



Steve Sam, Manager of Marketing & Business Development, representative for the Shepard Business Park Lot Owners Association (SBPLOA)

Shepard Business Park (SBP) is the “large industrial development to the north of the of Shepherd Hamlet” that is mentioned in the Notice of Motion.

Synopsis:

SBP has a private water system with watermain in front of all properties, fire hydrants, a pumphouse, and two underground water tanks. City water is trucked to fill the tanks solely for the purpose of fire suppression. Without which all businesses are shut down; there is a separate story about city crews inadvertently taking private water.

Population:

- 77 industrial lots were developed in this community; however some businesses consolidated multiple lots, some sub-divided, and some formed condo units for multiple small businesses.
- Today about 108 businesses of all sizes pay annual fee to the SBP Lot Owners Association (SBPLOA); note that due the market downturn, some businesses have closed down, but there is still the property owners/landlords to pay the fee. I will try to confirm latest count.

I am not sure how to answer your question on ‘roughly cost per business to hook up water utilities’. Each lot has different ways of coping: install a well, bring water, bring drinking water only, etc. Some undeveloped lots still are for storage of shipping containers, recycle materials, steel pipes, and garbage piles (!!!). So individual cost varies greatly. Those lots with building(s) requiring fire sprinkler system have installed direct connection to the watermain under the street/ditch.

FYI:

Because of the strain (cost and mental) in pumphouse/system maintenance and/or water thieves, our board has initiated the process to pursue a city water connection by engaging an engineering consultant to talk with appropriate city department(s) and testing of water samples.