



Date: September 23, 2024

To: Mayor and Council

Author: Jerell Penales, Development Engineer

RE: Local Improvement - Wigle Grove Road Sanitary Sewer

INFORMATION REPORT

BACKGROUND

The Municipal Act, 2001, contains a regulation that governs the undertaking of a capital work as a local improvement. This regulation, named the Local Improvement Charges – Priority Lien Status (O. Reg. 586/06), describes the procedures associated with the submission, processing, implementation, and cost recovery of capital works; such works include the construction of new sanitary sewers. A local improvement project is paid, in whole or in part, by the property owners benefitting from it.

After receiving a notice of intention, benefitting owners have thirty (30) days in which they may submit a petition against undertaking the work. A sufficient petition against undertaking a work as a local improvement requires the signatures of the majority of owners, representing one-half (50%) of the total value of the lots that are liable to be assessed.

There are currently thirty-three (33) properties on Wigle Grove Road and Main Street East that remain without access to the municipal sanitary sewer system.

In 2012, the road reconstruction project on Main Street East, undertaken by the Town of Kingsville, included the installation of municipal sanitary sewers extending from 501 Seacliff Drive to 570 Seacliff Drive with plans for further extension to Wigle Grove Road. However, the installed sanitary sewer remains inactive due to a lack of outlet.

DISCUSSION

The Gardner Estates Subdivision, a forthcoming development east of Wigle Grove Road, is currently in the design phase, nearing final approval from the Town. This proposed subdivision intends to incorporate an oversized sanitary pump station to potentially accommodate the existing thirty-three (33) properties.

With the new outlet available, the Town initiated a potential local improvement project to extend the existing sanitary sewers from Main Street East to Wigle Grove Road,

connecting them to the proposed pump station. The project encompasses the installation of approximately 618 meters of sanitary sewer main, service lateral installations from main to property line, and related roadway reinstatements.

It is important to note that the local improvement project only applies to work within the right-of-way. The property owners are responsible for the cost and coordination of installing service laterals from the property line to the house and decommissioning existing septic systems on private property.

The Town engaged a third-party engineer to provide a detailed project estimate, which includes engineering/design, construction, and pump station oversizing. Below is the estimated cost to be assessed for each property.

Cost Breakdown	
Total Estimated Cost of the Works ¹	\$519,543.38
Number of Benefitting Properties	33
Estimated Cost per Property	\$15,743.74
¹ Estimate includes engineering/design, construction, and pump station oversizing.	

On July 26, 2024, a notice of intention to pass a Local Improvement Charges By-Law was sent to the benefitting properties, and a public information meeting was held on August 20, 2024. During the meeting, several residents expressed concerns with the estimated cost per property and the additional cost of installing service lateral and decommissioning the existing septic system on private property. It was also noted that several residents had recently replaced their septic systems.

Out of the 33 lots liable to be assessed for the work, 25 of the owners have signed the petition against undertaking the work, amounting to a percentage of 75.8%, exceeding the mandated 50% threshold based on the assessed value of the lots as required by O. Reg. 586/06. On August 21, 2024, the Town Clerk certified the petition and deemed it sufficient.

Therefore, the Town will not pursue the project as a local improvement in accordance with O. Reg. 586/06 and will take no further action at this time.

FINANCIAL CONSIDERATIONS

None at this time.

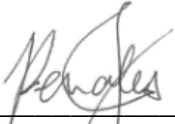
ENVIRONMENTAL CONSIDERATIONS

The thirty-three (33) properties in the area are all currently on septic systems. There are potential environmental concerns due to the proximity to the lake if maintenance or replacement of these septic systems is not completed in a timely manner.

CONSULTATIONS

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