

The Corporation of the Municipality of Brockton



By-Law 2019-044

Being a By-Law to Amend By-Law 2011-12 to Authorize the Entering Into of a Subdivision Agreement with Richard John Turner, Marjorie Edith Turner and Gregory Philip Williams for Riverview Estates By the Municipality of Brockton.

Whereas the *Municipal Act S.O. 2001, c 25, Section 5(3)*, as amended provides that a municipal power, including a municipality's capacity rights, powers and privileges under section 9, shall be exercised by By-Law;

And Whereas the Section 51 (26) of the *Planning Act, R.S.O. 1990* provides that a municipality or approval authority, or both, may enter into agreements imposed as a condition to the approval of a plan of subdivision and the agreements may be registered against the land to which it applies and the municipality or the approval authority, as the case may be, is entitled to enforce the provisions of it against the owner and, subject to the Registry Act and the Land Titles Act, any and all subsequent owners of the land;

And Whereas Richard John Turner, Marjorie Edith Turner and Gregory Philip Williams entered into a Subdivision Agreement with the Municipality of Brockton on the 22nd day of March, 2011;

And Whereas the parties to the Subdivision Agreement signed on the 22nd of March, 2011 wish to amend Schedule "E" of the Subdivision Agreement to include the estimates of the works to be completed in the next phases of the Subdivision;

Now Therefore the Council of The Corporation of the Municipality of Brockton enacts as follows:

- 1.0 That The Corporation of the Municipality of Brockton Council hereby amend the Subdivision Agreement authorized by By-Law 2011-012 by inserting additional pages to amend Schedule "E" to the Subdivision Agreement to include the estimate of costs for Phases 3 and 4 of the Riverview Estates Subdivision in the form attached hereto as Schedule "A" to this By-Law 2019-044
- 2.0 This By-Law shall come into full force and effect upon final passage.
- 3.0 This By-Law may be cited as the "Amend 2011-12 Riverview Estate Subdivision Agreement By-Law".

Read, Enacted, Signed and Sealed this 14th day of May, 2019.

Mayor – Chris Peabody

Clerk – Fiona Hamilton



**Riverview Estates Phase III
LC#1466
Security Reduction Calculation
Walkerton, Ontario**

Item	Preliminary Cost Estimate Summary	Security Total	Work Remaining			
1.0	Road Works - Turner Street	\$108,588.32	\$21,200.00			
2.0	Watermain and Appurtenances - Turner Street	\$34,963.75	\$0.00			
3.0	Sanitary Sewers and Appurtenances Turner Street	\$36,770.91	\$0.00			
4.0	Storm Sewers - Turner Street	\$53,629.06	\$0.00			
5.0	Road Works - Cemetary Road	\$23,988.55	\$10,742.00			
6.0	Watermain and Appurtenances - Cemetary Road	\$8,549.50	\$0.00			
7.0	Storm Sewers - Cemetary Road	\$8,258.47	\$0.00			
8.0	Electrical Works	\$17,500.00	\$0.00			
9.0	Contingencies (10%)	\$29,224.86	\$3,194.20			
10.0	Engineering (5%)	\$16,073.67	\$1,756.81			
Total Project Cost Estimate		\$337,547	\$36,893.01			
Section 1.0 - Road Works - Turner Street						
	Quantity	Unit	Unit Price			
1.1	Granular 'B'	1,800	Tonne	\$8.05	\$14,490.00	\$0.00
1.2	Granular 'A'	700	Tonne	\$11.00	\$7,700.00	\$0.00
1.3	HL-4 Hot Mix (Base Course)	235	Tonne	\$78.90	\$18,541.50	\$0.00
1.4	HL-3 Hot Mix (Surface Course)	200	Tonne	\$81.00	\$16,200.00	\$16,200.00
1.5	Supply and Install Concrete Curb and Gutter	406	m	\$33.97	\$13,791.82	\$0.00
1.6	Supply and Install Concrete Sidewalk	293	m ²	\$55.00	\$16,115.00	\$0.00
1.7	Topsoil, Seed and Mulch	1,000	m ²	\$4.00	\$4,000.00	\$4,000.00
1.8	Supply and Install Traffic Signs	2	Each	\$500.00	\$1,000.00	\$1,000.00
1.9	Supply and Place 150mm dia. Perforated Subdrain	200	m	\$68.75	\$13,750.00	\$0.00
1.10	Subgrade and Boulevard Preparation	100%	LS	\$3,000.00	\$3,000.00	\$0.00
Total Section 1.0					\$108,588.32	\$21,200.00
Section 2.0 - Watermain and Appurtenances - Turner Street						
	Quantity	Unit	Unit Price			
2.1	150 mm PVC DR 18 Watermain	215	m	\$82.61	\$17,761.15	\$0.00
2.2	19 mm Water Services	6	Each	\$979.50	\$5,877.00	\$0.00
2.3	Supply and Install Hydrant c/w Hydrant Sign	1	Each	\$4,212.00	\$4,212.00	\$0.00
2.4	150 mm dia. Gate Valves	3	Each	\$1,052.00	\$3,156.00	\$0.00
2.5	25mm Water Service	4	Each	\$989.40	\$3,957.60	\$0.00
Total Section 2.0					\$34,963.75	\$0.00
Section 3.0 - Sanitary Servicing - Turner Street						
	Quantity	Unit	Unit Price			
3.1	200 mm PVC SDR-35 Sanitary Sewer	193	m	\$82.83	\$15,985.23	\$0.00
3.2	125 mm dia. Sanitary Service to 200mm Sanitary Sewer	6	Each	\$1,117.50	\$6,705.00	\$0.00
3.3	1200 mm dia. Manhole	3	Each	\$4,441.25	\$13,323.75	\$0.00
3.4	Video Inspection of Sewer	100%	LS	\$756.93	\$756.93	\$0.00
Total Section 3.0					\$36,770.91	\$0.00
Section 4.0 - Storm Sewers - Turner Street						
	Quantity	Unit	Unit Price	Total		
4.1	300 mm dia. PVC Storm Sewer	128	m	\$85.72	\$10,998.98	\$0.00
4.2	375 mm dia. PVC Storm Sewer	95	m	\$99.36	\$9,466.58	\$0.00
4.3	600 x 600 mm Precast Concrete Catchbasin	3	Each	\$2,065.25	\$6,195.75	\$0.00
4.4	1200 mm dia. Catchbasin Manhole	3	Each	\$3,669.25	\$11,007.75	\$0.00
4.5	150 mm dia. PVC Storm Service	14	Each	\$1,140.00	\$15,960.00	\$0.00
Total Section 4.0					\$53,629.06	\$0.00
Section 5.0 - Road Works - Cemetary Road						
	Quantity	Unit	Unit Price	Total		
5.1	Granular 'B'	425	Tonne	\$8.05	\$3,421.25	\$0.00
5.2	Granular 'A'	250	Tonne	\$11.00	\$2,750.00	\$0.00
5.3	HL-4 Hot Mix (Base Course)	77	Tonne	\$78.90	\$6,075.30	(not required)
5.4	HL-3 Hot Mix (Surface Course)	62	Tonne	\$81.00	\$5,022.00	\$5,022.00
5.5	Supply and Install Concrete Sidewalk	68	m ²	\$55.00	\$3,740.00	\$3,740.00
5.6	Topsoil, Seed and Mulch	245	m ²	\$4.00	\$980.00	\$980.00
5.7	Subgrade and Boulevard Preparation	100%	LS	\$2,000.00	\$2,000.00	\$1,000.00
Total Section 5.0					\$23,988.55	\$10,742.00
Section 6.0 - Watermain and Appurtenances - Cemetary Road						
	Quantity	Unit	Unit Price	Total		
6.1	150 mm PVC DR 18 Watermain	50	m	\$85.75	\$4,287.50	\$0.00
6.2	Supply and Install Hydrant c/w Hydrant Sign	1	Each	\$4,262.00	\$4,262.00	\$0.00
Total Section 6.0					\$8,549.50	\$0.00
Section 7.0 - Storm Sewers - Cemetary Road						
	Quantity	Unit	Unit Price	Total		
7.1	300 mm dia. PVC Storm Sewer	4	m	\$669.72	\$2,377.51	\$0.00
7.2	600 x 600 mm Precast Concrete Catchbasin	1	Each	\$1,928.75	\$1,928.75	\$0.00
7.3	Supply and Install Maintenance Hole Cape	100%	LS	\$3,952.21	\$3,952.21	\$0.00
Total Section 7.0					\$8,258.47	\$0.00
Section 8.0 - Electrical Works						
	Quantity	Unit	Unit Price	Total		
8.1	Streetlights	5	Each	\$3,500.00	\$17,500.00	\$0.00
Total Section 8.0					\$17,500.00	\$0.00

Notes:

1. Base course of asphalt has been removed as 50mm HL3 only is required for Cemetery Road

Proj. #01301



**RIVERVIEW ESTATES SUBDIVISION - PHASE 4
CONSTRUCTION COST ESTIMATE**

ITEM	DESCRIPTION	
1.0	Part A - Sanitary Sewers and Appurtenances	\$124,512.33
2.0	Part B - Storm Works	\$235,951.67
3.0	Part C - Watermain and Appurtenances	\$88,912.80
4.0	Part D - Road Works	\$239,098.26
5.0	Part E - Sewage Pumping Station	\$513,000.00
6.0	Part F - Streetlight and Poles	\$56,289.96
7.0	Engineering (5%)	\$62,888.25
SUB-TOTAL		\$1,320,653.27
13% HST		\$17,168.49
TOTAL PROJECT COST ESTIMATE		\$1,337,821.76

1.0	Part A - Sanitary Sewers and Appurtenances	UNIT	QUAN.	UNIT PRICE	TOTAL
1.01	Connect Proposed Sanitary Sewer to Existing Sanitary Sewer	Each	1	\$1,000.00	\$1,000.00
1.02	200 mm dia. PVC SDR-35 Sanitary Sewer	m	432.8	\$91.50	\$39,601.20
1.03	PVC DR 11 Sanitary Forcemain c/w Appurtenances	m	238	\$57.33	\$13,644.54
1.04	Supply and Install 100mm dia. Sanitary Service	Each	37	\$837.71	\$30,995.27
1.05	1200mm dia. Precast Concrete Manhole	Each	10	\$3,760.50	\$37,605.00
1.06	Closed Circuit Television Inspection	LS	100%	\$1,666.32	\$1,666.32
Total Section 1.0					\$124,512.33

2.0	Part B - Storm Works	UNIT	QUAN.	UNIT PRICE	TOTAL
2.01	300 mm dia. HDPE Storm Sewer	m	238.3	\$98.23	\$23,408.21
2.02	525 mm dia. HDPE Storm Sewer	m	49.1	\$163.55	\$8,030.31
2.03	675 mm dia. HDPE Storm Sewer	m	219.2	\$217.50	\$47,676.00
2.04	900 mm dia. HDPE Storm Sewer	m	10.5	\$289.72	\$3,042.06
2.05	1200 mm dia. HDPE Storm Sewer	m	27.9	\$427.53	\$11,928.09
2.06	Supply and Install 600 x 600 mm Precast Concrete Catchbasin	Each	3	\$1,800.00	\$5,400.00
2.07	Catchbasin	Each	2	\$2,718.00	\$5,436.00
2.08	Supply and Install 1200 mm dia. Precast Concrete Manhole	Each	1	\$3,213.00	\$3,213.00
2.09	Manhole	Each	4	\$3,223.00	\$12,892.00
2.10	Manhole	Each	3	\$5,018.00	\$15,054.00
2.11	Catchbasin Manhole	Each	2	\$5,463.00	\$10,926.00
2.12	Supply and Install 2400 mm dia. Precast Concrete Storm Manhole	Each	1	\$13,041.00	\$13,041.00
2.13	Supply and Install 1500 mm dia. Precast Concrete Storm Manhole	Each	1	\$9,040.00	\$9,040.00
2.14	Supply and Place 150 mm dia Storm Service	Each	37	\$874.33	\$32,350.21
2.15	Provide protection of Hydro One pole near storm sewer outlet	LS	100%	\$1,000.00	\$1,000.00
2.16	Supply and Install River Storm Sewer outlet with Gabian headwall	LS	100%	\$2,500.00	\$2,500.00
2.17	Disconnect, clean, remove and replace CDS1 in Block 66	LS	100%	\$12,900.00	\$12,900.00
2.18	Remove and dispose of existing hickenbottom storm pond outlet	LS	100%	\$199.80	\$199.80
2.19	150 mm dia. Subdrain c/w filter sock	m	820	\$15.00	\$12,300.00
2.20	Supply and Install temporary pregraded lot hickenbottom	Each	3	\$600.00	\$1,800.00
2.21	Closed Circuit Television Inspection (Multiple)	LS	100%	\$3,815.00	\$3,815.00
Total Section 2.0					\$235,951.67

3.0	Part C - Watermain and Appurtenances	UNIT	QUAN.	UNIT PRICE	TOTAL
3.01	150 mm PVC DR 18 Watermain	m	401	\$61.69	\$24,737.69
3.02	150 mm dia. Gate Valve and Box	Each	2	\$1,113.50	\$2,227.00
3.03	Supply and Install 50mm water service	Each	1	\$1,925.00	\$1,925.00
3.04	Supply and Install 100mm Water Service	Each	37	\$886.03	\$32,783.11
3.05	Fire Hydrant c/w Hydrant Sign and Test Box	Each	4	\$5,128.00	\$20,512.00
3.06	Commission watermain	LS	100%	\$1,500.00	\$1,500.00
3.07	Connect to Existing Watermain	Each	2	\$2,614.00	\$5,228.00
Total Section 3.0					\$88,912.80

4.0	Part D - Road Works	UNIT	QUAN.	UNIT PRICE	TOTAL
4.01	Fine grade and proof roll road allowance (measured 0.5m from	LS	100%	\$6,300.00	\$6,300.00
4.02	Full Depth Removal and Disposal of Existing Asphalt	m ²	115	\$4.35	\$500.25
4.03	Sawcut, remove and dispose of concrete curb	m	10	\$15.00	\$150.00
4.04	Supply and Place Granular 'B'	tonne	4,000	\$10.00	\$40,000.00
4.05	Supply and Place Granular 'A'	tonne	1,350	\$16.00	\$21,600.00
4.06	Hot Mix Asphalt - HL4 (50mm thick)	tonne	386	\$90.00	\$34,775.10
4.07	Hot Mix Asphalt - HL3 (40mm thick)	tonne	420	\$115.00	\$48,300.00
4.08	Supply and Install Concrete Curb (ØPSD 600.10)	m	830	\$31.01	\$25,724.03
4.09	Concrete Sidewalk	m ²	660	\$55.00	\$36,300.00
4.10	Remove silt material from existing stormwater management pond	LS	100%	\$1,000.00	\$1,000.00
4.11	Supply, place and compact structural fill within lots 22-26	LS	100%	\$24,448.88	\$24,448.88
Total Section 4.0					\$239,098.26

5.0	Part E - Sewage Pumping Station	UNIT	QUAN.	UNIT PRICE	TOTAL
5.01	Supply and Install Sewage Pumping Station	LS	100%	\$513,000.00	\$513,000.00
Total Section 5.0					\$513,000.00

6.0	Part F - Streetlight and Poles	UNIT	QUAN.	UNIT PRICE	TOTAL
6.01	Supply and Install Streetlights and Poles	Each	12	\$4,690.83	\$56,289.96
Total Section 6.0					\$56,289.96

Notes:
1. The Estimate of Construction costs is provide for budgetary purposes only. This is not to be interpreted as a guarantee by Cobide Engineering Inc.