

**REPORT TO GANGES SEWER LOCAL SERVICE COMMITTEE  
MEETING OF WEDNESDAY, 30 MAY 2007**

---

**SUBJECT**      **APPLICATION FOR INCLUSION OF LOT 6, SECTION 2, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 14710 INTO THE GANGES SEWER LOCAL SERVICE AREA FOR PROPOSED TWO LOT SUBDIVISION SERVICING**

**PURPOSE**

To advise the Ganges Sewer Local Service committee of a request for inclusion in the sewer area, outline the requirements for such an inclusion, and obtain direction from the committee on the application.

**BACKGROUND**

The owner of the above described property has approached Capital Regional District (CRD) staff with a request that his property be considered for inclusion into the Ganges sewer local service area. The owner has received Preliminary Layout Approval (PLA) from the Ministry of Transportation (MOT) for a two lot fee simple subdivision on the property, located on the corner of Park Drive and Lakeview Crescent. Islands Trust has also recommended to MOT that the subdivision proposal receive conditional approval. A condition of the PLA is that both proposed lots be connected to the Ganges sewer system. A portion of the property abuts an existing sewer main. Staff have advised the owner of the proposed capacity purchase surcharge and the need for the owner to fund all of the sewer service installation work and gravity sewer expansion necessary to provide sewer services to the subdivision. The owner is seeking to obtain conditional approval for consideration of his application.

**ALTERNATIVE**

The committee could recommend against including the property in the service area and the subdivision would likely not proceed.

**REQUIREMENTS**

As with other applications, staff would suggest that any agreement of the committee to recommend amendment of the sewer boundaries be subject to the following:

- Agreement to pay to the CRD the full costs, pursuant to Bylaw No. 2490, of the necessary sewer service installations or extension, from the existing sewer main on Park Drive to service the proposed two lot subdivision, such service installations to be constructed to the standards and requirements of the CRD.
- Agreement to provide a detailed sewer service design sketch for CRD approval for proposed subdivision, including proposed service locations and elevations, proposed statutory rights of way (if necessary), individual pump requirements (if necessary), and all surrounding above ground and underground information.
- Agreement to pay the costs for purchase of capacity in the Ganges wastewater treatment plant, pursuant to Bylaw No. 3262. Receipt of a letter from the Islands Trust indicating all necessary approvals for the development have been received.

**FINANCIAL IMPLICATIONS**

There will be no additional costs incurred by residents within the local service area boundary as a result of this project.

**SUMMARY**

The property owner of the above described property is seeking conditional approval for inclusion of a proposed two lot subdivision into the Ganges sewer local service area. The owner has received a PLA from MOT and conditional approval for the subdivision from Islands Trust. Recommendation to the CRD Board to amend the service area boundary to include the proposed lots would be subject to the owner providing staff the information detailed above.

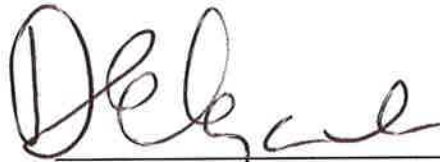
**RECOMMENDATION**

That the Ganges Sewer Local Service committee:

1. Recommend to the CRD Board, amendment of Bylaw No. 1923, "Salt Spring Island Ganges Sewerage Local Service Establishment Bylaw, 1991", to include Lot 6, Section 2, Range 3 East, North Salt Spring Island, Cowichan District, Plan 14710, subject to the receipt of the following:
  - Written agreement to pay the full costs of the necessary sewer service installations from the existing sewer main on Park Drive to service the proposed two lot subdivision; such installations to be constructed to the standards and requirements of the CRD.
  - Written agreement to provide a detailed sewer service design for the proposed subdivision for CRD approval.
  - Written agreement to pay the costs for purchase of capacity in the Ganges wastewater treatment plant, pursuant to Bylaw No. 3262, "Ganges Sewerage Service Capacity Purchase Bylaw, No.1, 2005."
  - Receipt of a letter from the Islands Trust, indicating all necessary approvals for the development have been received.



Ted Robbins, BSc, CTech  
Local Services Engineering Technician



Dwayne Kalynchuk, PEng  
General Manager, Environmental Services  
Concurrence



Kelly Daniels  
CAO Concurrence

**COMMENTS**

TR:ls