

From: Richard J Pellerin
Sent: Tuesday, August 1, 2023 7:36 AM
To: Clerk <clerk@HaldimandCounty.on.ca>
Cc: Alisha Cull <acull@haldimandcounty.on.ca>; Philip Wilson <pwilson@haldimandcounty.on.ca>; Tyson Haedrich <thaedrich@HaldimandCounty.on.ca>; Mark Merritt <mmerritt@haldimandcounty.on.ca>; 'Ken Gonyou', 'Matt Vartanian', 'Mark Basciano', 'Archie Merigold', 'Rob Merigold', Jordan Cadman
Subject: [EXTERNAL] RE: Northwest Quadrant Wastewater Pumping Station Implementation | Dunnville NWQ Servicing Review

Good Morning Ms. Eichenbaum,

**Re: Cost Sharing Agreement, Dunnville NWQ Wastewater Servicing Plan, Hybrid Sanitary Sewer Extension West and North
Meritage Landing Phase 3A, 43-Unit Townhouse VLC, Mountainview Homes (Niagara) Ltd.
Meritage Landing Phase 3B, 36-Unit Quad Apartment VLC, 918965 Ontario Limited (Archie Merigold)**

Further to our discussion yesterday, Mountainview Homes (Niagara) Ltd. and 918965 Ontario Limited (Archie Merigold) wish to appear as a Delegation before Council in Committee at the August 29, 2023 Session, to seek Council support for implementation of a Cost Sharing Agreement for the Dunnville Northwest Quadrant (NWQ) Wastewater Pumping Station and related infrastructural works.

The Dunnville NWQ Wastewater Pump Station will be implemented in conjunction with the Meritage Landing Phase 3 Development, comprised of a 43-unit Townhouse Development by Mountainview Homes (Niagara) Ltd. (PH3A), and a 36-unit Quadraplex Seniors Apartment Development by 918965 Ontario Limited (PH3B), **which together account for just 12% of the pump station's ultimate capacity.**

As reviewed with County Planning and Engineering Services, a cost sharing agreement is required in conjunction with Meritage Landing Phase 3A and 3B Site Plan Approvals, to definitively establish proportionate cost sharing and the timing of contributions by all benefitting parties with respect to provision of expanded wastewater servicing within the Northwest Quadrant (NWQ) of Dunnville.

Background:

The Dunnville NWQ sanitary service area was expanded following modification of the urban boundary under the County's Official Plan process, to include County owned lands at Cross Street West (Area 1, 7.2 Ha.), future development lands at George Street North (Area 2, 5.8 Ha) and a smaller infill development proposed at 718 Cross Street West (Area 4, 0.7 Ha.).

The rated capacity of the NWQ Wastewater Pump Station increased from 8.7 L/s to 20.0 L/s to accommodate these additional lands, based on input and direction received from Haldimand County Engineering Services. The attached Drawing Exhibit A03 updated May 9, 2022 reflects Haldimand County's preferred Wastewater Servicing Plan for the Dunnville North West Quadrant. Development projections, design populations and sanitary servicing allocations for each area within the NWQ, are summarized in the following table:

Table 3 – Dry Weather Flow				
Parcel	Equivalent Population	Per capita Flow (L/cap-day)	Dry Weather Flow (m³/day)	% Total
<i>High Development Potential Within 20-Year Planning Horizon</i>				
Area 1	356 ⁽¹⁾	280 ⁽¹⁾	100 ⁽¹⁾	30.58%
Area 3	448	280 ⁽¹⁾	125	38.23%
Area 4	77	280 ⁽¹⁾	22	6.73%
20-Year Total	881		247	75.54%
<i>Low Development Potential Within 20-Year Planning Horizon</i>				
Area 2	287 ⁽¹⁾	280 ⁽¹⁾	80 ⁽¹⁾	24.46%
TOTAL	1,168		327	100%
(1) Data provided by Haldimand County Engineering Services, P. Wilson Technical Memo dated July 27, 2020.				
(2) Harmon Peaking Factor, M for Population 1,168 persons = 3.76.				

It is noteworthy that Meritage Landing Phase 3 will utilize just **12%** of the proposed NWQ wastewater pump station capacity; whereas County-owned Area 1 (largest land parcel) and privately-held Area 2, account for **55%** of the capacity. The County is a benefitting party to these works, which greatly enhance the value and marketability of its Area 1 lands, enabled by servicing solutions and infrastructure that would not exist otherwise.

Based on recent tendering, the projected cost of the pump station and sanitary sewer over-depth within Cross Street West is approaching \$1M, excluding Cross Street reconstruction costs and other external servicing costs required to implement Meritage Landing Phase 3. The cost burden relative to Meritage Landing Phase 3A/3B's development scale is excessive.

Cost Sharing Agreement:

A cost sharing agreement is warranted to establish proportionate cost sharing and timing of contributions for the following works and related costs:

- Northwest Quadrant Wastewater Pump Station;
- Cross Street Sanitary Sewer over-depth and extension west of the George Street intersection;
- Cross Street Road Reconstruction Costs influenced by Cross Street Sanitary Sewer over-depth and westerly extension;
- Engineering;
- Financing;

Our Project Team offers to prepare a concise Cost Sharing Agreement in collaboration with Haldimand County Planning, Engineering Services.

The Delegation before Council in Committee will request a motion directing County Staff and the Meritage Landing Phase 3 Project Team to collaboratively establish a clear and concise cost sharing agreement with contribution timeframes that are equitable to all benefitting land owners.

Upon review please contact me with any questions.

Thanks,

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