

**BUILDING REPORT**

**TO:** Adelaide Metcalfe Council  
**FROM:** Chief Building Official  
**DATE:** July 17, 2017  
**SUBJECT:** Sanitary Sewer Allocation - 28508 Centre Road

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**Background**

The sanitary sewer allocation for the property at 28508 Centre Road was determined as a condition of Consent B05-2015. The entire property had an allocation of 6.50 m<sup>3</sup> per day which was allocated as 3.3 m<sup>3</sup> to the retained portion (Kemmerling) and 3.2 m<sup>3</sup> to the severed portion (proposed MacEwen Petroleum).

A Site Servicing and Stormwater Management Report prepared by LRL Engineering was submitted with the site plan application for the proposed MacEwen Service Station and Car Wash. LRL Engineering identified that the allocated capacity would be insufficient for the proposed development. In September 2016, staff advised that additional capacity will be required for the development and is available for purchase from the Township.

**Analysis**

The current site plan agreement is prepared and ready for signature. The developer was notified that the sewage capacity allocation had not been addressed in the agreement. Based on discussions with Mark Harris, Director of Environmental Services for the Municipality of Strathroy-Caradoc, a usage of 15 m<sup>3</sup> per day was calculated for the car wash and convenience store as proposed.

The site currently has a sewage allocation of 3.2 m<sup>3</sup>/day and would therefore require an additional 11.8 m<sup>3</sup>/day.

LRL Engineering has submitted a letter requesting to purchase an additional sanitary sewage allocation of 11.8 m<sup>3</sup>/day. A copy of the letter is attached.

The Township has sewage capacity available which has been sold in the past to land owners in the serviced area to accommodate development.

**Recommendation**

**That Council approve the sale of 11.8 m<sup>3</sup>/day of sewage capacity at a cost of \$1,000.00 per m<sup>3</sup> to Grant Castle Corporation.**



July 12, 2017

Our File Ref: 150649

Township of Adelaide Metcalfe  
2340 Egremont Drive  
Strathroy, ON N7G 3H6

Attention: Jeff Denomy, CBO  
Chief Building Official

Subject: 28498 Center Rd. Strathroy Ontario  
Sewage Allocation

Dear Mr. Denomy,

As discussed via phone, we are in agreement that an additional sanitary sewage allocation of 11.8m<sup>3</sup>/day will be necessary for the proposed development at 28498 Centre Rd., Strathroy, ON. We request that this amount be purchased by our client (Grant Castle Corp.).

Yours truly,

LRL Associates Ltd.

A handwritten signature in black ink, appearing to read "Guillaume Courtois", is written over a light blue circular stamp.

Guillaume Courtois, C.E.T., rcji  
Civil Engineering Technologist

Cc. Brad Moore

