

Proctor & Redfern

"SCHEDULE 'B' " to By-Law No. 15

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

November 24th, 1969 Project E.O. 68117

Mr. Harold Black
Mayor Elect,
Town of Pelham,
c/o 43 South Pelham Street,
P.O. Box 131,
FONTHILL, Ontario.

Dear Sir:

Town of Pelham Sewage Works Area

We have completed our review of the recently submitted Proctor & Redfern report dated May 1969 entitled 'Report on a Sanitary Sewerage System for Fonthill', and have adapted the information in this report to conform with the new circumstances, that is, the formation of the new Niagara Regional Municipality of the Town of Pelham which comes into being on January 1st, 1970. We have prepared this brief report to accompany your solicitor's draft of a by-law to create the sewage works area and to provide for the construction of sewerage works therein. We beg to report as follows:

- 1). We recommend that an area be defined to be entitled 'CENTRAL PELHAM URBAN SEWAGE WORKS AREA' as described in the schedule attached hereto and shown on the drawing forming part of this report. The sewers proposed for construction are set out on a schedule attached hereto and are intended to serve those built up areas in the said sewage works area where there are, in our opinion, a sufficient number of homes to warrant the construction thereof. The lifetime of the works proposed is estimated to be 30 years and more.
- 2). The trunk sewers are designed to serve the ultimate sewer requirements when the sewage area is fully developed.
- 3). We estimate the cost of the sewerage works proposed to serve as outlined above, at \$1,252,400.00.

Consultant:
E.M. Proctor

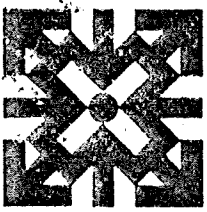
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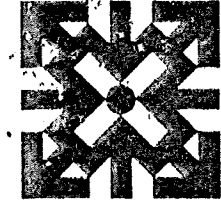
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- 4). We recommend that the financial burden of this scheme be distributed under provisions of Section 380 of the Municipal Act:
 - 1.e. Benefitting frontage charge, plus mill rate levy on all rateable property in defined sanitary drainage area.
- 5). The estimated cost to provide the minimum sized sewer (8-inch diameter) at a normal depth of 8 feet is \$16.00 per foot. We recommend, therefore, that the basis of assessing the 'frontage charge' on lands adjoining the proposed sewers be \$8.00 per foot frontage.
- 6). The annual frontage levy will be \$0.876 per foot, assuming 9 percent financing on a 20-year amortization basis. This will result in an annual frontage levy as follows:
$$111,990 \text{ feet at } \$0.876 \text{ per foot} = \$98,103.24$$
- 7). The total annual cost of debt retirement for the sewage works proposed is \$137,154.48
- 8). The net between the total annual frontage levy and the total annual cost of debt retirement is \$39,051.24. The estimated cost of operation of the sewerage system is \$2,000.00 per year. Therefore, the total annual cost to be raised by assessment of real property on a mill rate levy is \$41,051.24
- 9). The assessment in the defined sewer area in 1969 is \$6,582,000.00.
- 10). The resulting initial mill rate to be levied for the cost of debt retirement and the operation of these sewers in the defined area is 6.24 mills.

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11). We recommend that the new Town of Pelham prepare a separate construction by-law for the installation of private sewer connections (i.e. connections from the proposed sewer mains to the street line). Based upon the estimated cost of approximately \$200.00 each, and 20-year amortization of the cost at 9 percent interest, the annual cost per dwelling will be \$20.00.

12). Sample Annual Costs for Normal Sized Lots

Strathcona Drive North

Frontage charge (80 feet)	...	\$70.08
Mill Rate Assessment (\$6,000)	...	37.44
Private Sewer Connections	...	<u>20.00</u>
Total Annual Costs	...	\$127.52

College Street

Frontage charge (55 feet)	...	\$48.18
Mill Rate Assessment (\$4,500)	...	28.08
Private Sewer Connections	...	<u>20.00</u>
Total Annual Costs	\$96.26

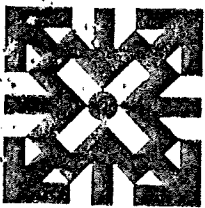
Cherrywood Avenue

Frontage charge (70 feet)	...	\$61.32
Mill Rate Assessment (\$4,100)	...	25.58
Private Sewer Connections	...	<u>20.00</u>
Total Annual Costs	...	\$106.90

Farm or Agricultural Property

Frontage charge (100 feet)	...	\$87.60
Mill Rate Assessment (\$5,000)	...	31.20
Private Sewer Connections	...	<u>20.00</u>
Total Annual Cost	...	\$138.80

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As infilling occurs within the described sewer works area the reduction of vacant frontage now used for agricultural purposes will increase the total annual frontage levy to the point where the mill rate levy can be reduced to zero. Accordingly the above 'Sample Annual Costs for Normal sized Lots' will be reduced by the amount of the mill rate shown.

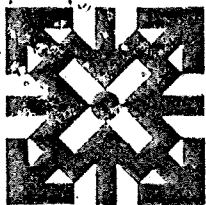
- 13). We strongly recommend that the new Town of Pelham include in their subdividers agreement policy, a provision requiring developers of new subdivisions within the defined sanitary sewer works area be required to contribute to the municipality a 'Capital Works Levy' to offset the cost of oversizing municipal services to serve these new subdivisions. We recommend that this levy be as set out in the mentioned Proctor & Redfern report, page 30, which is quoted below:

General Levies for Trunk Works

Single Family Lot	\$500.00
Semi-detached or Duplex Lot	\$800.00
Town or Row Houses per Unit	\$350.00
Apartments, per Unit	\$150.00
Commercial, per 7,500 sq.ft. floor	\$400.00
Light industrial, per Acre	\$400.00

- 14). The works recommended in this report are for those sewerage facilities which will serve only the central Pelham Urban Works Area. Trunk works are proposed for Quaker Road and other main roads together with a Sewage Treatment Plant or a connection to the City of Welland. The costs of these trunk works and sewage treatment plant or connection to Welland is discussed in the previously mentioned Proctor and Redfern May 1969 report, and is the subject of negotiations between the City of Welland, the new Regional

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Council for Niagara and the Ontario Water Resources Commission. As a result, the costs to be borne by the benefitting areas are not known and cannot be set out in any construction by-law, at the present time.

We trust that your Council will find this engineering report acceptable and will proceed with due haste to settle the question of trunk sewers and sewage treatment.

Yours very truly

Proctor & Redfern

W.D. Goodings, P. Eng.,
Branch Office Manager.

WDG/ro