



Making a difference...together

**REPORT TO GANGES SEWER LOCAL SERVICE COMMITTEE  
MEETING OF TUESDAY, 02 SEPTEMBER 2008**

---

**SUBJECT**      **APPLICATION FOR INCLUSION OF LOT 8, SECTION 3, RANGE 3E, NORTH SALT SPRING ISLAND, COWICHAN LAND DISTRICT, PLAN 21557, INTO THE GANGES SEWER LOCAL SERVICE AREA. CIVIC ADDRESS: 114 SWANSON ROAD**

**PURPOSE**

For consideration by the Ganges Sewer Local Service committee (GSLSC) 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**

A prospective 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. If the application was considered favourably by the GSLSC, the purchaser would intend to seek a subdivision of the parcel into three lots.

**Details of Inclusion**

The GSLSC may wish to consider the following information respecting the application:

1. The application would require conditional approval. The applicant is not the present owner, but is considering purchase of the property subject to committee supporting in principle the inclusion of the parcel into the sewer area.
2. There is a subdivision planned for the parcel consisting of three lots.
3. The purchaser might also consider a further application for the adjacent property, 116 Swanson, to offset the cost of the sewer extension required.
4. 116 Swanson has in past received favourable consideration by the committee as the owner had indicated ongoing problems with the on site sewer system.
5. There has been a mobile home on the property in question.
6. The applicant has agreed to pay a capacity purchase surcharge as per Bylaw 3262.
7. The applicant has agreed to pay the cost of extending the sewer from the corner of Park Drive and Lakeview Crescent and would pay for sewer connections to each lot created.
8. The sewer extension was planned for installation as part of the original Ganges sewer area but construction did not proceed as local owners were not interested at the time.
9. The extension could in future be used to service additional parcels along Swanson.

The GSLSC has set aside approximately \$5,000 towards extension of the sewer along Park Drive which could be applied to this project.

**ALTERNATIVES**

1. That the Ganges Sewer Local Service committee give conditional approval to include the subject parcel into the Ganges sewer local service area subject to the following:

**Ganges Sewer Local Services Committee – 02 September 2008**  
**Re: Application for Inclusion into the Ganges Sewer Local Service Area**  
**Page 2**

- the applicant completes purchase of the parcel;
- the applicant agrees in writing to pay all charges associated with the extension of the sewer and connections to the properties created; and
- written notice of successful application for subdivision of the property.

and when such conditions are met, recommend that staff prepare a bylaw to amend Bylaw No. 1923 for consideration of the committee and the CRD Board.

2. That the Ganges Sewer Local Service committee not approve the request by the applicant for inclusion into the Ganges sewer local service area.

**FINANCIAL IMPLICATIONS**

All costs to include this parcel to the Ganges sewer local service area will be born by the applicant.

**SUMMARY/CONCLUSIONS**

A prospective owner of the above described property has approached CRD staff with a request to be considered for inclusion of the property into the Ganges sewer local service area. If the application was considered favourably by the committee, the purchaser would intend to seek a purchase agreement with the owner and to make application for a subdivision of the parcel into three lots. To provide servicing of the parcel, a sewer extension from the corner of Park Drive and Lakeview Crescent will be required. The applicant has indicated his willingness to pay the costs of the extension and connections to the system and the applicable capacity purchase charges.

**RECOMMENDATION**

That the Ganges Sewer Local Service committee:

1. give conditional approval to include Lot 8, Section 3, Range 3 East, North Salt Spring Island, Cowichan Land District, Plan 21577 into the Ganges sewer local service area subject to the following:
  - the applicant completes purchase of the parcel;
  - the applicant agrees in writing to pay all charges associated with the inclusion of the property, the extension of the sewer and connections to the properties created; and
  - written notice of successful application for subdivision of the property.
2. direct staff to prepare a bylaw to amend Bylaw No. 1923, when the conditions are met, for consideration of the committee and the CRD Board.



---

Gary Hendren, ASCT  
Local Services Engineering Coordinator

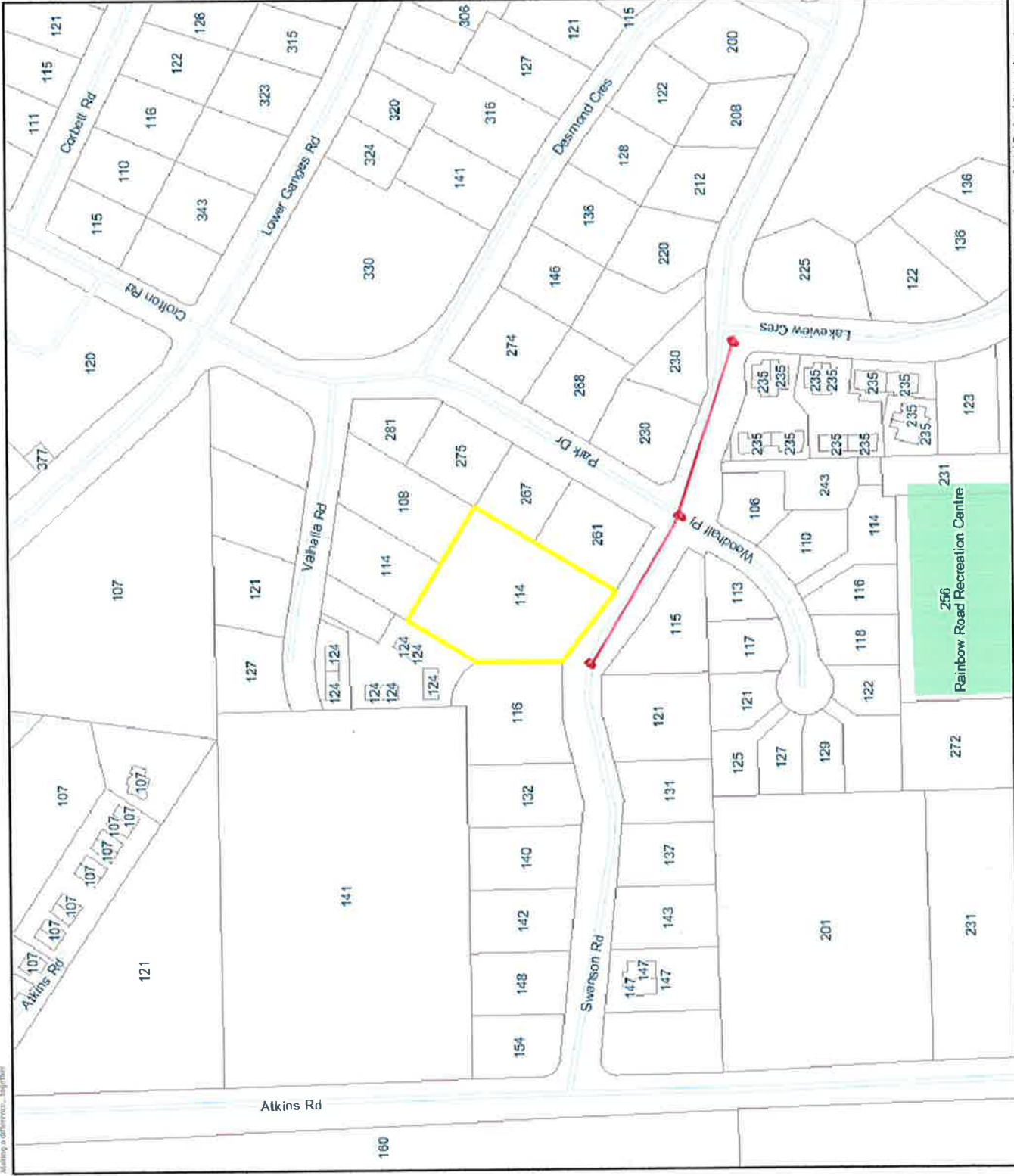
GH:ls  
Attachments: 1

# 114 SWANSON ROAD



### Legend

- Municipal Boundaries
- Highways
- Major Roads
- Roads
- Parks & Protected Areas
  - Federal Park
  - Provincial Park
  - Provincial Ecosere
  - Regional Park
  - Future Regional Park
  - Municipal and Community Parks
- Protected Area
- Lot Boundaries
- Major Lakes
- Lakes and Rivers
- CRD Boundary



This map is a vector processed data output from the Capital Regional District's Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION. For more information please visit <http://www.crd.bc.ca/maps>

