



STAFF REPORT TO COMMITTEE

DATE OF REPORT March 5, 2024
MEETING TYPE & DATE Electoral Area Services Committee of May 1, 2024
FROM: Utilities Division, Senior Engineering Technologist
Operations Department
SUBJECT: Inclusion 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 March 5, 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

In May 2023, the owner of 3515 Cobble Hill Road requested inclusion into the Cobble Hill Village Sewer System service area (see Attachment A).

ANALYSIS

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

A sanitary sewer main will be required to service this property. Liaison with the Utilities Division will be required for connection and servicing. All costs for design and construction of the sewer main extension will be borne by the property owner.

Legislative Services Comments:

The total of 1 petition for inclusion into the Cobble Hill Village Sewer Service Area was 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.

Therefore, the petition is 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

Not applicable.

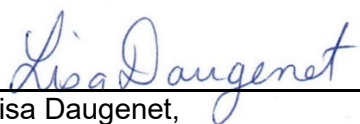
STRATEGIC/BUSINESS PLAN CONSIDERATIONS

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,
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Reviewed by:



Vanessa Thomson, P. Eng.
Manager, Utilities



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 Map

Attachment B – Certificate of Sufficiency