



# Drake's Path Sanitary Servicing

Public Information Centre No. 2

November 25<sup>th</sup>, 2021

# PRESENTATION OUTLINE

Background

Proposed Works

Project Breakdown

Cost Sharing Mechanism

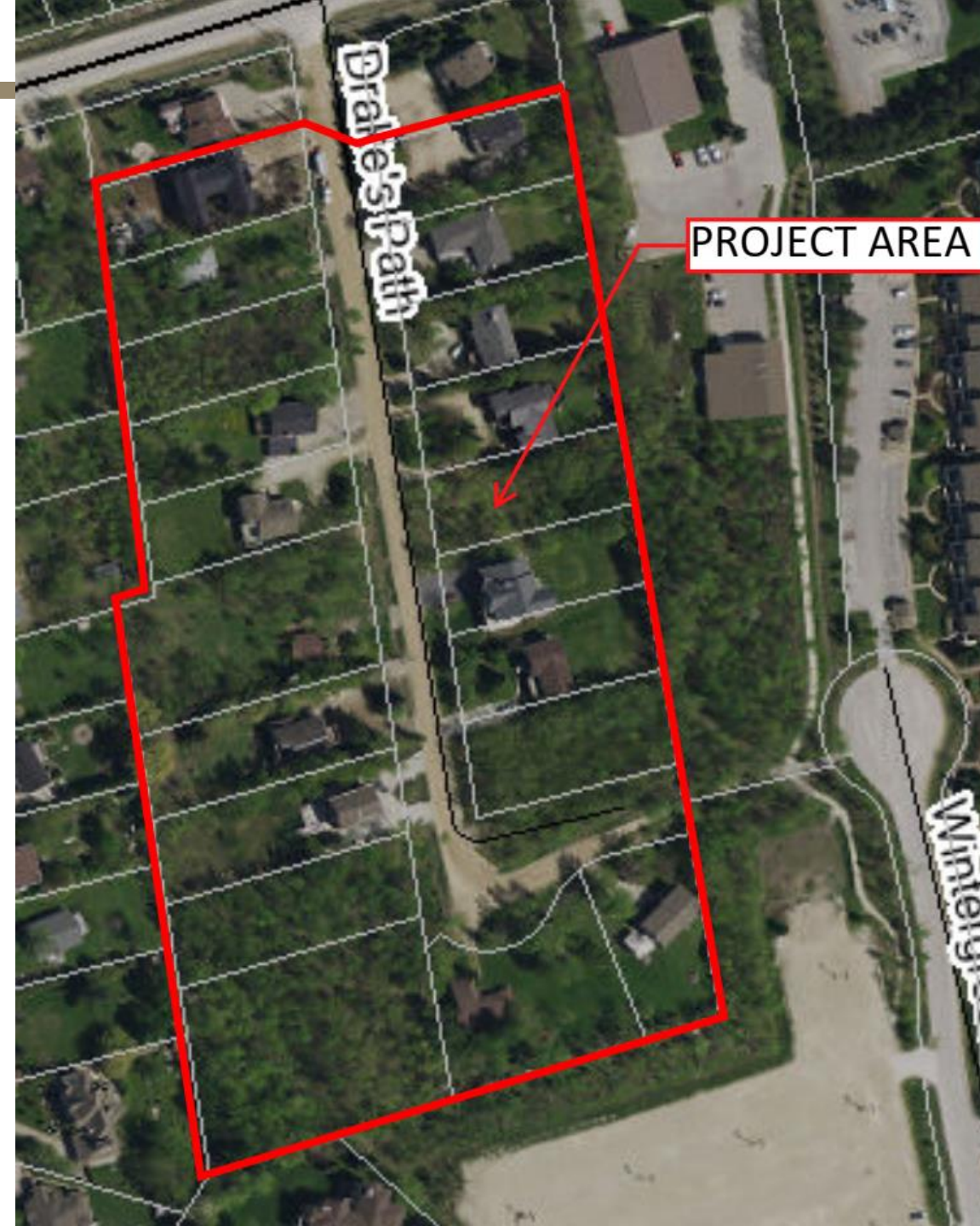
Schedule

Next Steps

Questions

## BACKGROUND: SANITARY SERVICING

- Properties are not currently serviced by municipal sanitary sewers.
- Town Staff identified Drake's Path as a candidate for wastewater servicing in 2017.
- This is a local improvement project paid through a direct levy to each benefiting property.



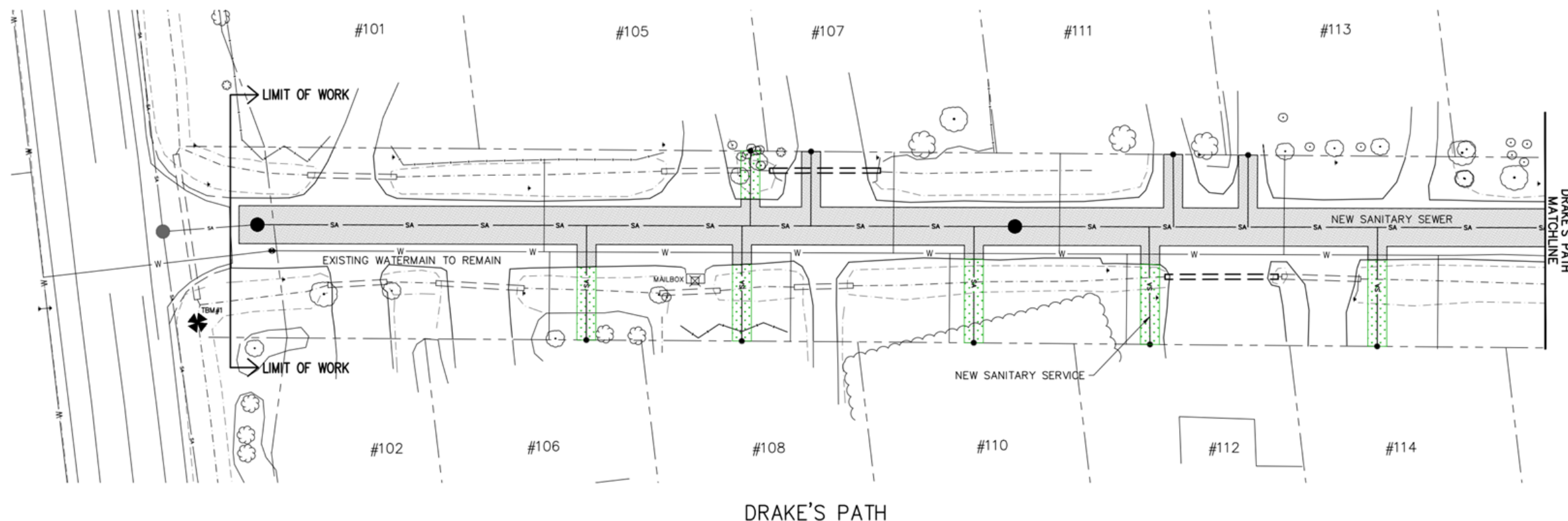
## PROJECT UPDATE

- Design Advanced
- Additional Consultation with Residents regarding paving and drainage
- MECP Environmental Compliance Approval Secured
- Scope has been confirmed
- Update of Cost Sharing Mechanism
- Site Visits to confirm service locations

## ROAD PAVING DISCUSSION

- Current scope is matching existing granular surface.
- Council requested an additional meeting with residents regarding paving concerns.
- Virtual meeting was held on September 9<sup>th</sup>
- Town approach to bring road to rural standard would be:
  - Realignment
  - Paving
  - Lighting
  - Ditching
  - Additional cost of approximately \$650,000
- Timeline for petition to be brought forward was one month from September 9<sup>th</sup> – None was received by deadline.

COUNTY ROAD 19

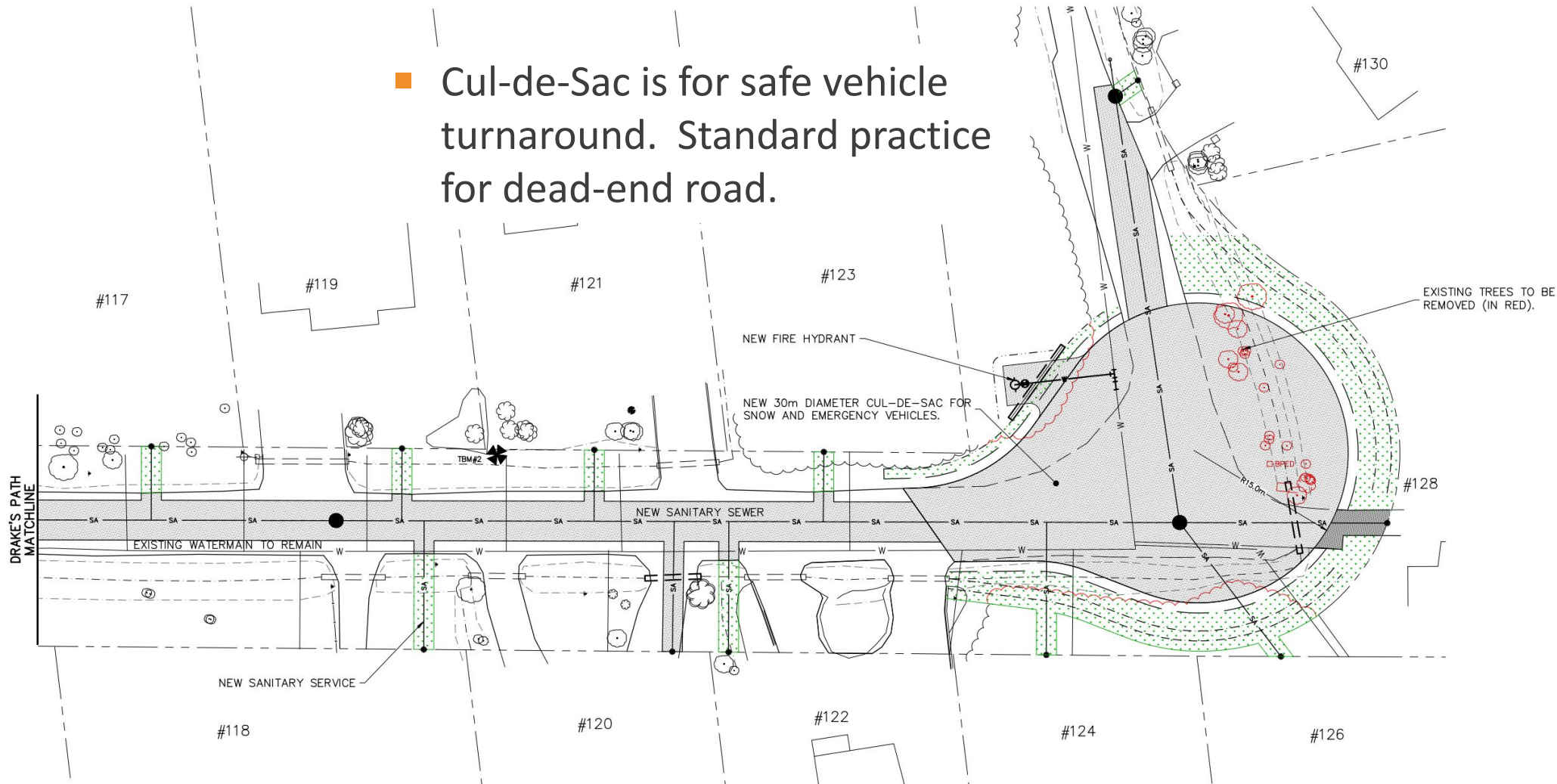


- Connection to existing maintenance hole.
- Sanitary – Centre of current road
- Servicing as per site reviews. Some may impact trees.



## DRAKE'S PATH

- Cul-de-Sac is for safe vehicle turnaround. Standard practice for dead-end road.



- Reinstatement to match existing.
- Cul-de-Sac and ditching will impact perception of buffer for neighbouring properties.

# AFFORDABILITY POLICY FOR WATER AND WASTEWATER SERVICE - POLICY

## Policy

- Intent: Determination of whether a project is affordable to the Town and benefitting properties.
- Capital Costs are recovered directly. Enabling works (Treatment Plant, Pumping stations, etc.) paid at a rate equal to current area specific capital charge.
- Payment Options are available



## ESTIMATED CONSTRUCTION COST (+/-15%)

- Sanitary Servicing (Municipal R.O.W.)
  - \$720,000 Capital Cost
  - \$36,000 per equivalent property
  - There are 20 equivalent properties.
  - Does not allow for potential severances. Severances would increase number of equivalent properties.
- Cul-de-Sac Construction and Drainage Improvements
  - \$150,000 Capital Cost
  - Paid for by Town as Capital Project (No direct cost recovery from local residents)

# AFFORDABILITY POLICY FOR WATER AND WASTEWATER SERVICE - PAYMENT

## Payment Options

- 100% paid upfront
- Costs financed and paid over a defined period including recovery of financing costs.
- Deferral of Payment
  - If there has been a significant septic upgrade, then payment can be deferred for maximum of 10 yrs.
  - Lump sum payment due upon property sale.
  - After 10 years, deferral payment can be paid over remaining period defined in the By-law

## AFFORDABILITY ASSESSMENT

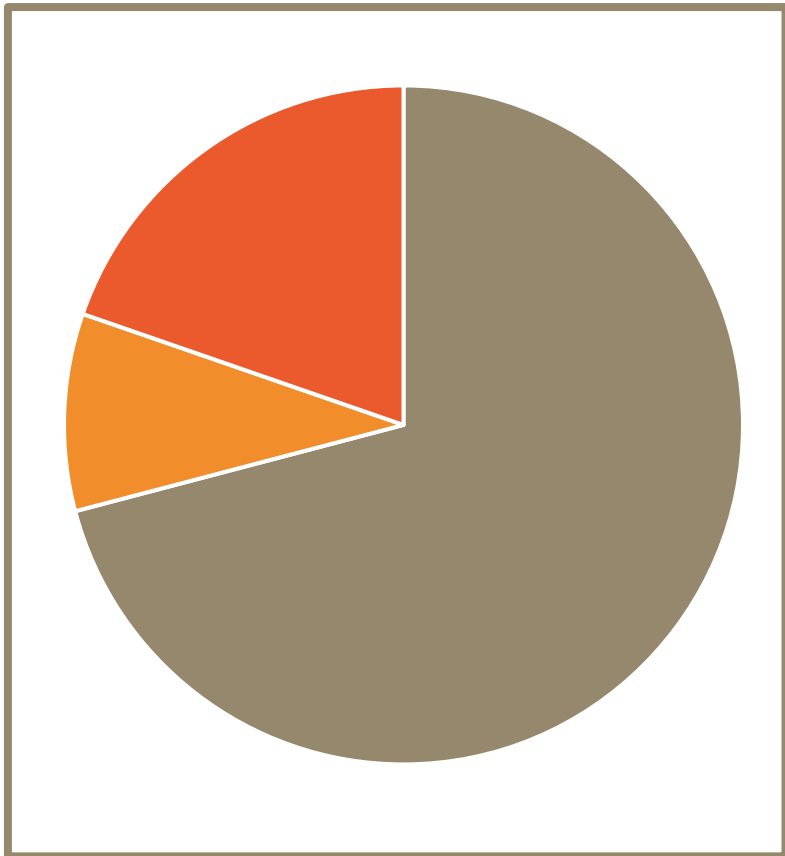
### Current Criteria

- Median after Tax Income (2015) - \$33,780
  - Affordable (5%) – \$1,689/yr. (~\$30,000)
  - Unaffordable (>10%) - \$3,378/yr. (~\$60,000)
- Based on 20 properties,
  - Project Cost – \$36,000 per equivalent property plus \$4,769 capital charge
  - Equates to \$2,289 per year or 6.8%

## WHAT OTHER COSTS WILL THERE BE?

- Private Side Connection Cost
  - Gravity - \$5,000 – \$15,000
  - Pumping - \$10,000 - \$15,000

## TOTAL PROJECT COST PER RESIDENCE



- Municipal Capital Cost - \$36,000

- Local Capital Charge - \$4,769

Both above costs are eligible for financing

- Private property connection from house to property line  
– estimated \$5,000 to \$15,000

Private Cost can vary significantly and is not eligible for Town financing.

## PAYMENT TERMS

- Current Connections (Full Cost)
  - Pay Upfront – Payable upon substantial completion of project
  - Finance – First Payment payable on first tax bill after substantial completion
  - Private servicing – as negotiated
- Potential Severances (Capital Cost)
  - Pay Upfront – Payable upon substantial completion of project
  - Finance – First Payment payable on first tax bill after substantial completion
  - Connection Capital Fee – Payable upon connection
  - Private servicing – when required



# SCHEDULE



Design Development – Complete



Public Information Centre No. 2 – Today



Tender Issue – Early 2022 (Subject to Council Approval of Affordability to go to Tender)



Construction Start – Spring 2022



Construction Completion – Summer 2022



REVIEW AND ADDRESS  
PUBLIC COMMENTS IN  
FINAL TENDER PACKAGE



COMPETITIVE  
CONSTRUCTION TENDER  
PROCESS



AWARD CONSTRUCTION  
TENDER



COMMENCE  
CONSTRUCTION

# NEXT STEPS

# Thank you for your time. Questions?

For additional project information and updates go to:

<https://www.thebluemountains.ca/drake%E2%80%99s-path-wastewater-servicing-extensio-1.cfm?is=27>

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Jamie Witherspoon, P.Eng. – President  
WT Infrastructure Solutions Inc.

[jamie.witherspoon@wtinfrastructure.ca](mailto:jamie.witherspoon@wtinfrastructure.ca)

