



# Proctor & Redfern Limited

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

SCHEDULE "A" OF BY-LAW  
72 (1970)

November 2nd, 1970      Project EO 70159

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

Dear Sir:

## 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 construct 393 feet of 6-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 \$3,158.00.
- 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 be made against agricultural lands be 100 feet.

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- 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 with the exemption over and above the 100 feet maximum 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 watermain 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 6-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.

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- 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, that 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.,  
Branch Office Manager.

WDG/ro  
Encls.



## ENGINEER'S REPORT RE LOCAL IMPROVEMENT

**NATURE OF WORK:** Extension of 6-inch diameter watermain on North Pelham Street from 1,030 feet north of Hurricane Road to a point distant 1,423 feet north of said Hurricane Road (approximately 393 feet) and installation of 8 connections

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 under Section 28

Giles agricultural property 180 feet

Baljes agricultural property 13 feet

Estimate of the cost of the improvement.

\$3,158.00

Proportion of the cost which should be borne by the land abutting directly on the work and by the Corporation respectively.

Abutting property \$2,558.00

Fonthill Water Area for  
Abutting Property 600.00

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.

It is 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.

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