



Henderson Highway Permanent Sewer Project

Improving water protection and quality of life for St. Clements citizens

Costs for property owners

The following costs will apply to properties connecting to the new sewer:

1. Connection fee: \$12,700*

The connection fee funds the municipality's portion of the costs to design and install the main sewer lines. Initial engineering estimates determined the one-time connection cost to be between \$14,000 - \$19,000 per lot.

A detailed engineering study completed this May, and construction tenders that came in below budget, have allowed the RM to revise the cost to \$12,700 per lot.

2. Cost for work on your property: Approx. \$3,000 - \$6,000* (contracted and covered directly by property owners)

All work required on the homeowner's own property (to connect their homes to the main sewer line) must be contracted, and costs paid, by homeowners directly.

Although the RM will inspect each connection to ensure it conforms, homeowners are responsible for the installation and maintenance of required equipment on their side of the property line.

3. Ongoing utility charge: \$67* per month, billed quarterly

The rate for ongoing sewer service is unmetered (no meter will be required on your property). A quarterly flat rate approved by the Public Utilities Board will apply for all homes connected to the sewer.

Total project costs:

The cost of the new Henderson sewer is approximately \$6 million. This includes the design and construction of the main sewer line, forcemain and lift station; the collector pipes on east-west roads; and the curb stop control valve at the property line of each lot to be serviced within the Old River Road area.

Two-thirds of the \$6-million project cost is funded via the provincial and federal governments. The remaining municipal portion will be paid through connection fees, capital development levies and the federal gas tax grant. No costs associated with the project are paid through general municipal revenues.

**2014 costs and rates are shown above. Costs subject to adjustment for inflation and actual cost of borrowing at time of connection.*



Frequently asked questions about project costs

What are my options for paying the connection fee?

Property owners may choose to make a single payment at time of connection. You may wish to finance this cost through your mortgage or by other arrangements through your financial institution.

Property owners can also choose to pay the cost of the connection fee via installments on their municipal property tax bill. Homeowners may arrange a payment term of up to 20 years at an interest rate of 4.625% (\$972 per year for 20 years @ 4.625%).

Rates subject to adjustment for actual cost of borrowing at time of connection.

What if I sell my property? Do the sewer connection costs stay with the property?

If you have chosen to pay in installments with your annual municipal property taxes, the cost of the sewer would become the new property owner's responsibility.

I own more than one property. Do I pay more?

The connection costs are per lot. If you were to subdivide a property into multiple lots, a connection fee would be paid for each serviced lot.

What factors will determine equipment costs on my side of the property line?

Costs will vary depending on the specific requirements of each property, such as the distance from the home to the property line and whether an existing septic tank will be compatible with the new system. Two-cell tanks in good condition and shown to be water-tight will be compatible with the new sewer. Holding tanks in good condition can often be converted into a fully compatible two-cell tank. If you have an older tank you may need to have a new septic tank installed.

I don't live in this area. Am I paying for the sewer?

No. The majority of the \$6-million total project cost is being funded via the provincial and federal governments. The remaining municipal portion is being paid only by those property owners who are connecting to the service. No costs associated with the project are funded by general municipal revenues.

Have additional questions about project costs or other considerations related to the new Henderson Highway sewer? Project engineers and RM representatives are here to answer your questions. You can also contact the RM at any time: 204-482-3300 or info@rmofstclements.com

