



STAFF REPORT TO COMMITTEE

DATE OF REPORT August 13, 2024
MEETING TYPE & DATE Electoral Area Services Committee of September 4, 2024
FROM: Utilities Division
Operations Department
SUBJECT: Inclusion into Mill Springs Sewer System Service Area
FILE: 5600-05

PURPOSE/INTRODUCTION

The purpose of this report is to present Certificates of Sufficiency and obtain approval to extend the boundary of the Mill Springs Sewer System Service Area.

RECOMMENDED RESOLUTION

That it be recommended to the Board:

1. That CVRD Bylaw No. 3711 (Mill Springs Sewer Service Establishment Bylaw, 2013) be amended to include the properties described in the Mill Springs Sewer System Service Area Certificates of Sufficiency dated July 16, 2024 and August 8, 2024.
2. That the amendment to Bylaw No. 3711 be forwarded to the Board for consideration of three readings and, upon payment of the capacity connection fees, for adoption.

BACKGROUND

In 2024, the owners of the following properties requested inclusion into the Mill Springs Sewer System Service Area (see Attachment A):

- 915 Deloume Road – PID 003-619-753 - Residential – 1 unit
- 840 Deloume Road – PID 017-913-888 – Commercial Vet Clinic – 1 unit
- 846 Deloume Road – PID 003-417-522 – Residential – 1 unit
- 2690 Mill Bay Road – PID 003-185-648 – Commercial – 5 units

ANALYSIS

There is capacity in the Mill Springs Sewer treatment plant for additional properties.

A sanitary sewer main is proposed to be installed adjacent to these properties in 2024/25. Liaison with the Utilities Division will be required for connection and servicing.

Legislative Services Comments:

The total of 4 petitions for inclusion into the Mill Springs 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.

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. 4415, an equivalent of \$5,000 connection fee per home or 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 \$376 for a single family dwelling and parcel tax of \$407.

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*)

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Darcy Mooney,
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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 – Certificates of Sufficiency