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**REPORT TO GANGES SEWER LOCAL SERVICE COMMISSION
MEETING OF TUESDAY 29 NOVEMBER 2011**

SUBJECT SWANSON ROAD SEWER ESTIMATE

ISSUE

Several property owners on Swanson Road have requested inclusion in the Ganges sewer service area.

BACKGROUND

On 03 June 2011, a letter requesting that the Capital Regional District (CRD) consider extending the Ganges sewer area to service those properties in the 100 block of Swanson Road was presented to the Ganges Sewer Local Service Commission (GSLSC) for their consideration and direction (Attachment 1). A separate inclusion request of a single parcel at 114 Swanson Road was also presented, but was deferred pending the outcome of the 100 block Swanson Road extension request. The GSLSC directed staff to provide an estimate for the extension works so that the fifteen Swanson Road owners be advised of approximate costs associated with inclusion. A cost estimate has been prepared. The estimated cost to extend the sewer infrastructure to service the fifteen properties is approximately \$495,000 or \$33,000 per property. The estimate was produced by using the 1980 engineering design drawings for the original Ganges sewer installation. An additional field survey may be necessary to provide confirmation of design and is included in the overall cost estimate.

The estimated works include the provision of a gravity sewer service extension to property line. The property owner would be responsible for the cost and coordination of the work to make the connection from the house to the property line, as well as the design and installation of any pumping equipment, if required.

In addition to the estimated construction cost of \$33,000, an inclusion charge, or capacity purchase fee as set out in Bylaw No. 3262 Schedule A, of \$2,796 per Single Family Equivalent would be imposed on those properties within the expanded service area. The area properties are currently zoned R6 (two SFE) resulting in a total estimated per-property cost for inclusion of approximately \$35,796, on the basis that all 15 properties participate in an equal share of the connection costs. Once the works were in service, the serviced properties would begin paying the annual Ganges sewer taxes and fees.

There is sufficient capacity in the Ganges sewer system to accommodate the flow from the 15 properties.

ALTERNATIVES

1. That the Ganges Sewer Local Service Commission direct staff to advise the applicants of Swanson Road of the estimated cost for property inclusion to the sewer service area and construction of the sewer works, and request written confirmation of intent to proceed and fund the inclusion by way of letter to the CRD.
2. That the Ganges Sewer Local Service Commission receive this report for information and direct staff to advise the Swanson Road applicants that expansion of the Ganges sewer system and service area will not be considered at this time.

IMPLICATIONS

Alternative 1

All costs for inclusion, design and construction of the sewer main in the 100 block of Swanson Road will be borne by the applicants. The estimated costs per property are based on 15 participants. If fewer properties participate, the cost per property would increase. It is not proposed to establish a late comer's agreement to recover costs from future connections. Should the costs prove prohibitive and inclusion requests are withdrawn, work will not proceed until the final number of participants and cost per property is confirmed (by deposit). The commission can revisit the inclusion request of 114 Swanson Road. A separate inclusion of 114 Swanson Road would allow the GSLSC to impose a 12 SFE inclusion charge for the one property, should the proposed development be approved.

Alternative 2

If the Ganges sewer service area and system is not extended to include the properties on Swanson Road, the owners would be required to continue to operate the individual on-site disposal system under permit with the Vancouver Island Health Authority.

CONCLUSION

Providing an estimated cost for inclusion, design and construction of the Swanson Road sewer extension will allow the fifteen applicants to make a decision as to whether or not they want to pursue inclusion to the service area.

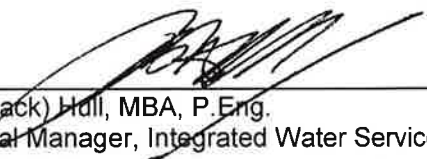
There is sufficient capacity within the sewer system infrastructure to accommodate the flow from the 15 properties (40 SFE), and 114 Swanson Road with a potential final build-out of 12 SFE.

RECOMMENDATION

That the Ganges Sewer Local Service Commission direct staff to advise the applicants of Swanson Road of the estimated cost for property inclusion to the sewer service area and construction of the sewer works, and request written confirmation of intent to proceed and fund the inclusion by way of letter to the CRD.



Ted Robbins, BSc. C.Tech.
Senior Manager, Water Management



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

TR:ls
Attachments: 2

Attachment 1.

April 6, 2011

To: Gary Pleven

From: Property Owners
Swanson rd., SaltSpring Island

Please accept this letter and attached list of signatures as a request to have an application put forward to install a sewer line along Swanson rd. between Park dr, and Atkins rd..

After a couple of septic systems were recently pumped and inspected, showing signs of age, degradation, and therefore in need of upgrading in the next few years, the residents along Swanson got together and agreed that a sewer line would be the most responsible course of action. As it turns out, there are more than just the two systems that are in need of upgrading.

Please feel free to contact me if there are any further steps that need attention on the application process or any other questions.

Thank You;

A handwritten signature in cursive script that reads "Joyce Townsend". The signature is written in black ink and is positioned above the printed name and address.

Joyce Townsend
142 Swanson rd.
(250) 537-1160

We, the undersigned, are owners of properties along Swanson rd. on SaltSpring Island, BC. We are signing this form in support of an application to have a sewer line installed along Swanson rd.

<u>Name</u>	<u>Address</u>	<u>Phone #</u>	<u>Signature</u>
Joyce Townsend	142 Swanson Rd	(250) 537-1160	Joyce Townsend
MARGARET LUZAWSKAS	143 SWANSON RD	(250) 537-8494	Margaret Luzawkas
MARGARET LUZAWSKAS	116 SWANSON RD.	(250) 537-8494	Margaret Luzawkas
Beverley Stewart	131 Swanson Rd.	537-4337	BStewart
Leslie-Jill Smith	121 Swanson Rd	530 0026	Leslie-Jill Smith
FAY HAWKES	140 SWANSON RD	537-9593	FHawkes
Tom Tognbee Jr	137 SWANSON RD	537-4152	Tom Tognbee Jr
Alfred Jampere	148 Swanson rd.	537-5789	Alfred Jampere
DALE RIVERS	114 SWANSON RD.	250-538-0060	Dale Rivers
CHRIS STEPHENSON		250-889-6575	Chris Stephenson
Marion Callas	132 Swanson Rd	537-9443	Marion Callas
Florence Jack	154 SWANSON Rd.	537-5943	F Jack



Ganges Sewerage Area Swanson Road Request for Inclusion



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Figure 1 May 2011