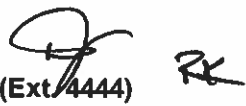



TO: GENERAL COMMITTEE


SUBJECT: PROVISION OF SANITARY AND WATER SERVICING,
ESSA ROAD, FERNDALE DRIVE TO COUGHLIN ROAD

WARDS: 6 AND 7

**PREPARED BY AND
KEY CONTACT:** D. JAMES, P. Eng.,
SENIOR PROJECT ENGINEER (Ext 4444) 

SUBMITTED BY: J. WESTON, M.A.Sc., P. Eng., PMP
DIRECTOR OF ENGINEERING 

**GENERAL MANAGER
APPROVAL:** R. J. FORWARD, M.B.A., M.Sc., P. Eng.
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT 

**CHIEF ADMINISTRATIVE
OFFICER APPROVAL:** C. LADD
CHIEF ADMINISTRATIVE OFFICER 

RECOMMENDED MOTION

1. That a by-law be prepared to authorize the recovery of capital costs for the installation of sanitary servicing of unserved properties on Essa Road between Ferndale Drive and Coughlin Road, as outlined in Staff Report ENG006-14, through the collection of a per metre frontage charge plus lateral costs for benefiting properties abutting the proposed new sections of sanitary sewer, as provided under Section 326 of the Municipal Act, with the option of payment of the sanitary charges over a 10 year period with interest.
2. That a by-law be prepared to authorize the recovery of capital costs for the installation of water servicing on Essa Road between Ferndale Drive and Coughlin Road, as outlined in Staff Report ENG006-14, through the collection of a per metre frontage charge plus lateral costs for benefiting properties abutting the proposed new sections of watermain, as provided under Section 326 of the Municipal Act, with the option of payment of the water charges over a 10 year period interest free.

PURPOSE & BACKGROUND

3. The purpose of this report is to obtain permission and funding to proceed with the recovery of capital costs for installing sanitary servicing and water servicing.
4. The project area is outlined in Appendix "A".
5. In the wake of the Walkerton disaster, on December 17, 2001, Council adopted Motion 01-G-541 PROVISIONS OF WATER SERVICES IN UNDER SERVICED RESIDENTIAL AREA as follows:

"That the City of Barrie implement a City front-ended local water servicing plan based on the following provisions:

- a) That the scope of the program be for water servicing needs outlined in Table 2 of the December 4, 2001 memo to the Municipal Works Committee from the Director of Municipal Works;

- b) That the plan include provisions for ten-year interest-free bridge financing by the City of Barrie for any resident who agrees to pay the water frontage charges at the time of the installation of the water services, and who agrees to connect to the water system within ten years, and who may require the bridge financing;
 - c) That the bridge financing cost for the plan, estimated at approximately \$130,000 annually, be funded from the water rate;
 - d) That the apportionment for the City's construction costs be funded from the water rate;
 - e) That the calculation of costs be based on a metre frontage rate; and
 - f) That the City of Barrie amend its policy for Local Improvements which currently exempts 100% of the cost for the first 100 feet of flankage, to provide an exemption for all water flankage costs subject to the stipulation that, if at any time in the future the property is subject to an application for a severance that would create additional lot(s), the full amount of frontage charges for the new lot(s) would be due and payable to the City of Barrie. (01-G-352) (01-MWC-76) (File: E00)."
6. On April 2, 2007, City Council adopted motion 07-G-149 regarding LOCAL IMPROVEMENT AND SECTION 326 (MUNICIPAL ACT) SERVICING COST APPORTIONMENTS as follows:

"That Appendix "A" to Staff Report FIN037-07 be adopted as the policy for apportioning costs under a local improvement petition or Section 326 of the *Municipal Act, 2001, S.O. 2001, c. 25* installations."

A copy of the Apportionment Policy is attached in Appendix "B".
7. On November 21, 2005, City Council adopted motion 05-G-609 regarding the Essa Road Municipal Class Environmental Assessment as follows:

"That the preferred design for the previously approved five-lane section of Essa Road from Ferndale Drive South to the south City limit, be centred in the existing right of way.

That the improvements to Essa Road be constructed with one lane of traffic maintained in each direction during the road reconstruction.

That, in accordance with the requirements of the Class EA Process, the Engineering Department continues with the completion and filing of the Environmental Study Report and publication of the Notice of Completion.

That construction be phased as outlined in the Environmental Study Report, all subject to Council approval of the Annual Capital and Operating Budgets.

That staff be authorized to acquire the required property rights for right of way widenings, subject to Council approval."
8. The recent Multi Modal Active Transportation Plan confirmed the requirement for a 5 lane cross section on Essa Road between Ferndale Drive and Coughlin Road.

ANALYSIS

9. The road improvements and servicing construction are being considered for inclusion in the 2015 Capital Budget. Staff are completing Engineering Drawings for the reconstruction of Essa Road from Ferndale Drive to Coughlin Road including the sanitary and water servicing for this area, and the project will be ready to tender in 2015, subject to budget approval. The sanitary and water works would be constructed under the authority of Section 326 of the Municipal Act, 2001, and therefore, by-laws will be required.
10. A letter was distributed the week of November 24, 2014 to the affected Property Owners explaining:
 - a) Reasons for the project;
 - b) The cost estimate that will be applied to their property; and
 - c) Payment plans available to the Property Owners.
11. The frontage costs are presently based on estimated construction costs. Based on the Engineering Department estimates for construction unit rates, the sanitary frontage rate is estimated as \$350.00 per metre, and lateral costs are estimated at \$1,800.00 each. Watermain frontage is estimated at \$200.00 per metre with water services estimated at \$1,600.00 each. Once tenders have been opened the charges will be recalculated, and the Property Owners advised in advance of the award of the tender by Council in 2015 subject to approval of the Capital Budget.

ENVIRONMENTAL MATTERS

12. The following environmental matters have been considered in the development of the recommendation:
 - a) The Lake Simcoe Protection Plan.
 - b) The installation of a watermain to provide domestic service and to provide a missing watermain link to improve system redundancy.
13. The City of Barrie's continued efforts in reducing phosphorus loads to Lake Simcoe through the removal of private septic systems demonstrates an environmental commitment by the City of Barrie to making a positive change within the Lake Simcoe Watershed and ensures that the City stays at the forefront of environmental issues that affect Lake Simcoe.

ALTERNATIVES

14. The following Alternative is available for consideration by General Committee:

Alternative #1

General Committee could elect not to collect water and sanitary frontage and lateral costs from the benefitting property owners.

This Alternative is not recommended as it would not be consistent with the existing policies.

FINANCIAL

15. Funding for the engineering design was approved in the 2007 and 2011 Capital Budgets. Funding for right of way widening property purchases and utility relocations was included in the 2014 Capital Budget.
16. A letter notifying residents and property owners of the project was issued by postal mail on November 24, 2014. Council members received a copy of the letter. The estimated frontage costs and lateral costs are:
 - a) Sanitary: Frontage Cost = \$350.00/m; Lateral Cost = \$1,800/lateral
 - b) Water: Frontage Cost = \$200.00/m; Lateral Cost = \$1,600/lateral
17. The estimated Total Project Cost for the Essa Road Improvements from Ferndale Drive to Coughlin Road is \$5,535,000. The water component total is estimated at \$235,037 and it is anticipated that \$25,200 will be recovered from property owners. The sanitary component total is estimated at \$438,563 and it is anticipated that \$305,675 will be recovered from property owners.

LINKAGE TO 2010 – 2014 COUNCIL STRATEGIC PLAN

18. The recommendation(s) included in this Staff Report support the following goals identified in the 2010-2014 City Council Strategic Plan:
 - Manage Growth and Protect the Environment
19. The recommendations will provide a sanitary sewer collection system for unserved properties on Essa Road, which help improve the environment of the Lake Simcoe Watershed.

APPENDIX "A"



The City of
BARRIE
ENGINEERING DEPARTMENT

LEGEND

- EX. WATERMAIN: ———
- PROP. WATERMAIN: - - -
- EX. SANITARY SEWER: - - -
- PROP. SANITARY SEWER: - · - · -

Appendix B

Apportionment Policy from SR FIN037-07

Appendix A

Local Improvement and Section 326 (Municipal Act) Servicing Cost Apportionment Policy

1. Lots that do not have a front and rear yard width that differ by more than 6 metres are considered regular-shaped and will be assessed their share of the costs utilizing their actual frontage on the works.
2. Triangular or irregularly-shaped lots defined as having front and rear width distances that differ by more than 6 metres are to be assessed their share of the costs by adding the front and rear width and dividing by two. This is to apportion costs on a "just and equitable basis having regard to the situation, value and area of the lot compared to other lots" as described in Ontario Regulation 586/06. If as a result of the averaging the adjusted frontage is greater than 30 metres then the property will be assessed 30 metres.
3. Lots with frontage in excess of 30 metres that will not derive any additional benefit as other lots will have their assessed frontage adjusted to 30 metres. In the event the lot is severed/subdivided in the future the new lot(s) will be assessed frontage costs at the same per metre rate as the original works and such costs will be payable in full as a condition of the granting of the severance/plan of sub-division.
4. For lots where the works abut only a portion of a property frontage the property will be assessed costs based on the average of the frontages of regular shaped lots affected by the works. In situations where the property has already been assessed some portion in the past for similar type works then a reduction would be to the assessed frontage to recognize the previous charge.
5. For corner lots that are affected by works that abut both their frontage and side (flankage) yards the full amount of the flankage will be exempt from charges until such time that a severance is requested. In the event the lot is severed in the future the new lot will be assessed frontage costs at the same per metre rate as the original works and such costs will be payable in full as a condition of the granting of the severance.
6. For lots that have both their front and rear yards abut on the works then rear portion will be exempted from charges until such time that a severance is requested. In the event the lot is severed in the future the new lot will be assessed frontage costs at the same per metre rate as the original works and such costs will be payable in full as a condition of the granting of the severance.