

TO: Committee of the Whole

FROM: Deb Churko
Engineering Technologist

MEETING: January 8, 2019

FILE: 5500-20-FC-01

SUBJECT: Bylaw Nos. 813.55 and 889.73 – French Creek Sewer Service Area Amendment

RECOMMENDATIONS

1. That “French Creek Sewerage Facilities Local Service Boundary Amendment Bylaw No. 813.55, 2018” be introduced, read three times, and forwarded to the Inspector of Municipalities for approval.
2. That “Regional District of Nanaimo Northern Community Sewer Local Service Boundary Amendment Bylaw No. 889.73, 2018” be introduced, read three times, and forwarded to the Inspector of Municipalities for approval.

SUMMARY

Petitions have been received from the owner of 545 Ackerman Road to amend the boundaries of the French Creek and Northern Community Sewer Service Areas. The owner wishes to connect to the community sewer system instead of investing in upgrades to the property’s aging septic disposal system. Connecting this property to the community sewer system is supported by both the Electoral Area G OCP and the Regional Growth Strategy. The owner has paid the Capital Charges required by the RDN for sewer service.

BACKGROUND

The subject property is located on Ackerman Road behind Wembley Mall, near the western boundary of the City of Parksville (see Location Plan in Figure 1). This 2.4 acre (9,600 m²) residential property consists of one single-family home which has been discharging domestic sewage to an on-site septic tank and disposal field for 29 years. The owner wishes to connect to the community sewer system instead of investing in upgrades to the existing septic disposal system. The property owner has petitioned the Regional District of Nanaimo (RDN) to be included in the adjacent French Creek and Northern Community Sewer Service Areas. A sewer main is located along Ackerman Road thereby making a connection to the community sewer system possible. The Capital Charges payable when a property is being brought into the community sewer service have been submitted by the owner.

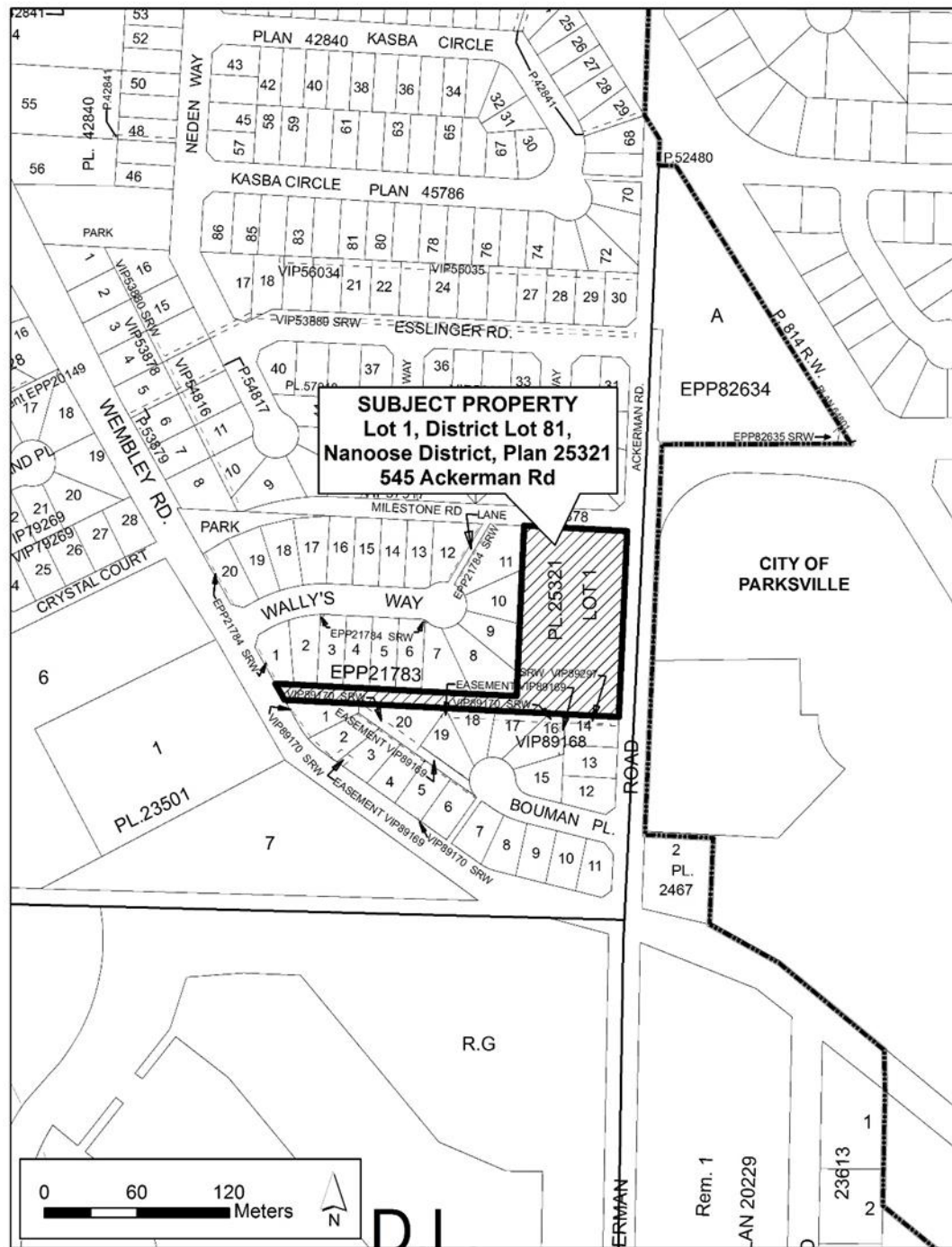


Figure 1 – Location Plan

ALTERNATIVES

1. Accept the application to include the property at 545 Ackerman Road into the French Creek and Northern Community Sewer Service Areas.
2. Do not accept the application for sewer servicing. The owner would explore remedial options for on-site sewage treatment and disposal.

FINANCIAL IMPLICATIONS

If Alternative 1 is selected, there are no financial implications to the RDN. All costs associated with connection to the community sewer would be at the expense of the applicant. The owner has paid Capital Charges on the parent lot in the amount of \$3,253.00 as contribution towards the capital value of the existing sewer collection and treatment system, pursuant to *French Creek Sewer Local Service Area Capital Charge Bylaw No. 1330, 2003*, and *Northern Community Sewer Local Service Area Capital Charge Bylaw No. 1331, 2003*. A Section 219 Covenant has been registered on the land title to ensure that the remaining Capital Charges for sewer will be paid if/when the property is ever subdivided. Annual cost recovery for sewer service is done through parcel taxes and user fees.

If Alternative 2 is selected, the owner would explore upgrades to the existing on-site septic treatment and disposal system. The initial Capital Charges paid by the property owner would be refunded.

DEVELOPMENT IMPLICATIONS

The subject property is approximately 9,600 m² in size (2.4 acres), and is zoned RS1-Q according to *Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500*. Provision of sewer service will allow the property owner to further subdivide into 700 m² lots. Both the *Electoral Area G Official Community Plan Bylaw No. 1540 (2008)*, and the *Regional Growth Strategy Bylaw No. 1309 (2003)* support the provision of sewer service to residential developments in this area. As noted above, a covenant has been registered on the land title to ensure Capital Charges are paid if further subdivision occurs in the future.

STRATEGIC PLAN IMPLICATIONS

Focus On The Environment - We Will Have A Strong Focus On Protecting And Enhancing Our Environment In All Decisions

While it may be possible to complete upgrades to the aged on-site septic disposal system in this case, an economically feasible connection to the community sewer system is always the preferred approach to minimizing the environmental impact of domestic sewage treatment.



Deb Churko
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November 16, 2018

Reviewed by:

- M. Walters, Manager, Water Services
- S. De Pol, Director Water & Wastewater Services
- R. Alexander, General Manager, RCU
- P. Carlyle, Chief Administrative Officer

Attachments:

1. French Creek Sewerage Facilities Local Service Boundary Amendment Bylaw No. 813.55, 2018
2. Regional District of Nanaimo Northern Community Sewer Local Service Boundary Amendment Bylaw No. 889.73, 2018