

Nobleton Sanitary Sewer Update

Ward 2 Councillor Jeff Laidlaw



November 2008

Township of KING

Do you want to connect to Sanitary Sewers, Yes or No?

The decision as to whether you have to hook up to the sewer has **NOT** been made yet. This is your only chance to say “Yes” or “No”. There may not be a second chance to have your say.

If you are a homeowner in Nobleton and if you receive Township water, you should have already received a letter from the Township of King asking for your comments about the sewers. I pushed to have the letter contain as much information as possible for you to make a fully informed decision but critical information was not included.

The letter also fails to ask homeowners a direct question requiring a “Yes” or “No” answer about their desire to have their homes hooked up to the sewers. Comments can be misinterpreted and your decision on this issue should be clearly understood. **When providing comments to the Township, please ensure you clearly state whether you do or do not want to be hooked up to the sewers.**

Information that should have been included in the letter from the Township:

Initial Costs:

- **Capital Cost:** currently estimated to be approximately **\$20,000**: There is no guarantee that this will be the final number. It could go up. In comparison, King City homeowners are being charged less than \$13,000.
- **Township Permits:** The letter fails to mention the need for permits and the associated cost. King City homeowners are required to obtain three permits which cost a total of **\$200**.
- **Private Side Connection:** This is your cost to connect to the sewer from your property line to your house. The cost for this depends on issues such as the distance and route from your house to the property line, the cost to deal with landscape and building features, and other factors. Expect an average of **\$4400** but it could be much more depending on individual circumstances.

Count on Initial TOTAL COSTS of approximately \$25,000 or more.

On-going Costs:

- **Water and Sewer Bill:** The current Water and Sewer Bill states that the Sewage charge is 111% of the Water charge. This means your current cost for water will more than double if you hook up to the sewer. For example, a homeowner currently paying \$360 per year for water will pay an **additional \$400 per year** for sewage. Compare this to the roughly \$250 it costs to pump out a septic tank every 3 to 5 years.
- **Sewer Backup Insurance:** Should you hook up to the sewers, your insurance company will recommend you add this to your house insurance policy.

Additional Information

- King City was declared to have a health hazard with their septic systems by the York Region Medical Officer of Health which forced everyone to hook up. Nobleton is **not** in the same situation so sewer hook up should be the choice of existing homeowners and not forced upon them.
- Some areas of King City were exempted from the sewers (Kingscross and Hunter’s Green subdivisions).
- The existing storm water ditches will remain. Those with ditches will still have ditches if the sanitary sewers are installed. Many ditches in King City were made deeper during the sewer installation and are now harder to cut.

IT IS CRITICAL THAT YOU RESPOND TO THE TOWNSHIP’S LETTER by November 28th
Please send me a copy of your response so that I may represent you with a detailed understanding of your wishes.

You may copy me on your response by email to Jeff@LaidlawListens.com or by mail to:
Councillor Jeff Laidlaw, c/o P.O. Box 99, Nobleton, ON, L0G 1N0