



Wastewater LID Town Hall

October 17th, 1:00pm

Provincial Regulations & Wastewater

- 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.
- Failed septic fields can only be replaced by holding tanks in the RRCD area
- Detailed information on the Regulations is available from Manitoba Sustainable Development (www.gov.manitoba.ca/sd/envprograms/wastewater/index.htm)
- An excerpt from Section 8 of these Regulations is shown below.

Requirement to Connect to New Wastewater Collection System

8.1(1) If a wastewater collection system is installed in an area not previously serviced by a wastewater collection system, an owner of land in that area 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 years from the day that the wastewater collection system was installed; or
- (d) the transfer or subdivision of the land. M.R. 156/2009



Local Improvement By-Laws

- ✓ Provide direct benefit to affected taxpayer
- ✓ Improvement costs can only be recovered from impacted residents
- ✓ Taxpayers may defeat the by-law
- ✓ Taxpayers may object to the Municipal Board



Project Partners



**THE MANITOBA WATER
SERVICES BOARD**



Government of Canada **Gouvernement du Canada**



WEST ST. PAUL



Stantec

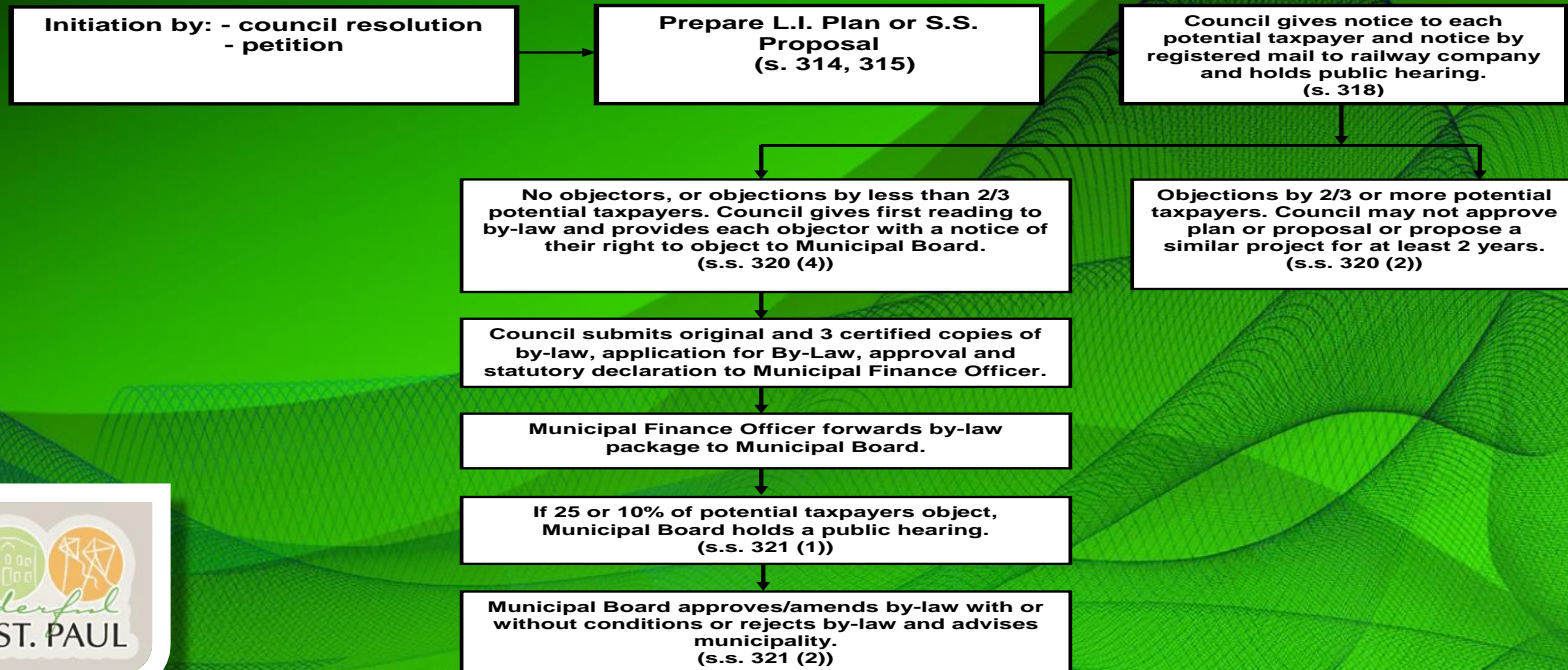
Manitoba



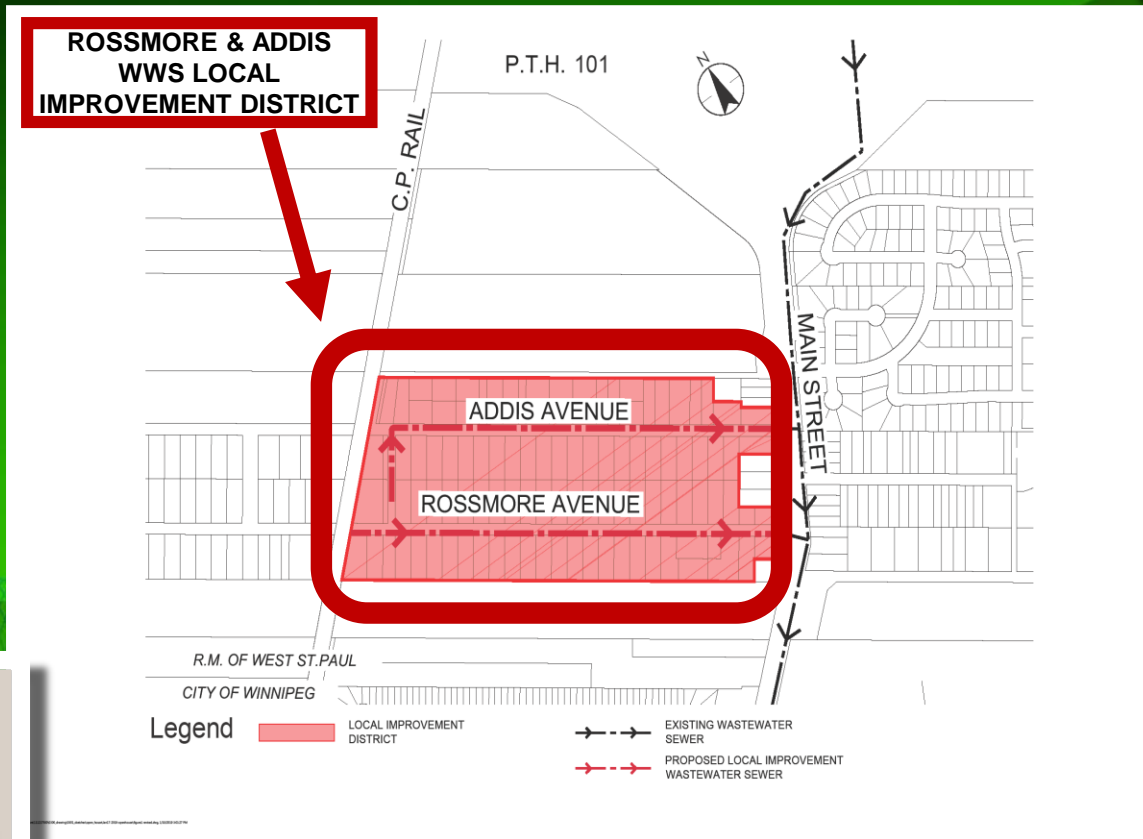
Rossmore & Addis Wastewater Project

Process For Local Improvement Plan

A Local Improvement District or LID is a special public improvement area created by a municipality to allow for public financing of a public improvement project that benefits private property. The process for establishing a LID is outlined in the following flow chart.



Rossmore & Addis Sewer Servicing Plan



By-Law 2019-01

Process & Public Engagement

- | | |
|---|--------------------------------------|
| ➤ Council Passed Resolution to Proceed With LID | December 4, 2018 |
| ➤ Open House Information Package | January 15, 2019
(hand delivered) |
| ➤ Open House | January 17, 2019 |
| ➤ LID Public Hearing for By-Law 2019-01 | February 11, 2019 |
| ➤ Municipal Board Approval of By-Law | April 2, 2019 |
| ➤ Third Reading from Council | April 2, 2019 |
| ➤ Project tendered | April, 2019 |
| ➤ Construction Begins | June 3, 2019 |
| ➤ Restoration | Ongoing |

ADDITIONAL COMMUNICATION

Slides posted on the RM website, over 12 email blasts with project updates, several newsletter articles, social media updates by the RM and Mayor, as well as articles in the Selkirk Record and Winnipeg Free Press. Administration, staff and Council members have always been available to answer questions in person or by email.

Public Engagement

West St. Paul responds to COVID-19 pandemic with innovation, dedication to residents

The impact of COVID-19 can be felt everywhere, from stressed families who have, in an instant, become work-at-home parents and educators, to those who've lost their jobs as companies are forced to close the doors.

in the RM of West St. Paul, following the Province's lead and helping residents stay safe during the COVID-19 global pandemic has been priority 1, but we've also responded well to the specific challenges presented by the virus in an effort to keep the municipality operational.

At this point, a public hearing is necessary to move toward the extension of sewer services to 22 homes in Rosemont Avenue. It's an important project for the RM and the residents and with Federal funding of 50 per cent on the line and a public hearing with

The Province has told municipalities they still have to adhere to the Act that govern them and if a public hearing is required for a project to be approved you have two choices - cancel the public hearing and

The answer was to bring people together via the information highway the Internet.

"We came up with vid

conferring to be able to have residents participate. This was definitely a challenge in West St Paul. Through the province, council was trying to figure out how they can still be transparent and open and hold hearings in a way that residents can participate. It's challenging, but with the help of our technicians we were able to use

Left to right, Mayor Cheryl Cochrane, CAO Brett Chung and technicians Bryan Buchner and technician Bryan Buchner practice social distancing while live streaming an online public hearing.

The fact that it is not only the



THE RURAL MUNICIPALITY
OF WEST ST. PAUL

To Residents/Businesses

Notice of Upcoming Sewer Construction on
Addis, Brigham and Rossmore
d so far?

What has happened so far?
The Municipality...

On December 4, 2018, the proposed project in the amount of \$4,127,010.75

On December 4, 2018 Council passed Resolution 2018-441 to proceed with a Local Improvement Plan and wastewater collection system for the area known as Rossmore/Adair from Main Street to the CP Railway.

Council held an Open House on January 17, 2019 to provide information about the proposed Local Improvement Plan for the area known as Brigham and Rossmore.

A Public Hearing for By-Law 2019-01, being a By-Law of the Rural Municipality of West
Mr. Paul to authorize the expenditure and borrowing of money for the installation of
wastewater sewer pipes, including surface restoration, as a local improvement in the
area known as Rosemoor and Addie Avenues, was held February 11, 2019.



Sewer Construction Update Addis, Brigham and Rossmore

The Darco Enterprises crew has been on site since September. Wet weather can impact the progression of work. Sewer construction will continue throughout the winter months and substantial performance of the project will be completed by March 1, 2020 with site restoration in the spring of 2020.

For your safety and to provide adequate working space for the
 on the road for the duration
 garbage collection will not be
 be maintained for the duration of
 and pets safe, please keep them
 all times

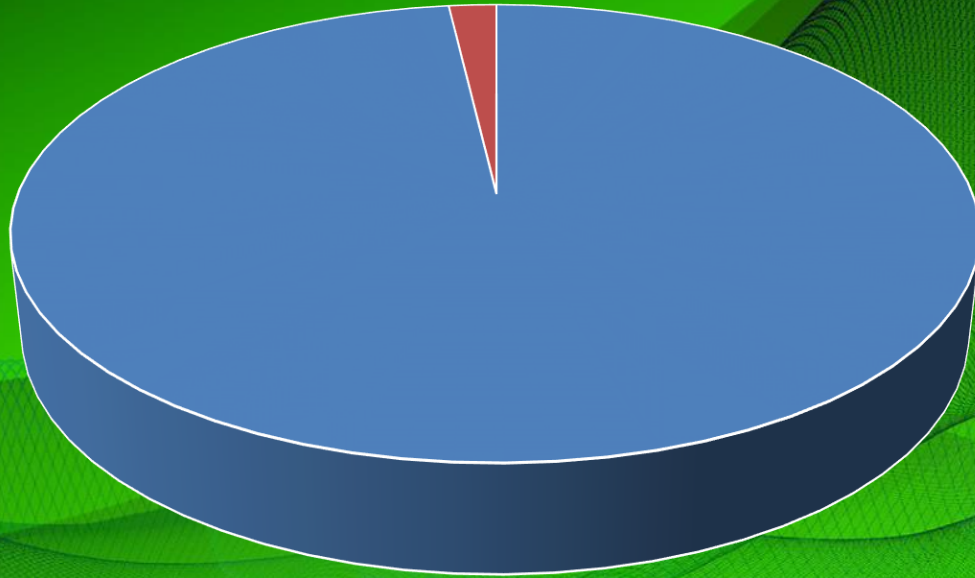


WEST ST. PAUL



Overwhelming Public Support

105 property owners of 107 **supported** the Rossmore & Addis LID



■ Support ■ Opposition ■ ■

Construction Timeline

- | | |
|--|-------------------------|
| ➤ Start of Construction | June 2019 |
| ➤ Final Inspection | October 14, 2020 |
| ➤ Final Inspection of Ditch Restoration | Pending |
| ➤ Residents Able to Connect | October 16, 2020 |





Sewer Service Costs

Rossmore & Addis LID

	2012	2019 (initial Approval)	2020 March revised	FINAL October 2020
Projected Cost	\$5,100,000	\$4,127,010	\$3,750,000	\$3,607,500
Annual Payment	\$2,667.28	\$1,763.12	\$1,191.50	\$1,119.05
Cash Option	\$31,874	\$19,818	\$17,523	\$16,992

Municipal Properties



Letters from Stantec



Stantec Consulting Ltd.
500-311 Portage Avenue, Winnipeg MB R3B 2B9

October 14, 2020
File: 111217581

Attention: Dave Romanow
Rural Municipality of West St Paul
3550 Main St
West St Paul, MB R4A 5A3

Dear Dave,

Reference: MWSB #1454 Rossmore Avenue and Addis Avenue Wastewater Sewer

A final inspection was done on October 14, 2020 on the Wastewater Sewer on the above noted project. Stantec recommends Substantial performance on the Wastewater Sewer.

A final inspection on the restoration will be completed once the deficiencies are completed.

Regards,

Stantec Consulting Ltd.

Pat Adams
Field Services Leader
Phone: 204-478-8963
Fax: 204-453-9012
pat.adams@stantec.com

- Final Inspection done October 14th, 2020
- **Final Inspection of landscaping restoration is outstanding** and will be completed when deficiencies are completed



Connections Can Begin!

From: Stantec

Date: October 14, 2020 at 4:43:52 PM CDT

To: Dave Romanow

To All,

Please find the attached letter respecting today's inspection of the infiltration. A Certificate of Substantial Performance will follow. The ditch restorations are still outstanding and an appropriate holdback amount will be retained until acceptance.

The RM can now notify residents that wastewater service connections can commence.

Regards,

Brett Ransom P. Eng.
Senior Project Engineer

Direct: 204 478-8992

Mobile: 204 981-2826

Fax: 204 478-8981

brett.ransom@stantec.com

Stantec
500-311 Portage Avenue
Winnipeg MB R3B 2B9



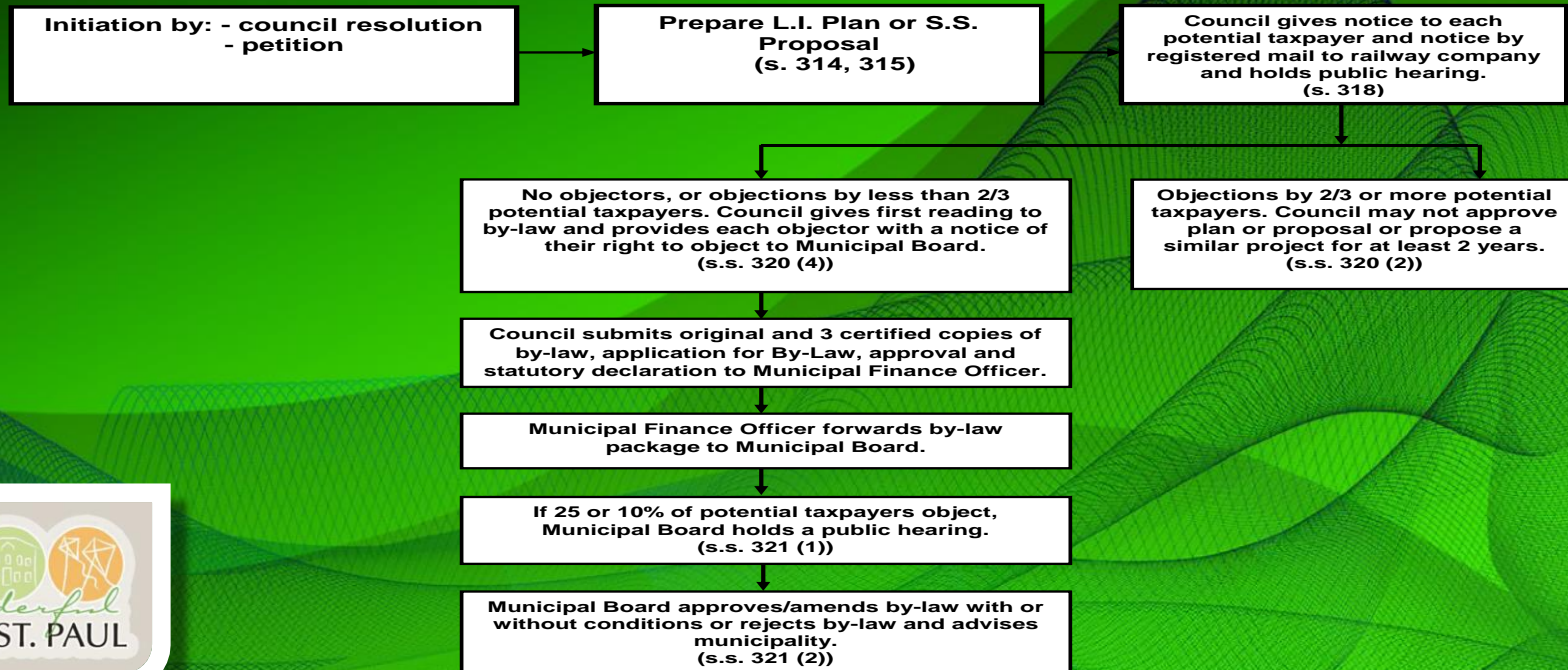
- October 14th, 2020
Stantec informs RM of West St. Paul that administration **“can now notify residents that wastewater service connections can commence”**



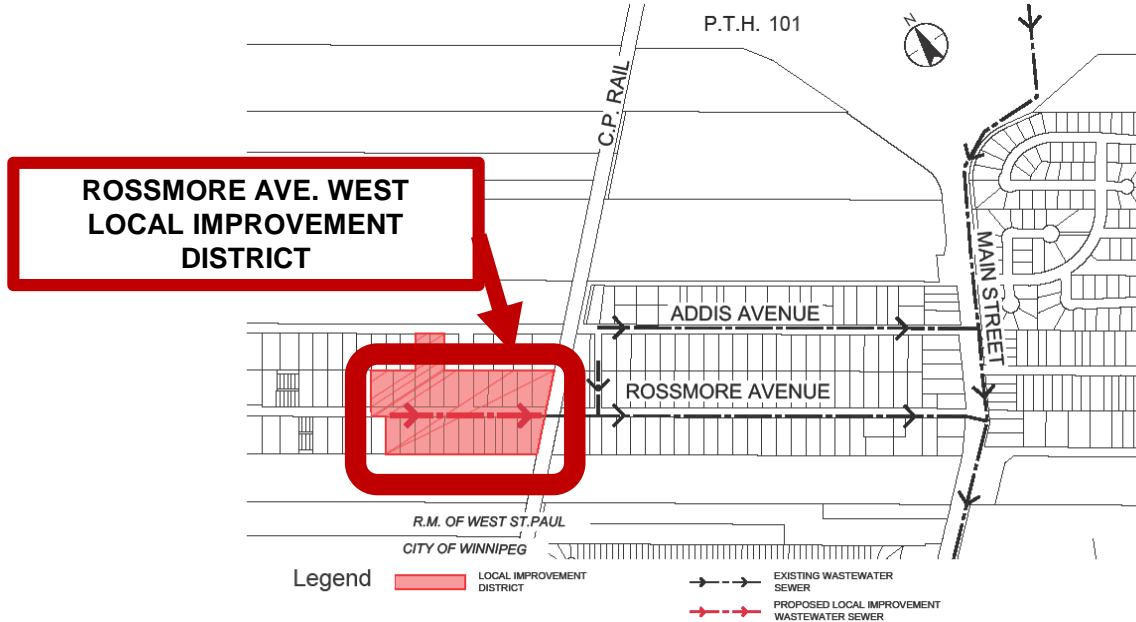
Rossmore West of CP Rail Line Wastewater Project

Process For Local Improvement Plan

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PROPOSED SEWER SERVICING PLAN



Council Considerations

- Government Funding - lose \$228,000
- Impact to Future Infrastructure Funding/Grants
- Cost for residents Initial Estimates of over \$30,000
- Failing Fields
- Equitable funding of 50%
- Legislative restrictions for amending first LID
(Provincial Government does not permit scope changes to LID once approved and construction has begun)

By-Law 2020-06

Public Engagement/Timeline

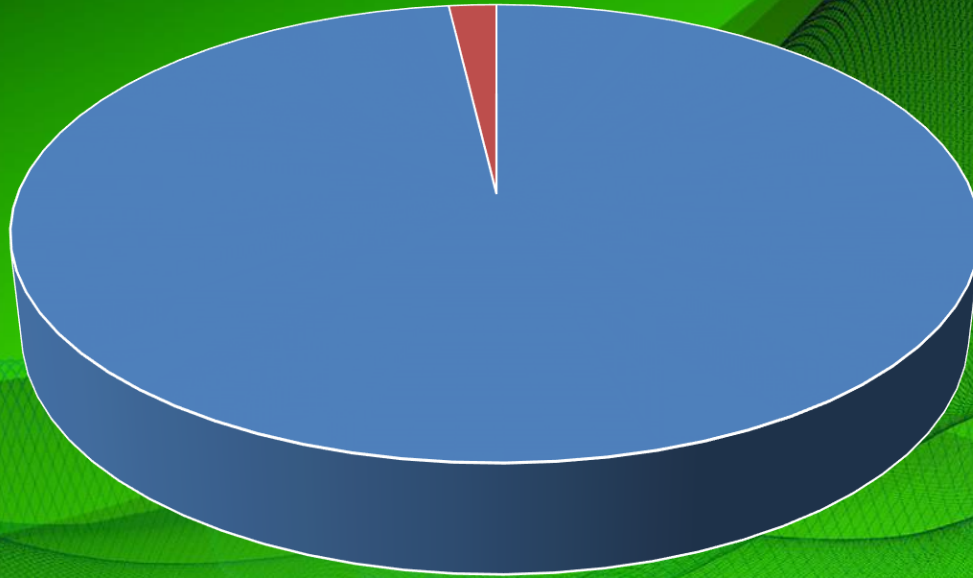
➤	Information Package	March 12, 2020 (hand delivered)
➤	Open House & Public Hearing Update	March 18, 2020 (hand delivered)
➤	Open House Package	March 28, 2020 (hand delivered)
➤	Public Borrowing By-law Hearing	April 6, 2020
➤	Municipal Board Decision	April 2020
➤	Notice of Construction	May 29, 2020 (hand delivered & e-blast)

ADDITIONAL COMMUNICATION

Slides posted on the RM website, email blasts with project updates, several newsletter articles, social media updates by the RM and Mayor, as well as articles in the Selkirk Record and Winnipeg Free Press. Administration, staff and Council members have always been available to answer questions in person or by email.

Overwhelming Public Support

21 property owners of 22 **supported** the Rossmore West LID



■ Support ■ Opposition ■ ■

Construction Timeline

- | | |
|---|------------------|
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Sewer Service Costs

Rossmore West of the CP Rail Line

	2012	2020 (initial Approval)	FINAL October 2020
Projected Cost	\$659,560	\$462,500	\$462,500
Annual Payment	\$2454.81	\$800.15	\$700.54
Cash Option	\$29,954	\$10,637.50	\$10,637.50

Resident Concerns

EQUITABLE



FAIRNESS

Cost Differential

1. Depth of Pipe
2. Depth of Manholes
3. Lot Density
4. Asphalt Repairs



Depth of Pipe

- The unit price of the deeper concrete pipe is \$265 more per meter than the shallower PVC pipe on the East side of the CP Railway line
- The cost difference equates to \$3,118 per lot for 107 lots

Depth of Manholes

- The average depth of manholes East of the railway is 8.05 meters
- The average depth of manholes West of the railway is 6.9 meters
- The cost difference equates to \$403 per lot for 107 lots

Lot Density

- There are 107 lots over a length of 1,751 meters East of the railway
- There are 22 lots over a length of 323 meters West of the railway
- If East of the railway had the same density as West, costs would be reduced by \$1,720 per lot

Asphalt Repairs

- *The cost of the road repairs is not uniformly distributed*
- *Asphalt quantity East of the railway is 2,950 square meters (27.57 square meters per lot)*
- *Asphalt quantity West of the railway is 327 square meters (12.71 square meters per lot)*
- *The cost difference equates to \$1,525 per lot*

Significant LID Cost Differences Per Lot

Project Differences	Greater Cost to Rossmore & Addis LID Per Lot
Depth of Pipe	\$3,118
Depth of Manhole	\$430
Lot Density	\$1,720
Asphalt Repairs	\$1,525
	Cost Difference \$6,793

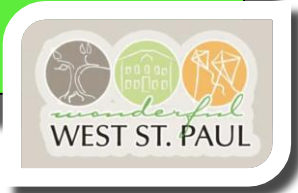
***Why can't these two
Wastewater LID's be
combined?***



Amending LID By-Laws

Provincial Regulations and Legal

- Any significant changes to an LID by-law that has already been approved by the Municipal Board and passed by Council, including changes to the scope, local improvement district, potential taxpayer, cost increase and methods and rates of taxation would require a new public hearing.
- The opportunity for public consultation and input as part of the LID process must occur before approval by the Municipal Board and before project construction.



Amending LID By-Laws

Provincial Regulations and Legal

- The Provincial Government **does not allow** for the local improvement process to be re-started for projects that are already underway or complete.
- The Province **does not allow** the scope of work to change, for properties to be added or removed from a LID, or the combination of separate LID's into a single LID



Feedback submitted in writing from area residents

21 forms returned to the Municipality from 125



Property Connection

- Property owners are able to connect to the line as of October 16, 2020
- Property owners have five years to connect, as per Provincial Legislation



Approved Contractors

Buss Construction	204-482-5031
Taillieu	204-895-1221
Cambrian Excavators	204-233-8033
Frick Construction	204-668-5161
Double A Construction	204-256-9404
Cox Construction	204-224-2092
Winnipeg Enviro. Remediations	204-339-5193
Rocky Road Recycling	204-254-7761
Tri-Core Projects Ltd	204-942-1516
Accurate HD Ltd	1-855-374-5548



Thank You for watching

<http://www.weststpaul.com>

Phone: 204-338-0306