment building parking lots) engineering and GST. We estimate the cost of this work to be \$74,000.00 (approx. 150 m of mainline sewer).

**d) Option No. 4**

Option No. 4 provides for a low pressure pumped sanitary system which can be connected to the Division Road sanitary sewer.

Low pressure systems include the following components:

- a small diameter forcemain (approx. 50 mm) which outlets to an existing sanitary manhole.

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*Corporation of the Town of Kingsville*

*Page 4*

*January 15, 2003*

- a grinder / pumping unit to be installed outside each residence (typical grinder pump details attached). Each unit is connected to the forcemain via a 30 mm diameter plastic service.
- the grinder unit and forcemain act as a low pressure system.

The grinder units work off the electrical supply at each residence. A spare unit is retained by the Town should any service be required to existing operational units.

The forcemain would be located in the front yards as shown on Figure 1. A 6 metre easement will be required again.

Our preliminary cost estimate for this work includes three (3) grinder pumps, one (1) spare pump, small diameter forcemain, electrical hook up, and service connection from residence to unit and unit to forcemain, restoration, engineering and GST. We estimate the cost of this work to be \$53,000.00 (approx. 130 m of forcemain).

#### iv) Conclusions

Our analysis shows the following:

1.	Option No. 1	\$49,600.00
2.	Option No. 2	\$66,200.00
3.	Option No. 3	\$74,000.00
4.	Option No. 4	\$53,000.00

Based on our preliminary cost estimates, Option No. 1 still appears to be the least expensive option of those investigated assuming that an easement can be secured for the sanitary sewer and that the Owner of 126 Division has no objection to installing a sewage ejector pump for his basement area.

Please note that in all cases, no costs have been allocated for any internal plumbing work within the residence. That cost, which could vary from \$1000 to \$5000 depending on the option selected, would remain a separate cost to the homeowners.

Yours sincerely,

**DILLON CONSULTING LIMITED**

  
James A. Brechuk, P. Eng.  
Project Manager

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**Note to File**

June 17, 2014

**RE: John Waciuk, 132 Division St. N, Sewage Charges**

Roll # 110-000-00500


Mr. Waciuk called on June 11, 2014 questioning why he had to pay for sewage charges despite not using the service. Apparently Mr. Waciuk, along with 126 and 138 Division Rd. N. were not connected to the sewers when they were installed due to some unique issues arising from the drain which passes in front of their homes.

I investigated his concerns and discovered the following;

- 1) On August 17, 1998, Dillon Consulting issued a report to discuss the various options available to the home owners to connect to the sewer. Based on this report, the cheapest option would cost the home owners a total of \$49,600.
- 2) On December 16, 2002, Mr Waciuk appealed to council for relief from the sewages. Council moved that the properties at 126, 132, 138 should all continue to pay sewage charges as the sanitary sewer is available and they have the opportunity to tie-in.
- 3) On January 20, 2003, this issue was brought back before council. The Engineering report was reviewed and updated, with no significant changes. Council passed a motion, that the property owners are required to continue to pay sewage charges, however, the amount of sewage charges paid would be applied to the cost of tendered work. (C5-2003).

As of Jun. 17, 2014, we have levied the following sewage charges for 132 Division St. N;

Sewage charged Mar. 2000 – Nov. 2002	\$ 504.83	(per letter dated 12/20/2002)
Sewage charged Nov. 2002 – Feb. 2005	\$ 378.50	(based on 2005 actuals)
Sewage charged Feb. 2005 – May 2014	<u>\$2,182.60</u>	(based on GP).
<b>Total</b>	<u><b>\$3,065.93</b></u>	

  
 Ryan McLeod

## MINUTES



CORPORATION OF THE TOWN OF  
KINGSVILLE

CIVIC ADMINISTRATION COMMITTEE MEETING  
Kingsville Council Chambers  
2021 Division Road North

MONDAY, JANUARY 20, 2003

A. CALL TO ORDER

Deputy Mayor N. Santos called the meeting to order at 6:00 p.m. with the following members of Council in attendance: Councillors: G. Queen, D. McGuire, M. McLeod, B. Sanger and K. Gunning. Absent: Mayor O'Neil due to out of town commitment. Also in attendance were: CAO D. DiGiovanni and Acting Clerk, L. Burling,

B. DISCLOSURE OF PECUNIARY INTEREST

Deputy Mayor N. Santos reminded Council's Declaration to be made prior to each item being discussed.

C. STAFF REPORTS

1. David Gibson, CBO Reports:

- a) Building Department Activity Report dated December 31, 2002 and By-Law Activity Reports dated January 6, 2003. Mr. Gibson highlighted his reports, fielding questions from members of Council. The total permits, new dwelling units and total construction values ending December 31, 2002 have all increased from 2001.

C1-2003 Moved by D. McGuire, seconded by K. Gunning to receive Building Activity Report dated December 31, 2002 and By-Law Activity Report dated January 6, 2003.

CARRIED

- b) Septic Inspections dated December 4, 2002 referred back from Personnel Committee January 6, 2003.

Mr. Gibson informed that in the past the Windsor Essex County Health Unit has provided septic system inspections for the Town. The contract for the inspection of septic systems by the Health Unit is up for renewal. The Towns of Leamington and Essex currently enforce this part of the Building Code in house. Mr. Gibson informed of revenues to be gained if this service were to be undertaken in house. By-law enforcement, rate of flow control device program and the backflow program are in need of attention. Mr. Gibson recommended that the Building Department take on the enforcement of Part 8 of the Building Code with respect to septic systems on the condition that an additional inspector is hired. Current procedures regarding the collection of fees for this service were reviewed. Contracting out for provision of services was also discussed. This possibility could be investigated.

C2-2003 Moved by B. Sanger, seconded by D. McGuire to defer discussion on Mr. Gibson's recommendation in report dated December 4, 2002 re Septic Inspections to "Closed Session".

CARRIED

Minutes adopted by Council  
at the January 27, 2003  
Regular Meeting of Council  
By Resolution # 51-2003