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Date: May 15, 2017
To: Mayor and Council
Author: G.A. Plancke / Director of Municipal Services
RE: M & M Farms Ltd Water Works Petition Next Steps
Report No.: MS 2017- 24

AIM

To further advise Council of the progress of the Water Works Petition for M&M Farms Ltd as governed by the Town's Water Works Policy.

BACKGROUND

In early April 2016, Municipal Services was contacted by Mr. Mike Mastronardi of M&M Farms Ltd in order to facilitate next steps required in order to proceed with a planned 24 acre hydroponic tomato greenhouse development to be located on vacant farm land described as Con 3ED PT LOT 11 RP Road 4 East (CR18) immediately east of Sun-Brite Canning.

At that time an application for large water service was provided, and the proponent was advised to submit a site plan application to the Planning & Development department in support of the plans to develop.

- April 25, 2016 – Completed large water service application submitted. Subsequently forwarded to Stantec, and Union Water Supply System (UWSS) for review.
- May 20, 2016 – Final water delivery availability report received from Stantec.
- June 13, 2016 – Water production approval provided by UWSS.
- June 16, 2016 – Final water delivery report and water production approval provided to M&M Farms Ltd.
- January 23, 2017 – M&M Farms Ltd site plan package dated November 18, 2016 circulated for review.
- February 27, 2017 – M&M Farms Ltd Petition for Water Works received and authorized to proceed to next steps: Preparation of an Engineers Report 220-2017.
- May 01, 2017 – Received M&M Farms Ltd. Water Works Petition – Engineers Report.
- May 15, 2017 – Meeting to discuss report summary with Mr. Mike Mastronardi, and subsequent formal acknowledgement from sole petitioner to proceed to next steps.

DISCUSSION

As per the current Water Works Policy: "Council may authorize the engineer to proceed with the preparation of the construction plans and tendering of the water works after the engineers report and the approval of the owners of a majority of properties.

As there is only one petitioner, a separate agreement in conjunction with the Petition for Waterworks could be drafted wherein: "should the sole petitioner not proceed to construction and or proceed to construction, any and all costs accumulated to date or project completion shall be apportioned to the sole petitioner at 100%.

Mr. Mike Mastronardi has acknowledged and further agreed to the costs identified in the M&M Farms Ltd. Water Works Petition - Engineers Report dated May 01, 2017. This satisfies the condition to proceed to next step in the Water Works Policy.

LINK TO STRATEGIC PLAN

Provide safe, adequate and affordable municipal services and infrastructure.

Be recognized as a business friendly community and desirable destination for the relocation of new businesses and retention of existing business.

FINANCIAL CONSIDERATIONS

Cost as identified in the Engineer's Report. All costs associated with the Petition for Waterworks to be apportioned to the sole petitioner at 100%.

CONSULTATIONS

Stantec Consulting - Tony Berardi, P.Eng
Director of Corporate Services

RECOMMENDATION

That council authorizes Municipal Services to proceed to the next step in the M&M Farms Water Works Water Petition process; being to authorize final plan and specification preparation, and tendering in accordance to the define steps pursuant to the Water Works Policy as previously endorsed by Council.

G.A. Plancke

G.A. Plancke, Civil Eng. Tech (Env)
Director of Municipal Services

Peggy Van Mierlo-West

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