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To: Public Works and Transportation Committee  
From: Jim Young, P. Eng.  
Manager Sewerage and Drainage  
Re: **Feasibility of Charging Private Landowners for Services Currently Provided by the City Free of Charge**

To PW+T - July 17, 2002  
Date: June 25, 2002  
File: 1070-03-02

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**STAFF RECOMMENDATION**

1. That the report on the feasibility of charging private landowners for services currently provided by the City free of charge be integrated into the budget process for 2003; and
2. That staff amend/develop the appropriate Bylaws and Procedures for implementing these rate changes.

Dave Semple  
Acting Director, Operations

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CONCURRENCE OF GENERAL MANAGER

## Staff Report

### Origin

On June 5, 2002, staff were directed by the Public Works and Transportation Committee to review current services provided free of charge by the Sewerage and Drainage Department with the objective to charge for these services in 2003. This report deals with that referral.

### Analysis

There are generally two mechanisms that drive the decision to proceed with work that may be considered chargeable to the private landowner.

1. Requests directly from private landowners to complete adjustments to the Storm or Sanitary infrastructure within an easement in their property.
2. Regular inspections of Storm or Sanitary infrastructure that discover deficiencies as a result of a private landowners actions, i.e., an Inspection Chamber buried by the landowner without permission from the City.

Items identified within the Sewerage and Drainage Department that could feasibly be charged back to private landowners include the following.

- Adjustments to Storm and Sanitary Inspection Chambers (IC's) – This work typically entails raising or lowering of IC's to accommodate private landowners proposed landscaping requirements and IC's that have been buried without the City's permission. This service is presently being charged to the commercial/industrial sector but is not however, being charged to the remaining land uses such as residential, schools, etc. Approximately 250 Storm and Sanitary IC's are adjusted on an annual basis at an average cost of \$350 each yielding an annual cost of \$87,500.
- Flushing of Perimeter Drains – City crews complete flushing work upon request of the property owner, usually on an emergency basis where the owner's or adjacent property(s) are flooding or flooding is pending. This is an infrequent service and costs the City on the average about \$500 on an annual basis.
- Raising of Storm and Sanitary Manholes – As with IC's, this work typically entails raising or lowering of manholes to accommodate private landowners proposed landscaping requirements and/or driveway re-grades and manholes that have been buried without the City's permission. Approximately 55 Storm and Sanitary manholes are adjusted on an annual basis at an average cost of \$450 each yielding an annual cost of \$24,750.
- Installation of 100 mm Storm connections – City forces receive requests to install new 100 mm building connections (IC and stub) from private landowners, generally for two reasons: they have upgraded their roof drains and the existing IC is no longer in close proximity to the new pipe; redeveloped lots on either side of an undeveloped lot causes flooding of the lot that has not been re-developed. Approximately 27 Storm connections

are completed on an annual basis at an average cost of \$450 each yielding an annual cost of \$13,500.

- Internal building problems causing blockage (after hours) – City crews respond to calls from private landowners who report sewage or flooding. In many cases the cause of the problem comes as a result of the private property owners. Where the problem has been identified as being caused by the private landowner, there is an opportunity to charge back our costs to provide this diagnosis. Approximately 40 Sanitary related call-outs are received on an annual basis at an average cost of \$260 each yielding an annual cost of \$13,300.
- Internal building problems causing blockage (working hours) – Similar to the after hours internal building problems as discussed above, City crews also respond to calls from private landowners who report sewage back-up or flooding during normal working hours. Where the diagnosis provided by City staff identifies the problem to be within the private landowners area, there is an opportunity to recover our cost to make this determination. Approximately 98 Storm and Sanitary related call-outs are received on an annual basis at an average cost of \$35 each yielding an annual cost of \$3,430.

### **Financial Impact**

By charging private landowners for services otherwise provided by the City free of charge, the following yearly savings are estimated to be up to \$142,980.

### **Conclusion**

The City has the potential to recover up to \$142,980 on a yearly basis by charging private landowners for services currently provided by the City free of charge.

Jim Young, P. Eng.  
Manager Sewerage and Drainage

JVY:jvy

ITEM	AVERAGE COST	APPROXIMATE YEARLY QUANTITY (STORM AND SANITARY)	TOTAL
IC Adjustments	\$350	80 san, 170 stm	\$87,500
Perimeter Drains Flushing	--	--	\$500
Manhole Adjustments	\$450	35 san + 20 stm	\$24,750
100-mm Connections	\$500	27 stm	\$13,500
Internal Building Call-Outs	\$260	40 san, 0 stm	\$13,300
Internal Building During Work Hours	\$35	60 san, 38 stm	\$3,430
TOTAL			\$142,980