

Councillor Request for Information

✓ Included on Agenda

(Submitted to Municipal Clerk's Office
by Noon Thursday)

Added Item

(Submitted to Municipal Clerk's Office
by Noon Monday)

Date of Council Meeting: December 12, 2006

Subject: Funding for Spider Lake Water Servicing

Request: Please add the above item to the agenda for December 12, 2006

Reason: Spider Lake and Spider Lake Estates consists of roughly 100 homes. They are located adjacent to the Forest Hills By-Pass (Highway 107 Extension) and the Conrad gravel pit. Spider Lake Estates is bordered by the Lake Major Watershed on the top. Some residents in the original Spider Lake subdivision have experienced problems with water quality and volume for a number of years. In recent years, Spider Lake Estates was approved above the Spider Lake subdivision. At the time of planning application the developer requested permission to extend the water service boundary but was denied due to the Regional Plan process. The subdivision has since gone ahead with wells. It appears that various conditions, possibly including the new subdivision, have put pressure on wells in the older (original) Spider Lake subdivision.

A vote was recently held on whether residents would support a water servicing project. Currently municipal water services runs to the old City of Dartmouth boundary approximately 100 meters from the Spider Lake subdivision. The former City of Dartmouth homes and the Spider Lake subdivision are separated by the provincial highway.

The results of the vote were that residents in the original Spider Lake subdivision voted in favour of a water service project, however, the newer subdivision (where most lots at the time of vote remained in the hands of one land owner), having already installed most wells, voted against water servicing in his area. It should be noted that due to the larger lot sizes the cost per lot would have been significantly higher for water servicing in Spider Lake Estates (the newer homes).

At a public meeting held on this issue, it was advised that a significant cost in the project is crossing the highway. This is estimated at between \$180,000 and \$200,000 including engineering fees. Residents were advised that if one subdivision voted in favour of water servicing, all lots of all subdivisions above the highway would be required to cover their portion of the highway crossing cost (assessed much like a CCC is based on the principle that once the highway is crossed by the line, all residents in both subdivisions would have access to municipal water. For Spider Lake Estates this means a cost of approximately \$1,500 to \$2,000 per lot despite the fact they will not receive municipal services under the current proposal.

If the highway crossing cost was covered the savings would be equally applied to all properties thus resulting in a savings on the project for those in the Spider Lake subdivision and no cost to those not having any access to water mains on their street after the completion of the project. It is felt by residents that since the cost is the result of a provincial decision to separate two communities by a bridge over a highway that (thus resulting in tunneling under the highway) that the province should pick up the cost they appear to have burdened the residents with in terms of getting water servicing.

Therefore the area residents and I request the support of council to have the mayor write to the Premier and Minister of Transportation and Public Works requesting that they cover the costs associated with crossing the highway as part of the Spider Lake Water Servicing Project.

I would like this response as:

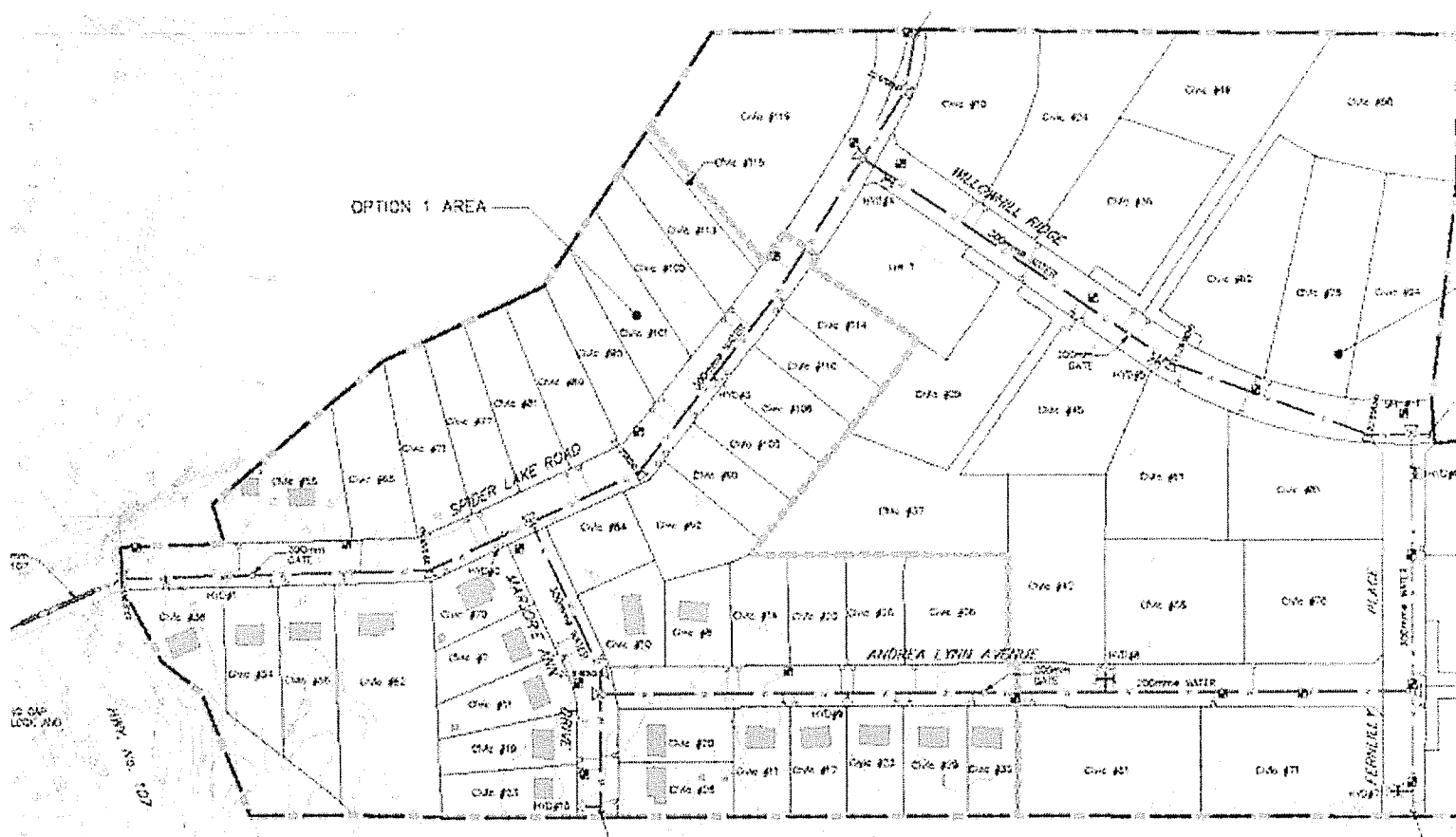
- | | |
|--|--|
| <input type="checkbox"/> Email to Mayor and/or Councillor/Municipal Clerk's Office | |
| <input type="checkbox"/> Memo to Mayor and/or Councillor/Municipal Clerk's Office | |
| <input checked="" type="checkbox"/> Information Report to | <input type="checkbox"/> Community Council |
| <input checked="" type="checkbox"/> Recommendation Report to | <input type="checkbox"/> Community Council |
| | <input checked="" type="checkbox"/> Regional Council |
| | <input type="checkbox"/> Regional Council |

Andrew Younger

6

Councillor

District (Number)



Councillor Andrew Younger – District 6
P. O. Box 1749
Halifax, NS B3J 3A5
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Halifax, NS B3K 5M1
Phone: 490-4804 Fax: 490-4808

May 19, 2006

To: Residents of Spider Lake and Spider Lake Estates Subdivisions

The following information is being provided to the property owners within the Spider Lake and Spider Lake Estates Subdivision area east of the Highway 118 to provide an update on the potential opportunity for water service extension within your neighbourhood and seek your input on the issue.

A public meeting was held on March 30, 2006 where staff from the Halifax Regional Water Commission and the Councillor from District 6 discussed the general planning, infrastructure and financial issues surrounding the extension of water service to the Spider Lake Road area. Based on feedback from the meeting, staff was encouraged to continue with the process of developing a water servicing plan and seek more specific feedback from the community via a formal survey.

As discussed at the public meeting, HRM's proposed Regional Plan will contain provisions for the inclusion of the Spider Lake Road area within the water service district boundary. Thus, if Council approves the Regional Plan, the planning amendments required for a water service extension will be in place. Under this assumption, we have developed a servicing Plan for the area including the associated funding mechanism.

As shown on the attached sketch, the water service extension would include an under crossing of the Highway 118, a 300 mm or 200 mm water main on each street, control valves and hydrants at standard spacings, and a service lateral to each property line. The project could include either Phase 1 (original community) or Phase 1 and Phase 2 (original community plus the first section of new subdivision). The estimated total cost for the project is estimated at \$1,100,000 based on an equal sharing of the under crossing cost between Phase 1, Phase 2 and future development. Based on the total cost and with an adjustment for the lower density of lots within Phase 2, the estimated per lot charge is:

Phase 1	\$14,500/lot
Phase 2	\$21,600/lot

If approved by Council and constructed, the per lot charge would form a Local Improvement Charge (LIC) payable by each lot owner at the completion of construction. The LIC could be paid in full or financed through HRM over a twenty year period with interest calculated at Prime +2%. Please note that HRM has a variety of cost reduction or cost deferral plans for residents in certain circumstances (such as age or income level). In addition to the project costs noted above, lot

**Residents of Spider Lake Road
Marjorie Ann Drive and Andrea Lynn Avenue
May 8, 2006**

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owners connecting to the system would be required to pay the full cost of extending the service lateral from the property line to the house and the plumbing connections. Our consultant has estimated that service lateral extension costs can be estimated at +/- \$85/m excluding rock excavation and unique landscaping requirements.

Based on input from the community (from the formal survey and the community meetings), and our knowledge of the project, staff will prepare a report for Regional Council for their consideration of the servicing project. The Regional Council process includes a formal public hearing where residents and others can speak for or against the project. Subsequent to the public hearing Council will debate the issue and render a decision. A positive decision would include the approval of an amendment to By-Law L-100 establishing the formal interim LIC charge for the project. With Council endorsement, the project would proceed to detailed design and construction.

After construction the approved LIC rate would be adjusted either upwards or downwards as a result of final costs of water service installation.

To ensure we get as broad an input from the community as possible, we are requesting that each lot owner within the project limit fill out the attached form to indicate their support for or against this current proposal. To help expedite this project, your response is required prior to Wednesday May 31, 2006. (Please return by fax at 490-4808, or directly to the HRWC office at 450 Cowie Hill Road, attention Jamie Hannam. If neither of these is practical, please contact the HRWC at 490-4804 for direct pickup.)

The Halifax Regional Council must formally approve this servicing strategy.

Should you have any technical questions, please contact Jamie Hannam, P. Eng., Chief Engineer, HRWC, 490-4804. For financial question relating to LIC's please contact XXXXXXXXXXXX.

Yours very truly,

Andrew Younger
Councillor, District 6

Jamie Hannam, P. Eng.
Chief Engineer, HRWC

encl.



Spider Lake Area Water Servicing Project - Water Service Petition
May, 2006

Name: _____

Civic Address: _____

Mailing Address: _____

Signature : _____

- ☐ **Yes** - We wish to participate in this water extension project under the afore mentioned requirements -
estimated LIC: Phase 1 \$14,500/lot
 Phase 2 \$21,600/lot
- ☐ **No** - We do not wish to participate in this water main project under the current requirements.

Please return completed petitions to the attention of Jamie Hannam, at HRWC, 6380 Lady Hammond Road, or by faxing to 490-4808 prior to Wednesday, May 31, 2006.

This copy for your records



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May, 2006**

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Civic Address: _____

Mailing Address: _____

Signature : _____

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This copy to be returned.