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**REPORT TO GANGES SEWER LOCAL SERVICE COMMITTEE
MEETING OF FRIDAY 14 AUGUST 2009**

SUBJECT GANGES SEWER LOCAL SERVICE AREA - TABLED INCLUSION REQUESTS

PURPOSE

To provide the Ganges Sewer Local Service Committee (GSLSC) alternatives for tabled applications for inclusion of parcels of land into the Ganges sewer local service area.

BACKGROUND

In late 2008, the GSLSC tabled all inclusion requests until such time that a sewer model had been developed, to provide an evaluation of upgrades, and a basis of consideration for possible cost charges against lands taken into the area where downstream upsizing may be needed to accommodate the additional volumes. The balanced model (input plus minor variables versus plant discharge) was completed in July 2009 and is a discrete tool to aid staff in determining what capacity is available in specific areas of the service area and any potential "pinch points" that an inclusion may create. The model remains fluid in nature and can be used to provide recommendations to the GSLSC regarding outstanding and future inclusion requests on an individual basis.

There are two outstanding inclusion requests, each awaiting the outcome of the model and the decision of the GSLSC (Attachment 1). The sewer model study concludes that the system, although undersized in some areas, still has capacity available for further land inclusions. Attachment 1 provides the particulars of the location and owner capacity purchase obligation (per Capital Regional District (CRD) Bylaw 3262), prior to being granted inclusion. Single Family Equivalents have been derived through discussion with Islands Trust staff in their interpretation of the Salt Spring Island Land Use Bylaw #355. A staff report to the GSLSC at its 02 September 2008 meeting provided background regarding the request to include 203 Rainbow Road.

ALTERNATIVES

1. That the Ganges Sewer Local Service Committee approve the inclusion of both listed properties and direct staff to contact applicants regarding continuation of the inclusion process, subject to payment by the owners of applicable fees and charges pursuant to Bylaw No. 1922.
2. That the GSLSC approve the inclusion of 203 Rainbow Road and deny the inclusion of 268 Fulford-Ganges Road.
3. That the GSLSC approve the inclusion of 268 Fulford-Ganges Road and deny the inclusion of 203 Rainbow Road.
4. That the GSLSC deny the inclusion requests of 268 Fulford-Ganges Road and 203 Rainbow Road.
5. That the GSLSC refer the matter back to CRD staff for further information.

FINANCIAL IMPLICATIONS

CRD Bylaw 3262 "A Bylaw to Impose a Capacity Purchase Charge in Respect of Lands to be added to the Ganges Sewerage Service Area" provides the GSLSC the mechanism to charge fees associated with land inclusion and the purchase of parcel connections. All infrastructure extension costs associated with an inclusion are borne by the applicant and should not cause any financial hardship to the existing system users.

In addition to inclusion charges listed in Attachment 1, the owners would be subject to fees for connection to the sewer system according to the Ganges Sewer Fee and Charge Bylaw No. 1922.

SUMMARY

In September 2008, the GSLSC postponed decisions to include lands into the service area pending the completion of a sewer capacity study for the service area. The sewer study has been completed and concludes that capacity is available for the two tabled inclusion requests being 203 Rainbow Road and 268 Fulford-Ganges Road.

RECOMMENDATION

That the Ganges Sewer Local Service Committee approve the inclusion of both listed properties and direct staff to contact applicants regarding continuation of the inclusion process, subject to payment by the owners of applicable fees and charges pursuant to Bylaw No. 3262.



Gary Pleven, ASCT
Engineering Technician 5

GP:ls
Attachments: 1

ATTACHMENT 1

1a) Properties tabled for sewer inclusion

LOCATION	STATUS	INCLUSION CHARGES	COMMENTS
<p><u>203 Rainbow Road</u> Lot 2, Section 1, Range 3E, North Salt Spring Island, Cowichan land District, Plan 17153:</p>	<p>Tabled 02 September 2008 pending sewer capacity study.</p>	<p>Agicultural 1(A1) & Industrial In 1(a) with potential of 2 SFE (SSI Land Use Bylaw 355, Sections 9.1 and 9.7.5)</p> <p>3 SFE x \$2,796* = \$8,388</p> <p>*(CRD Bylaw 3262 "Capacity Purchase Charge").</p>	<p>Advise applicant of process and costs associated for extension of infrastructure and inclusion/ connection charges if inclusion granted.</p>
<p><u>268 Fulford-Ganges Road</u> Salt Spring Island Community Services,.</p>	<p>Inclusion request tabled by staff as per committee motion 02 September 2009.</p>	<p>10 FTE office personnel @ .76 l/d = 760/1000 x \$2,390/m³ = \$1362.30 for non residential use / Town Offices designation.</p> <p>*(CRD Bylaw 3262 "Capacity Purchase Charge").</p>	<p>Advise applicant of process and connection costs if any. (Connection is already to property line by way of Three Point Properties development).</p>