

## APPENDIX “F”

### Project Related Spinoffs and Cost Saving

1. The existing 1500 mm diameter corrugated steel pipe culvert at the junction of Tributary 8A and Municipal Road 80, opposite George Street in Val Caron, is substantially undersized and in need of replacement. If the project did not take place, the replacement would be a multiple box culvert with a potential capital cost of approximately \$600,000. As a result of the implementation of the new Drain, the Tributary 8A flows are being diverted from this location. A small road culvert in the order of 600 mm diameter would now replace the existing 1500 mm pipe. The cost saving is \$590,000.00.
2. The existing outlet of Tributary 8A along the west side of Municipal Road 80, from George Street to the Whitson River, is a deep ditch with numerous large-sized road culvert crossings. This ditch is an annual maintenance problem and cost for the City as ice and snow must be removed in the March period to maintain the existing watercourse flow. The depth of the ditch and its close proximity to Municipal Road 80 poses both a potential safety hazard and liability. The annual cost saving for winter maintenance of the ditch is approximately \$3,500 per year. The future cost saving for the replacement of the intersecting road large size cross culverts is approximately \$40,000.
3. The existing Tributary 8A watercourse passes through the City owned property adjacent to the Kingdom Hall on Municipal Road 80. With the diversion of the existing tributary by this project, the ditch across the City land parcel is no longer required and can be filled. The subject land parcel with valuable road frontage can then be marketed by the City. The approximate land value is estimated to be \$200,000.
4. The City owns lots 61 to 64, Plan M-486 on Daniel Avenue in the River Road Subdivision in Val Caron. These lots are in close proximity to the Whitson River and development is hampered by potential Whitson River flood issues. These lots have a frontage of 110 feet. One of the lots is used as a parkette. With the proposals to shift the Whitson River to the north under this project, preliminary discussions with the NDCA indicate that the authority may agree to the severance of said properties to create six 55 foot frontage building lots. These lots could be marketed by the City with a value in the \$60,000 to \$70,000 range per lot for a potential city revenue of \$360,000 plus future development charge revenue of approximately \$87,000.
5. The existing Tributary 8A watercourse crosses Dominion Drive in three 900 mm diameter corrugated steel pipes. Said pipes are substantially undersized and in need of replacement. This project will accomplish that task and provide the outlet for future storm sewers to the east and west of the proposed new culvert crossing. This will make the future job of reconstruction of Dominion Drive a simpler task.
6. As a direct result of the proposed Paquette-Whitson Drainage works, the existing flood plain/watercourse impediments to development in the area north of the Whitson River and east of Municipal Road 80 will be resolved. With the existing subdivisions approved or in the planning process, a minimum of 321 new residential building lots could move forward. The large Cerilli Valley Centre commercial development fronting Municipal Road 80 will bring economic enterprise and new jobs to the community. These new developments will maximize the use of existing sewer and water infrastructure.