

Frequently Asked Questions

Fall River Water Service Extension

Q1: Where will the municipal water system be installed in the community?

A: The proposal is to install a public municipal water system along Fall River Road from Windsor Junction Road to Highway #2 then along Highway #2 until the Highway 102 Interchange. As well, a portion of Ingram Drive, Lockview Road to Lockview School, and McPherson Road will be serviced. The public municipal water system includes water mains, valves, hydrants as well as the installation of the public portion of the service laterals within the right of way (up to the private property line) for existing homes & businesses along the route. It does not include the pipe from the property line to the home.

Q2: What is the process by which I can get municipal piped water to my house?

A: There are several steps involved:

1. First the community needs to indicate whether it is interested in pursuing the idea of municipal water. This has already been generally discussed at public meetings during the Community Visioning and the River-lakes Secondary Planning processes.
2. Next, a detailed cost estimate of the project is prepared by design consultants for Halifax Water and the municipality.
3. A survey with the cost estimate is sent out to property owners that will be able to connect to the water main.
4. A report is then prepared for Regional Council, who decides whether to make any necessary changes to the Water Service District Boundary and adopt a Local Improvement Charge (LIC) By-law setting an interim financing charge for each home and business owner fronting to the proposed water main.
5. If the By-law is approved, work for the project is then tendered and constructed. The LIC is adjusted to reflect the actual cost of construction after project completion.
6. Once the project is completed and final costs are determined, property owners are billed their respective LIC amount.
7. Home and business owners can then connect to the water system. This is done through application to the Halifax Regional Water Commission. The owner is also responsible for the cost of installing the service lateral pipe from the property line to their home or business, as well as any internal plumbing that may be required. That cost is specific to the site conditions of each property.

Q3: What is the cost of installing the municipal water system and who pays for it?

A: The cost to construct the municipal water system depends upon a number of factors including technical details like depth to bedrock and alignment of the water main. As of March 2018, the cost of the total project – Phase 1 and Phase 2 – was estimated to be \$11.6 million. The cost to an individual connecting home or business is dependent on the overall project cost as well as the number of participants who would share in the costs. In the case of this project, Halifax has received funding through the Clean Water & Wastewater Fund Program (CWWF). The federal and provincial funding will cover 72% of the eligible costs of the public portion of the municipal water system, with the remaining 28% funded by the property owners fronting the proposed water main alignment through the LIC. The individual home or business owner is also responsible for the cost of installing the service lateral pipe from the property line to their home or business, as well as any internal plumbing that may be required. That cost is specific to the site conditions of each property.

Q4: How will the Local Improvement Charge (LIC) be allocated among property owners?

A: The Local Improvement Charge (LIC) allocates 28% of the cost of the project to the property owners fronting the proposed water main alignment. Allocation of costs adheres to the principles of cost efficiency and fairness. The Local Improvement Charge (LIC) cost is based on the number of lots, the land use, the size, and the road frontage.

The estimated cost for each property owner is outlined below:

- Per residential property (1-3 dwelling units) - approximately \$11,500
- For smaller mixed-use properties - approximately \$11,500
- For larger commercial, multi-unit residential and vacant parcels, the LIC charge will be based on both parcel size and road frontage:
 - Approximately \$1.80 per square metre of land area + \$180 per metre of frontage

For example: A commercial property with 10,000 m² of land and 50m of frontage would pay:

$$10,000 \text{ m}^2 \times \$1.80 \text{ per m}^2 + 50\text{m} \times \$180 \text{ per m} = \$18,000 + \$9000 = \mathbf{\$27,000}.$$

Q5: Do I need to connect to the water main even if I have a good well?

A: It is not mandatory to connect to the water main. However, every property owner within the LIC area pays a share of the public portion of the system (the LIC) regardless of whether they are connected.

Q6: Can I get water later if I decide not to connect now?

A: Yes, connection of individual homes and businesses to the water main is separate from the construction of the public portion of the project. Anytime following the completion of the public portion of the project, arrangements can be made with a private contractor to submit an application to Halifax Water and install the service lateral from the property line to the home or business and connect to the municipal water system.

Q7: Is it possible to consider installing wastewater pipes at this time?

A. The present project proposal is to provide water service to the Fall River Village. This does not include the installation of wastewater pipes. Regional Council would have to decide to investigate the possibility of installing wastewater pipes in this area. There are significant implications involved with piped wastewater mains, such as the capacity of the existing system and the impact on development in the area. The cost of doing so would also have to be borne by property owners. Also, there is also no nearby wastewater system capable of receiving collected wastewater from this area.

Q8: What is the estimated total cost for a residential property?

A.

1) LIC at project completion - \$11,500.00

2) Connection/Lateral installation:

-Halifax Water Inspection Fee - \$90.00

-Halifax Water Regional Development Charge (RDC) for water is \$182.88 per single unit dwelling, \$122.83 per unit for multi-unit dwellings (4 or more), or \$0.09/sq.ft. for industrial, commercial and institutional buildings, payable at the time of connection. The RDC is used to cover the costs associated with the added capacity these new buildings and expansions place on Halifax Water's infrastructure.

-Lateral Installation on private property – Varies

-Internal Plumbing – Varies

3) Ongoing water usage:

-\$30 to \$40/month on average for a single family home

Q9: I have an existing well supply. What will I need to do to connect to the municipal water system?

A. Your well will have to be disconnected from the home or business prior to connection to the municipal water system. Halifax Water will not approve your new connection until the disconnection of the well is inspected.

Q10: Will I get to choose the location of my service lateral?

A. If you are a home or business owner within the LIC Area (fronting the proposed water main alignment), the design consultant will be in contact with you to discuss the best location to install the public portion of the service lateral to your property based on design standards, cost and ease of construction.

Q11: What is the process for getting connected once the project is complete?

A. The home or business owner is recommended to obtain multiple quotes from water/wastewater/excavation contractors to install the private portion of the service lateral from the property line to the home or business. The hired contractor can make an application to Halifax Water on behalf of the home or business owner to make a connection to the water system. Halifax Water will inspect the private portion of the service lateral after it is constructed. After the inspection, the home or business owner will be able to setup a meter installation appointment with Halifax Water. The details of this process will be outlined in an approval letter at the time of application.