



BOX GROVE
PROPOSED SANITARY SEWER SERVICING

DATE:
NOV 9/07

Box Grove Community Association

REGISTERED RATE PAYERS ASSOCIATION & BOX GROVE COMMUNITY CENTRE BOARD
c/o Tom Farrar, 2 Ridgevale Drive, Markham, Ont. L6B 1A8 (905) 202-5452 tom@blueline.ca

September 25, 2007

Mr. Steve Andrews,
Director
Asset Management
Town of Markham

via email

Report from the Sewer Steering Committee of the Box Grove Residents Association.

Follow up to September 17th, 2007 meeting with Jeff Flewelling, Steve Andrews and Bob.....

Thank you for tabling the meeting and providing answers to the many questions raised from numerous previous meetings.

As you are aware, the residents through the Association petitioned the Town to have the issue of sewers reviewed for our area. We had hoped that this would be part of the overall agreement with the Box Grove East developers but this was unsuccessful. The initiative, therefore, was to look at how the project could be funded.

Put as politely as possible, we are collectively aghast at the overall cost of the project under Local Improvement. At an average price of \$38,000 per household, plus the cost of hooking up, this is an extremely difficult pill to swallow and certainly will cause financial hardship for many residents, especial our retired seniors. While the Engineering team has taken considerable abuse over this, we have appreciated their professional approach to the initiative and recognize that they are just "the messengers".

Recognizing that we will have to individually fund this project, the Steering Committee has agreed that the area should be considered a whole community for funding purposes. Should the residents agree, this means the cost of the total project will be split evenly amongst the residents. To make this as palatable as possible, we ask for the Town's full agreement to the following:

1. The Box Grove residents on the east side of the Ninth Line, north of 14th, were promised equal treatment for sewer access as their neighbours on the west side were granted. These residents were given access to sewers at the back of their properties as part of the Legacy development. Dispositions with appropriate documentation can and will be provided by the affected households. We now understand that the Town will no longer approve of rear lot sewer connections as previously promised.

The correct resolution, as discussed with the Engineering group, is to consider the new sewer development as including these west side residents in the equation. This takes the total number of households from 100 to 112 (approximate count). The portion of the additional 12 would be funded by the Town in fair compensation for the previous agreement.

2. In negotiations with the Box Grove East developers, it was agreed that a \$500,000 "community impact fund" would be set aside. It is understood that this payment has been made to the Town. It is requested that this full amount be allocated towards the sewer initiative.

3. While there is never an agreed 'right' amount that residents are prepared to pay, the Steering Committee's view is that \$30,000 per household amortized over a 20 year period may allow two-thirds of residents to support the initiative. While the items listed above will assist in reducing the overall cost, it is not enough to deliver a \$30,000 cost. It is requested that the Town reduce the Town imposed and controlled Project Management fee to 2% to ensure the project moves forward.

Why should the Town actively support sewers for the Box Grove community? It would be naive to say that everyone sees the need for sewers. The common statement is "it's a perfectly good working septic system that's lasted 50 years so why change now". Therein lies the problem – while septic systems can and do last, if properly maintained, they will and do break down with considerable environmental affect that usually goes undetected (or ignored) for years. From a resident's point of view (which should also be foremost in the Town's mind), it makes no sense, and could even be considered very short sighted; to leave a small area of the Town on septic systems as they are surrounded by new residential communities on sewers. Even more relevant is that that these very residences and their septic systems are sitting on top of the Rouge River!

Steve, we request the inclusion of the letter with your report to Town Council.

Respectfully submitted,

Murray Cresswell,
Chair, Box Grove Community Association Sewer Committee

Tom Farrar
Chair, Box Grove Community Association

cc Regional Councillor Jack Heath
Councillor Logan Kanapathi

Attachment 3

Cost Estimates for Sanitary Service - Box Grove

With traditional sanitary sewers and pumping station

Area	Total Cost	Number of Properties	Cost Per Property
A & F	\$639,794	14	\$45,700
C & D	\$1,146,525	42	\$27,298
E	\$2,023,181	44	\$45,981
Total	\$3,809,500	100	\$38,095

With traditional sanitary sewers and grinder pumps

A & F	\$639,794	14	\$45,700
C & D	\$1,146,525	42	\$27,298
E	\$616,283	44	\$14,006
Total	\$2,402,602	100	\$24,026