

Alternative Site Evaluation

| | Site 1 | | Site 2A & 2 B | | Site 3 | |
|---|--|-----------|--|-----------|--|-----------|
| | Parking Lot Site | Score | Hensall Road Site | Score | School Site | Score |
| WATERMAIN | | | | | | |
| Capital Costs for new watermain | \$0 | 3 | \$600,000 (Average of 2A & 2B) | 1.5 | \$700,000 | 1 |
| Ability to stage watermain construction | Yes | 2 | No | 1 | Yes | 2 |
| Connections to water distribution grid (the more the better) | Site has large watermains in the vicinity. Water can flow in 2 directions. | 3 | Site has no large watermains in the vicinity. Tank will be on a dead end. | 1 | Existing watermain is smaller capacity. Water can flow in 2 directions. | 2 |
| New watermain replaces inadequate watermain | No | 1 | Watermains would be needed to facilitate future development | 2 | Nelson and York watermains are a high priority for infrastructure renewal. | 3 |
| Provides adequate fire flows at suitable pressures for areas of concern identified by Fire Department | Improves conditions for HDC and General Coach. | 2 | Maintains existing conditions and provides flows for future development lands. | 1 | Improves conditions for School, Thompsons and Future Development Lands to the south. | 2 |
| Presence of significant cultural features | None anticipated. | 2 | None anticipated. | 2 | None anticipated. | 2 |
| Disruption of natural features | None anticipated. | 2 | No disruption anticipated. | 2 | None anticipated. | 2 |
| Sub-Total Watermain | | 15 | | 10.5 | | 14 |
| ELEVATED TANK | | | | | | |
| Capital Costs to elevate tank (1600 m ³) | \$40,000 | 2 | \$0 | 3 | \$120,000 | 1 |
| Approximate geodetic elevation (Affects cost – not scaled otherwise) | 278 m | | 280 m | | 274 m | |
| Need to purchase property | Property must be purchased. Owners are willing. | 2.5 | Property must be purchased. | 2 | Property must be purchased. | 2 |
| Impact to adjacent properties during construction | Limited impact to intersection of Soldan and Mill Street. | 2 | Depends on final location but possible impact to future residential. | 2.5 | Might impact use of school property. | 2 |
| Visibility for economic development | Visible from north and east. | 2.5 | Visible from south and west | 2 | Located on the edge of the community far from main roads. Low visibility. | 1 |
| Impact to adjacent sensitive land uses – shading, view | None anticipated. | 3 | Possible shading for properties fronting on Lorne Avenue. | 2 | Possibly, after development. | 2 |
| Impact on future development – loss of development site | No Impacts | 3 | Possibly, after development. Development is proposed. Adds new watermain which is positive for site. | 2 | Provides improved watermain connection for future development lands to the south. | 2 |
| Presence of significant cultural features | None anticipated. Site previously disturbed. | 3 | Stage 1 &2 Archaeological Assessment would be required. | 2 | Stage 1 &2 Archaeological Assessment would be required. | 2 |
| Disruption of natural features | Minimal – limited tree removal would be required. | 2 | Minimal – field is in agricultural production. | 3 | Stand of trees would need to be removed. | 1 |
| Sub-Total Tank | | 20 | | 18.5 | | 13 |
| Total Score (out of 45) | | 35 | | 29 | | 27 |