

**BYLAWS NO. 813.59 AND 889.80 – INCLUSION OF 1 PROPERTY INTO THE FRENCH CREEK  
AND NORTHERN COMMUNITY SEWER SERVICE AREAS**

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**RECOMMENDATIONS**

1. That “French Creek Sewerage Facilities Local Service Amendment Bylaw No. 813.59, 2023” be introduced and read three times, and that, after having been read three times, be forwarded to the Electoral Area G Director for consent.
2. That “Regional District of Nanaimo Northern Community Sewer Local Service Amendment Bylaw No. 889.80, 2023” be introduced and read three times, and that, after having been read three times, be forwarded to the Electoral Area E and G Directors and the participating municipalities for consent.

**BACKGROUND**

Petitions have been received from one (1) property owner to amend the boundaries of the French Creek and Northern Community Sewer Service Areas (616 Johnstone Road). This property owner wishes to discontinue the use of his aging septic system and connect it to the adjacent community sewer system.

The subject property is located to the west of the French Creek Harbour, near Parksville, B.C. (see Location Plan in Figure 1, next page). This half-acre 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. With some repairs, the septic disposal system may continue to function well for a few more years, however, the provision of community sewer service is supported in *Regional Growth Strategy Bylaw No. 1309 (2003)*, and the *Electoral Area G Official Community Plan (OCP) Bylaw No. 1540 (2008)*. The subject property is not large enough to be subdivided into smaller lots once connected to the community sewer system.

The subject property is located near the confluence of French and Morningstar Creeks as well as the French Creek estuary. In keeping with the intent of the OCP objectives, connecting this property to the sewer would:

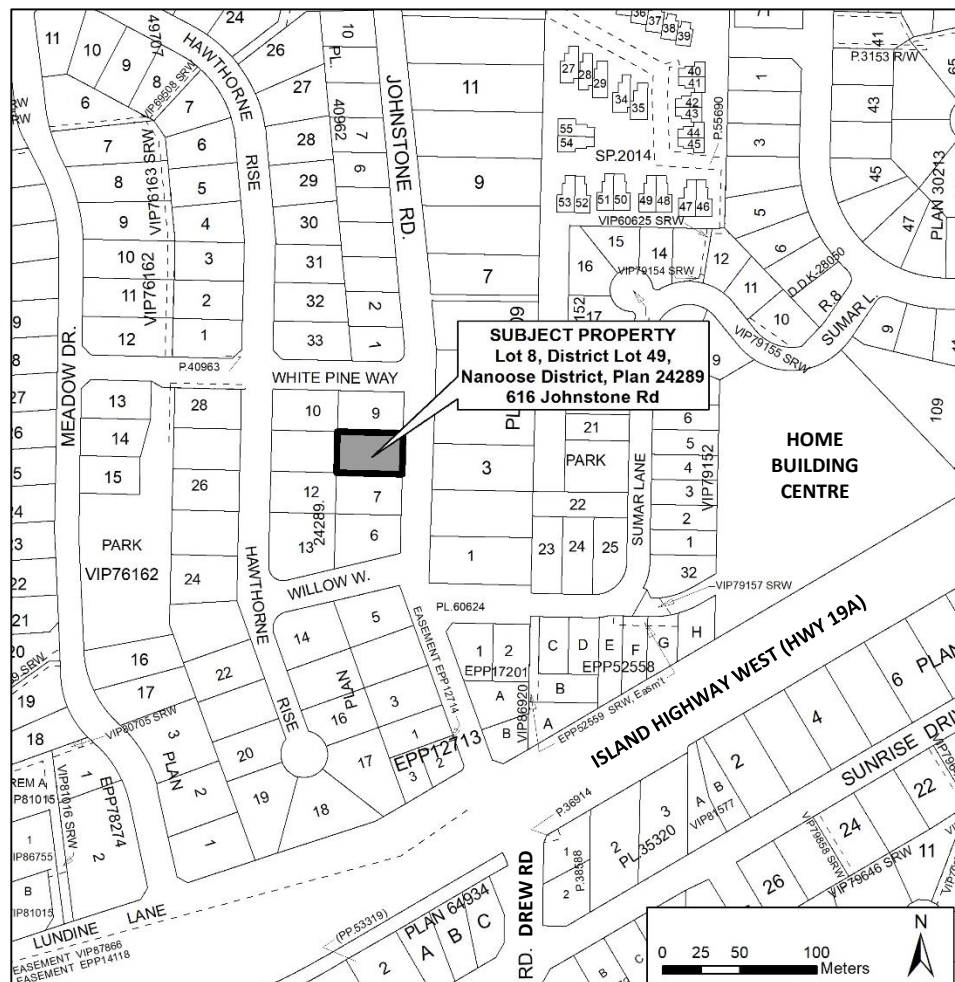
- Ensure that development occurs in a way that respects the natural environment;
- Require the design and installation of efficient community sewer servicing systems; and
- Encourage development that is compatible with adjoining neighbourhoods.

The subject property is located immediately adjacent to the French Creek and Northern Community Sewer Service Area boundaries thereby making a connection to the community sewer system straightforward.

Two bylaws require amendment in order to include these four properties into the sewer service areas: 1) *French Creek Sewerage Facilities Local Service Establishment Bylaw No. 813, 1990* for the sewer collection service area, and 2) *Regional District of Nanaimo Northern Community Sewer Local Service Conversion Bylaw No. 889, 1993* for

the sewage treatment plant. These boundary amendment bylaws are attached to this report for Board consideration.

**Figure 1 – Location Plan**



## **FINANCIAL IMPLICATIONS**

Capital Charges of \$3,770 are payable when the property is being brought into the community sewer service area pursuant to *Northern Community Sewer Local Service Area Capital Charge Bylaw No. 1331, 2003*, and *French Creek Sewer Local Service Area Capital Charge Bylaw No. 1330, 2003*. 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 system would be at the property owner's expense.

There are two positive financial implications for 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 a septic disposal field system.

### **STRATEGIC PLAN ALIGNMENT**

Including this property in the French Creek and Northern Community Sewer Service Areas aligns with one of the Board's Key Strategic Areas: Environmental Stewardship - Protect and enhance the natural environment, including land, water, and air quality for future generations. It also meets one of the Board's governing principles to **Be Responsive** by responding to the needs of the Region and prioritizing projects that advance residents' well-being.

### **REVIEWED BY:**

- M. Walters, Manager, Water Services
- S. Snelgrove, Assistant Manager, Legislative Services
- E. Tian, General Manager, RCU
- T. Osborne, Acting Chief Administrative Officer

### **ATTACHMENTS**

1. French Creek Sewerage Facilities Local Service Amendment Bylaw No. 813.59, 2023
2. Regional District of Nanaimo Northern Community Sewer Local Service Amendment Bylaw No. 889.80, 2023