
TO: Committee of the Whole **MEETING:** July 9, 2019

FROM: Deb Churko
Engineering Technologist **FILE:** 5500-20-PS-01

Subject: Bylaw Nos. 889.74 and 1021.13 – Amendments to the Northern Community Sewer Service and the Pacific Shores Sewer Service

RECOMMENDATIONS

1. That “Regional District of Nanaimo Northern Community Sewer Local Service Amendment Bylaw No. 889.74, 2019” be introduced and read three times.
2. That “Pacific Shores Sewer Local Service Area Amendment Bylaw No. 1021.13, 2019” be introduced and read three times.

SUMMARY

Petitions have been received from the owner of 1469 Bay Drive to amend the boundaries of the Pacific Shores and Northern Community Sewer Service Areas. The owner wishes to connect to the community sewer system instead of expanding the existing on-site septic treatment and disposal system. Connecting this property to the community sewer system would mitigate the possible impacts of the on-site disposal system to the marine foreshore and the on-site drinking water well.

BACKGROUND

The subject property is located at the West end of Bay Drive in Nanoose Bay. This waterfront property consists of one single-family home that has been discharging domestic sewage to an on-site septic tank and disposal field for over 40 years. A drinking water well is also present on the subject property. During house renovations, the owner wishes to connect to the community sewer system instead of expanding the existing on-site septic treatment and disposal system. The property owner has petitioned the Regional District of Nanaimo (RDN) to be included in the Pacific Shores Sewer Local Service Area. The subject property is located immediately adjacent to the Pacific Shores Sewer Service Area boundary, and a sewer stub is located along the foreshore on the north side of the subject property thereby making a connection to the community sewer possible. By including the subject property into the Pacific Shores Sewer Local Service Area, domestic sewage would be collected by the community sewer system, and treated at the French Creek Pollution Control Centre.

Pacific Shores Sewer Local Service Area Bylaw No. 1021 (1996) as well as Northern Community Sewer Local Service Area Bylaw No. 889 (1993) require amendment in order to include this property in the sewer service area. These bylaws are attached to this report for the Board’s consideration. Similar boundary amendment bylaws have been adopted by the RDN

over the past 10 years for neighbouring properties with aging septic tank and field disposal systems.

A Capital Charge of \$2,483 is payable when a property is being brought into the community sewer service area pursuant to *Northern Community Sewer Local Service Area Capital Charge Bylaw No. 1331, 2003*.

ALTERNATIVES

1. Adopt the bylaws to include the subject property into the Pacific Shores and Northern Community Sewer Local Service Areas.
2. Do not adopt the bylaws, and provide alternate direction to staff.

FINANCIAL IMPLICATIONS

There will be 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 the required Capital Charge in the amount of \$2,483 as contribution towards the French Creek Pollution Control Centre. Annual cost recovery for sewer service is done through parcel taxes.

If the application for sewer servicing is not approved, the owner would need to explore options for on-site sewage treatment and disposal. The initial Capital Charge paid by the property owner would be refunded.

DEVELOPMENT IMPLICATIONS

The subject property is located in a “Rural Residential” area outside of the Urban Containment Boundary as described in the *Regional Growth Strategy Bylaw No. 1309 (2003)*. The Regional Growth Strategy supports the provision of community sewer and water services to land outside the Growth Containment Boundary as long as they do not support additional development, consistent with official community plans. Section 5.8, Policy No. 7 of the *Nanose Bay Official Community Plan (Bylaw No. 1400, 2005)* states that, “The inclusion of properties into the local community sewer service area may be considered by the RDN Board when there is evidence that an existing sewage disposal system has failed, an ensuing health problem is evident and/or there is no alternative means of resolving the disposal problem through on-site measures, including pump and haul, to address environmental or health concerns.”

In keeping with the intent of the Regional Growth Strategy, the provision of community water and/or sewer service is not intended to allow uses of the property beyond what is currently supported in *Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500*. The subject property is zoned Residential RS1-F with a minimum parcel size of 1 hectare (10,000 m²). At approximately 4400 m² in size (1.09 acres), the subject property would not be able to subdivide even with community water and sewer services. The presence of the adjacent community sewer main excludes the property from Pump & Haul service eligibility.

STRATEGIC PLAN IMPLICATIONS

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



Deb Churko

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June 26, 2019

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. Figure 1 - Location Plan
2. Bylaw No. 889.74 – A Bylaw to Amend the Northern Community Sewer Service
3. Bylaw No. 1021.13 – A Bylaw to Amend the Pacific Shores Sewer Service

Figure 1 - Location Plan

