

Residents request sewer installation on Nobleview Drive

By Angela Gismondi

Residents living on Nobleview Drive want to hook up to the sanitary sewer system in Nobleton.

Nobleview Drive, a residential street located north of King Road and west of Highway 27, is currently served by individual septic systems but Township staff received a petition from the residents in February requesting the installation of sanitary sewers. The informal petition requests the installation of sanitary sewers on Nobleview Drive on the same terms and conditions as phase one, namely the \$18,790 price tag. The local residents stated that their sewer systems would frequently experience blockages and would require a service similar to [Apollo Plumbing - sewer line repair](#) to remove the blockage and clean the system. The residents believe that an attached system would prevent further blockages. The petition was signed by 11 of the 18 property owners on Nobleview. According to the staff report, however, the properties on Nobleview cannot be included in the works authorized for phase one and the cost to install the system is now estimated at \$27,848.74, which may vary depending on lot frontage.

Residents who support sanitary sewers for the street came to the committee of the whole meeting Monday to voice their concerns about the proposed price and to ask for the Township's assistance to bring down the cost. They also questioned why they were not included in phase one of the project.

Dave Huxtable, a 20-year Nobleton resident, said he did not understand why his street was excluded from the servicing project. The area is 45 years old and septic systems are failing. In addition, the street is the closest to the sewage treatment plant and near the sewer line which runs along King Road. He speculated that some of his neighbours may have complained about the cost of hooking up to the system initially, but he assured council he was not one of those people.

"Nobody came to our door to ask us if we wanted sewers," he explained, adding that if the sewers and connection were free everybody would want it and if they were a million dollars nobody would want it. "I think we're in a really bad situation with the age and state of our septic systems. These systems aren't designed to last that long. I think in our area, because of the age of the homes, we're starting to run into a situation where there are some health concerns ... I don't know why we were pushed aside."

Local resident Donato Lisozzi shared his concerns with council. He moved into the area a few years ago under the impression that sewers were coming to Nobleton.

"We should have been included in phase one," he said. "The price is something we're all kind of digesting right now. It's a tough pill to swallow ... I understand that time is money but I don't necessarily agree with a 50 per cent increase."

Lisozzi asked that the Township provide an actual cost for the project instead of an estimate.

Rob Flindall, director of engineering and public works for the Township, explained that the estimates provided in the report are based on recent tenders.

"I think these estimates are very accurate," said Flindall. "These are prices based on existing awarded tenders."

He also responded to the resident's questions about being excluded from phase one of the project. Although there are a number of reasons as to how and why the decision was made, Flindall said that part of the rationale was that the area is comprised of very large lots with large frontages which fit better into phase 2. The owners of the properties in this area also have the opportunity to replace their septic systems, but before they do, homeowners are advised to look into sewage cleanup services provided by the likes of [ServiceMaster Restoration by Zaba](#) and other sewage cleanup teams, to ensure their property is within health regulations regarding their septic tanks and sewage systems.

Lisozzi asked council if there is anything they can do to help bring down the cost of the project. Mayor Steve Pellegrini responded that the installation would also cost the Township money as well.

"We're going to have to figure out where we're going to come up with \$600,000 we haven't budgeted for either," responded Mayor Steve Pellegrini. "Unfortunately we can't offer \$18,790. That's gone. But if we don't bite at this it's going to be a lot more."

Resident Dennis Lewis asked if council would consider imposing a special levy on the developers in the area in order to bring down the cost of the sewers for Nobleview residents.

Councillor Bill Cober pointed out that the development community did upfront money to build the sewage treatment plant, a contribution of \$14 million.

Councillor Cleve Mortelliti pointed out that by the time all the documents are collected and the detailed design for the project is complete, it could be next year before construction begins and the cost may go even higher.

"I think if we're going to go this route we're going to need to estimate high," he noted.

He also suggested that approving the sewer installation could open a can of worms.

"If we go ahead with this petition for Nobleview, I have a feeling we will hear from other streets that want the same thing," said

Mortelliti. "That may or may not happen."

Nobleton Councillor Peter Grandilli recognized that the Township did its best with the estimates but he still wanted to find a way to bring down the costs for property owners.

"I understand that's the best you can do for the residents of Nobleton," he said. "I know that you could not do any better."

Grandilli advocated that the expected financial contributions from the development community in Nobleton (Baldessarri and Fandor) be put towards the sewer works.

"Where are the contributions from the development community," said Grandilli. "Maybe we can take some money out of there."

Flindall explained the contribution has not been received in full and council has not made a decision on what that money should be used for yet.

Township CAO Susan Plamondon cautioned that if the funds are used to subsidize the sewer project, it would have to be equitable for all properties in phase two, not just one part of the project.

In response to the concerns surrounding the escalating cost of the installation of the system, Plamondon suggested that as part of the future tender process, the Township could include an upset limit so that if the project cost came back a lot higher than expected, residents could choose to opt out.

In the end, council directed the treasurer to report back with a financing strategy for the sewer construction on Nobleview Drive including examining other potential sources of funding (including contributions from the development community). Once a strategy is in place, staff will assist residents in putting together a formal petition with the proposed cost of the system and residents in support will be asked to sign it.