

Meeting Date: September 5, 2023
Department: Engineering & Public Works
Report No.: EPW-2023-50
Submitted by: Jake Straus, Director of Engineering and Public Works
Approved by: Trisha McKibbin, Chief Administrative Officer

SUBJECT: Sanitary Private Drain Connection Charge Information

RECOMMENDATION: THAT Council receive report EPW-2023-50 for information.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

- N/A

BACKGROUND:

At the August 8, 2023 Council Meeting, Council requested a report on more information regarding the Sanitary Private Drain Connection (PDC) Fee.

Staff has presented information to Council in previous staff reports. The dates of reports where the information on PDC's can be found are:

- December 20, 2021
- February 7, 2022
- March 21, 2022
- August 2, 2022
- June 19, 2023
- August 8, 2023

COMMENTS:

The purpose behind our Municipality establishing a Sanitary Private Drain Connection Charge is to provide residents with a cost effective approach to receiving a serviced lot, while saving/reducing the Municipal road from being cut open for future services to be supplied to the property lines as the homes existing septic beds fail.

Other factors to note about private drain connections regarding construction projects is the cost to install a sanitary sewer without any private drain connections will substantially reduce the construction overall cost. Contractors will be able to run straight piping from manhole to manhole. Typically contractors have to bring on a secondary crew to install the private drain connections from the mainline sewer to the property lines. This is a much slower process and requires exposing existing utilities and other infrastructure that the private drain connections will have to cross over/under. Having private drain connections installed also adds significant time to a construction project.

When looking at a construction project tender document that has specific lines items to the PDC cost. It is important to note that Contractors build the price of the PDC into their mainline sewer costs as well as other line items within the tender. The total cost of a PDC is not just the listed tender price per PDC.

The total Sanitary Sewer PDC Charge current rate was selected by Council to support continued growth and development of the Municipality, while distributing the costs appropriately among property owners benefiting from the sanitary connection.

The costs include but not limited to the following:

- PDC Pipe including bends, sweeps, mainline sewer connection and clean out at the property line
- All labour and equipment
- Earth excavation and disposal (including contaminated materials)
- Materials (sand, gravel, topsoil) for backfill and compaction
- Restoration of the asphalt, curb, driveway, boulevard, sidewalk
- Utility holding support
- Relocation of other infrastructure
- Tree removal/trimming & stump grinding
- Tree replacement
- Dewatering
- Traffic control
- Sediment erosion control measures
- Safety requirements (fencing, tree protection, shoring, etc)
- Dust control
- Administration fees (including design, contract administration etc.)

It is not fair to existing rate payers to pay for growth of the sanitary system and improve the property value of others by giving them sanitary services.

If the costs incurred for the installation of new PDC's are not able to be recouped by the Municipality, the installation of PDC's would not occur. It would then be the Property Owners who would need to coordinate and pay all expenses for the installation of the PDC.

Expenses include:

- Engineered stamp drawings
- Municipal permit fee paid and security deposit
- Excavation
- Installation
- Restoration (road/sidewalk/blvd)

It should be noted that residents who buy a new house in a new development pay for servicing through the purchasing of a lot/house.

As per the Extension of Municipal Water and Wastewater Services Policy, there are two methods where a property owner can access and ultimately connect to municipal water and wastewater services.

These are:

- i) The extension of these services to existing premises within the urban service area;
- ii) New Development through servicing agreements as provided for under a series of Development Charge policies and by-laws;

These methods are described in detail in the following sub-sections:

- i) Extension of Municipal Water and Wastewater Services to Existing Premises Where the Municipality extends these services to existing premises or where owners of existing premises wish to have these services extended to their property. Property owners have the right to petition either for or against a proposed work. The purpose for undertaking the extension of municipal water and wastewater services under this policy is to address the absence of these services these services is for primarily pre-existing or established properties. The areas that are eligible for these extensions are non-development in nature.
- ii) Provision of Municipal Water and Wastewater Services to New Development Development Charges servicing agreements provide the alternative, and most common, method for accessing and connecting to municipal water and wastewater services. This policy is applied for cost recovery purposes in response to development applications for newly created lots and premises, including subdivision agreements and building permits. In the context of this policy, these charges recover net growth-related capital costs for extending municipal water and wastewater services. Virtually all costs associated with supplying new premises with water and wastewater services

CONSULTATION:

This report was reviewed in consultation with:

- Director of Engineering and Public Works
- Director of Finance/IT and Treasurer
- Director of Building and Planning
- Manager of Environmental Services

Letters were distributed to the affected residents regarding the Sanitary Private Drain Connection Charge on Friday August 25, 2023.

FINANCIAL IMPLICATIONS:

Not Applicable

ATTACHMENTS:

Resident Letter - Fee Credit & Waived for the Sewer Non-Connect Fee until January 1st, 2024