



Summer Village of Grandview

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Update on Wastewater Project

At present, MPE Engineering is completing the final design and tender package for the local collection line for the Summer Villages of Grandview and Poplar Bay. It is anticipated that this will be completed in April at which time the tender package will be submitted to construction contractors. This portion of the project will involve installing the local wastewater line throughout the two summer villages and to the site of the Phase 2 regional pump station by directional drilling. We should expect to see this line installed sometime during the second or third quarter of this year. The current plan is to have the service connections to each lot commence following the completion of the local line.

As we have previously outlined, the current plan calls for the Summer Village to take the service connection all the way to each holding tank where the shut off valve will be installed, rather than at the property line. By doing this, the Summer Village will own this line which then can be financed with grants. Overall, there will be less cost for both the Summer Village and the residents. Also, it will involve fewer disturbances to the infrastructure as less bell holes will be required. Further information will be provided in the coming months about the requirements for individual lot piping layout and determination of tie-in requirements.

The final design for phase 2 of the Regional Line is being completed with a target date for completion of this line set at March 2018. A pump station will be built adjacent to Hwy 771. Other municipalities are also advancing their projects and construction work is expected on many fronts this coming summer.

Financing of this wastewater project will be done through provincial and federal government grants with a portion being the responsibility of the Summer Village and on-lot costs for the residents. The local line has received a Building Canada grant which will cover two-thirds of the costs. The residents of Grandview were asked to consider and approve the use of the Hamblin Trust to fund the remaining one-third of this cost and to purchase the required pumps for each residence. A total of 94% of the lot owners signed the consent agreement with no one expressing an objection to this proposal. In January, a submission was made to the Court of Queen's Bench to obtain an order to vary the terms and to wind up this trust. This was approved without any objections received. As such, these funds will be used to finance the project without requiring any special tax levy for the residents. It should be noted that the income tax rate for Trusts increase from 25% to 48% commencing in the tax year 2016. This would have resulted in a significant reduction in the annual benefit to each lot owner.

The provisions of the Order address the situation for undeveloped lots where pumps will not be currently required. The equivalent cost of the pump assembly as provided for the developed lots will continue to be held in trust until the lot is developed when the funds will be distributed to that lot for the pump purchase. If any lot is not developed within 5 years of the commencement of the project, each of the remaining undeveloped lots will receive a credit on their tax assessment. In this way, each of the 250 lots within Grandview will receive exactly the same benefit.

We will be providing regular updates for this project on our website, at our regular Meet and Greet sessions, in mail-outs and in our newsletters. Please do not hesitate to contact Don Davidson (403-860-1050) if you have specific questions about this project.