



Summer Village of Sunbreaker Cove Municipal Wastewater Collection Project Information Bulletin for Residents

March 8th, 2018

Dear Residents,

As many of you are aware, the Summer Village of Sunbreaker Cove ("SBC") has been working towards construction of a municipal wastewater system ("the Project"). For over 17 years, council's past and present have been preparing the community for the transition from the current disposal practices to a regional collection system.

The objective of this bulletin is to provide residents with information on the project including:

- **Comprehensive overview outlining the important key components of the project.**
 - What is the rationale for the project?
 - What are the expected capital and operating costs each home owner can expect?
 - What is the timing of the project, and what are the key decision points?
 - Upcoming Events and contact information for the committee
- **A "Frequently asked Questions" section to help understand the details of the project:**
 - What are the environmental and public health justifications for building the line?
 - Why am I hearing so much about this project lately? Is this a new initiative? What authority does council have to proceed? Is participation mandatory?
 - How will the municipal system be built, what will be the surface impact, how will it operate and who will maintain the system?
 - How will SBC connect to the regional system and how will it be funded?

- Are there any alternatives to building a municipal collection system, while still protecting the potable water aquifer and the health of the lake?

1.0 Project Rationale

The project has been proposed to:

- To protect our health, by preserving the potable water aquifer, and providing for prudent environmental stewardship of the Sylvan Lake watershed as a whole,
- Proactively respond to changing Provincial and Federal government environmental policies regarding the inevitability of phasing out the use of private septic fields,
- Continue the Village's commitments to our regional municipal partners bordering Sylvan Lake to construct a regional wastewater collection system.
- Minimize the capital exposure to residents through continued participation in the Sylvan Lake Regional Wastewater Commission which provides access to 90% capital funding grants.

Connecting to the regional collection and treatment system is the preferred solution by the Province, and is the most economical long-term solution. Implementing a trucking solution alone would result in over 600 trucks per month in the summer requiring road upgrades, higher road maintenance costs, safety concerns and increased odour problems associated with trucking high volumes of sewage in the busy summer season. Continued participation in the Sylvan Lake Regional Wastewater Commission ("SLRWWC") provides homeowners the best alternative to ensure that SBC has access to regional wastewater treatment at reasonable costs.

1.1 *Sylvan Lake Regional Wastewater Commission*

Summer villages were first incorporated around the lake in the mid 1950's leading to the construction of typically small, summer-use only cottages. The standard wastewater treatment method until recently has utilized simple septic tanks and fields. While these systems are low cost and effective at dispersing wastewater, the cumulative effect of this minimal treatment system continues to impact the long-term water quality of the aquifer and Sylvan Lake watershed basin.

At the direction of the Provincial government, the eight municipalities bordering on the lake agreed to work collaboratively towards developing sustainable land development guidelines to update the land use bylaws to govern the development of existing and new land developments surrounding the lake.

Specifically, Alberta Environment and Parks advised all Central Alberta municipalities *"that discharge of treated wastewater to the Red Deer River upstream of the City of Red Deer raw water intake will be phased out to the extent possible through the implementation of a regional wastewater collection system and the amendment of exiting treatment facility approvals once they expire."*

To facilitate this goal, the province has invested over \$300 million to date to construct regional collection systems, including last year's \$42 million grant to the SLRWWC for construction of the primary sewer line connecting the Commission facilities and the Town of Sylvan Lake lagoons to the City of Red Deer Water Treatment Plant ("RDWTP") for treatment.

Funding for these large scale regional infrastructure programs comes from the Provincial “Water for Life” program which funds 90% of the capital costs, with the Commissions accountable for the remaining 10% of the funding. SBC became a member of the SLRWWC in 2008, and participated in the many regional planning initiatives dating back to mid-1990 before the Commission was officially set-up. The SLRWWC is currently focused on construction of a \$42 million dollar project to connect the Town of Sylvan Lake and the Summer Villages of Birchcliff, Jarvis Bay and Norglenwold to the RDWTP.

Following completion of the Red Deer pipeline, the Commission will proceed with completing the final phases of the project including a Northern Lateral to connect SBC and other County of Lacombe developments. Sunbreaker Cove is not exempt from the regional wastewater collection efforts and councils past and present have been proactive in preparing for the inevitable tie-in for close to 20 years. Now with the SLRWWC line to Red Deer currently under construction, and expected to be online in 2018, construction of the Northern Lateral and lifting station to connect Sunbreaker Cove will become the next focus for the Commission.

2.0 Estimated Capital and Operating Costs

The probable capital cost estimates as outlined below are based on the Stantec Consulting Inc. design report dated November 9th, 2016. Costs of materials and labour can fluctuate significantly over time and generally reflect the level of economic activity in the Province at the time the project is released for tender and construction.

Operating costs reflect the current estimates as outlined in the Municipal business plan dated January 15, 2017, and the projected costs to be allocated from the SLRWWC to account for SBC’s wastewater treatment costs.

2.1 *Municipal System Capital Costs*

Based on the detailed engineering design completed in 2016, the municipal gathering system is forecast to cost approximately \$3.4 million dollars. Proposed funding for the line (as at December 31, 2016) will come from existing Municipal Sustainability Initiative (“MSI”) grants totalling \$0.7 million, use of \$1.5 million in current capital reserves, and the final \$1.0 million to be funded through implementation of a Local Improvement Tax (“LIT”). Capital costs will be funded on a per lot basis, as a wastewater utility provides equal service to each lot.

Therefore based on the 271 existing lots in the community, **the LIT allocation per lot is \$3,716 which can be paid upon project completion at the homeowner’s option. Alternatively residents may elect to amortize the cost of the LIT over 25 years or \$237 per year which would be collected through the property tax process.** Funding components will likely change over time depending on availability of additional MSI grants, or availability of capital reserves set-up to help pay for the upfront capital costs.

2.2 *Connection Costs per Lot*

The costs of connecting each home to the Municipal system will be the responsibility of the home owner. Each property owner will be responsible for installing a grinder pump with adequate capacity to pump wastewater into the system. Stantec’s design recommends using a 2-stage LSGX Series Liberty grinder pump due to its durability and low cost. The pump specifications for each home have been designed to account for changes in elevation, distance to the main lateral, and pipe sizes. Stantec will provide each home owner with design specifications for their home when we get closer to construction. The estimated cost to purchase the pump, run 3-phase electrical power, and installation per tank is estimated at \$3,000.

In addition to the pump and installation costs, homeowners will be responsible for the costs of directional drilling a 38 mm diameter service line from the curb stop to your holding tank. **Based on experience in**

Birchcliff and other recent municipal projects, the cost to each home owner to buy and install the pump and the cost of the service line is expected to be between \$6,000 - \$8,000 per home. Since average costs will be impacted by the selection of service providers, a range has been provided. The cost to install the service line for each lot, from the property line to the municipal system will also vary depending on the length of pipe required, and any additional unique issues such as landscaping or surface features. Homeowners with short tie-ins will see lower costs, where homeowners with long tie-in requirements will incur higher connection costs.

Property owners will also be required to assess the condition of their existing septic/holding tank to ensure there is no groundwater infiltration into the tank, or loss of fluids to the surrounding soils. If your existing holding tank is not compatible, additional costs of \$4,000 - \$6,000 may be required to install a replacement tank.

Residents can elect pay for the connection costs all at once, or arrange personal financing to amortize the costs over a longer period of time. For example, costs could be added to the mortgage or funded through a personal line of credit. **Spreading the connection costs over 25 years and 4% interest rates, annual connection costs would be approximately \$507 per year on \$8,000 tie-in cost.** For seniors, the Provincial government offers low interest loans home equity loans to defer property taxes which may help to spread total costs over a longer period. For more information on this program please go to the Province's webpage at www.seniors-housing.alberta.ca/seniors/property-tax-deferral.html

2.3 Operating Costs for Seasonal and Permanent Residents

Operating costs to run the municipal system, as well as SBC's portion of the SLRWWC operating costs will be allocated based on permanent versus seasonal residences. Permanent residents will be allocated system use for 365 days per year, while seasonal residents will be allocated 153 days per year covering the period from May 15th – October 15th. At their option, seasonal homeowners can elect to have the system operate year round, and would be charged the same rate as permanent owners. This is a deviation from the other Summer Villages who charge an equal fee to each home. Based on these parameters which reflect the municipal business plan, SBC would produce an estimated 20,000 m³ of wastewater in 2021 with 23% produced from the 41 permanent residents and the remaining 77% from the 225 seasonal residents.

Operating costs for full-year operation in 2021 (assuming the lines are built in 2019) are forecast to be roughly \$140,000. **Based on this forecast, the annual operating expenses for full-time residents would be \$777 per year, while seasonal resident's expenses would be \$486 per year for operating costs. The final cost sharing methodology will be provided in the Utility bylaw, the estimates presented herein are subject to change.** The following table outlines the estimated total costs expected per resident based upon the current forecast of operating costs assuming the line is built and operating by 2021.

Sunbreaker Cove Municipal Wastewater Project 2021 – Forecast Capital and Operating Expenses				
	Permanent Resident		Seasonal Resident	
	Total	Per Year ⁽¹⁾	Total	Per Year ⁽¹⁾
Municipal Connection ⁽²⁾	\$8,000	\$507 ⁽⁴⁾	\$8,000	\$507 ⁽⁴⁾
Local Improvement Tax ⁽³⁾	\$3,721	\$237	\$3,721	\$237
Upfront Costs	\$11,271	\$744	\$11,271	\$744
Annual Operating Costs with capital paid upfront		\$777		\$486
Total Annual Costs		\$1,521		\$1,230

- (1) Reflects costs of residents electing to amortize both the installation and LIT costs.
- (2) Based on estimate of \$8,000 per household for connection. Includes cost of pump, electrical hook-up, direction drilling, and labour. Individual site costs will vary depending on each home owner's current set-up.
- (3) Assumes Local Improvement Tax is amortized at 25-years with a 4% interest rate.
- (4) Based on 25 year amortization of the connection cost over 25 years with a 4% interest rate.

3.0 Estimated Construction Timing

The timing of the municipal project remains contingent on available provincial funding to the SLRWWC. The estimated cost of the Northern Lateral extension and the lifting station are estimated to be \$6.4 million. Funding would again be applied for by the SLRWWC and would represent 90% or approximately \$5.76 million of capital with the remaining 10% or \$0.64 million coming from the SLRWWC. Sunbreaker's share of the Northern Lateral line would be approximately \$35,200 representing a 5.5% allocation of the SLRWWC capacity as per the current business plan. The Commission amortizes these costs over the life of the project, and the debt servicing costs are already accounted for in the annual operating costs.

The \$3.4 million municipal project will not be released until the SLRWWC has committed to build Northern leg lateral which will connect Sunbreaker Cove, Blissful Beach and other County of Lacombe developments to the existing lift station located in the Summer Village of Birchcliff. **While council had anticipated project funding would be available to allow for construction in 2019, the likelihood of meeting this tie-in date is unlikely. As the municipal portion is entirely contingent on the SLRWWC funding, it is impossible to predict an exact date of when the project will be released.** The operating and capital costs outlined above, are contingent on construction during the summer/fall of 2020 with full-year operations in 2021.

4.0 Upcoming Events

The Village will be providing updates as warranted throughout the year, including a presentation at the upcoming annual information meeting scheduled for **10:00 am on June 23, 2018** at the Rainy Creek Community centre. Homeowners are encouraged to attend the meeting and check the website periodically for updates. **Council encourages residents to contact the Wastewater Committee directly with any questions or feedback they may have after reviewing this information bulletin. Please forward any questions or comments to:**

SBCwastewatercommittee@sylvansummervillages.ca

This project does represent a significant change for the community in how we interact with our natural environment. Recognizing the importance of environmental stewardship and community/regional plans for water and waste water management, working together we hope to preserve the quality of the lake and our drinking water for the future.

Sincerely,

Teresa Beets
Mayor

Jim Willmon
Deputy Mayor

Keith Kimball
Councillor

Phyllis Forsyth
CAO

Michael Wuetherick
Project Advisor

Frequently Asked Questions?

Council and Village Administration are frequently asked questions about many specific details. The following FAQ's will address many of the questions that homeowners have asked:

What are the environmental and public health reasons for building the line?

Q1: When I built my septic field it met the requirements of the building code so why would it become illegal to use?

- You are currently allowed to legally use septic fields. The Village's development bylaws must comply with provincial regulations including wastewater treatment requirements. The province has the sole right to withdrawal approval of all private septic treatment systems once the regional collection system is operational.
- Under the Municipal Government Act ("MGA"), the Village has the authority to outline acceptable wastewater treatment systems within its jurisdiction through its existing land-use bylaws. While septic fields are presently allowed on existing homes, they are no longer allowed for new construction projects.

Q2: Septic fields have worked just fine for 40 years, why do we even need a wastewater system? Isn't it only the lakefront houses that are polluting, so why should we have to build a sewer system?

- Septic fields offer only the most basic form of wastewater treatment, and even then only if the settling tanks are properly maintained and cleaned annually. Without an ongoing inspection requirement, there is currently no means of ensuring proper operation of septic fields.
- Septic fields offer a low cost disposal system but offer little in the way of treatment of contaminants.
- **ALL** septic fields regardless of their proximity to the lake contribute to contamination of the watershed which supports the potable water aquifer and the health of the lake.
 - In 2005 a Water Quality Assessment completed by AXYS Environmental Consulting Ltd. reported *"The surficial geology surrounding the lake is dominated by a relatively consistent clay-rich till blanket. While the fine-textured nature of this material allows it to absorb nutrients such as phosphorus, the material has relatively slow water percolation rates and therefore this material is not a particularly good receptor for effluent from septic fields. Unless a network of natural cracks or fissures are present in the material, septic effluent may resurface before adequate nutrient removal or assimilation has occurred, leading to the potential for localized nutrient loading of the lake."*
 - As a result of the AXYS study, since 2007 all Summer Villages around the lake, including Sunbreaker Cove banned the use of septic systems for new construction permits.

Why am I hearing so much about this project lately? Is this a new initiative? What have Councils been doing to prepare residents for this project? What happens if we don't want to tie-in?

Q3: How long has SBC been working on a regional wastewater collection project?

- The proposed wastewater project is not a new initiative, in fact current and past councils have been working on this project for over 17 years with support from the community.
- With the construction of the SLRWWC Primary gathering system to be completed in 2018, the next focus for the Commission will be to complete phases four and five to connect Sunbreaker Cove and Half Moon Bay.
- In 2012, and again in 2016 council hired Stantec Consulting Ltd. to complete cost estimates and evaluate feasibility of construction.
- The 2012 project costs were estimated at \$4.7 million and were based upon an extensive storage facility and trucking of wastewater to Sylvan Lake, similar to the current practice in Blissful Beach.
- In 2015, council elected to abandon the truck/storage option and contracted Stantec to design a system to discharge to the proposed SLRWWC Northern Leg Lateral. In 2016, Stantec completed the detailed engineering design with an estimated cost of \$3.4 million.

Q4: What have councils past and present been doing to prepare the community for this project?

- Beginning in 2000, council participated in feasibility studies and sustainable development planning with the other eight jurisdictions surrounding the lake to assess options to preserve the potable water aquifer and health of the lake itself.
- **In 2001, council allocated funds from a land sale to create a capital reserve for sewer infrastructure.**
- **In 2004, at the annual general meeting, ratepayers agreed to have Council commit to a plan to move forward with the regional sewer project. A resolution was passed by council to commit to participation in a regional collection system, and initiating an annual capital investment be set aside in future budgets to build a capital reserve fund municipal wastewater infrastructure.**
- In 2007, council by resolution agreed to commit to the SLRWWC and began negotiating with our regional partners the framework for design, construction and operation of the regional collection system.
- In 2010, council passed a resolution approving the business plan for the SLRWWC. Subsequent revisions to the plan have taken place in 2012 and again in 2015. Revisions to the current business plan are ongoing to account for changes to the capital project timing of the Commission and any proposed changes to capacity and cost allocations to the Commission members.
- In 2016, council passed a resolution to prepare a business plan for the municipal system which is required to obtain approval from Minister of Municipal Affairs to raise the debt limits for the Village which will be recovered through the proposed LIT.
- As at December 31, 2017, SBC has combined accumulated surplus balances of over \$1.5 million dollars, of which a portion will be allocated to funding the wastewater capital costs. In addition, cumulative MSI Grants of over \$0.7 million have been earmarked for funding the wastewater project.

Q5: What authority does council have to proceed with this project?

- The proposed system involves the construction of a public utility and is consistent with the objectives and goals outlined in the Municipal Development Plan ("MDP") available on the SBC website at www.sunbreakercove.ca/wp-content/uploads/mdp_dec2017.pdf
- The MDP is a statutory document required under the Municipal Government Act, 2000, Chapter M-26 which sets the objectives and policies for the Village, and contains relevant policy statements with regards to the wastewater system.

- Council through its execution of the SLRWWC business plan has followed through with many of the objectives outlined within the MDP.
- Once funding of the SLRWWC North Lateral Line is approved, council will initiate the appropriate bylaws as required under the Municipal Government Act to facilitate construction and operation of the municipal system. Public hearings will be held prior to approving a new bylaw.

Q6: What is included in the utility bylaw, and when will it be passed?

- The utility bylaw will outline, amongst other details, the utility rate to be charged to residents for use of the service, specific requirements to tie-in to the municipal system and timing consideration for compliance.
- Property owners who do not comply with the utility bylaw are subject to the work being completed on their behalf at the homeowner's expense.
- Development permits issued for undeveloped properties will include a condition requiring connection at the end of construction, and prior to occupation.
- Council will be working to develop a utility bylaw for SBC to govern the requirements of residents in regards to the wastewater system prior to release of the project. Public hearings will be held prior to approving a new bylaw.

How will the municipal system be built, what will be the surface impact, how will it operate and who will maintain the system?

Q7: How will the municipal sewer system be built?

- Stantec Engineering completed a detailed design of the municipal system in 2016. Stantec has extensive municipal wastewater project design experience including applications very similar in scope to SBC's project. The maximum design flow rate is 366 m³/d based on peak volume estimates as required by the Alberta sewer design guidelines.
- The gathering system will use fused High Density Poly-Ethylene ("HDPE") pipe ranging in size from 1.5" diameter for home tie-ins up to 4" and 6" nominal lines for the primary collection mains along Breakers Way and Sunhaven Way.

Q8: How will the pipelines be built? And what impact will construction have on our roads?

- The HDPE comes in long rolls which minimizes the number of connections, and is installed using directional drilling equipment to minimize surface impacts. Stantec has already conducted subsurface soil sampling to ensure the feasibility of directional installation techniques.
- Curb-stops will be installed for every resident to facilitate isolating seasonal homes from the forced main during the offseason. Surface access points will be required to gain access to valves and flush-out points, but will have only a minimal profile above grade.

Q9: Who will operate the system and how will it work?

- The system is designed to operate as a low pressure forced main, operating at 40 psi pressure (Roughly 20% of the maximum operating pressure of the materials). Grinder pumps will be installed in each homeowners holding tank which will lift the wastewater into the forced main gathering system.

- The pump size required is specifically sized for each home to account for the many elevation changes within the community. The grinder pumps lift sewage to the forced main which then flows under pressure to the future lifting station to be built at Blissful Beach.
- Village administration will hire contract operators to monitor and maintain the daily operations of the system. Wastewater operators are regulated by the province and must have proper certification.
- In the other Summer Villages, annual maintenance and flushing are conducted every fall to account for the high volumes during the summer season. Cost of operations, flushing and a provision for maintenance are included in the operating cost estimates as outlined previously.

Q10: What will happen when the power is out, won't the system backup?

- There are several buffers in the system which will provide ample capacity over short-term (i.e. 24 hr) outages. Firstly, individual storage tanks will typically provide a minimum of 1-2 weeks of storage. Secondly, the municipal system itself has adequate internal capacity to hold over two days of production.
- Most importantly to remember, in the event of power outages the potable water systems will also be down therefore generation of wastewater volumes will also be essentially zero.

How will SBC connect to the regional system, and how will it be funded?

Q11: How will SBC's wastewater volumes get to Red Deer for treatment?

- The municipal system will tie-into the SLRWWC gathering system and lift station in Blissful Beach which is part of the proposed Northern Lateral connecting SBC to the existing Commission facilities in Birchcliff. Construction of SBC's system is contingent upon the SLRWWC accessing funding grants required to complete the Northern Lateral.
- SBC secured access to capacity in the existing gathering system terminating in Sylvan Lake (referred to as the Secondary System) based on our forecasted share of wastewater volumes over a 25-year time period. SBC's current capacity allocation is 5.5% of the total projected volumes in the SLRWWC secondary lines which also represents SBC's current allocation of capital and operating costs for this segment.
- The SLRWWC is currently constructing the Primary System at an estimated cost of \$42 million which will transport wastewater volumes from the connected Summer Villages plus the Town of Sylvan Lake volumes to the Red Deer Treatment Plant. This line is anticipated to be in operation in 2018.
- SBC's capacity allocation in the Primary System is 1.0% of the design capacity. This represents SBC's proportionate share of the Primary System capital and operating costs as well.
- SBC has been a member of the SLRWWC since 2007 and has paid for annual operating and capital cost allocations since 2010 when the business plan for the Commission was first signed.
- The Commission is funded 90% by the Province for major public infrastructure projects, while the remaining 10% is funded by the Commission members.

Q12: Why would SBC build a sewer line that will be used by new Developments around the Village? Won't this accelerate the development of offsetting properties?

- Any future offsetting developments such as the proposed Skye Country RV Park and Palm Bay residential developments **WILL NOT** utilize SBC's gathering system. The municipal system is designed to meet the requirements of the village wastewater volumes only.

- Construction of the municipal line will have no bearing on the rate of any development outside the Village's boundaries. The County of Lacombe is the offsetting jurisdiction and they have contributed 51.2% of the costs for the Secondary System and 18.5% of the Primary System.
- At the County of Lacombe's sole discretion, they can construct gathering lines to new communities, but no additional sewer pipelines will be built within the boundaries of the Village.

Q13: How will the wastewater system costs be paid for by residents?

- Currently the costs associated with the SLRWWC are paid out of general tax revenue. Cumulative expense to date for SBC's allocation of the SLRWWC costs are \$66,900 for the period from 2012 – 2017.
- With respect to the municipal system expenses to date, SBC has incurred costs of \$169,100 to complete the detailed engineering study and prepare the business plan. Financing of these costs came from the use of MSI grants and capital project reserves.
- Once operational, sewer related costs will be removed from the tax ledger and recovered by an annual or monthly utility rate bylaw resulting in an offsetting reduction in the expenses to be recovered through property taxes.
- The LIT levy will be collected in conjunction with the annual property tax assessment, or the LIT can be paid upfront at the homeowner's choosing.

Are there any alternatives to building a municipal collection system, while still protecting the potable water aquifer and the health of the lake?

Q14: Why don't we just go to holding tanks and avoid the costs of building the line?

- Given the size of our community, implementing a system relying on individual hauling for all residents would require more than 4,000 single axle truck loads per year.
- **In the busy summer periods such as long weekends, daily sewage truck needs could be as high as 25-30 sewage haulers per day in the community.** Besides the potential for foul odours from sewer gases, the congestion during peak summer seasons poses a potential safety risk for residents.
- The current road systems are not designed to handle this level of industrial use by heavy truck traffic, thereby potentially requiring significant capital upgrades to the major collector roads, specifically Breakers Way and Sunhaven Way.
- The current commercial rate for sewage haulers is roughly \$185 per load and is expected to increase with pending fee increases at the regional septic receiving stations.
- Based on a net present value analysis over a 25-year period, seasonal residents hauling more than 4 loads per summer would incur lower full-cycle costs to tie into the regional system based on an \$8,000 tie-in cost and annual operating costs of \$488/year.

Q15: Why doesn't SBC just quit the SLRWWC and not participate in any future projects?

- As party to the SLRWWC business plan, SBC would require approval from the Minister of Municipal Affairs. Such approval is not assured, and may give justification to the Minister to disband the Summer Village in order to preserve the Provinces stated objective of protecting ground water.
- SBC would not be entitled to any compensation for any purchased capacity to date and would not retain any capacity built up in the system at the time of withdrawal.
- SBC would remain liable for its respective proportion of outstanding debt principle for which the System has incurred on the Village's behalf. SBC would be required to either pay the outstanding

principle and any accrued interest to the SLRWWC, or continue to pay its respective share of remaining debt payments.

- Withdrawing from the Commission does not exempt the Village from having to tie-into the regional system should the Province elect to mandate collection of wastewater. A standing environmental order directing all jurisdictions in the Red Deer River watershed to tie into the RDWTP is already in place.
- Outside of the SLRWWC, SBC would be ineligible for 90% project funding. If SBC had to pay costs to tie-into the SLRWWC, any expenses would not be eligible for any project financing through the Water for Life Program.
- For every \$2 mm of capital required to tie-in, each lot would incur an obligation of \$7,380 compared to only \$738 per lot if SBC remains in the SLRWWC. The estimated cost to tie-into the Birchcliff North Shore lifting station is \$6.4 mm.
- Finally, withdrawing from the Commission will lead to "customer" rates which will be much higher than the costs associated with remaining in the Commission.