



Town of Saugeen Shores

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TOWN OF SAUGEEN SHORES Information to Property Owners Southampton Sanitary Sewer System expansion North of the Saugeen River

June 16, 2009

As an update to recent common questions from various property owners in Southampton north of the Saugeen River about the sanitary sewer system expansion, the Town has the following information.

Background

The Study Area has experienced significant development pressure, and continues to evolve from a seasonal cottage community on private services, to include a growing number of more permanent dwellings and commercial properties on partial urban services. Potable water and storm sewer systems are available throughout the Study Area, however, no urban sanitary sewer system currently exists. Developed properties rely on on-site sewage systems to treat and percolate effluent into the ground.

In 1995, the former Town of Southampton completed a "Sewer Needs Study, Special Policy Area 2, (Area North of the Saugeen River), That report documents planning aspects, population trends, sewage treatment plant capacity, the results of a house-by-house survey, issues with Class 4 sewage systems, and a plan for a proposed sewage collection system.

General

This project is in the Planning and Design phase and a report will be presented to Council for their approval to proceed to the Tender or Construction phase after the Public Sessions.

Capital Costs

As a property owner in this area to be serviced, you will be expected to make a capital contribution towards the cost of the installation of the sanitary sewer component and will also be expected to connect to this service once it is available. The actual individual cost will not be known until we go to tender as it depends on the tender prices as well as the number of services in the overall projects as an increase in the number of services lowers the cost per service.

The Town staff is in the process of preparing a cost sharing formula that will attempt to be equitable for residential, commercial, development lands, etc. Then a system to charge all benefiting property owners fairly will have to be adopted by Council.

Examples other capital costs for the sanitary sewer services are:

Year	Expansion Area	Capital Cost per Service	
		Sewer	Water
2008	Goderich Street South-end	\$ 17,233	\$ 10,555
2007	Fenton, McVicar, Arthur Acton	\$ 14,032	n/a
2005	Southampton Southend Sewers	\$ 5,650	n/a
2003	ShIPLEY Avenue Expansion	\$ 9,575	\$ 6,000
2001	Izzard/CAW Expansion	\$ 8,500	\$ 6,000
2001	McVicar, Lustig Lane	\$ 8,400	n/a
2002	Saugeen Beach Road	n/a	\$ 5,700
2004	Highway 21 - Interconnecting	n/a	\$ 3,568
2003	North Shore, Fenton Drive, Hilly Lane	n/a	\$ 5,900
2002	Miramichi Bay, Cutter, Etc	n/a	\$ 5,500

Payment Methods

The property owner may elect to pay the total cost initially or request the Town to finance the sewer rate over a minimum 10-year period with the annual cost being added to the municipal tax bill. Council may consider a 15-year repayment term depending on the final cost to the property owner.

The debenture rate will be based on the rate that the municipality will be able to obtain at the time of invoicing.

Service Connection

The municipality proposes to install 125mm (5") Ø PVC sanitary sewer service to the property line of residential properties. The municipality proposes to install a 150mm (6") or a 200mmØ (8"0 Ø PVC sanitary sewer service to the property line of commercial properties. At the property line a clean out will be placed to clean and inspect the sanitary service on municipal property. The depth of sanitary service will be placed to allow for a gravity sanitary sewer service from your property. There will be a few properties that are very low and will require a sewage pump.

Potential for development or a severance

Property owners who have the potential to develop or sever their property can request an additional sanitary sewer service. Any additional service will be invoiced as per the Capital Costs charge.

Sanitary Sewer Service Location

The property owner, with consultation with plumber/contractor or Town staff if requested, can determine the best location of sanitary sewer service to the lot. The Town has a list of local plumber/contractors that can complete the sanitary sewer connection to your building.

Existing Septic Systems

The existing septic systems will be required to be pumped out prior to the connecting to the municipal sanitary sewer system and either filled with sand/fill or the top caved in and the area filled. A few property owners have continued to use the former septic system as a storm water storage/infiltration system.

Scheduling

Staff have been receiving questions and concerns from property owners that this sanitary sewer project was not anticipated. This sanitary sewer project has been discussed many times in the past; however, Council knew it would not proceed without substantial funding.

With the current economic conditions and the availability of Federal and Provincial funding the project was selected by Council for a funding application and to proceed to the Environmental Assessment stage.

It is beneficial to the Town to proceed to the Tender phase before all the other funding projects are construction ready. As we have discovered in the past the construction prices will rise dramatically with the unprecedented amount of projects announced from all the funding sources available.

The input from the Public Sessions and commenting agencies will be added to the Project File. After the completion of the Environmental Assessment the Town is planning to proceed to the design and construction phase this fall. The whole project is not anticipated to be completed until 2011.

The invoice for the Capital Cost will be sent to the benefiting property owners after all costs are known in 2011. Connection is required within nine (9) months after completion of the project.

Property owners who may have installed a new private septic system within the past five (5) years that is warranted by the Health Unit to be operating within the Ontario Building Code guidelines may request a further two (2) year deferral. The Health Unit fee for the review and assessment of the septic system is \$150.00

Additional Costs

In addition to the Capital Costs of the municipal portion of the sanitary sewer system, you will be responsible for the costs related to connecting the municipal service from the lot line to their building. It is very difficult to estimate this cost as it depends on the following factors:

1. The distance from the property line to the building
2. The type of soil on your property
3. The depth of the water table
4. The depth required for your service
5. The amount of the landscaping, other features or trees that will be required to be restored.

Standards/Restoration

In the May 22, 2009, a letter was mailed to all property owners which stated that all roads/streets would be reconstructed to "urban standards" that should have been "municipal standards".

A road that is constructed to "municipal standards" can be a width of asphalt deemed appropriate for the area. The road may or may not include curb & gutter and sidewalk. The reconstruction may include a paved shoulder or wider asphalt area to be used for bike lanes or non-motorized multi use path. An off-road multi-use non-motorized pathway may also be considered in some areas.

At this time municipal staff is proposing to extend the sidewalk on Highway 21 to Division Street but there may be other areas where sidewalks are appropriate.

Information

The Town has been criticized for not providing all the information immediately and at the same time criticized for having already a concept or preliminary plan in place.

The concept plan was initially prepared in 1995 and has been updated for the funding application. As this is early in the process it will be modified as the Town and Engineers receive additional information.

The project estimated costs certainly do change from time to time during the design as more information is known and the fine details of the design are completed. In the end the final cost of the project will not be known until after the Tender Documents are opened and that will determine the price of the project based on construction market conditions.

Summary

Similar principles and practices have been used on other water or sewer system expansions since amalgamation.

As you can see we are at the very early stages of this project and are still gathering information about the number and size of the sanitary sewer services required by the property owners.

Council has always attempted to do the best for the property owners of this area as well as for all of Saugeen Shores.