



wonderful
WEST ST. PAUL



Proposed LIP 2017-01

PUBLIC HEARING

BY-LAW NO. 2017-08

LOCAL IMPROVEMENT PLAN NO. 2017-01

Tuesday, July 11, 2017

5:00 p.m.

Municipal Hall



What has happened?

Borrowing By-Law No. 2013-05 in the amount of \$4,500,000 for the new regional wastewater collection system to service the R.M. of West St. Paul was approved on June 13, 2013.

Wastewater treatment will be provided by the City of Winnipeg at the North End Water Pollution Control Centre on Main Street.

Notice of Tender

The Manitoba Water Services Board

Sealed tenders, marked as follows will be received by the undersigned at The Manitoba Water Services Board, Imperial Square, 2010 Currie Blvd., Box 22080, Brandon, Manitoba, R7A 6Y9, up to 11:00 a.m. prevailing Brandon time on:

October 11, 2013

for the following works:

Supply and installation by trenchless methods of approximately 3,800 metres of wastewater sewer varying in size from 200mm to 1200mm diameter in the City of Winnipeg and the R.M. of West St. Paul on Main Street and local residential streets.

MARKED

M.W.S.B. No. 1124

R.M. of West St. Paul Trunk Sewer - Contract 1

Tenders will be publicly opened and read at the location, time and date specified above.

Each tender must be accompanied by a fully executed BID BOND on the form provided and in favor of the Minister of Finance for the amount shown on the Tender. Under NO CIRCUMSTANCES will a certified cheque be accepted in lieu of a Bid Bond.

Tender documents may be obtained on or after **September 23, 2013** at 2010 Currie Blvd., Box 22080, Brandon, Manitoba, R7A 6Y9, on the deposit of a CERTIFIED CHEQUE in the amount of \$50.00 on each Tender. Deposit will be refunded only on (1) the submission of a bona fide tender or (2) the return of the tender documents within seven (7) days after tender closing.

The lowest or any tender may not necessarily be accepted.

Canada

Manitoba



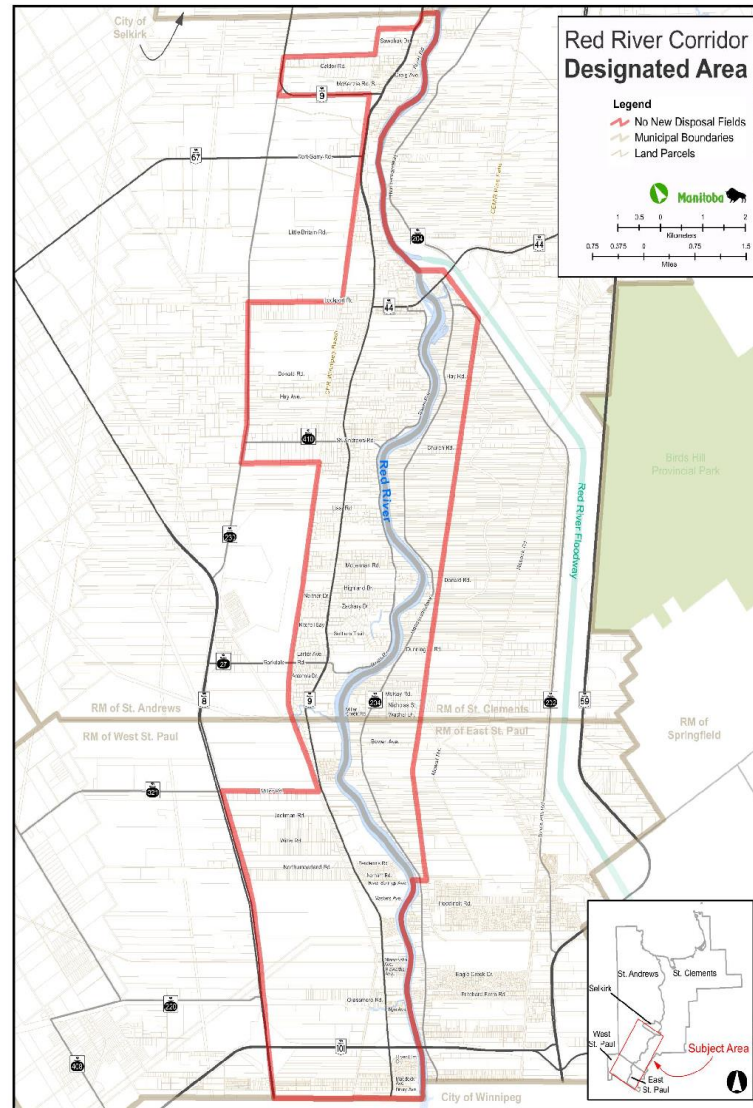




R.M. OF WEST ST. PAUL WASTEWATER SEWER PROJECT

RED RIVER CORRIDOR DESIGNATED AREA

- **Onsite Wastewater Management Systems Regulations (83/2003)** pursuant to **The Environment Act** are administered by **Manitoba Conservation**.
- **The Red River Corridor Designated Area** was established in **2009** under an amendment to these Regulations.
- **Replacement or modification of existing septic fields and construction of new septic fields are prohibited within this Designated Area.**
- **Detailed information on the Regulations is available from Manitoba Conservation**
(www.gov.mb.ca/conservation/envprograms/wastewater/index.htm)



OWMS Program – Enhanced Inspection & Enforcement Program Red River Corridor – West St. Paul Interim Report

The Enhanced Inspection Program commenced in the R.M. of West St. Paul on September 17, 2008 and concluded for the season on November 4, 2008.

Six streets were investigated which included: Rossmore Ave., Drury Ave., Maddock Ave., Brigham Street, a portion of Addis Ave., and a few properties along Main Street.

In total, 151 properties were inspected with data collected on 125 properties.

Warnings tickets were issued at 43 properties. Twenty eight (28) warnings were issued for discharging laundry water onto the ground; thirteen (13) warnings issued for malfunctioning septic fields and two (2) warnings issued to homeowners who were discharging greywater (laundry water) onto the ground and also had a malfunctioning septic field.

Thirty nine per cent (39%) of properties had either a leaking septic field or were discharging laundry water onto the ground.



The existing wastewater management system in the Rural Municipality of West St. Paul is faced with many challenges, including:

- Difficulty meeting evolving environmental regulations with existing sewage treatment facilities,
- An increase in failing septic fields,
- Provincial regulations in the Red River Corridor prohibiting the installation of new on-site septic fields and requiring existing fields to be decommissioned and replaced with holding tanks.



- New subdivisions will be required to connect to the new sewer system and decommission existing septic fields
- Holding tanks will not be acceptable
- Cost of holding tank is approximately \$10,000 plus \$130 to \$170 per pump out

MB Conservation Regulation

- **If your existing septic system fails**

A new disposal field must be situated on a parcel of land that is at least 0.8 hectares (2 acres) in area and has a frontage of at least 60 m (198 feet). Does not matter where you live.

- **If you are less than 198 foot frontage**

The only option available to you for onsite wastewater disposal is the installation of a holding tank as the property is deficient in site width. Under some circumstances, when an existing lot is deficient in a parcel size requirement a variance may be an option. On occasion, variances may be granted subject to site specific conditions. You must apply for a variance in writing to Manitoba Conservation and Water Stewardship.

- <http://www.gov.mb.ca/conservation/envprograms/wastewater/contact/index.html>

Environment Act

Regulation 83/2003

A person who is serviced by a wastewater collection system but who has not connected his or her wastewater sources to the system, must

- a) Connect his or her wastewater sources to the wastewater collection system; and
- b) Take any onsite wastewater management system or privy located on the land out of service and decommission it;
Before the earlier of
- c) The passing of a period of five (5) years from the day that this section came into force; or
- d) The transfer of or subdivision of the land.

Notice is hereby given that as per the legislation above, connection to the wastewater collection system will be required before **July 11, 2022**.



Manitoba Conservation disposal fields regulation Map showing the areas that do not meet the minimum site width



What's Next?



- Creating LIP#2017-01 which allows the municipality to charge only the taxpayers who will benefit from the local improvement provided.
- **By-Law No. 2017-08** is what we are discussing this evening for the new local improvement district.

This Public Hearing is being held to give you, the taxpayers, the opportunity to review, consider and support or object to the plan before it is adopted.



The Process

After the presentation, everyone who has signed in to speak to the By-Law will be given an opportunity to ask questions or voice their concerns.

At the close of the Public Hearing you will be required to return to the Administration Staff in order to register your opposition to the By-Law.

Local Improvement Plan



The proposed local improvement is for the installation of a sewer main, including surface restoration.

The existing residents in the LID are currently supplied water by individual wells and sewer treatment is serviced by private septic fields and private wastewater treatment plants.



Local Improvement Plan

LIP #2017-01

The residents included in LIP #2017 – 01 consists of the following residents:

1. Middlechurch Home of Winnipeg
2. Middlechurch on the Red
3. The properties on the North Side of Balderstone from the River to Main Street excluding the cemetery

MAP OF LIP #2017-01 BALDERSTONE





Local Improvement Plan

Method of Calculating the Local Improvement

The Local Improvement project will be recovered by a local improvement tax based on the portioned assessment of the lands benefited by the improvement or service.

Local Improvement Plan



Sewer Installation	428,832
Asphalt Restoration	36,718
RM Costs	56,500
Engineering & Contingency (25%)	<u>50,000</u>
Total Project	572,050
Funding-Manitoba Water Services Board	<u>-178,950</u>
Cost to Ratepayers	393,100

Local Improvement Plan



FINANCING	
PROJECTED COST OF PROJECT	393,100
TERM	20 YEARS
INTEREST RATE ESTIMATED	4.625%
ANNUAL PAYMENT	\$ 30,548.22
*RATES ARE ESTIMATED	



Local Improvement Plan

Annual Operating & Maintenance Cost of the Proposed Local Improvement:

The annual maintenance costs associated with the local improvement proposed will be recovered in the annual operating budget of the utility. The Municipality has completed a Sewer Rate Study which has established consumer rates. These rates are approved by The Public Utilities board.



LIP#2017-01

Additional Costs

Existing Residents Only

- City of Winnipeg Connection Fee \$1900*
- Water Meter installed only \$246.40
- Water Meter not installed \$246.40 plus installation (while quantities last)
- Private connection costs

*as per COW service sharing agreement signed February 7, 2013



LIP#2017-01

Additional Costs

Additional Costs such as the water meter and the City of Winnipeg connection fee are the responsibility of each taxpayer and cannot be put on the annual tax statement.

These costs including quarterly utility bills will be invoiced by the RM.



Manitoba Water Services Board

We have received 31% funding from the MWSB or
Approximately
\$ 178,950

**Note: Provincial Policy indicates that no funding
is available for existing plants or private
property**



Benefits

- As our community continues to grow, we need a sustainable solution to ensure West St. Paul remains an attractive place to live and invest, and, that we're ensuring our kids and our families have clean air, water and soil.
- Will address the current environmental concerns
- The wastewater collection system meets or exceeds the regulation
- Increases the value of your investment



QUESTIONS REGARDING BY-LAW NO. 2017-08 & LIP #2017-01

**Please remember, you must be
registered to speak**



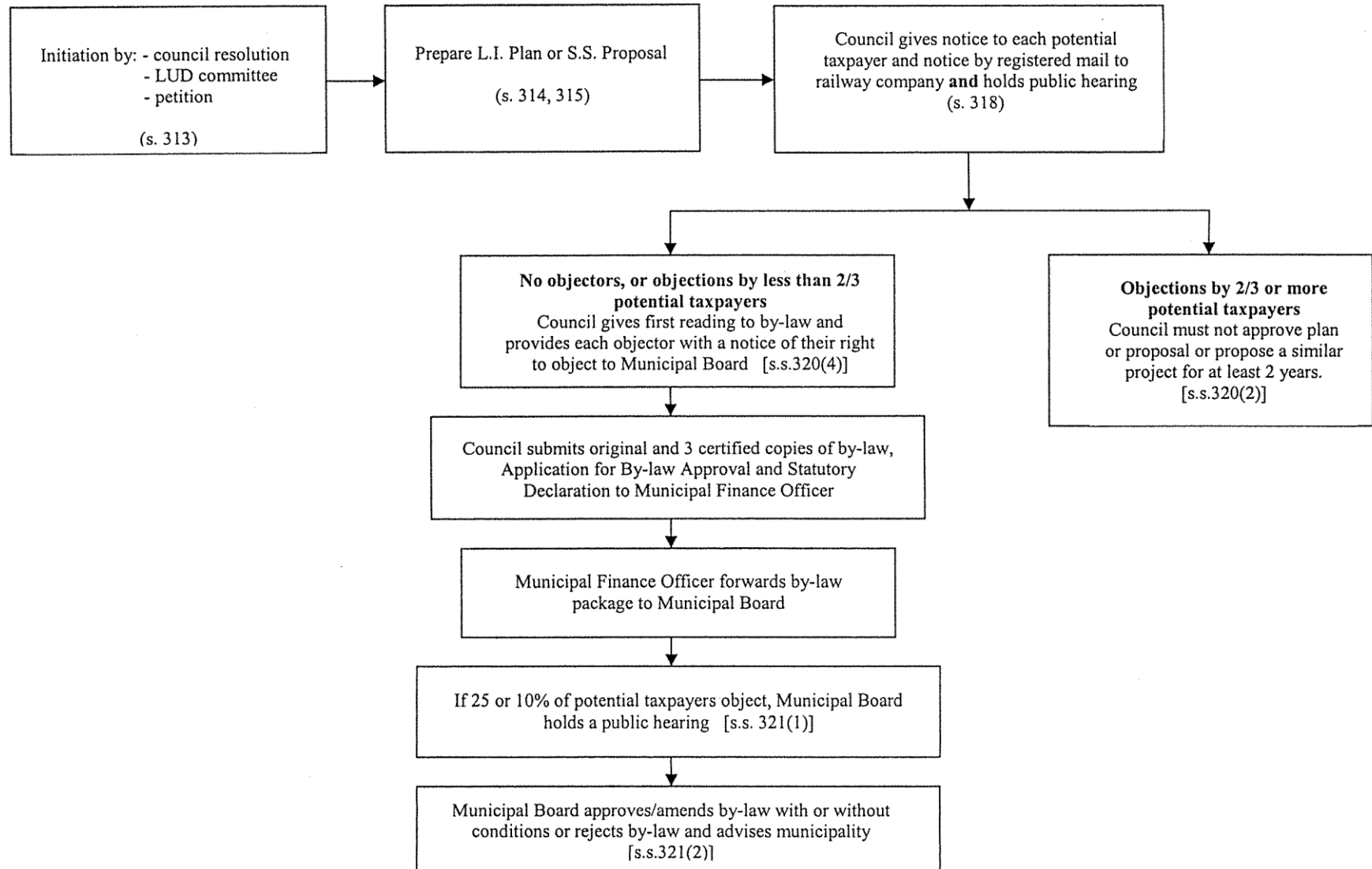
**Please remember to register if you
have an objection to the By-Law with
Administration Staff tonight.**



SPECIAL MEETING OF COUNCIL TO FOLLOW TO GIVE FIRST READING TO BY-LAW NO. 2017-08

Appendix 1 – Process for Local Improvements or Special Services

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THANK YOU FOR ATTENDING



CONTACT INFORMATION

Wastewater System Project

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204-338-0306

website: www.weststpaul.com

or

Manitoba Sustainable Development
Environmental Compliance & Enforcement

204-945-7072



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