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## **TOWN OF THE BLUE MOUNTAINS**

### **WENSLEY DRIVE AND PEAKS ROAD RECONSTRUCTION**

### **NEWSLETTER No. 6 – APRIL 10, 2013**

#### **Introduction**

The Town of The Blue Mountains continues to work towards providing waste water servicing along Wensley Drive and Peaks Road and to reconstruct the streets to current municipal standards. To that end the Town received tenders for the project on Thursday February 21, 2013. The successful tender was awarded by Council to SMRS Construction in the amount of \$1,550,291.40 excluding HST, on March 25, 2013.

#### **What is the Scope of the Work?**

The works to be completed include:

- approximately 600 metres of gravity sanitary sewer and road reconstruction with asphalt surface along Wensley Drive from Peaks Road, east and south to the cul-de-sac to service all properties;
- approximately 75 metres of gravity sanitary sewer and road reconstruction on Peaks Road;
- installation of new sanitary sewer laterals to property line;
- approximately 100 metres of water main upgrades, including the addition of fire hydrants along Wensley Drive to improve fire protection;
- approximately 1,200 metres of drainage improvements, including storm sewer, a concrete box culvert and ditch improvements;
- the installation of street lights; and
- associated road and boulevard restoration.

#### **When will the Work happen?**

Construction is to begin on Peaks Road around mid-April 2013. The construction schedule defined in the tender document requires the sanitary sewer and road reconstruction (to Granular A) of Peaks Road to be completed by mid-June 2013. The remaining construction

and restoration on Peaks Road and Wensley Drive is defined in the tender document to be completed by mid-November 2013.

### **Utility Conflicts and Relocation**

The existing gas main has been relocated by Union Gas. Their work however is not complete as they must connect the new service to existing houses. All residents are requested to schedule a time with Union Gas to coordinate this work.

The Bell infrastructure relocations are scheduled to be completed by May 1, 2013.

### **How will my home or business be affected?**

Maintaining access to homes and minimizing disturbances will be of the utmost importance to the Town, CC Tatham and Associates (Town's Engineers) and SMRS Construction (Town's Constructor) during the utility relocation and construction project. Provisions will be made throughout construction to ensure access to all homes, with as a minimum standard, a graded granular surface, is maintained and garbage and recyclable collection is uninterrupted.

### **Sanitary service connection to my home**

All residents are requested to contact Kevin Sansom at C.C. Tatham & Associates to arrange a meeting regarding the location of their sanitary service. While the current construction drawings show a standard location for all the services terminations at the property line, individual homeowners may have specific locations that suit their property to accommodate the connection of existing plumbing. The decommissioning of an on-site sewage disposal system (septic tank) and the connection of the house plumbing to the sanitary service at the property line is the responsibility of the homeowner.

Please be aware that the homeowner is responsible to contact the Engineers if they have specific needs regarding their service connection location. This must be completed by June 1, 2013 so as not to delay construction. Otherwise, services will be installed according to the construction drawings with a wooden 2x4 (painted green) showing the location of the service.

### **Existing landscaping in the Town Right of Way (ROW)**

The Town ROW is wider than the road that we drive on. The Town ROW contains the driving surface of the road as well as the ditches and a number of pipes and cables for the water and sewer systems, street lighting, Bell, Rogers and Hydro systems, etc.

It is not uncommon for homeowners to construct landscaping inclusive of trees, fences, entrance features, culvert extension, etc. in front of their lot into the Town ROW. Some of the landscape elements installed by homeowners over the years may be in conflict with reconstruction plans. The Town will have all the survey bars that show the front of the lots which form the edge of the road ROW re-established for reference. Homeowners should be aware that landscape elements that are in the ROW may be lost to the construction and will not be re-instated by the Town. All landscape elements that are in the Town ROW which a homeowner wishes to retain, must be removed by June 1, 2013.

The Town's Constructor will attempt to disturb as little as possible to avoid extensive restoration but, the project will see deep sewers installed in the confines of an existing ROW and the disturbance will be as required to complete the work.

### **Emergency Vehicle Access**

Access for emergency vehicles will be maintained at **ALL** times. If you or someone at your residence has special needs please contact the Town or their consultant to make us aware of these needs.

### **What costs will a benefitting property owner be responsible for?**

The Town's practice, as permitted under *The Municipal Act*, is to require those that receive the benefit of municipal capital improvement to pay for that benefit.

As a benefitting property owner whose property will be serviced by a new gravity sanitary sewer, you will be required to pay a proportionate share of the costs of all capital works (sanitary sewer related works) to service your property. The road improvement and reinstatement costs will be paid partly by the developers for Peaks Road and partly by the Town in an effort to reduce the direct costs to residents.

### Wastewater Cost Recovery under the *Municipal Act*

The costs assigned to the sanitary sewer related works will be recovered from the 125 equivalent units benefiting from the installation of the Works. The determination of the number of units was previously established and is available upon request.

A calculation is provided on the following page to estimate the costs which will be recovered from the benefitting units. The three cost components are: i) the direct sanitary sewer costs incurred as part of this project; ii) the trunk sewer charge; and, iii) the treatment plant charge.

Cost recovery for the sanitary sewer will be achieved via a cost recovery by-law once the final costs are known. Costs have been estimated based on the recommended award of the construction contract and engineering fees (excluding contingency).

Estimated Municipal Act Costs (excluding contingency)		\$789,578
Divided by the Number of Sharing Units:	125	
Tendered Construction Cost per Unit:		\$6,317
Trunk Sewer Charge per Unit (2013):		\$6,546
Plant Charges per Unit (2013):		\$5,310
<b>Total Estimated Cost Per Unit</b>		<b>\$18,173</b>

It is noted that the cost per unit of \$18,173 is only an estimate at this time and may vary based on the actual results of the project and any incurred contingency costs.

## Who do I call if I have a question or concern?

If you have any questions regarding the proposed works, please call the Town or their consultants, C.C. Tatham & Associates Ltd. between 8:30 am to 4:30 pm, Monday to Friday, or e-mail the contacts below.

After hours, to report an urgent situation related to the construction please contact SMRS Construction at (519) 369-7367.

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**C.C. Tatham & Associates Ltd.**  
Consulting Engineers

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