

**Municipality of Chatham-Kent**  
**Chatham-Kent Public Utilities Commission**  
**Engineering and Compliance**

**To:** Mayor and Members of Council  
**From:** Tim Sunderland, General Manager  
**Date:** September 8, 2022  
**Subject:** Purchase of Land for New Pump Station PS14, Community of Chatham

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**Recommendations**

It is recommended that:

1. The Chatham-Kent Public Utilities Commission (CK PUC) be authorized to enter into a land purchase agreement with the seller of the land fronting Glenmar Avenue for the construction of a sanitary pump station.
2. The CK PUC Chairperson and General Manager be authorized to sign the necessary agreements.

**Background**

Administration has been approached by the developer who purchased the property in the South Lynnwood area and is looking to proceed with construction of the new approved subdivision that will require sanitary servicing. Currently, there is no sanitary servicing to the existing subdivision in this area or in the location of this new development. The existing residential properties dispose of their wastewater in private septic systems.

At the August 19, 2021 CK PUC meeting, Commission approved R.V. Anderson Associates Limited (RVA) as the consultant to proceed with the Municipal Class Environmental Assessment (MCEA), design and contract administration for the new sanitary pump station and sewer main required to service the proposed South Lynnwood subdivision. The project involves constructing a sanitary pump station to service the proposed subdivision, as well as sizing the pump station to service the surrounding area in the future.

RVA has been conducting the MCEA and has identified the potential location of the required sanitary pump station for this project, as shown on the attached map. As part of the MCEA, a Public Information Centre (PIC) was completed in July 2022.

Administration has contacted and discussed with local landowners for the option to purchase 0.5 acres of land to build the proposed pump station.

## **Comments**

The proposed location and size of land for the pump station is centralized to allow the catchment area that can connect to the sanitary system for the long-term future, as shown on the attached map. The pump station equipment and pumps will be sized based on a shorter term to optimize cost with the life cycle of the equipment.

It is recommended that the land purchase agreement be completed prior to finalizing the MCEA study and design of the pump station. CK PUC has reached a tentative agreement with the seller to purchase the required land for the price of \$1 with the understanding that CK PUC will provide a stub so that the remaining lands adjacent can be serviced in the future. A written agreement will be finalized following the approval of this report.

Therefore, it is recommended that CK PUC be authorized to enter into a land purchase agreement with the seller of the land at Glenmar Avenue for the construction of a sanitary pump station.

## **Areas of Strategic Focus and Critical Success Factors**

The recommendations in this report support the following areas of strategic focus:

- ☒ **Economic Prosperity:**  
Chatham-Kent is an innovative and thriving community with a diversified economy
- ☐ **A Healthy and Safe Community:**  
Chatham-Kent is a healthy and safe community with sustainable population growth
- ☐ **People and Culture:**  
Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community
- ☐ **Environmental Sustainability:**  
Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendations in this report support the following critical success factors:

- ☐ **Financial Sustainability:**  
The Corporation of the Municipality of Chatham-Kent is financially sustainable
- ☐ **Open, Transparent and Effective Governance:**

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

- ☐ Has the potential to support all areas of strategic focus & critical success factors
- ☐ Neutral issues (does not support negatively or positively)

### **Consultations**

The following consultations have been made in the preparation of this report:

- Director, Legal Services
- R.V.Anderson Associates Limited

### **Financial Implications**

The property purchase costs will be covered in the overall project costs set out in the budget for the new sanitary pump station and sewers. The property purchase costs currently amount to approximately \$14,000 (\$5,000-\$10,000 for a manhole/sewer stub, approximately \$2,000 for lawyers' fees and \$2,000 for a registered survey).

Prepared by: Ali Akl

Reviewed by: Rob Bernardi

Reviewed by: Tim Sunderland

Consulted and confirmed the content of the consultation section of the report by:

Dave Taylor, Director, Legal Services

Attachments:

Map of Proposed Pump Station 14 Property on Glenmar Avenue

Map of Proposed Future Long-term Sanitary Servicing Area for PS14