



STAFF REPORT TO COMMITTEE

DATE OF REPORT August 13, 2024
MEETING TYPE & DATE Electoral Area Services Committee of September 4, 2024
FROM: Utilities Division, Senior Engineering Technologist
Operations Department
SUBJECT: Inclusions into Cobble Hill Village Sewer System Service Area
FILE: 5340-05

PURPOSE/INTRODUCTION

The purpose of this report is to present a Certificate of Sufficiency and obtain approval to extend the boundary of the Cobble Hill Village Sewer System service area.

RECOMMENDED RESOLUTION

That it be recommended to the Board:

1. That CVRD Bylaw No. 4205 (Cobble Hill Village Sewer Service Establishment Bylaw, 2018) be amended to include the properties described in the Cobble Hill Village Sewer System Service Area Certificate of Sufficiency dated August 8, 2024.
2. That the amendment to Bylaw No. 4205 be forwarded to the Board for consideration of three readings and, upon payment of the capacity connection fees, for adoption.

BACKGROUND

The owners of 1405 Fisher Road, 1370 Fairfield Road, 1345/1353 Fairfield Road, 1397 Fairfield Road, 1409 Fairfield Road, 1413 Fairfield Road, and 1417 Fairfield Road requested inclusion into the Cobble Hill Village Sewer System service area. 1405 Fairfield Road has been included as it is part of a 5-lot strata development and valid Petitions were received from 4 of the 5 strata lots (see Attachment A).

ANALYSIS

There is capacity in the Cobble Hill Village Sewer treatment plant for the additional services.

Legislative Services Comments:

The total of 7 petitions for inclusion into the Cobble Hill Village Sewer Service Area were received. Pursuant to Section 337 of the *Local Government Act*, a petition is deemed sufficient if at least 50% of the owners of parcels sign it, and the total value of their parcels represents at least 50% of the net taxable value of all land and improvements within the proposed service area. In this case, the petitions received equal 87.5% of the property owners holding 90.4% of the net taxable value of all land and improvements. Therefore, the petitions are deemed sufficient and the CVRD has the authority to proceed with expansion of the service area (see Attachment B).

FINANCIAL CONSIDERATIONS

In accordance with Bylaw No. 4232, an equivalent of \$7,000 connection fee per home or commercial unit of wastewater discharged, will be charged for properties joining the service area.

Each new user brought into the sewer service area will generate annual user fees in the amount of \$500 for single family dwelling and parcel tax of \$500.

COMMUNICATION CONSIDERATIONS

N/A

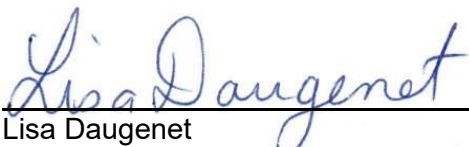
STRATEGIC/BUSINESS PLAN CONSIDERATIONS

The Corporate Strategic Plan includes an objective to demonstrate strong fiscal leadership. The recommended resolution provides a reliable essential service.

Referred to (upon completion):

- ☐ Community Services (*Cowichan Community Centre, Cowichan Lake Recreation, South Cowichan Recreation, Arts & Culture, Facilities & Transit*)
- ☐ Corporate Services (*Finance, Human Resources, Information Technology, Legislative Services*)
- ☐ Operations (*Utilities, Parks & Trails, Recycling & Waste Management*)
- ☐ Land Use Services (*Community Planning, Strategic Initiatives, Development Services, Building Inspection & Bylaw Enforcement*)
- ☐ Strategic Services (*Communications & Engagement, Economic Development, Emergency Management, Environmental Services*)

Prepared by:



Lisa Dagenet
Senior Engineering Technologist

Reviewed by:



Vanessa Thomson
Senior Manager, Utilities Division



Darcy Mooney
General Manager, Operations Department

Reviewed for form and content and approved for submission to the Committee:

Resolution:

☒ Corporate Officer

Financial Considerations:

☒ Chief Financial Officer

ATTACHMENTS:

Attachment A – Site Maps

Attachment B – Certificate of Sufficiency