



Meeting Date: December 20, 2023

Submitted by: Rob Cascaden, P.Eng – Director – Public Works and Engineering

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Report No: PWE 56-2023

Subject: Storm PDC Cost Sharing

Recommendation:

THAT Council receive Report PWE 56-2023, re: Storm PDC Cost Sharing;

AND THAT Council approve the cost sharing of Storm PDCs at 50% of the installation cost to property line as identified in report PWE-56-2023.

Purpose:

The purpose of this report is in response to cost sharing inquires received by staff from the public as it relates to storm sewer private drain connections (pdc's) along various roads within the Meadowcreek subdivision, that were identified in 2023 for asphalt resurfacing.

Background:

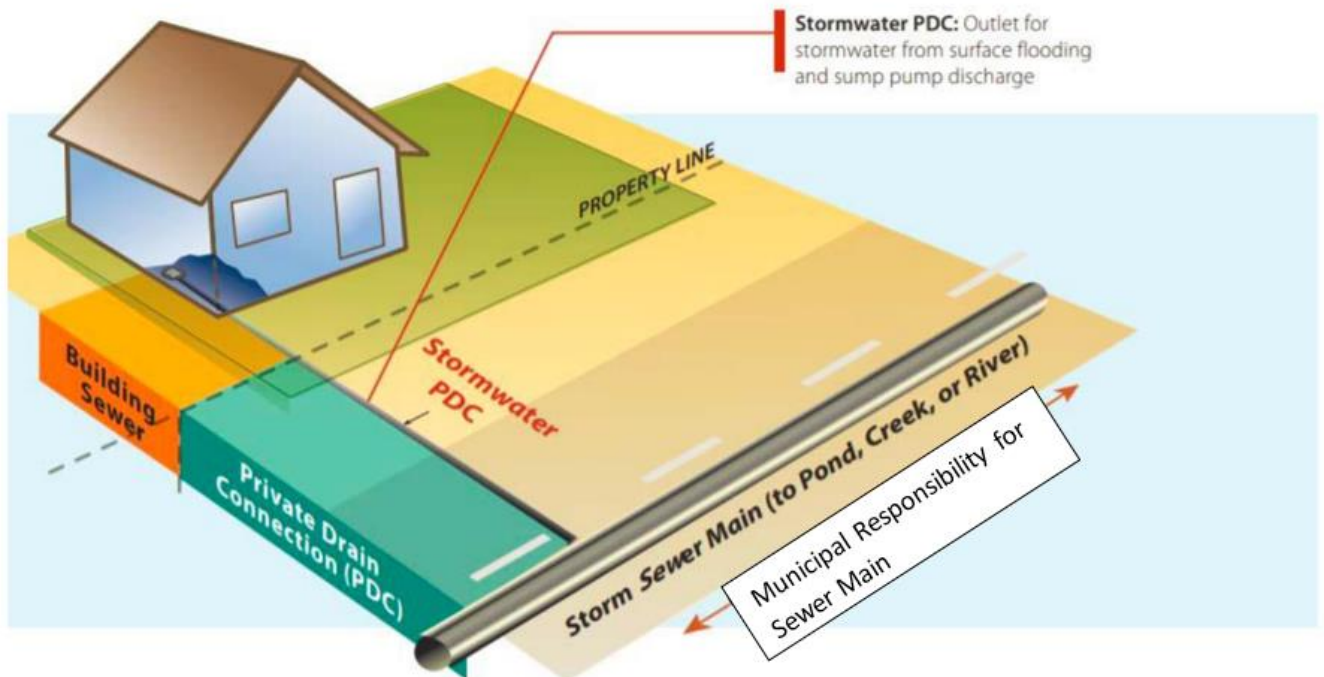
During the 2023 planned asphalt resurfacing identified along Willow Ridge Road, Blue Heron Drive, and Calvert Lane, staff received several concerns from residents seeking the installation of storm pdc's prior to the resurfacing to allow for sump pump drainage to the storm sewer. Based on the feedback from residents, staff provided residents with a sign back form for pdc installation, whereby the municipality would install a pdc at the homeowner's cost. A number of interested homeowners reached out to staff expressing their desire for a pdc connection but were concerned or unwilling to commit to the cost of installation.

Analysis:

Basement flooding is a very serious concern for many homeowners in Middlesex Centre and throughout North America. For many homeowners' basements are becoming an important living space and can add significant value to the home. The climate is changing and correspondingly the insurance industry has seen a dramatic increase in the frequency and severity of sewer backup damage, and basement flooding and claims in municipalities across the country.

Middlesex Centre has in place a Council approved [Wastewater and Stormwater discharge By-law](#) which prohibits the connections of sump pumps and roof leaders to discharge to the sanitary sewer through a lot's sanitary pdc connection. The proper method of managing storm water discharges from roof leaders and sump pumps is to discharge to the lawn or through a storm water pdc to the municipal storm water system.

Throughout the Meadowcreek subdivision there are numerous lots that do not have private storm water pdc's as they were not a design requirement at the time the first phases of the subdivision were approved.



To help alleviate concerns with basement flooding and illegal storm water discharge to the sanitary system, staff are proposing a 50% cost share with interested residents along the sections of streets where asphalt resurfacing is proposed; Calvert Lane from Martin Drive to Meadowcreek Drive, Blue Heron Drive from Calvert Lane to Willow Ridge Road, and Willow Ridge Road south leg (Willow Ridge Road to Willow Ridge Road). There are 119 residential lots that front these roadway sections.

The estimated cost to install one storm sewer pdc is \$10,000.00. This represents a significant investment for homeowners so the cost may reduce the uptake by property owners. In an effort to reduce basement flooding concerns and encourage homeowners who may be illegally connected to the sanitary system to disconnect, a 50% cost share is proposed for implementation. The cost sharing is proposed to encourage uptake by residents and provide an opportunity to address ongoing issues with groundwater, surface drainage and runoff, sump pumps, and basement flooding that staff have received over the years from residents in some areas of this subdivision.

If the proposed cost sharing is approved by Council, staff will mail a commitment form to all impacted and eligible residents. This form will need to be signed and returned to the Municipality if the property owner wishes to participate in the program. The form will provide a cost sharing agreement between the property owner and the municipality for the installation of a storm pdc. The form would identify and include a fixed cost and should there be cases of nonpayment all agreed to fees would be collected in a manner similar to taxes.

Under this program, the Municipality would install storm sewer pdc's to the property line, it would still be the property owner's responsibility to have a qualified plumber or drainage contractor undertake the necessary works required to run the storm pdc from the property line to the house for the connection to their sump pump.

The primary advantage in undertaking the installation of new storm water pdc's as part of the asphalt resurfacing is that the finished road surface will be free of patches, and the installations will benefit from economies of scale by having contractors and equipment mobilized for the pre-planned road works.

Financial Implications:

The cost associated with subsidizing the pdc connections would be covered by the planned 2024 Storm Water System Maintenance operating account with a proposed 2024 budget of \$150,000 subject to Council approval of the 2024 budget. The estimated cost for pdc installation assuming a 25% uptake (30 lots) is \$150,000.

Strategic Plan:

This matter aligns with following strategic priorities:

- Sustainable Infrastructure and Services

The proactive installation of storm pdc's will reduce instances of basement flooding and surface drainage concerns and may result in reduced illegal storm water flows to the sanitary system.

Attachments:

N/A