

BOND HEAD SERVICING: UPDATE

August 24, 2020

As a resident of Bond Head, you may be aware that the Town of Bradford West Gwillimbury received multiple requests from residents of the community to look into the costs and process necessary to bring municipal sanitary sewer service to existing homes in Bond Head.

We met with interested residents last Fall to provide some information and to discuss your questions and concerns. The purpose of this letter is to give an update and to ask you to provide input and feedback.

QUESTIONS AND ANSWERS

In response to requests from Bond Head residents, the Town investigated several options and the associated costs to extend sanitary services to the current areas of Bond Head. Town staff presented these costs at a September 26, 2019 community meeting.

At the meeting, attendees raised several concerns, falling into three general groups:

1. **Costs**
 - a) Why are the estimates so high when other municipalities extended the same services for much less?
 - b) Why are developers or the Town not participating more to reduce the costs?
 - c) Is there additional funding that can be used to offset some of the costs?
2. **Process**
 - a) Why is the Town imposing this on the residents?
 - b) I do not want this or cannot afford this cost; how do I get out of this?
3. **Septic Systems**
 - a) Does the Town have any programs to assist us with repairing or upgrading our existing septic system?

Following are responses either given at the meeting or based on investigations that we have done since then:

1. **COSTS**
 - a) We reached out to other municipalities and found out that, overall, their cost of construction was in line with our estimates. In instances where costs to those homeowners were lower than the estimates provided for Bond Head residents, it often was because redevelopment was already bringing sanitary sewers close to the existing homes (i.e. along existing streets). So other parties paid a large portion of the cost.

- b) In accordance with the Bond Head Secondary Plan, developers within Bond Head and Bradford have paid for added capacity necessary to accommodate the Bond Head residents; that is, the recently completed trunk sewers, pumping stations and expanded sewage treatment plant. Staff will be recommending that the Town install sanitary services within the Village Core Area (lands primarily near the intersection of CR88 and CR27), with costs recovered as the area redevelops.
- c) We investigated the possibility of obtaining funding from other levels of government in order to reduce costs to homeowners. There are no relevant grants at this time, but we will continue to examine future infrastructure funding programs as they become available.

2. PROCESS

- a) The purpose of the meeting in September 2019 was to address questions raised by the residents about the cost and the process of extending sanitary servicing to existing development in Bond Head. The Town will not move forward with the project unless there is sufficient interest within the community.
- b) The extension of sanitary services will only take place if the community expresses sufficient interest. The local improvement provisions of the Municipal Act require a minimum of 2/3's of the benefitting owners to commit to the project before the Town would proceed. Further information on the local improvement process will be provided upon request.

3. SEPTIC SYSTEMS

- a) The Town has no issue with the current septic system arrangements within the Bond Head community. Here is a comparison of the cost to provide municipal sanitary servicing in Bond Head versus the typical cost to rehabilitate a septic system:

- Cost to extend municipal sanitary services to Bond Head	\$51,000 – 74,000
- Cost of a new tertiary treatment septic system	\$30,000 – 40,000

If there is interest within the community, the Town could look into arranging for a “bulk” supply and installation of replacement septic systems. Depending on the number of participants, interested companies might provide a reduced per-unit cost.

NEXT STEPS

We encourage residents to provide comments on this matter, including your opinion on proceeding with sanitary servicing, suggestions or any other feedback. Your comments (with names removed) will form part of a report to Council. Receipt of comments would be appreciated by September 7.

Early this Fall, staff will present a report to Council outlining the options listed above as well as recommendations for moving forward, including possible options to service the Bond Head Village Core.

CONTACT

We welcome your input. Please contact:
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