



MUNICIPALITY OF **West Elgin**

Staff Report

Report To: Council Meeting

From: Lee Gosnell, Manager of Operations & Community Services

Date: 2020-11-12

Subject: Private Drain Connections

Recommendation:

That West Elgin Council hereby receives the report from Lee Gosnell, Manager of Operations & Community Services; and

That West Elgin Council That Council chooses one of the following options on the installation of PDC's within the County's Rodney reconstruction project slated for 2021:

Option A - Mandatory PDC for all properties and cost allocated to the property owner through a local improvement charge on taxes.

Option B – Request only PDC and cost allocated to the property owner through a local improvement charge on taxes.

Option C – Mandatory PDC for all properties with cost funded by the Municipality.

Purpose:

The purpose of this report is to gain Council's feedback on private drain connections for properties affected by the County's reconstruction of Furnival Road and Queens Line.

Background:

The County of Elgin will be installing new storm sewers along Furnival Road and Queens Line as part of next years' construction project. A private drain connection (PDC) is the smaller drain, which runs from the storm sewer to the property line. From there it can be accessed by the property owner for discharge of water from eaves troughs, sump pumps, ponding water, etc...

As part of the initial engineering process, the existing storm sewers were flushed and a camera was used to try to identify existing PDC's. Due to poor condition and obstructions, the engineers were unable to determine the exact number of existing PDC's within the project scope. Utilizing municipal drainage mapping, we believe approx. half the affected properties have a PDC, but condition of these drains is unknown. This would leave the balance of properties with no outlet to the storm sewer.

During construction, the engineers will assess each PDC as they are found. If it is in good condition, it will be reconnected with the new storm sewer. If the condition is poor, it will be replaced to a point beyond the curb line, so future repair will not affect the new road surface. Any such replacement costs will not be covered by the county, and will fall solely under the municipal portion of this project.

As well, the County is seeking clarification on whether new PDC's will be supplied to properties which are currently without one. This can be done in one of two ways. A storm water sign back form can be circulated to all affected property owners, explaining the importance of PDC's and

allowing them to request one for their property. Alternatively, it can be viewed as a local improvement and the municipality can automatically supply a PDC to each property, whether the current owner has requested it or not. From the road authority's eyes, this would be the preferred method as it eliminates the possibility of someone requesting a connection to the storm sewer after the new road is complete. It also drastically reduces the cost if done in conjunction with the construction vs. having to connect later.

This raises questions to which staff are seeking direction;

1. During capital reconstruction, does Council support mandatory PDC's for all properties or should this be done by request only?
2. How should the costs associated with PDC upgrades or new installation be funded, as these drains are for the sole benefit of the property owner?

Many municipalities do install a PDC to all properties (and potential properties) when completing major storm sewer works. This is done to eliminate future need to cut into the road unnecessarily.

At this point, the County is looking for direction on where PDC's will be installed so tender documents can be completed and sent out. A public information session on the project is slated for early December, but the tender process should start now in order to secure optimal pricing, which will benefit all parties involved.

Financial Implications:

Current estimates place PDC costs for the entire project at approx. \$250,000.00. This would provide a sound connection to the storm sewer for every property. This number could be lower if existing PDC's are found to be in acceptable condition. There are also ways of reducing this cost such as 'request only' connections or reducing PDC length to curb line vs. property line. This amount is currently included in the number being used for 2021 capital budget preparation.

Policies/Legislation:

The Municipality of West Elgin does not currently have a policy, which pertains to Private Drain Connections. Consideration should be given to creating/adopting a policy on PDC's that can be used on future projects.

Report Approval Details

Document Title:	Private Drain Connections - 2020-21-Operations Community Services.docx
Attachments:	
Final Approval Date:	Nov 10, 2020

This report and all of its attachments were approved and signed as outlined below:

Jana Nethercott