



Wastewater Project Questions and Answers

January, 2018

1. *What do I need to do to be ready for the work to be done on my property?*

Over the summer, contractor representatives will visit each lot to assess the needs of that lot and communicate the requirements for each owner. The current construction schedules will not see any on lot construction activity until late summer or fall of 2018. Homeowners are responsible for ensuring that the electrical connections for the pump and panel system are available and the contractor representative will be able to discuss this with you as well.

2. *What will happen when the individual lots are connected? Will there be a large hole in front of each lot?*

The contract for the on lot connections has not been finalized. More information on this work will be communicated when the contract is in place. All reasonable attempts will be made to reduce the number of excavations along the road. The requirements for restoration and rehabilitation will be similar to the main line contract.

3. *What size of excavation will be needed at each holding tank? What type of equipment will be used?*

The excavation near the tank will be large enough to reach the depth required in a manner that will provide a safe environment for the workers. The contract will require the contractor to minimize the damage to private property and to restore and rehabilitate the area to either grass or gravel as was the condition before work began. They will not be restoring any landscaping. There will likely be backhoes, bobcats, and/or hydrovac rigs on your property and many properties will also have directional drilling equipment on their lot for a short period of time.

4. *Will the odour from vents on the main line be controlled so that property owners near the vents are not bothered by the odour?*

Yes. There will be minor venting from the lines during periods of low usage (i.e. winter). A very small puff of gas will vent into the vent casing. Wherever possible the system vents have been placed at a distance from houses to avoid any discomfort to residents. Where a vent is close enough to a residence that odours could possibly affect the residents, the vents will be monitored and if needed filters installed to prevent odour release.

5. *Will the costs for the wastewater system be set out on the Tax Notice?*

There will be two Wastewater Utility Fees on the tax notices. One will be shown as a Local Improvement Levy. This will be on the tax notices for each property for which the Local Improvement Levy has been amortized.

The second will be the operating fees. These fees will include costs associated with the Regional System, Mulhurst lagoon and the local system operating fees.

As the entire infrastructure is owned and operated by the Municipality, the operating fees and levy will be carrying costs to the homeowner similar in nature to annual property taxes.

6. *Why do I need two risers on my tank?*

The engineers have specified a two-chamber tank with a riser above each compartment. The risers provide access to each compartment for maintenance of the pumps and the inlet from the house. When the filter system is maintained, the flushing of the filter will occur over the first compartment so that any solids will be returned to the first chamber. This would not be possible without both risers.

7. *Why have the holes that were opened for locating lines been backfilled with sand? Why is it so messy? Will this be cleaned up and will top soil and grass seed be applied?*

The contract requires that all areas damaged or disturbed due to work under this contract must be restored “back to the original condition or better”.

The final site cleanup work is generally undertaken once the contract work has been completed and tested. There will be a period of time when the interim backfilling of holes for safety reasons does not meet the final requirements.

8. *What material will be used to backfill the large holes? Will it be tamped? Will the area then be covered with black soil and seeded?*

The contract clearly sets out the materials to be used for backfilling the holes with different materials to be used for various depths. Compaction is required and the final surface grade must be uniformly shaped and compacted to the established grade. Topsoil will then be applied followed by grass seed. Council is aware that much of the backfilling was done during freezing conditions. These areas will be inspected in the spring and all necessary remediation will be completed.

9. *Where excess material has been spilled or placed onto private driveways, Will this be cleaned up and the gravel replaced?*

Yes. This is a requirement of the contract.

10. *There is considerable damage to the Reserve at the Recreation area. Will this be restored to its former condition?*

Yes. This is a requirement of the contract.

11. *How much individual property tax has each property owner paid to the end of 2017?*

As of December 2017, the wastewater project has been funded through Provincial and Federal grants. The construction project has not impacted individual property taxes.

12. *May the ratepayers be given an overall cost per lot for the entire wastewater system including the upgrade of the Mulhurst lagoon?*

There is a considerable amount of work yet to be tendered and completed on the wastewater system. This involves all six municipalities who are participating in the wastewater system. As the work moves closer to completion, it may become possible to calculate these costs.

Each of the participating Municipalities has taken a different route to funding the wastewater system within its boundaries. The various models yield different costs for the lots in each Municipality. Please keep this in mind when discussing the wastewater system with friends from other Summer Villages. Physically the systems are all the same which provides advantages in material costs and learning efficiencies.