



**BYLAW NO. 947.07 – A BYLAW TO INCLUDE 3401 DOLPHIN DRIVE INTO THE FAIRWINDS
SEWER SERVICE AREA**

RECOMMENDATION

That Fairwinds Sewerage Facilities Local Service Area Amendment Bylaw No. 947.07 be introduced and read three times, and that, after having been read three times, be forwarded to the Electoral Area E Director for consent.

BACKGROUND

A petition has been received from the owner of 3401 Dolphin Drive to be included within the Fairwinds Sewer Local Service Area. The property owner wishes to discontinue the use of her aging septic system and connect it to the adjacent community sewer system.

The subject property is located to the west of the Schooner Cove Marina (Fairwinds Landing), in Nanoose Bay, B.C. (see Location Plan in Figure 1, next page). This 0.8 acre (0.35 hectare) property is comprised of an older home that has been discharging domestic sewage to an on-site septic tank and disposal field for over 30 years. The owner does not wish to keep undertaking expensive repairs to the septic disposal system. The subject property is located immediately adjacent to the Fairwinds Sewer Service Area boundary and a sewermain is located on Dolphin Drive, thereby making a connection to the community sewer system straightforward. The owner understands that the construction of a sewer service connection on Dolphin Drive will be required to be carried out at her expense. The subject property is located within the Restricted Community Sewer Service Planning Area where expansion of the Fairwinds Sewer Local Service Area is supported in the Nanoose Bay *Official Community Plan*.

One bylaw requires amendment in order to include the subject property into the sewer service area (*Fairwinds Sewerage Facilities Local Service Area Conversion Bylaw No. 947, 1994*). This boundary amendment bylaw is attached to this report for Board consideration.

FINANCIAL IMPLICATIONS

Capital Charges of \$16,500 are payable when the subject property is being brought into the community sewer service area pursuant to *Fairwinds Sewerage Facilities Specified Area Rates Bylaw No. 765 (1989)*. The owner has paid the required Capital Charges as contributions towards the capital value of the existing sewer system.

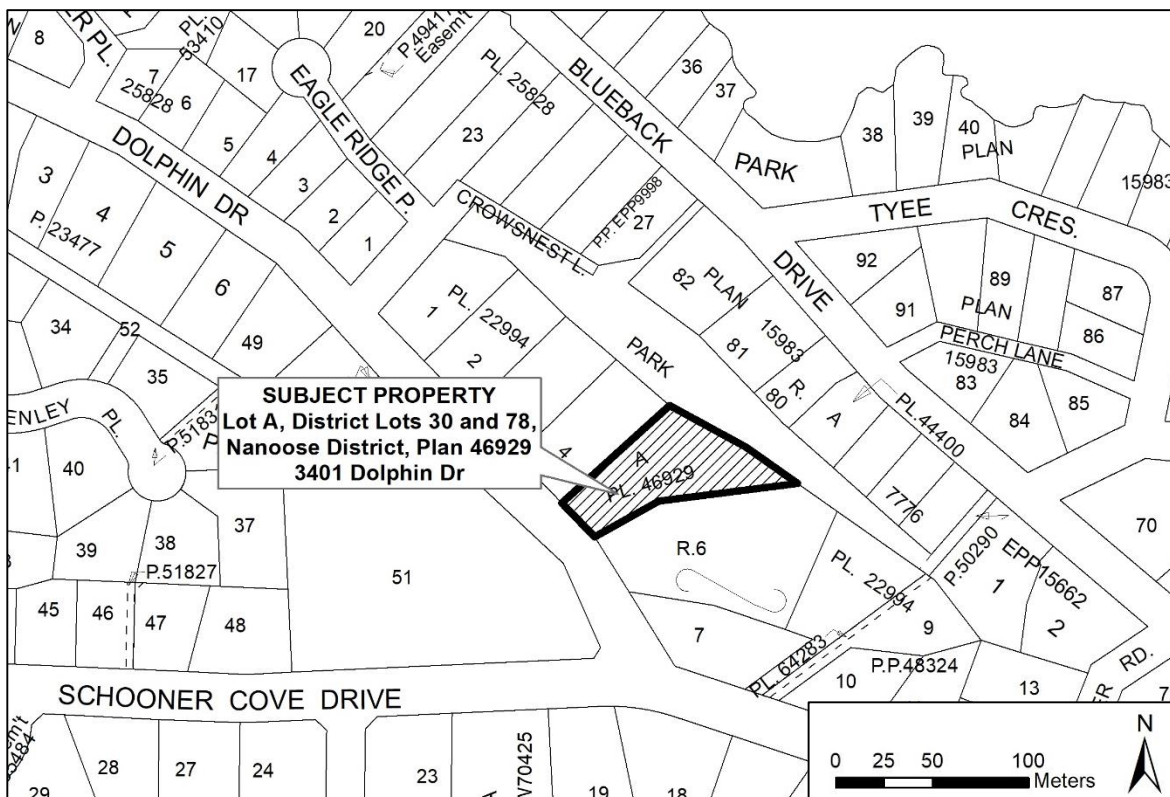
All costs associated with constructing a connection to the community sewer would be at the property owner's expense.

There are two positive financial implications to the RDN and the existing customers of the sewer service area. First, the Capital Cost Charges paid will be added to reserve funds in the service area, lessening the financial impact of

future asset renewal projects on taxpayers. Second, the annual cost recovery for sewer service is done through parcel taxes and user fees, so when the number of properties in the sewer service areas increases, the yearly tax requisition that pays for the operation of the sewer system would be shared among a greater number of properties.

If the sewer service bylaw amendments are not adopted as proposed, the Capital Charges would be refunded to the property owner, and the property would remain on a septic tank and septic disposal field system.

Figure 1 – Location Plan



STRATEGIC PLAN ALIGNMENT

Environmental Stewardship - Protect and enhance the natural environment, including land, water, and air quality for future generations.

REVIEWED BY:

- M. Walters, Manager, Water Services
- S. Snelgrove, Assistant Manager, Legislative Services
- E. Tian, General Manager, RCU
- L. Grant, A/Chief Administrative Officer

ATTACHMENT

Fairwinds Sewerage Facilities Local Service Area Amendment Bylaw No. 947.07, 2023