



Municipality of the District of Argyle

Item: West Pubnico Sewer
Connection request

Date: February 6, 2020

VISION STATEMENT

We see Argyle as home to a healthy and thriving rural population. Our municipality promotes and supports economic and social opportunities for the region and engages in the active expression of our unique Acadian heritage. We are a place of choice for rural living and are widely recognized for our warm hospitality and joie de vivre. Surrounded by fresh air and cool ocean breezes, we work and play in the great outdoors. People choose to live in Argyle because of our commitment to each other, to our community and to our neighbors. Argyle is a place we are proud to call home.

MISSION STATEMENT

Argyle will provide affordable traditional municipal services for our citizens. Furthermore, Argyle will provide leadership by being actively engaged with the business community to understand their needs and facilitate growth. We will create innovative programs to foster growth both for community and industry. We will create an environment where our residents seek our partnership in the projects that matter most, and we will provide the expertise needed to ensure those projects are successful. We seek to support and instill cultural pride and a sense of place in our communities. Our mission is founded on the belief that our community assets are plentiful, none more precious than its people, and that Argyle's assets possess the answers to our most difficult challenges.

Background:

A private developer is in process of establishing a new multi-unit residential development along Franks Road in Upper West Pubnico. The development is aimed at senior residents that are looking to downgrade their housing situation at lower cost and lower responsibility. The developer is proposing a multi phased approach and received approval for the first 10 units. If the demand is appropriate enough the development can be expanded to 30 units in total. This development and its density is allowable under our current Land Use By-Laws with the condition of having a suitable connection to the central sewer system, which is available on Franks Road.

The Public Works and Building Inspection team had supported this development and provided guidance to the developer up to this point. The Engineering company ABLE Engineering was responsible for the detailed design of the proposed sewer connection and will provide future design services in case of an expansion.

Attachments/Additional Information:

In order to create this multi unit development it was needed to amalgamate 4 properties into one large property. All properties are currently vacant but only one of them was suitable for a single-family home sewer connection. With multiple units connected to one lateral this development is not considered a typical connection as per our Sewer By-Law.

ABLE Engineering provided a detailed design to allow for a technical solution and have the units connected to our central sewer. Based on the overall capacity of our system and our current demand we are operation at about 60% capacity and have sufficient room for the connection of several hundred units before we need any plant expansions. The connection of 10 units or more is not threatening our system operation. The only concern we expressed is the size of the current lateral that is servicing the property. The engineer is proposing the removal of the existing 4" lateral and the installation of a new 8" lateral. The detailed design is attached to this RFD for your consideration. We also attached the connection request from the developer.

With the presented information and submitted request forms by the developer we do not see a reason to oppose to this development from a sewer operation standpoint.

Developers Request, Costs and Budget:

The developer is respectfully requesting to council that the lateral upgrade is performed by the Municipality of Argyle between the existing Manhole and the road right of way property line in front of the developers property to allow for the proper and safe connection of the proposed multi-unit residential development.

A Class D Cost estimate was obtained from ABLE Engineering in consolidation of a local contractor. Total cost for the lateral upgrade would be estimated at: **\$8,619 +HST**

The work could be performed under the current 2019/2020 operational budget using a portion of the funds that were reserved for the MDT Garage construction, which was cancelled in the fall 2019 and would be considered a large saving in operational costs.

MGA Considerations:

Council has the right to create a local Waste Water Management District and Waste Water By-Law. The West Pubnico Sewer By-Law #30 Part 4, section 4 (ii) stipulates the following:

The owner of a building, the nearest part of which is not more than one hundred and fifty feet (150') from any portion of the municipal sewer shall be required to connect to the municipal sewer system, at the owners expense, however, Council may exempt therefrom any such building as appears to it:

- (i) to be adequately served with existing on-site sewage disposal systems;
- (ii) would not be adequately served by connection to the sewerage system.

In this case the multi-unit development would be required to connect to the West Pubnico Sewer System but would not be adequately served by the existing connection. Under the current by-law stipulation this development would not be allowed to connect to the sewer. Therefore, it is council's right to potentially approve an exemption and allow for Municipal Staff to upgrade the lateral and allow for this development to proceed.

CAO's Assessment and Recommendation:

I would recommend that council approve the motion to create an exemption to the multi-unit development on Franks Road to enable a suitable connection.

On the matter of the investment, the West Pubnico Sewer Bylaw is clear on financial responsibilities. The sewer main and lateral are the responsibility of the Municipality whereas the connection to the home, and any required infrastructure on private property is the responsibility of the owner. The Municipality has already invested in the lateral in this case. The issue is that the lateral is not suitable for the developer's current needs. The cost to replace is not insignificant as noted above.

We know that the initial investment is likely to result in 5 units which is likely to generate 10 additional connections (2 per unit). This revenue will enter the West Pubnico Wastewater funds. The development is expected to generate property tax revenues of \$6,800 annually upon completion.

Option one: Deny financial request – this is a potential choice, as we already invested in a lateral for this property. As the development will generate additional connections and property revenue, this appears to be a decision that does not support development, which has not been the fashion Council has conducted similar operations

Option two – offer partial support – Previous assistance has seen 2/3 support from municipalities for these types of investments. For example, two instances on the Tusket sewer resulted in MODA investing 2/3 of the investment, as the investment was required for the proper operation of our sewer system. In these instances, the investment was for grease traps or other special protection of our system. In this instance, there is

Option three – offer full financial support of the installation. The support shall be for installation only, any design costs shall be borne by the developer. There is justification for this position, as it is in fact supporting a lateral installation, which is typically the responsibility of the Municipality.

The nature of the investment falls entirely in our strategic objectives. Seeing as the return on investment is less than 2 years, CAO recommends supporting the full installation, excluding the design costs. I would not recommend option one.

Suggested Motion

Council approves the motion to create an exemption to the multi-unit development on Franks Road as per By-Law #30 Part 4 Section 4 (ii) in order to create a suitable connection.

Council authorizes the CAO to proceed with the lateral upgrade on Manhole #14 on Franks Road and use funds from the West Pubnico Sewer Operations budget to cover all 2/3rds estimated construction costs.