

STAFF REPORT: Financial and Information Services



REPORT TO: Mayor and Members of Council
 MEETING DATE: June 8, 2009
 REPORT NO.: FIS.09.31
 SUBJECT: Lora Bay Water & Sanitary Sewer Works Public Information Centre
 PREPARED BY: Darcy Chapman, Capital Accountant

A. Recommendations

THAT Council receive Staff Report FIS.09.31, "Lora Bay Water & Sanitary Sewer Works Public Information Centre", for information purposes.

B. Background

A Public Information Centre was held on May 30, 2009 at the Beaver Valley Community Centre regarding the proposed By-laws to establish capital charges for water and sewer services in the Lora Bay Service Area. The following is a list of questions and answers that occurred at the meeting.

1. Mike Stoneham questioned why the By-law indicated the future benefiting will be paying August 7, 2009? **Answer:** *Section 9 of the Sewer By-Law indicates only benefiting properties that currently front the system will be imposed with a sewer charge. The charge will apply to others as services are made available.*
2. What was the size increase of the water pipe to Cameron Street? **Answer:** *From 150 mm to 400 mm providing fire flow and volume increase.*
3. Is the Development Charge Background Study and By-law available on the web? **Answer:** *Yes*
4. If the projects capital costs are either over or under the costs how is that adjusted to the property owner? **Answer:** *The charges are indexed each year and the Development Charge By-law is reviewed and updated every five years*
5. Is a tender on a fixed charge? **Answer:** *Town of The Blue Mountains tenders are usually total tender price based on estimated quantities for unit prices. Most prices are measurable however rock excavation and dewatering can change. The Town builds in a contingency and approves any changes to total quantities.*
6. Why is Part A on 0% and Part B on 6% Lora Bay financing **Answer:** *Within the Lora Bay Master Development Agreement, Lora Bay agreed to provide financing for the these portions of the project.*
7. Can we pay the 6% allocation and leave the 0% financed? **Answer:** *No your payment will be split between the Lora Bay and Town portion of the amount financed.*
8. Will the Town be debenturing for this project? **Answer:** *No the Town will borrow from the Province of Ontario if a loan is required by the Town. Interest is currently 5.1% with OSIFA.*

9. The Reservoir was constructed in Thornbury, and charged to the benefiting residents of Thornbury. The storage was sized for development. **Answer:** *No charge was levied to Cameron Street. 1972 Property owner spoke – original waterline was paid by the developer and the developer billed the property owners \$500 got the water main only.*
10. Are water pipes on Cameron Street to size now? **Answer:** *Yes*
11. What is the vision for Sunset as far as curbs and sidewalks (not cottage)? **Answer:** *Town has moved away from curbs and gutters in some areas with no curbs and gutters on Sunset. Rationale is the long term maintenance for gravel regarding dust and pothole problems. The Official Plan and density often dictates the curb and gutter.*
12. The Road Allowance would be 66 feet wide. Will this be the case on Sunset? **Answer:** *The road allowance is 66 feet. The road base currently is approximately 6 meters and would be widened to 9 meters to allow for pavement and shoulders. The public will be consulted for comment before the project goes forward.*
13. Regarding Sunset Boulevard Area 1 capital works, how am I benefiting from Lake Drive? **Answer:** *The entire area is benefiting from the economy of scale, including sharing and looping and the economic benefit of the entire area.*
14. Is the trailer park property considered one unit? **Answer:** *No, they will be charged a development charge for each unit within the development. Does that give us any benefit? Answer: Yes these units have been calculated in the Development Charges By-law.*
15. Why is Christie Beach not a Dead End? **Answer:** *We try to avoid dead ends where possible. The Environmental Assessment has the detail. Low pressure forcemains require grinder pumps*
16. If Lora Bay was not constructed, would we need a 16" pipe? **Answer:** *No, Cameron Street would not need a 16" Pipe. The entire Lora Bay Service Area is deficient on pressure and fire flow and has benefitted from the larger pipe.*
17. Cameron Street does not have sewer and property owners are listed as future benefiting.
18. Sunset Blvd West – In 10 to 20 years we are considering the extension. How can we know when this will go forward? What if we want to build in the future and require a septic system? **Answer:** *If construction is going forward after a tender has been awarded, the Town will allow a holding tank for a short period of time. The Official Plan encourages sewer and water servicing to try to enhance our water quality, from the effect of septic systems so close to the bay and water quality issues with drilled wells or shore wells.*
19. Regarding Financing, will there be a Federal and Provincial Grant? The Town has very high taxes and Grey County (26%) and should be considered for more County infrastructure. **Answer:** *Grants can be applied for, and a 20 year plan for servicing will assist the Town in determining those projects that are unaffordable and would require funding.*

20. When service goes through will that be connected to the house, do we have to connect? **Answer:** *11 months after the By-law is passed, you must connect. The servicing is brought to the edge of the property and the property owners must bring it to the house.*
21. Why do we have to pay the developer back? **Answer:** *The developer front ends the costs of the servicing.*
22. OMB Minutes of Settlement indicate what areas will need to be serviced. Cameron Street benefiting projects – 1/3 of cottage owners on Cameron Street are paying almost double, why? The looping required at Lake Drive benefits the entire area of 2 & 3. **Answer:** *Service Area 2 & 3 are partly split because of the sewage. The water looping that connects Lake Drive also benefits Cameron Street in allowing circulation of water.*
23. Pump station will be built when Lake Drive goes forward. Does this mean Lake Drive should be part of Cameron Street? **Answer:** *There is no pump station planned for Lake Drive. This project is planned to be constructed as a low pressure forcemain.*
24. Should Lake Drive be considered in area 2, not in area 1? **Answer:** *Cameron Street has been separated to define the cost attributed only to that area.*
25. Lake Drive south side. Are they being charged as benefiting? **Answer:** *There are some existing lots on the south side and are subject to the By-law, as well, there is no potential development lands on this side of Lake Drive.*
26. Is the plan of subdivision south of Cameron Street part of this By-law? **Answer:** *No they are in the Development Charge By-law not benefiting properties with in this By-law.*
27. Are we paying for works that benefit the developer? **Answer:** *No, the developer has financed the works and the OMB clarified the apportionment of works.*
28. Low pressure forcemains require grinder pumps.
29. Lake Drive \$9,180 / \$ 11,590 will be billed. Are these final costs? **Answer:** *Yes these are final costs plus grinder pumps.*
30. Why can we not pay 6% dollars and finance the 0% dollars? **Answer:** *The Town has agreed with the developer to collect these dollars and to be fair and equitable.*
31. Regarding the Waterline on Peel Street, will the road be upgraded at this time? **Answer:** *High Bluff and Peel Street is tied to the Development Charges until the second phase is implemented which is triggered by 70% Development on High Bluff Lane. Tar and Gravel has been used on other Roads? **Answer:** *It will be gravel until the developer goes forward.**
32. At the Public Information Centre in March, the charge for Sewer and Water on Lake Drive, is this final? **Answer:** *Yes this is the final number.*
33. Will this charge apply to a future benefiting property? **Answer:** *No they are estimates at today's costs. Indexing costs will apply and revision to the Background Study is mandatory every five years.*
34. Will there be a new By-law for future benefiting available to the property owners? **Answer:** *They are available at the office and can be sent upon request.*

35. Regarding Cameron Street water, I have had water for 20 years. Why am I paying now?
Answer: *The reservoir costs are being charged to an area that the reservoir benefits. Cameron Street did not pay for the Thornbury Reservoir and did not previously have volumes for sufficient fire flows.*

C. The Blue Mountains' Strategic Plan

Providing a strong, well managed municipal government, and addressing the Town's municipal infrastructure needs.

D. Environmental Impacts

N/A

E. Budget Impact

N/A

F. Attached

Respectfully submitted,

Signature

For more information, please contact:

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