



Regular Council Meeting

To:	Mayor and Council
Date:	April 2, 2024
From:	Wayne Hancock, Director of Public Works
Report Number:	Public Works 2024-06
Subject:	Property Acquisition – 78 King Street West

Recommendation:

That Council receive Report PW 2024-06 Property Acquisition – 78 King Street West for information.

Overview:

Staff were directed to acquire the property of 78 King Street West as it was identified by staff to have benefits to the Township such as:

1. The property is directly beside our small parkette facility on King St. and is next to our joint Parks & Recreation and Public Works Depot. It can easily be a great addition to this parkette area with frontage on King St.
2. The lands are directly adjacent to our Millbrook Valley Trails entrance and could enhance the accessibility to the trails.
3. Council received a presentation from our Consultant, RVA, considering the present and future capacities of our infrastructure for Water & Wastewater and along with our growth projections. This presentation highlighted that the Township will require a fourth well and we could potentially install the additional well on this property.

The property at 78 King Street West, as shown on Attachment No. 1 has a frontage of 33.9 feet and a depth of 298.00 feet. Staff have completed a Phase 1 ESA for this property and further testing is required for confirmation of a fourth well at this location.

The property purchase closed on September 29, 2023 as approved by Council. Final documentation was forwarded from our Solicitor's office early this year.

Financial Impact:

78 King Street West has been identified as a potential location of a new wellsite. As per the infrastructure requirements identified by RV Anderson, the Township may utilize water and wastewater development charge funds to purchase land for an additional well. This will include funding of any investigations that would be required to finalize the purchase as well as any future investigations necessary for well installation.

Staff utilized development charges from water/wastewater to fund this purchase. The Township also completed the Phase 1 ESA which was paid for from the same development fees. \$300,000 was identified in the Water Development Charges Reserve Funds, as identified on Table 5-8 Project No.13 (Attachment No. 2), to fund the property purchase of 78 King Street West, including the statement of adjustment fees, taxes, legal, ESA and any additional items.

The purchase closed for \$255,000 with additional associated fees and disbursements of \$5,533.28 after net municipal H.S.T. and the Phase 1 ESA was completed for \$4,884.48 after net municipal H.S.T. Therefore, the total cost for purchase of the property was \$265,417.76 which was within the identified DC project cost.

Attachments:

Attachment No. 1 – GIS Site Map

Attachment No. 2 – DC Background Study Table 5-8

Respectfully Submitted by,

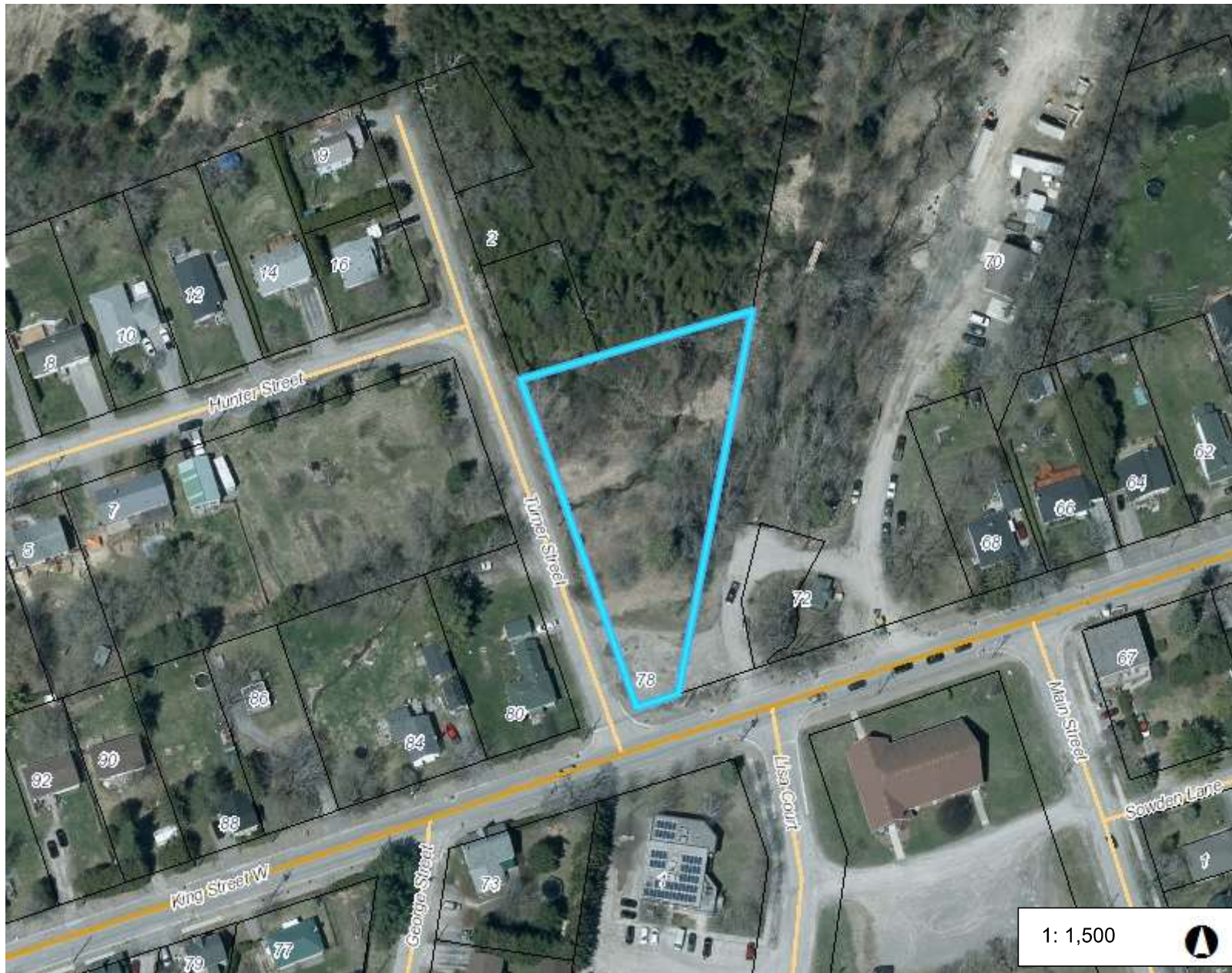
Reviewed by,

Wayne Hancock, P. Eng.
Director of Public Works

Yvette Hurley
Chief Administrative Officer



78 King Street West



1: 1,500



76.2 0 38.10 76.2 Meters

North_American_1983_CSRS_UTM_Zone_17N
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

Roads < 50,000

- PRIV ; Private; PRIV
- City Arterial
- City Collector and Local
- City Owned Unclassified
- Provincial
- County
- Township
- Water Access Only

Outside Roads < 50,000

- Major Roads
- Local Roads

First Nations

Civic Address

Parcel Fabric

Parcel First Nations - Canada I

Provincially Significant Wetlands

Locally Significant Wetlands

Non-evaluated Wetlands

Lakes - Local Scale

Municipal Boundary - Upper Ti

<all other values>

COUNTY OF PETERBOROUGH

Notes



Table 5-8
Infrastructure Costs Included in the Development Charges
Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2022-Urban Buildout											
1	Outstanding Debt - Growth-related Principal	2022-2037	727,004	-		727,004	-		727,004	596,143	130,861
2	Outstanding Debt - Discounted Growth-related Interest	2022-2037	211,786	-		211,786	-		211,786	173,664	38,121
3	Duke Street from King Street Southwards	2025-2030	169,000	-		169,000	-		169,000	138,580	30,420
4	King Street from Queen Street to IO Property	2025-2030	56,000	-		56,000	-		56,000	45,920	10,080
5	Water Servicing Studies - Future Development Areas	2025-2030	112,300	-		112,300	-		112,300	92,086	20,214
6	Ground Water Exploration	2025-2026	164,000	-		164,000	-		164,000	134,480	29,520
7	WTP Expansion - Class EA and Design	2025	274,000	126,400		147,600	-		147,600	121,032	26,568
8	WTP Expansion - Construction to 5374 m3/day (well supply and treatment)*	2026	4,700,000	2,167,600		2,532,400	-		2,532,400	2,076,568	455,832
9	Class EA & Design new additional storage	2025	380,000	86,100		293,900	-		293,900	240,998	52,902
10	Construction of new 2115 m3 storage volume; total storage of 4230m3*	2026	7,200,000	1,632,100		5,567,900	-		5,567,900	4,565,678	1,002,222
11	Add pump capacity of at least 640 m3/day. Update water model to verify planned expansion	2025	390,000	-		390,000	-		390,000	319,800	70,200
12	Provision for additional booster pumping station	2040	1,000,000	-		1,000,000	-		1,000,000	820,000	180,000
13	Provision for property acquisition associated with above projects.	2025	300,000	-		300,000	-		300,000	246,000	54,000
							-		-	-	-
	Reserve Fund Adjustment						299,290		(299,290)	(245,418)	(53,872)
	Total		15,684,089	4,012,200	-	11,671,889	299,290	-	11,372,599	9,325,531	2,047,068