



Making a difference...together

**REPORT TO GANGES SEWER LOCAL SERVICE COMMITTEE
MEETING OF THURSDAY, 15 MAY 2008**

SUBJECT **APPLICATION FOR INCLUSION OF BLOCK G, SECTION 1, RANGE 3E, NORTH SALT SPRING ISLAND, COWICHAN LAND DISTRICT, PLAN 1371 INTO THE GANGES SEWER LOCAL SERVICE AREA. CIVIC ADDRESS: 229 RAINBOW ROAD**

PURPOSE

For committee consideration of an application to extend the boundaries of the Ganges sewer local service area to include the above noted parcel or a portion of the parcel for purposes of the applicant receiving sewer service.

BACKGROUND

The owner of the above described property has approached Capital Regional District (CRD) staff with a request to be considered for inclusion of the property into the Ganges sewer local service area.

Details of Inclusion

The committee may wish to consider the following information forwarded by the applicant respecting the application:

1. The property is currently in the agricultural land reserve.
2. There is sewer service fronting the parcel on Rainbow Road.
3. The applicant wishes to move a double wide mobile home to the parcel.
4. The parcel size is approximately 5 acres in area.
5. There is no subdivision planned.
6. The applicant has agreed to pay a capacity purchase surcharge as per Bylaw 3262.
7. The applicant has agreed to pay any charges associated with the sewer connection.

The committee has in past, assessed expansions to the area on the basis of one or more of the following:

1. The application conveys a benefit to the community as in affordable housing or senior's housing.
2. The applicant has a demonstrated ground disposal problem for sewage.
3. The applicant's parcel is one of the original lots envisioned to be connected at the time of installation of the sewer system.
4. The applicant has agreed to pay the costs of connection as per applicable bylaws.

From the information presented it appears that the application meets only criteria number 4. The parcel has no current dwelling unit on it or an identified sewage disposal problem. The application does not appear to convey any particular benefit to the community benefit. It would appear that the parcel has ample area to be serviced by an on site sewage system.

ALTERNATIVES

1. That the committee not support the inclusion of Block G, Section 1, Range 3E, North Salt Spring Island, Cowichan Land District, Plan 1371 into the area at this time as the application does not meet a number of the criteria the committee has, in the past, applied to assess whether a parcel should be included in the Ganges sewer local service area.
2. That the committee support the application to include the applicants parcel into the Ganges sewer local service area and recommend that staff prepare the bylaw to amend Bylaw No. 1923 for consideration of the committee.

FINANCIAL IMPLICATIONS

If the application is supported, the CRD will assess the applicant the capacity purchase surcharge associated with one single family dwelling unit and the cost of making the connection from the property line to the sewer main on Rainbow Road.

SUMMARY/CONCLUSIONS

The current owners of Block G, Plan 1371 have requested sewer service for siting of a double wide mobile home. The owners have agreed to fund the capacity purchase charges as required under Bylaw No. 3262 and the cost of the service connection. There is no need to extend the sewer. The application does not meet most of the criteria the committee has applied in the past for assessment of benefit to the sewer area and the community.

RECOMMENDATION

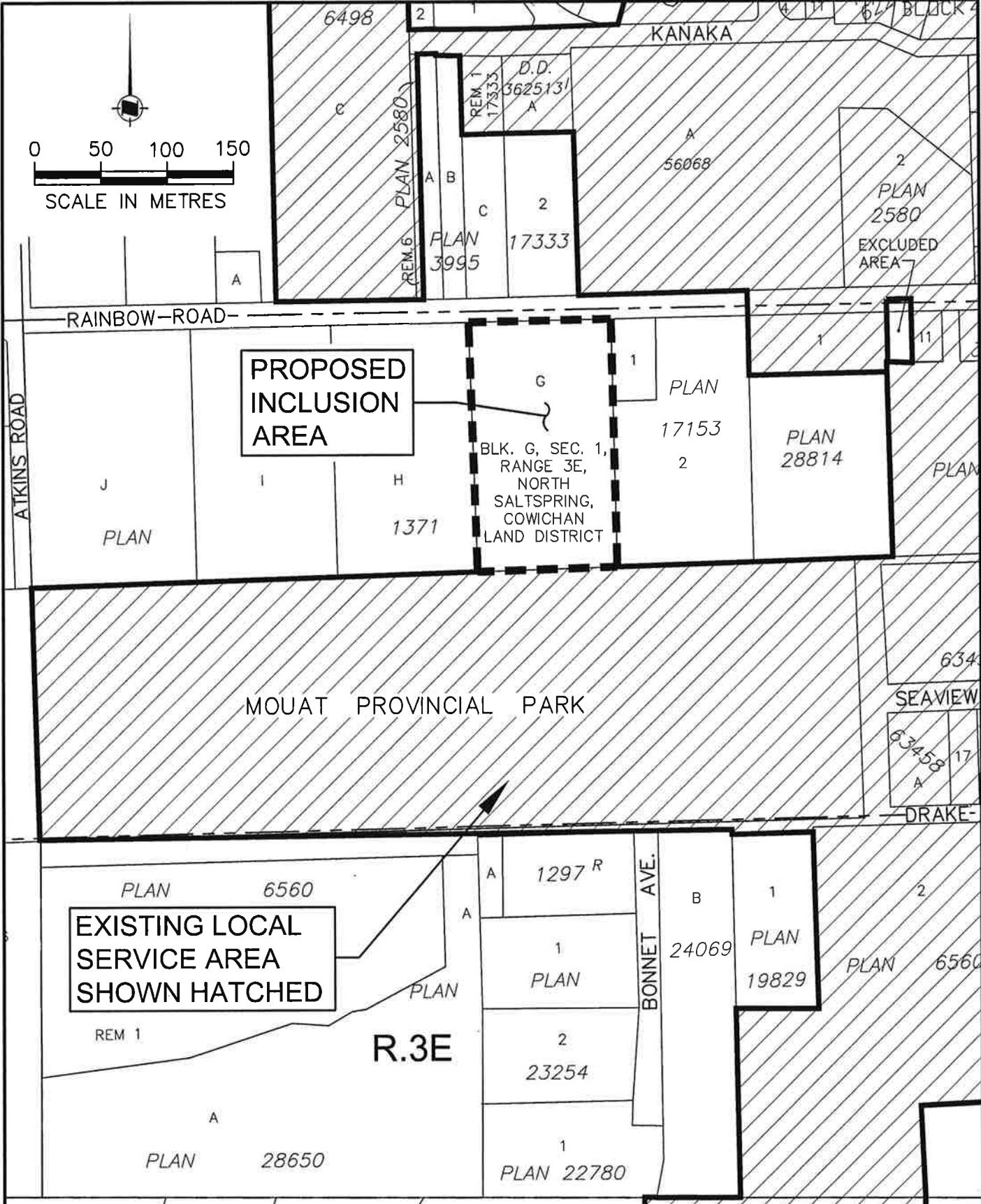
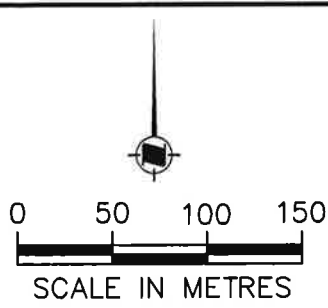
That the Ganges Sewer Local Service committee:

1. advise whether or not it wishes to support inclusion of Block G, Section 1, Range 3E, North Salt Spring Island, Cowichan Land District, Plan 1371 into the Ganges sewer local service area as outlined on the attached drawing; if supported then
2. direct staff to prepare for the consideration of the committee the necessary bylaw to amend Bylaw No. 1923, "Salt Spring Island Ganges Sewerage Local Service Establishment Bylaw, 1991" to expand the service boundary of sewer area to include the subject parcel.



Gary Hendren, ASCT
Local Services Engineering Coordinator

GH:ls
Attachments: 1



CAPITAL REGIONAL DISTRICT

SALTSRING ISLAND – GANGES SEWER SYSTEM

PROPOSED EXTENSION TO LOCAL SERVICE AREA BOUNDARY TO INCLUDE BLK. G, SEC. 1, RANGE 3E, NORTH SALTSRING ISL., COWICHAN L.D., PLAN 1371

Environmental Services

DESIGNED G.H.	DRAWN M.M.	SCALE AS SHOWN	CHECKED T.K.	APPROVED G.H.	DATE 30/04/08	DWG. NO. 26-S239-1	REV. 0	SHT 1	OF 1
------------------	---------------	-------------------	-----------------	------------------	------------------	-----------------------	-----------	----------	---------