



PO Box 1749
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Halifax Regional Council
September 28, 2004

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

A handwritten signature in black ink, appearing to read "Brad Anguish", written over a horizontal line.

Brad Anguish, Director, Environmental Management Services

DATE: September 13, 2004

SUBJECT: Request for a Sewer System on Armshore Drive

INFORMATION REPORT

ORIGIN

Halifax Regional Council meeting held on August 17, 2004.

BACKGROUND

At the Regional Council meeting on August 17, 2004, Councillor Mosher submitted a petition from the residents of Armshore Drive, dated August 3, 2004, requesting municipal sewer services. The petition was referred to staff for a report.

The Armshore Drive area is located in the Mainland area of the former City of Halifax along the Northwest Arm. This area was developed many years ago with on-site sewage disposal systems and wells. Municipal water services were initially provided in 1953 and were extended to the Regatta Point Development in 1986.

One property on Armshore Drive is known to have a malfunctioning on-site sewer system. The current property owners have installed a holding tank (for effluent) and are taking water conservation measures to reduce the quantity of effluent. The holding tank is currently pumped out when required.

Early in 2004, the Nova Scotia Department of Environment and Labour completed a visual investigation of the properties on Armshore Drive and have determined that one property has a failing septic system. Due to the topography, the size of the lots and the age of the area's on-site septic systems, it is probable that other systems may fail in the future.

DISCUSSION

Connecting to the municipal sanitary sewer system would provide a permanent solution to the current and future sanitary problems on Armshore Drive.

The feasibility of sewer for this area has been a matter of discussion between staff, the area Councillor, and residents of the area. The present petition is in response to staff's discussions with the residents and the area councillor. The petition stated, "We the residents of Armshore Drive request that the Halifax Regional Municipality (HRM) install a sewer system on our street. We the residents are willing to incur the costs of said system upon the receipt of a cost structure from HRM."

Staff of HRM have reviewed the petition. There are 15 properties along Armshore Drive in the project area as shown on the attached map.

Those in favour of sewer	11
Those against sewer	4
Disqualified	<u>0</u>
Total number of properties	15

Percentage of residents in favour of sewer = $11/15 = 73$ percent. It is therefore considered to be a valid petition.

In addition to the construction cost of the sewer on HRM property, the residents will be responsible for the connection of the service lateral from their house to the sewer lateral stub at the property line. Residents will also be responsible for Trunk Sewer Charges.

Staff estimate the cost of sewer services along Armshore Drive at \$170,000, with a charge to residents at \$180 per foot of frontage, or \$11,300 calculated on a per property basis. Other methods of calculation and recovering these charges can be explored.

It should be noted that these amounts are estimates only, based on a preliminary design of the servicing requirements using recent average tender prices in the Municipality for this type of work. The actual cost will vary from the estimate depending upon detailed design requirements and actual tender prices received.

Staff will work with the residents and the area Councillor to develop a project plan and explore funding opportunities. In the absence of any known external cost sharing, the residents will likely

pay the full cost to construct the sanitary sewer system.

BUDGET IMPLICATIONS

None.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

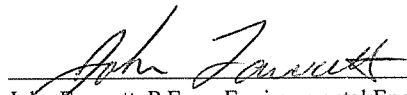
None.

ATTACHMENTS

Map of Armshore Drive.

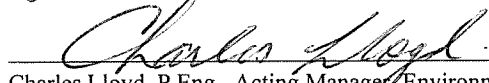
Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by:


John Fawcett, P.Eng., Environmental Engineer

490-6946




Report Approved by:


Charles Lloyd, P.Eng., Acting Manager, Environmental Engineering Services

490-6942

**Armshore Drive
Proposed Sanitary Sewer Servicing**

Scale 1:1 000

-  Project Area
-  Signed Petition
-  Municipally Owned Property

This map was produced for the internal purposes of Halifax Regional Municipality (HRM). HRM is not responsible for any errors or omissions. For further information on street names or civic addresses please contact HRM Civic Addressing at 490-5347 or at civicadd@halifax.ca. Produced August 2004 by GIS.

