

Attention: Clerk

Thursday, April 4, 2024

RE: Delegation request to Council for Monday, April 15, 2024

My name is Al Melo. I am a resident of Middlesex Centre and am acting as an agent for my elderly father, Manuel Melo regarding his property at 22566 Adelaide Road, Mt. Brydges.

We recently received approval for this property to be severed which would allow the house to be sold separately from the land beside it. It is a small house (approximately 900 square feet), two bedrooms and one bathroom. The application for minor variance to sever the lot due to size was also approved (March 7, 2024). Submission No A3-2024, B1-2024

There were 15 conditions given and all can be met except for one:

#10. That confirmation be received that the “lands to be retained” are connected to municipal sewer facilities, and the location of the services are confirmed, to the satisfaction of the municipality. If the services run through the proposed severed lot, they will have to be re-located at the cost of the owner and then re-connected, to the satisfaction of the municipality

The house is currently connected to a septic system which would require connecting to the municipal sewer to meet the above condition. The newly severed lot already has a lateral sewer pipe connected to the main sewer line which is approximately 80 cm from the new property line.

Prior to applying for a severance, I contacted a couple of local excavating companies for estimates to connect the house to the municipal sewer and spoke with a local resident who had similar work done. Costs were estimated at approximately \$20 000. Once approval for severance was achieved, we contacted excavation companies for a quote. In total, I spoke to 13 companies. I was told repeatedly that due to the high water table in the area, the excavation and sewer connection would be too difficult and not practical, citing the recent sewer work completed on Adelaide Road, north of our property. I spoke with All Season Excavating, the company in charge of completing that project, who expressed concern with the magnitude of controlling the water, disrupting the community and re-routing the traffic on the road for approximately a month since the main line is in the middle of the road. In a routine excavation of this sort the estimated cost was \$20 000, but with the added obstacles, the cost has risen to over \$75 000. This has become problematic and impractical.

Several companies suggested that a “Y” connection to the existing lateral sewer line would alleviate the issues and create a routine job. They deem the diameter of the pipe to be sufficient in supporting two homes at this site.

The house has been tentatively sold. This first-time homeowner is eager and prepared to move in as soon as these conditions can be resolved. As well, the severed lot will provide an opportunity for an affordable home to be built.

To be able to move forward, we are requesting an exemption to condition #10 to allow a “Y” connection at the existing lateral sewer line close to the sidewalk to be used for both the house and the severed lot.

We are including this bylaw reference for your consideration:

*In reference to Bylaw No. 64-14 Sewer System Use, Part 2 Waste Water Services*

*2.17 Multiple Sewer Laterals - prohibited*

2.17 Multiple Sewer Laterals – prohibited Only one sewer lateral per lot shall be permitted to connect to the sanitary sewer. In situations where a shared sewer lateral would result from a division of land the shared sewer lateral shall be eliminated and a separate sewer lateral from each lot to the sanitary sewer shall be installed at the Owner’s expense.

**Notwithstanding the foregoing, where separate sewer laterals for each lot is impractical, the Owner shall create reciprocal easements for maintenance purposes over each lot**

Also attached are documents indicating water and sanitary sewer locates and a reference plan prepared by AGM Surveyors for both properties. The highlighted area is the current lateral sanitary sewer pipe.

Please include us in the Delegation of Council meeting on April 15, 2024 to address our concern. Thank you,

Al & Marlene Melo

[REDACTED]

[REDACTED]

Humberto Melo

[REDACTED]

[REDACTED]