



STAFF REPORT TO COMMITTEE

DATE OF REPORT November 10, 2023
MEETING TYPE & DATE Electoral Area Services Committee of December 6, 2023
FROM: Utilities Division
Operations Division
SUBJECT: Amend Bylaw No. 3711 Mill Springs Sewer System Establishment
FILE: 3900-30

PURPOSE/INTRODUCTION

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

RECOMMENDED RESOLUTION

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 November 3, 6 and 7 2023.
2. That the amendment to Bylaw No. 3711 be forward to the Board for consideration of three readings and upon execution of the Mill Springs Extension Agreement and payment of the capacity connection fees, for adoption.

BACKGROUND

CVRD received a UBCM Strategic Priorities Fund (SPF) grant to provide a central Class A wastewater treatment plant for the Mill Bay Village area and integrate CVRD and private wastewater systems. Construction of the Mill Springs treatment plant upgrade is complete and now new collection mains and an expansion of the disposal field will be required. As part of an agreement, the owners of the above noted properties have requested inclusion in to the Mill Springs Sewer Service area by petition.

ANALYSIS

There is capacity in the Mill Springs Sewer treatment plant for approximately 1,400 cubic meters per day peak demand. Flows from the above noted properties are within the range of capacity. Contribution of capacity connection fees from the above partners, will fund the collection mains expansion.

As further development of these lands progresses, a second phase of treatment will be required, though it is not anticipated for several years. Liaison with the Utilities Division will be required for servicing, as connections to the proposed forcemains will be required.

Legislative Services Comments:

The total of 66 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 A).

FINANCIAL CONSIDERATIONS

In accordance with Bylaw No. 4415, an equivalent of \$5,000 connection fee per unit of wastewater discharged, will be charged for these properties joining the service area. As part of the Mill Springs Extension Agreement, these funds will be used to construct the collection infrastructure.

Each new user brought into the sewer service area will generate annual user fees in the amount of \$376 for single family dwelling and parcel tax of \$407. The equivalent user fees will be charged for this development. Only one parcel tax will be charged per lot.

COMMUNICATION CONSIDERATIONS

The Utilities Division will liaise with partners through the construction and inclusion process.

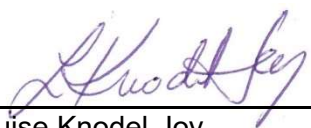
STRATEGIC/BUSINESS PLAN CONSIDERATIONS

The recommended resolution supports the theme of the Corporate Strategic Plan to work within our financial means to provide and maintain the infrastructure systems required to meet the needs of our communities.

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:

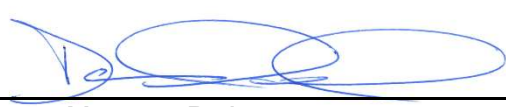


Louise Knodel-Joy
Senior Engineering Technologist

Reviewed by:



Vanessa Thomson, P. Eng.
Manager



Darcy Mooney, P. Ag.
General Manager

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

Resolution:

☒ A/Deputy Corporate Officer

Financial Considerations:

☒ Chief Financial Officer

ATTACHMENTS:

Attachment A – Certificates of Sufficiency

Attachment B – Maps of Proposed Inclusions