



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
(519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

Date: January 27, 2017
To: Mayor and Council
Author: G.A. Plancke / Director of Municipal Services
RE: M&M Farms Ltd Water Works Petition
Report No.: MS 2017 - 06

AIM

To advise council of the request of M&M Farms Ltd, and recommend next steps as appropriate 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.

In an email and subsequent phone discussion with Mr. Mike Mastronardi on January 23, 2017, it was explained that in order to facilitate water delivery to his new greenhouse site, a new water main was required. As noted in the May 20, 2016 Stantec report, "That M&M

Farms Ltd agrees that any initiative to convey water delivery capacity to the proposed greenhouse development using new watermain infrastructure along CR18 & CR 34 R.O.W. will require M&M Farms to prepare and refile a Petition for Water Works with the Town for Council consideration and authorizing the preparation of an updated Engineers report including recanvassing of all landowners along the CR18 service corridor and updating of preliminary plans, servicing & hydraulic consideration, cost estimates and assessment charges”.

Mr. Mastronardi subsequently contacted the Director of Corporate Services in order to facilitate the preparation of the Petition for Water Works as defined, which was circulated by the proponent to all seven (7) properties that could potentially benefit located along the corridor in order to garner interest in participation into the proposed water main extension. During further discussion with Mr. Mastronardi, he advised that no landowners along the CR18 corridor identified on the Petition for Waterworks were amenable to signing the petition and as such leaving M&M Farms Ltd the sole signature on the petition.

As per the conditions listed in the current Water Works Policy a majority of properties listed on the petition (greater than 50%) must be present in order to submit the petition for Council approval.

January 27, 2017 – in discussion with Mr. Mastronardi, his project relies on the availability of municipal water and as such has expressed interest in assuming 100% of the required cost for the engineer’s report, preparation of construction plans, tendering and construction of the water works to facilitate water delivery to his planned greenhouse development.

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%.

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

To be determined through an 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 the Director of Municipal Services to appoint Stantec Consulting as the engineer on this project and to proceed with the preparation of the construction plans, tendering, and oversee construction of the water works after the engineers report is presented to Council.

That Council approve the draft agreement and accept the signed Petition for Waterworks for the provision of water services to the lands identified as vacant farmland described as Con 3ED PT LOT 11 RP 12R8331 Part 2 located adjacent to Road 4 East (CR18), roll Number 340-08200, as requested by Mr. Mike Mastronardi of M&M Farms Ltd, and authorize Administration to prepare the necessary by-law for passage at the next regular meeting.

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