

Local Area Improvement Report

Parsons Industrial Park – Sanitary Sewer Infrastructure Installation

Prepared in accordance with *The Local Improvements Act*, 1993.

NATURE AND LOCATION OF LOCAL IMPROVEMENT

The proposed Local Area Improvement is to provide sanitary sewer services to the properties in the area by installing infrastructure within the following roads located in Parsons Industrial Park:

- Thatcher Avenue, between Aberdeen Street and Hereford Street
- Holstein Street
- Marquis Avenue, between Holstein and Hereford Street
- Hereford Street, between Thatcher Avenue and Marquis Avenue

The City has allocated funding and developed plans for the rehabilitation of roads and drainage ditches within this area. Several property owners have expressed interest in receiving sanitary sewer services. Sanitary sewer was not installed at the time of development.

BENEFITS

This Local Area Improvement would complement the City's broader rehabilitation efforts and directly address the absence of sanitary sewer infrastructure in this developed area.

Providing sanitary sewer service to the area is expected to:

- enhance public health, by ensuring proper wastewater management
- protect the environment
- improve the potential for property development as the lack of sanitary sewer services restricts some development uses
- improve functionality of properties within Parsons Industrial Park by eliminating the need for onsite sewage holding tanks
- contribute positively to property values, supporting economic development
- make the park more attractive for future investment

Historically, the Parsons Industrial Park has been regarded as underutilized; however, the hope for this proposed improvement is to change this perception and reposition the park as a viable and desirable location for investment.

PROJECT SCOPE

The project will include:

- tying into an existing 675 mm diameter sanitary sewer trunk south of the area where it crosses Hereford Street
- extending the sanitary sewer north in the Hereford Street road right-of-way

- extending the sanitary sewer west in the Marquis Avenue road right-of-way from Hereford Street to Holstein Street
- extending the sanitary sewer north in the Holstein Street road right-of-way from Marquis Avenue to Thatcher Avenue
- extending the sanitary sewer west and east in the Thatcher Avenue road right-of-way between Aberdeen and Holstein Street
- installing sanitary services to each property
- rehabilitating and improving the drainage system, including ditches and culverts
- rehabilitating and repairing roads, including paving

Road and drainage rehabilitation is budgeted and scheduled for 2026. Installing the sanitary sewer beforehand ensures that the road and drainage rehabilitation project funds can be directed toward repairing roads and drainage ditches, making this the most opportune time to integrate the sewer installation.

All sewer services will be installed up to the property line (frontage), with property owners responsible for any connections extending inside their property.

LIFETIME OF THE WORK

The installation of sanitary sewer infrastructure in Parsons Industrial Park is a long-term investment designed to provide safe, reliable service for generations. With proper operations and maintenance, the system is estimated to have a service life of up to one hundred (100) years.

COST AND FINANCING

(a) Estimated Local Area Improvement Cost:

Scope of Work	Estimated Cost
General Site Requirements	\$ 30,000.00
Removal and Demolition Work	\$ 137,811.83
Grading	\$ 339,000.00
Sanitary Sewer Main	\$ 800,784.80
Sewer Service Line Install up to Property Line	\$ 175,000.00
Culvert Replacement	\$ 99,640.00
Road Foundation	\$ 499,969.82
Asphalt Paving	\$ 731,667.20
SCOPE OF WORK SUBTOTAL	\$ 2,813,873.65
Contingency (15%)	\$ 422,081.05
Design & Engineering (10%)	\$ 281,387.37
PROJECT SUBTOTAL	\$ 3,517,342.07
PST (6%)	\$ 211,040.52
ESTIMATED TOTAL PROJECT COST	\$ 3,728,382.59

(b) Financing of Project:

Estimated Total Project Cost	\$	3,728,382.59
Less City's Estimated Contribution (Roads, Ditches, Engineering)	\$	(-) 1,281,387.37
Estimated Total Financing (Shared total for all property owners)	\$	2,446,995.23

RATES AND BASES OF ASSESSMENT

Local Area Improvements are assessed by the project's actual capital costs, which will be determined once construction has been completed.

It is proposed that the assessment for this Local Area Improvement will be calculated using the following formula:

$$\text{Local Area Improvement Levy} = (A * \sqrt{\text{Area}}) + (F * \text{Frontage}) + \$6,250$$

"Local Area Improvement Levy" is the total amount of a property's assessment.

"A" is the estimated cost of sewer installation in proportion to property area.

"Area" is the area of the property listed in the Tax Roll.

"F" is the estimated cost of sewer installation in proportion to property frontage.

"Frontage" is the frontage property as measured from legal property plans.

\$6,250 is the estimated cost of bringing one service from the sewer main to the property line.

The values of "A" and "F" were found by running the calculation for each property and adding the Local Area Improvement Levy for all properties. The values of "A" and "F" were modified until the total came within a \$100.00 of the Property Owners' Share currently estimated at \$2,446,995.23. Currently "A" = \$ and "F" = \$. When the actual cost is known "A" and "F" will be recalculated.

This formula was derived with the intent of balancing the costs as equitably as possible between properties of different sizes and shapes.

The number of services installed is determined by the requirements of each property. It should be noted that variations may occur. For instance, some properties with multiple titles may require only a single sewer service connection, while others may consist of multi-tenant buildings that necessitate separate sewer service installations.

The formula attempts to strike a fair balance and reflects the varying characteristics of the properties. It is recognized that there would be variations as there are properties with large areas and large frontages, properties that have large areas but relatively small frontages, while others have small frontages paired with larger areas.

The City will issue written notices through official channels to all affected property owners, clearly outlining the exact amount of their individual assessment to ensure the property owner has adequate information to make an informed decision regarding their Local Area Improvement investment.

PAYMENT OPTIONS

Property owners will be provided with two options for payment of their Local Area Improvement assessment:

- **Option 1 – Lump sum payment**
The full assessed amount is to be paid up-front.
- **Option 2 – Annual payment over a ten (10) year period, with a compounded interest and amortization.**
The applicable interest rate shall be the best rate the City can get at the time of borrowing. The interest rate used in the calculations in this report is subject to change and the final calculations will be redone based on the actual rate in effect at the time of borrowing.

UPAR TAX LEVY EXEMPTION

Properties included in this Local Area Improvement would qualify for an exemption from the UPAR tax levy. This exemption ensures that property owners are not subjected to overlapping charges for infrastructure services already covered under the Local Area Improvement assessment.

Regardless of the payment option selected by the property owner, the UPAR tax levy exemption shall apply for a period of ten (10) years. The choice of payment method remains at the discretion of the property owner and does not affect eligibility for the exemption.

PROPERTIES INVOLVED

A total of forty-six (46) properties are impacted by the proposed Local Area Improvement. Of these, forty-five (45) properties will directly benefit from the improvement, while one (1) property is exempted:

Thatcher Avenue

- .1 10021 Thatcher Avenue - Lot 1-Blk/Par 308-Plan 68B01812 Ext 2
- .2 10022 Thatcher Avenue - Lot 1-Blk/Par 304-Plan 68B01812 Ext 0
- .3 10023 Thatcher Avenue - Lot 2-Blk/Par 308-Plan 68B01812 Ext 3
- .4 10024 Thatcher Avenue - Lot 2-Blk/Par 304-Plan 68B01812 Ext 0
- .5 10024 Thatcher Avenue - Lot 3-Blk/Par 304-Plan 68B01812 Ext 0
- .6 10025 Thatcher Avenue - Lot 3-Blk/Par 308-Plan 68B01812 Ext 2
- .7 10027 Thatcher Avenue - Lot 1-Blk/Par 307-Plan 68B01812 Ext 2
- .8 10028 Thatcher Avenue - Lot 4-Blk/Par 304-Plan 68B01812 Ext 0
- .9 10029 Thatcher Avenue - Lot 2-Blk/Par 307-Plan 68B01812 Ext 0
- .10 10030 Thatcher Avenue - Lot 5-Blk/Par 304-Plan 68B01812 Ext 0
- .11 10031 Thatcher Avenue - Lot 3-Blk/Par 307-Plan 68B01812 Ext 0

- .12 10032 Thatcher Avenue - Lot 6-Blk/Par 304-Plan 68B01812 Ext 0
- .13 10033 Thatcher Avenue - Lot 4-Blk/Par 307-Plan 68B01812 Ext 0
- .14 10034 Thatcher Avenue - Lot 7-Blk/Par 304-Plan 68B01812 Ext 1
- .15 10035 Thatcher Avenue - Lot 5-Blk/Par 307-Plan 68B01812 Ext 0
- .16 10036 Thatcher Avenue - Lot 14-Blk/Par 304-Plan 101741093 Ext 2
- .17 10037 Thatcher Avenue - Lot 6-Blk/Par 307-Plan 68B01812 Ext 0
- .18 10041 Thatcher Avenue - Lot 22-Blk/Par 307-Plan 102290688 Ext 0
- .19 10042 Thatcher Avenue - Lot 8-Blk/Par 304-Plan 68B01812 Ext 0
- .20 10042 Thatcher Avenue - Lot 9-Blk/Par 304-Plan 68B01812 Ext 0
- .21 10042 Thatcher Avenue – Lot 10-Blk/Par 304-Plan 68B01812 Ext 0
- .22 10042 Thatcher Avenue - Lot 11-Blk/Par 304-Plan 68B01812 Ext 0

Holstein Street

- .23 10021 Holstein Street - Lot 4-Blk/Par 308-Plan 68B01812 Ext 0

Marquis Avenue

- .24 10023 Marquis Avenue – Lot 5-Blk/Par 308-Plan 68B01812 Ext 2
- .25 10025 Marquis Avenue – Lot 6-Blk/Par 308-Plan 68B01812 Ext 2
- .26 10026 Marquis Avenue – Lot 15-Blk/Par 307-Plan 68B01812 Ext 0
- .27 10026 Marquis Avenue – Lot 16-Blk/Par 307-Plan 68B01812 Ext 0
- .28 10027 Marquis Avenue – Lot 7-Blk/Par 308-Plan 68B01812 Ext 0
- .29 10029 Marquis Avenue – Lot 8-Blk/Par 308-Plan 68B01812 Ext 0
- .30 10030A Marquis Avenue – Lot 14-Blk/Par 307-Plan 68B01812 Ext 5
- .31 10030B Marquis Avenue – Lot 20-Blk/Par 307-Plan 101741116 Ext 6
- .32 10032A Marquis Avenue – Lot 13-Blk/Par 307-Plan 68B01812 Ext 2
- .33 10032B Marquis Avenue – Lot 21-Blk/Par 307-Plan 102286908 Ext 0
- .34 10033 Marquis Avenue – Lot 9-Blk/Par 308-Plan 68B01812 Ext 0
- .35 10033 Marquis Avenue – Lot 10-Blk/Par 308-Plan 68B01812 Ext 0
- .36 10033 Marquis Avenue – Lot 11-Blk/Par 308-Plan 68B01812 Ext 0
- .37 10034 Marquis Avenue – Lot 12-Blk/Par 307-Plan 68B01812 Ext 1
- .38 10036 Marquis Avenue – Lot 11-Blk/Par 307-Plan 68B01812 Ext 0
- .39 10040 Marquis Avenue – Lot 9-Blk/Par 307-Plan 68B01812 Ext 0
- .40 10040 Marquis Avenue – Lot 10-Blk/Par 307-Plan 68B01812 Ext 0
- .41 10041 Marquis Avenue – Lot 12-Blk/Par 308-Plan 68B01812 Ext 0
- .42 10041 Marquis Avenue – Lot 13-Blk/Par 308-Plan 68B01812 Ext 0

.43 10041 Marquis Avenue – Lot 14-Blk/Par 308-Plan 68B01812 Ext 0

Hereford Street

.44 10044 Hereford Street - Lot 11-Blk/Par 305-Plan 71B10004 Ext 1

Durum Avenue

.45 10041 Durum Avenue - Lot 1-Blk/Par 306-Plan 02B03833 Ext 0

Exempted Property

.46 10021 Holstein Street - Lot J-Blk/Par 308-Plan 68B01812 Ext 0 (This parcel is 9.0 metres wide and contains a water main and a power line and is *undevelopable under the setback regulations of the City's Zoning Bylaw.*)

LOCAL AREA IMPROVEMENT MAP

A map is attached at the end of this report to illustrate all the properties involved in the Local Area Improvement.

SUMMARY

The sanitary sewer installation through a Local Area Improvement in Parsons Industrial Park is an important step toward improving municipal services and supporting future development.

Property owners benefit directly through improved servicing of their lands, enhanced property values, and increased development potential. In addition, the financing options will provide flexibility and fairness.

With major rehabilitation work already scheduled, the timing of this project is advantageous for both the City of North Battleford and property owners.