Staff Report to Council

Title: Bruce Power-Booster Station Option to Purchase Land

Report Number: Environmental Services-2023-46

Director: Infrastructure & Development

Manager: Environmental Services

Meeting Date:
Wednesday, December 13, 2023

Date to be considered by Council:
Wednesday, December 13, 2023

Recommendation:

That Council direct staff to proceed with the process to procure lands to establish a pumping booster station, as required to facilitate the Bruce Power Water Supply project.

Executive Summary:

Through the Class Environmental Assessment (EA) evaluating alternatives to supply Municipal water to the Bruce Power site, it has been determined that a booster pumping station (BPS) is required along the distribution line in order to maintain adequate water pressure to supply water to Bruce Power and existing water customers.

Staff have identified two suitable locations and have liaised with landowners to reach a mutually agreeable land sale opportunity. The purpose of this report is to obtain Council's support in moving forward with process including any negotiations to make the land purchase.

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Strategic Priorities:

B.5-Evaluate and proactively plan for infrastructure to meet population growth and long-term sustainability

Financial Considerations:

All costs associated with the land purchase will be funded by Bruce Power. The Municipality will own and maintain the booster pumping station and the lands.

Policy:

N/A

Context and Background Information:

Through the Class Environmental Assessment (EA) evaluating alternatives to supply Municipal water to the Bruce Power site, it has been determined that boosting water pressure within the 300 mm diameter shoreline watermain will be required. Increased flow through the watermain results in greater pressures losses over the length of the watermain. Without a booster pumping station (BPS) at an appropriate location along the watermain, pressure losses could be significant to the point of dropping pressure below Ministry of Environment, Conservation and Parks criteria. A BPS will allow for pressure in the system to be increased and maintained at appropriate levels. The objective of the project is to ensure that sufficient supply for all current and future customers originally considered in the shoreline watermain design is maintained.

Two suitable locations for the BPS have been identified, one located south of the southwest corner of Bruce Road 23 and Concession 5 and the other is located on the northeast corner of Bruce Road 23 and Concession 5. Staff have obtained fair market valuations for both locations (attached). Investigation into the site most suitable are still in progress.

Consultation Overview:

Consultation took place through the EA process with municipal engineers, staff, the public and Bruce Power. Staff have worked with landowners and a local appraisal office to determine a suitable purchase price for the lands.

Origin:

Bruce Power request for water supply.

Implementation Considerations:

Staff will work with internal and external parties, including our legal counsel, to ensure a smooth and fair land purchase transaction.

Risk Analysis:

To ensure adequate water pressure is maintained for the water distribution system and provide uninterrupted service to our existing and future water customers, the BPS is required.

Attachments: Appraisal letters.

Prepared by: Lisa Ambeau, Executive Assistant, Infrastructure and Development

Submitted by: Adam Weishar, Director of Infrastructure and Development

Report Approval Details

Document Title:	Bruce Power – Booster Station Option to Purchase Land - Environmental Services-2023-46.docx
Attachments:	- Wilsack Valuation - Bruce Road 23.pdf - Showalter Valuation.pdf
Final Approval Date:	Nov 30, 2023

This report and all of its attachments were approved and signed as outlined below:

Roxana Baumann

Jillene Bellchamber-Glazier