



**REPORT TO GANGES SEWER LOCAL SERVICE COMMITTEE
MEETING OF FRIDAY, 12 OCTOBER 2007**

SUBJECT **APPLICATION FOR INCLUSION OF LOT 2, SECTION 20, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 6496 INTO THE GANGES SEWER LOCAL SERVICE AREA – CIVIC ADDRESS 232 FULFORD GANGES ROAD**

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 the property be considered for inclusion into the Ganges sewer local service area. The owner has provided a letter indicating that the existing septic field is failing and causing breakout at the lower elevations on the site. The owner is concerned that the current situation poses a potential health hazard. The property abuts the newly constructed sewer main on Fulford-Ganges Road. The sewer main is functional and is in the process of being transferred to CRD from the developer who constructed the 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 service to the property. The owner of the above described property is seeking approval for inclusion of the property into the Ganges sewer local service area.

ALTERNATIVES

1. The committee could recommend including the property in the sewer service area and extend the boundary of the Ganges sewer local service area. A gravity sewer connection would then be provided to the property at the owner's expense.
2. The committee could recommend against including the property in the service area and the owner would be forced to reconstruct the on-site disposal system.

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 conditions:

- Owner's agreement to pay to the CRD the full costs, pursuant to Bylaw No. 2490, of the necessary sewer service installation or extension from the existing sewer main on Fulford-Ganges Road to service the property. Such service installations shall be constructed to the standards and requirements of the CRD.
- Owner's agreement to provide necessary detailed sewer service design drawings for CRD approval, including proposed service location and elevation, individual pump requirements (if necessary), and all surrounding above ground and underground information.
- Owner's agreement to pay the costs for purchase of capacity in the Ganges wastewater treatment plant, pursuant to Bylaw No. 3262.

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 owner of the above described property is seeking approval for inclusion of the property into the Ganges sewer local service area. The owner has provided a letter indicating that the existing septic field is failing and causing breakout at the lower elevations on the site. The owner is concerned that the current situation poses a potential health hazard. Recommendation to the CRD Board to amend the service area boundary to include the proposed lot would be subject to the owner providing staff the information, satisfying the conditions detailed above.

RECOMMENDATION

That the Ganges Sewer Local Service committee:

Recommend to the CRD Board, amendment of Bylaw No. 1923, "Salt Spring Island Ganges Sewerage Local Service Establishment Bylaw, 1991", to include Lot 2, Section 20, Range 3 East, North Salt Spring Island, Cowichan District, Plan 6496, 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 Fulford-Ganges Road to service the property; such installations to be constructed to the standards and requirements of the CRD.
- Written agreement to provide a detailed sewer service design for the property 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."



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Dwayne Kalychuk, PEng
General Manager, Environmental Services
Concurrence

COMMENTS

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