

Proctor & Redfern Limited

Consulting Engineers
39 Queen Street
St Catharines, Ontario
Telephone (416)682-8606

SCHEDULE "A"

TO

BY-LAW 128 (1971)

September 27th, 1971 Project EO 70322

Mr. L.C. Hunt,
Clerk-Treasurer,
Town of Pelham,
P.O. Box 400,
FONTHILL, Ontario.

Dear Sir:

Fonthill Watermain Extensions

We have reviewed the question of the possibility of extending the existing water supply and distribution system owned and operated by the Village of Fonthill Water Works Commission and beg to report as follows:

- 1). It is our considered opinion that the Fonthill water distribution system can be extended to serve a modest portion of the area municipality of the Town of Pelham in the new Regional Municipality of Niagara.
- 2). We have examined the Council's Water Committee proposal for the North Pelham Road watermain extension to serve the existing homes now located there, and recommend that the Town do construction 584 feet of 8-inch diameter watermain under the provisions of the Local Improvement Act.
- 3). To this end we have prepared an Engineer's report showing the total estimated cost of the works to be \$6,384.00
- 4). We recommend that the Town of Pelham do consider defining a waterworks area to be known as the 'Fonthill Water Works Area'.
- 5). We recommend that the maximum frontage upon which special assessments under the Local Improvement Act have been made against agricultural lands be 100 feet.

Continued ...

RECEIVED
SEP 28 1971
TOWN OF PELHAM

Mr. L.C. Huht

Page 2 September 27th, 1971

Project E.O. 70322

- 6). We recommend that the properties lying within the Fonthill Water Works Area be assessed for the cost of the exemptions assessed to the Water Works Area for those frontages of agricultural properties as noted above. Special assessment rolls should then be prepared showing the actual agricultural frontage to be assessed as shown as follows:

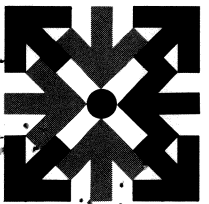
Corporation Share - Fonthill
Water Works Area (name of agricultural property owner)
_____ feet at \$_____ per foot = \$_____

When the agricultural frontages noted above are severed for residential or uses other than agriculture, then the municipality can charge the newly created parcels of land a connection charge which would equal the amount paid by the Fonthill Water Works Area (Corporation's share) including interest on behalf of that particular agricultural frontage plus the actual cost of the connection.

- 7). We recommend that watermains being extended to serve new lands should extend a minimum of 100 feet past the property line so that no property serviced will achieve a watermain connection with a very small footage of watermain constructed in front of that property.

- 8). We recommend that the Corporation establish each year, a uniform charge of watermain extensions throughout the Fonthill Water Works Area regardless of where these extensions are. This charge would vary from year to year but would reflect the current average cost of 8-inch diameter watermain construction in the Fonthill area. The additional cost of oversize mains would be charged to the Corporation, that is, the Fonthill Water Works Area.

Continued



Mr. L.C. Hunt

Page 3 September 27th, 1971

Project E.O. 70322

9). We recommend that when properties adjacent to existing watermains whether these watermains are completely paid for or not, are severed and sold off, and where these properties have not been previously assessed under the Local Improvement Act for the cost of the watermain construction, the Corporation require as a condition of the severance, a cash payment which would equal the cost of installing the watermain connection plus a charge equal to the current uniform charge for watermain extensions in that particular year, times the frontage of the newly created parcel.

10). We recommend that as far as is possible and practical, the cost of the 'Corporation's share' in the Fonthill Water Works Area be carried by a cash payment derived from a reasonable surcharge on the water rates which would be over and above the cost of supplying water throughout the Fonthill Water Works Area.

11). We have attached hereto, a copy of a map which shows the proposed Fonthill Water Works Area together with a metes and bounds description of the said area for your review and adoption. This description and map could be incorporated into a by-law which should be prepared to cover construction of the North Pelham Street watermain extension and the creation of an enlarged Fonthill Water Works Area.

We trust that the above meets with your approval.

Yours very truly

Proctor & Redfern Limited



W.D. Goodings, P. Eng.,
Consulting Engineer to the
Town of Pelham

WDG/ro
Encls.

ENGINEER'S REPORT RE LOCAL IMPROVEMENT

NATURE OF WORK: Extension of 8-inch Watermain, Hydrant, Connections on North Pelham Street from existing watermain to 584 feet northerly therefrom and 12 connections thereto.

Lifetime of the improvement.		11 years
Reductions, if any, which ought to be made under the provisions of Section 28 in respect of any lot and the aggregate amount of such reductions.		None
Estimate of the cost of the improvement.		\$6,384.00
Proportion of the cost which should be borne by the land abutting directly on the work and by the Corporation respectively.		Abutting property \$3,558.00 Fonthill Water Area \$2,826.00
Special rate per foot frontage.		\$3.00
Special annual rate per foot frontage.		\$0.489
Number of instalments by which special assessment should be made payable.		10
Whether it would be equitable or inequitable to charge the whole of the owner's portion of the cost on the land abutting directly on the work.		Not equitable to do so.
If inequitable to do so, what portion of the cost should be borne by the Corporation; what portion thereof should be specially assessed upon the land abutting directly on the work, and what land not abutting directly on the work will be immediately benefited and should be specially assessed for any part of the cost and the portion of the cost which should be specially assessed upon it.		Oversize pipe required - 8" vs. 6" plus hydrant cost.

PROCTOR & REDFERN
CIVIL AND CONSULTING ENGINEERS

TORONTO, September 27th

19 71

W.D. Goodings

P. Engineer

METES AND BOUNDS DESCRIPTION OF PROPOSED

FONTHILL WATER WORKS AREA

Comprised of

1). All or part of

Lots 163, 162, 161, 160

165, 166, 167

172, 173 in the former Township of Thorold

and

2). All of the former Village of Fonthill

and

3). All or part of

Lots 1, 2, and 3, Con. VII

Lot 1, Con. VI in the former Township of Pelham

All of which may be more particularly described as follows:

COMMENCING at a point in the west list of Lot 172 which is distant 500 feet measured southerly along the said west limit of Lot 172 from the north-west angle of the said Lot 172;

THENCE easterly and parallel to the north limit of the said Lot 172 to the point of intersection of the said parallel line with the extension southerly of the east limit of the former Village of Fonthill;

THENCE northerly along the said production southerly of the east limit of the former Village of Fonthill to a point on a line which is drawn parallel to and distant 200 feet measured southerly from the said north limit of Lot 172;

THENCE easterly and parallel to the said north limit of Lot 172 to the east limit of the said lot;

THENCE easterly and parallel to the north limit of Lot 171 to a point on a line which is parallel to and distant 300 feet measured at right angles from the east limit of Lot 171;

THENCE northerly and parallel to the said east limit of Lot 171 and its production northerly to a point in the south limit of Lot 166;

THENCE northerly and parallel to the east limit of said Lot 166 a distance of 200 feet;

THENCE westerly and parallel to the said south limit of Lot 166 to the west limit of Lot 166;

THENCE westerly and parallel to the south limit of Lot 167 to the Former east limit of the Village of Fonthill;

THENCE northerly along the east limit of the former Village of Fonthill a distance of 2,100 feet;

THENCE north-easterly and in a straight line to a point in the east limit of the new Area Municipality of the Town of Pelham which said point is distant 2,000 feet measured southerly along the said east limit of the new Town from the north-east angle of the said new Town which said north-east angle is in the south limit of the right-of-way of the Hydro Electric Power Commission of Ontario in Lot 160;

THENCE northerly along the said east limit of the new Town to the said north-east angle thereof;

THENCE westerly and north-westerly along the said south limit of the Hydro Electric Power Commission of Ontario right-of-way across Lots 160, 161, 162, and 163 to a point in the said south limit of the right-of-way distance 600 feet measured south-easterly thereon from the intersection of the said south limit of the right-of-way from the centreline of Pelham Street North;

THENCE south-westerly and in a straight line to a point in the east limit of Lot 1, Con. VI which said point is distance 300 feet measured northerly from the south-east angle of the said Lot 1, Con. VI;

THENCE westerly and parallel to the south limit of the said Lot 1, Con. VI a distance of 200 feet;

THENCE southerly and parallel to the said east limit of Lot 1, Con. VI, to the south limit of the said Lot 1, Con. VI;

THENCE westerly along the said south limit of Lot 1 and the south limit of Lot 2, Con. VI to the south-west angle of the said Lot 2, Con. VI;

THENCE westerly and in a straight line to the south-east angle of Lot 3, Con. VI;

THENCE southerly and in a straight line to the north-east angle of Lot 3, Con. VII;

THENCE southerly and along the east limit of the said Lot 3, Con. VII, to the south-east angle of the said Lot 3, Con. VII;

THENCE westerly and along the south limit of the said Lot 3, Con. VII a distance of 200 feet;

THENCE northerly and parallel to the said east limit of the said Lot 3, Con. VII a distance of 200 feet;

THENCE westerly and parallel to the said south limit of Lot 3, Con. VII to the west limit of the said Lot 3, Con. VII;

THENCE southerly along the said west limit of the said Lot 3, Con. VII to the south-west angle of the said Lot 3, Con. VII;

THENCE southerly and in a straight line to the north-west angle of Lot 3, Con. VIII which said point is the north-west angle of the former Village of Fonthill;

THENCE southerly and along the west limit of the said Lot 3, Con. VIII to the south limit of the given road known as Canboro Road;

THENCE easterly along the said south limit of Canboro Road to the east limit of the said Lot 3, Con. VIII;

THENCE southerly along the said east limit of Lot 3, Con. VIII to a point in the said east limit of Lot 3, Con. VIII which is located by drawing a line at right angles and westerly from the south-west angle of the former Village of Fonthill;

THENCE easterly and along the said right angle line to the south-west angle of the former Village of Fonthill;

THENCE easterly and along the south limit of the former Village of Fonthill to the south-east angle of the said former Village of Fonthill which said south-east angle is in the east limit of Lot 1, Con. VIII;

THENCE easterly and at right angles to the said east limit of Lot 1, Con. VIII to a point in the west limit of Lot 173;

THENCE northerly and along the said west limit of Lot 173 to the north-west angle of the said Lot 173;

THENCE easterly along the north limit of the said Lot 173 to the north-east angle of the said Lot 173;

THENCE southerly along the east limit of the said Lot 173 to the point of commencement.