



Making a difference...together

**REPORT TO GANGES SEWER LOCAL SERVICE COMMISSION
MEETING OF MONDAY 26 JULY 2010**

SUBJECT REQUESTS FOR INCLUSION OF PROPERTY IN THE GANGES SEWERAGE LOCAL SERVICE AREA

ISSUE

The owners of two parcels of land located adjacent to the Ganges Sewerage Local Service Area (GSLSA) have requested inclusion in the GSLSA in order to receive sewer service. Provision of service to the parcels is contingent upon amendment of the establishment bylaw for the Ganges Sewerage Local Service.

BACKGROUND

On August 24, 2009, the Ganges Sewer Local Services Commission (GSLSC) supported a request by the Salt Spring and Southern Gulf Islands Community Services Society, subject to payment of applicable fees, to include Parcel No. 1 (DD 97462I) of Parcel L (DD 37318I), Sections 19 and 20, Range 4 East, North Salt Spring Island (628 Fulford-Ganges Road), in the Ganges Sewer service area. The society has since paid the applicable capacity purchase charge in accordance with Bylaw No. 3262, "Ganges Sewerage Service Capacity Purchase Charge Bylaw No. 1, 2005", and the estimated connection charge in accordance with Bylaw No. 1922, "Ganges Sewerage Local Service Area Fee and Charge Bylaw No. 1, 1991".

Gulf Islands School District No. 64 has requested inclusion of Lot C, Plan VIP 3995, Section 2, Range 3E, portion North Salt Spring (240 Rainbow Road) in the Ganges sewer area, and has agreed to pay the applicable capacity purchase and estimated connection charges (Attachment 1).

In order to include the two properties, Bylaw No. 3704, a Bylaw to Amend Bylaw No. 1923, Salt Spring Island Ganges Sewage Local Service Establishment Bylaw, 1991 has been prepared (Attachment 2).

ALTERNATIVES

1. That the Ganges Sewer Local Service Commission recommend to the CRD Board that Bylaw No. 3704, "A Bylaw to Amend Bylaw No. 1923, Salt Spring Island Ganges Sewerage Local Establishment Bylaw, 1991" be introduced, and read a first time, read a second time and read a third time.
2. That the Ganges Sewer Local Service Commission receive this report and request further information from staff.

IMPLICATIONS

There will be no immediate cost to the existing participants in the Ganges Sewerage Local Service resulting from inclusion of either property. There is sufficient capacity in the Ganges sewer infrastructure to receive the expected volume of wastewater discharge from both properties based on current zoning and use, based on a capacity study completed in 2009. The capacity purchase charges levied upon inclusion provide reasonable compensation to the current service area participants for redistribution of available sewage collection, treatment and outfall capacity to include the two additional properties. Both applicants for inclusion have demonstrated a need for sewer service in order to minimize adverse impacts of aging onsite wastewater systems on public health and the environment. Both applicants provide services or amenities to the community.


CONCLUSION

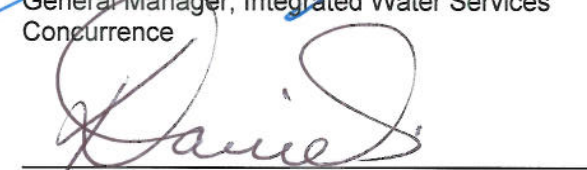
The inclusion of Parcel No. 1 (DD 97462I) of Parcel L (DD 37318I), Sections 19 and 20, Range 4 East, North Salt Spring Island (628 Fulford-Ganges Road) and Lot C, Plan VIP 3995, Section 2, Range 3E, portion North Salt Spring (240 Rainbow Road) in the Ganges Sewerage Local Service Area will benefit the applicants (Southern Gulf Islands Community Services Society, and Gulf Island School District, respectively) and the community they serve. The conditions of inclusion have been met, and inclusion will not adversely impact the existing participants in the service.

RECOMMENDATION

That the Ganges Sewer Local Service Commission recommend to the CRD Board that Bylaw No. 3704, "A Bylaw to Amend Bylaw No. 1923, Salt Spring Island Ganges Sewerage Local Establishment Bylaw, 1991" be introduced, and read a first time, read a second time and read a third time.


Ted Robbins, BSc, CTech
Senior Manager, Water Management


J.A. (Jack) Hull, MBA, PEng
General Manager, Integrated Water Services
Concurrence


Kelly Daniels
CAO Concurrence

COMMENTS

GP:ls
Attachments: 1



School District #64 (Gulf Islands)
Operations Department
160 Rainbow Road
Salt Spring Island, B. C. V8K 2K3
Telephone (250) 537-5723/ FAX (250) 537-9708

June 30th 2010
Capital Regional District (Water Services)
479 Island Highway,
Victoria, BC.
V9B 1H7

Re; Lot C Plan VIP 3995, 240 Rainbow Road, Salt Spring Island, BC.
Folio 764 598.020
File # 5350-40.20
0550-25.03
Request for inclusion in Ganges sewer area

Attention Mr. Todd Kilvert

Dear Sir,

School District 64 is in the process of occupying the residence located on the above mentioned parcel for the purposes of operating an educational alternate program which is associated with Gulf Islands Secondary School, the original residence will stay on the property and serve as an office, washroom and congregation area for the program. As this is an older property the septic system while still operational, does not meet a standard which we expect for an institutional occupancy, it is for this reason we would request that the Ganges Sewer Commission consider our request for a connection to the sewer system.

In response to the questions asked in your letter to the School District;

- 1 - Re present zoning of property and the number of residences.
 - The property is presently zoned A1 which allows for a single family dwelling and other farm related uses, we anticipate that the site will be re zoned to CF1 at some time in the future which will bring it in line with the Gulf Islands Secondary site zoning.
- 2 - Subdivision potential
 - This property is in the Agricultural Land Reserve, we are presently in the process of gaining permission for the property to be used for educational purposes, the Agricultural Land Commission has granted permission for this amendment to take place with the proviso that the property be amalgamated with the Gulf Islands Secondary School Site which is immediately adjacent.



School District #64 (Gulf Islands)
Operations Department
160 Rainbow Road
Salt Spring Island, B. C. V8K 2K3
Telephone (250) 537-5723/ FAX (250) 537-9708

3- Capacity Purchase

- The School District is willing to purchase capacity at the rate of \$2796.

4 - Extension of the Sewer.

- It is our understanding that the sewer will not require extension to service the property.

5 - Connection Fee.

- The district is able to pay the connection fee.

I trust that these responses meet with your satisfaction and look forward to hearing from you in the near future.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'Dave Henshall', with a long, sweeping underline.

Dave Henshall
Facilities Manger
School District #64 (Gulf Islands)
Ph: 250/537/5723
Fax: 250/537/9708

CAPITAL REGIONAL DISTRICT
BYLAW NO. 3704

A BYLAW TO AMEND BYLAW NO. 1923, SALT SPRING ISLAND GANGES
SEWERAGE LOCAL SERVICE ESTABLISHMENT BYLAW, 1991

The Board of the Capital Regional District, in open meeting assembled, enacts as follows:

- 1. Bylaw No. 1923, "Salt Spring Island Ganges Sewerage Local Service Establishment Bylaw, 1991", is hereby amended as follows:

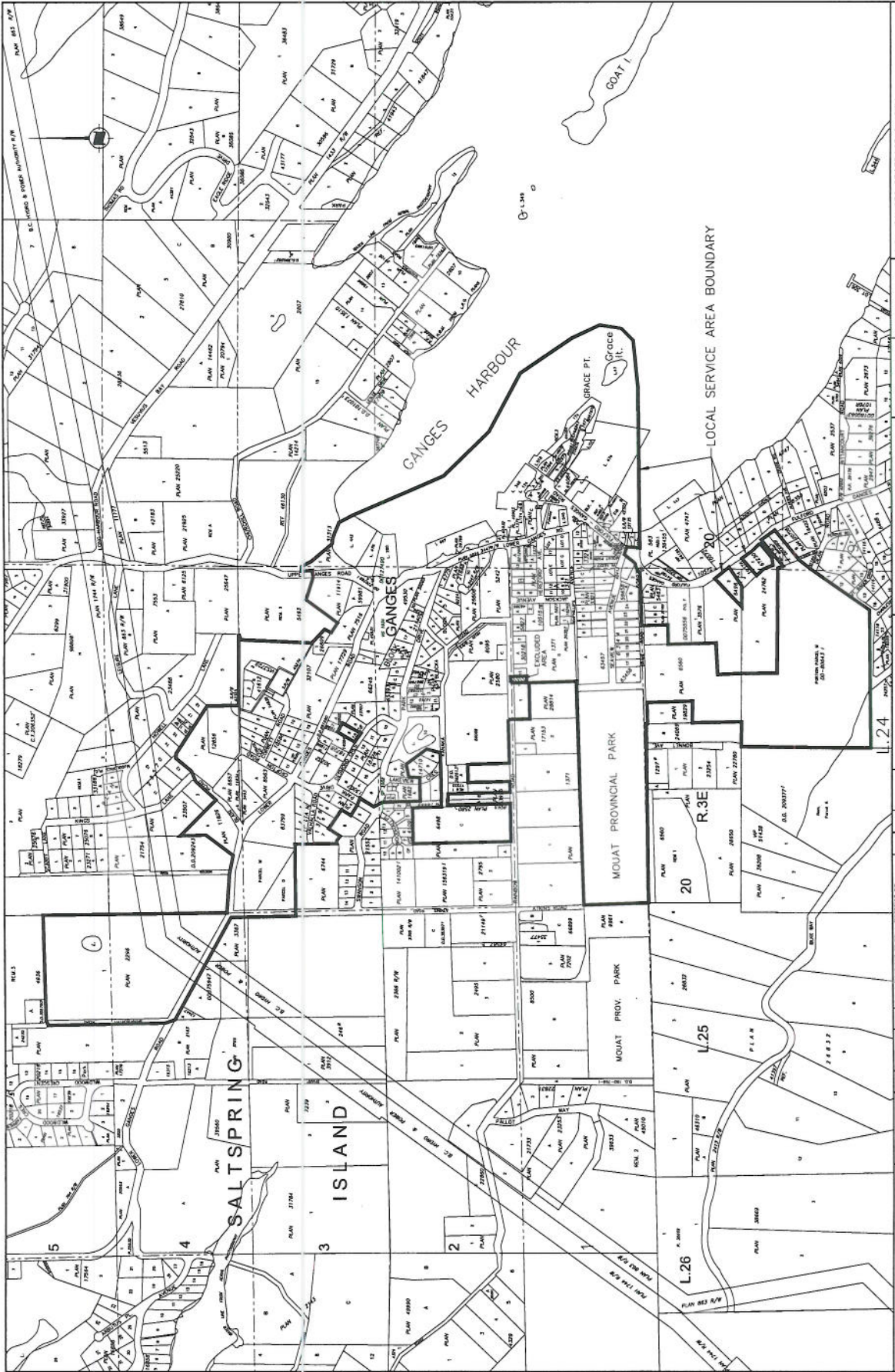
By deleting Schedule "A" and substituting therefore the attached amended Schedule "A", which includes:
 - a) Parcel 1 of L, Section 19 & 20, PCL 1 (DD 974521) of PCL L (DD 373181), RGE 4E, North Salt Spring Island, Section PT 19 & 20, Range 4, Cowichan Land District, that part of Sections 19 & 20, RGE 4E, North Salt Spring Island and;
 - b) Lot C, Plan VIP 3995, Section 2, Range 3E, Portion North Salt Spring Island.
- 2. This Bylaw may be cited as "Salt Spring Island Ganges Sewerage Local Service Establishment Bylaw, 1991, Amendment Bylaw No. 11, 2010".

READ A FIRST TIME THIS	DAY OF	2010
READ A SECOND TIME THIS	DAY OF	2010
READ A THIRD TIME THIS	DAY OF	2010
CONSENTED TO BY THE DIRECTOR OF THE ELECTORAL AREA OF SALT SPRING ISLAND THIS	DAY OF	2010
APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS	DAY OF	2010
ADOPTED THIS	DAY OF	2010

CHAIR

SECRETARY

FILED WITH THE INSPECTOR OF MUNICIPALITIES THIS DAY OF 2010



Capital Regional District Environmental Services		S.S.I. GANGES SEWERAGE SYSTEM SCHEDULE "A" TO BYLAW 3704 LOCAL SERVICE AREA BOUNDARY ESTABLISHMENT BYLAW NO. 199, MARCH 2000	
DATE	24/01/00	DESIGNED	G.H.
ISSUED	1:5000	CHECKED	G.H.
APPROVED	G.H.	DATE	10/1/00

FOR REVISION	DATE	BY
FOR REVISION	20/06/07	G.P.
FOR REVISION	08/07/07	G.H.
FOR REVISION	20/06/07	G.H.

LN	28/06/10	DATE	BY
LN	08/07/07	DATE	BY
LN	28/06/07	DATE	BY