

REGIONAL DISTRICT OF NANAIMO

ENVIRONMENTAL SERVICES COMMITTEE TUESDAY, AUGUST 28, 2001

(immediately following the Development Services Committee Meeting)

(Nanaimo City Council Chambers)

A G E N D A

PAGES

CALL TO ORDER

DELEGATIONS

MINUTES

- 2-4 Minutes of the Environmental Services Committee meeting held on Tuesday, July 24, 2001.

BUSINESS ARISING FROM THE MINUTES

LIQUID WASTE/UTILITIES

- 5-12 Driftwood Water Supply Service Area Establishment Bylaw No. 1255 and Driftwood Water Supply Service Area Loan Authorization Bylaw No. 1256 - Area E.
- 13-18 Pump & Haul LSA Amendment Bylaw No. 975.24 - William & Linda Crowther - Marina Way - Area E.
- 19-22 Electoral Area A (MacMillan Rd. School Site) Sewer LSA Rates & Regulations Amendment Bylaw No. 1237.01.
- 23-28 Bylaws No. 889.18 and 813.26 - Application for Inclusion in French Creek LSA - 825 Reid Road - Area G.

ADDENDUM

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

NEW BUSINESS

IN CAMERA

ADJOURNMENT

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE ENVIRONMENTAL SERVICES COMMITTEE MEETING
HELD ON TUESDAY, JULY 24, 2001, AT 8:16 P.M. IN THE
COUNCIL CHAMBERS OF THE CITY OF NANAIMO
455 WALLACE STREET, NANAIMO, B.C.

Present:

Director L. Sherry	Chairperson
Director L. Elliott	Electoral Area A
Director B. Sperling	Electoral Area B
Alternate	
Director M. Young	Electoral Area C
Alternate	
Director B. Jepson	Electoral Area D
Director G. Holme	Electoral Area E
Director J. McLean	Electoral Area F
Director J. Stanhope	Electoral Area G
Director J. Macdonald	City of Parksville
Director T. Westbroek	Town of Qualicum Beach
Director G. Korpan	City of Nanaimo
Alternate	
Director R. Cantelon	City of Nanaimo
Director L. McNabb	City of Nanaimo
Director T. Krall	City of Nanaimo
Director B. Holdom	City of Nanaimo

Also in Attendance:

K. Daniels	Chief Administrative Officer
J. Finnie	General Manager of Environmental Services
D. Trudeau	Manager of Liquid Waste
C. McIver	Manager of Solid Waste
C. Mason	General Manager of Corporate Services
P. Shaw	Manager of Community Services
M. Donnelly	Manager of Transportation Services
S. Schopp	Manager of Inspection & Enforcement
N. Tonn	Recording Secretary

DELEGATIONS

Patrick Hrushowy, Enviroco Energy Recovery Ltd., re Biomass Energy Facility Proposal.

Mr. Hrushowy distributed information to the Committee members and presented a short overview of Enviroco Energy Recovery's Biomass Energy facility proposal.

MOVED Director McNabb, SECONDED Director McLean, that the delegation be received.

CARRIED

MINUTES

MOVED Director Krall, SECONDED Director McNabb, that the minutes of the Environmental Services Committee meeting held on Tuesday, June 26, 2001 be adopted.

CARRIED

LIQUID WASTE/UTILITIES

Surfside Sewer LSA Reserve Fund Establishment Bylaw No. 1252.

MOVED Director Stanhope, SECONDED Director Westbrook,:

1. That "Surfside Sewer Local Service Area Reserve Fund Establishment Bylaw No. 1252, 2001" be introduced and receive first three readings.
2. That "Surfside Sewer Local Service Area Reserve Fund Establishment Bylaw No. 1252, 2001", having received three readings, be adopted.

CARRIED

Pacific Shores LSA Reserve Fund Establishment Bylaw No. 1253.

MOVED Director Holme, SECONDED Director McNabb,:

1. That "Pacific Shores Sewer Local Service Area Reserve Fund Establishment Bylaw No. 1253, 2001" be introduced and receive first three readings.
2. That "Pacific Shores Sewer Local Service Area Reserve Fund Establishment Bylaw No. 1253, 2001" having received three readings, be adopted.

CARRIED

Pump & Haul LSA Amendment Bylaw No. 975.23 – Darryl & Julianne Danner – 1926 Sea Otter Place – Area E.

MOVED Director Holme, SECONDED Director McNabb,:

1. That the application for inclusion into the pump and haul service be accepted.
2. That "Regional District of Nanaimo Pump & Haul Local Service Area Amendment Bylaw No. 975.23, 2001" be read three times and forwarded to the Inspector of Municipalities for approval.

CARRIED

French Creek Pollution Control Centre Annual Report on Odour Control.

MOVED Director Westbrook, SECONDED Director Stanhope, that the '2000 Annual Odour Report for the French Creek Pollution Control Centre' be received.

CARRIED

Funding Request from Green Communities Nanaimo – Residential Source Control & Volume Reduction Education.

MOVED Director Westbrook, SECONDED Director Holme, that the RDN enter into an agreement with Green Communities Nanaimo to provide residential source control and volume reduction education for \$3,420,00.

CARRIED

OTHER

Security Issuing Bylaws – Nanoose Bay Bulk Water Supply and French Creek Bulk Water Supply.

MOVED Director Holme, SECONDED Director Macdonald,:

1. That "Regional District of Nanaimo (Nanoose Bay Bulk Water Supply) Security Issuing Bylaw No. 1239, 2001" be introduced, given three readings and forwarded to the Inspector of Municipalities for approval.
2. That "Regional District of Nanaimo (Nanoose Bay Bulk Water Supply) Security Issuing Bylaw No. 1242, 2001" be introduced, given three readings and forwarded to the Inspector of Municipalities for approval.
3. That "Regional District of Nanaimo (Nanoose Bay Bulk Water Supply) Security Issuing Bylaw No. 1243, 2001" be introduced, given three readings and forwarded to the Inspector of Municipalities for approval.
4. That "Regional District of Nanaimo (Nanoose Bay Bulk Water Supply) Security Issuing Bylaw No. 1244, 2001" be introduced, given three readings and forwarded to the Inspector of Municipalities for approval.
5. That "Regional District of Nanaimo (Nanoose Bay Bulk Water Supply) Security Issuing Bylaw No. 1245, 2001" be introduced, given three readings and forwarded to the Inspector of Municipalities for approval.
6. That "Regional District of Nanaimo (French Creek Bulk Water Supply) Security Issuing Bylaw No. 1246, 2001" be introduced, given three readings and forwarded to the Inspector of Municipalities for approval.
7. That "Regional District of Nanaimo (French Creek Bulk Water Supply) Security Issuing Bylaw No. 1247, 2001" be introduced, given three readings and forwarded to the Inspector of Municipalities for approval.
8. That "Regional District of Nanaimo (French Creek Bulk Water Supply) Security Issuing Bylaw No. 1248, 2001" be introduced, given three readings and forwarded to the Inspector of Municipalities for approval.
9. That "Regional District of Nanaimo (French Creek Bulk Water Supply) Security Issuing Bylaw No. 1249, 2001" be introduced, given three readings and forwarded to the Inspector of Municipalities for approval.

CARRIED

ADJOURNMENT

MOVED Director Krall, SECONDED Director Holdom, that this meeting terminate.

CARRIED

TIME: 8:19 PM

CHAIRPERSON

AUG 16 2001

MEMORANDUM

CHAIR	GMCrs	
CAO	GMDS	
GMCmS	GMES	
<i>[Signature]</i>		
August 16, 2001		

TO: John Finnie, P.Eng.
General Manager of Environmental Services

FROM: Dave Leitch, AScT
Engineering Technologist

SUBJECT: Driftwood Water Supply Service Area
Establishment Bylaw
Borrowing Bylaw

DATE:

FILE: 5500-22-DW-01

PURPOSE

To establish the Driftwood Water Supply Service Area and to consider the associated loan authorization bylaw.

BACKGROUND

In 1981 the Regional District of Nanaimo entered into an agreement with the then owner of Lot 2, Plan 8081, DL 62, and Lot C, Plan 14848, DL 102, located on the corner of North West Bay Road and Delanice Way for a statutory right of way for water lines and a well. In exchange, the RDN agreed to supply community water to future subdivision of the property providing the benefiting property owners paid for the extension of the distribution piping to connect to the Regional District's facilities.

The parent parcel subsequently subdivided, but no applications for water connections were made. The agreement ran with the land and did not expire upon subdivision as the RDN's servicing commitment stayed with the property.

In August 2000, the RDN received a petition from the residents of Driftwood Beach Estates stating that they were aware of the existing agreement and requested the RDN begin the process of providing community water to the subdivision. Staff prepared an overall cost estimate for extending the water main from our existing facilities into the subdivision and the associated individual costs per property connection to the system. Following positive support from a public information meeting for the Driftwood residents on April 25, 2001 a petition was prepared and mailed out to all the subject properties on May 14, 2001.

In order to proceed with the establishment of the Driftwood Water Supply Service Area, the petition was required to receive a minimum of 66% positive support. As of June 22, 2001 the RDN has received 21-signed petitions representing 75% of the property owners in favor of proceeding with the intent of the petition.

At this time only the properties outlined on the attached map are to be included in the initial Water Supply Service Area bylaw. Additional properties requesting inclusion into the service area will be addressed by future reports to the Board and amendments to the Service Area Bylaw.

ALTERNATIVES

1. Proceed with the establishment of the Water Supply Service Area for the Driftwood subdivision.
2. Do not proceed with the establishment of a Water Supply Service Area for the Driftwood subdivision.

FINANCIAL IMPLICATIONS

A preliminary cost estimate was prepared by staff based on best knowledge and existing conditions. The costs were broken down by individual parcels and included on all the petitions. If the Water Supply Service Area is created, there would be no financial implications to the RDN – costs associated with the creation, design, installation and operation & maintenance of the system would be borne by the property owners in the Driftwood Water Supply Service Area. This project necessitates the borrowing of \$240,000.00, which will translate into a cost of approximately \$10,925.00 per property if paid before borrowing.

All construction estimates and signed petitions have been based on extending services to the 28 properties identified on the attached bylaw map. Any expansion to the boundaries of the Water Supply Service Area and subsequent extension of water mains and service connections will be addressed in future reports to the Board.

CITIZENS/PUBLIC RELATIONS IMPLICATIONS

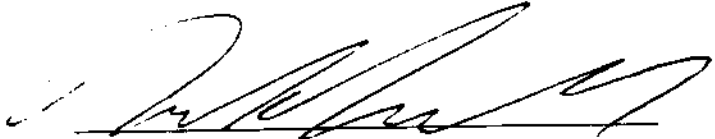
The Regional District of Nanaimo was initially approached by the residents of the Driftwood Beach Estates subdivision and at their request the RDN is undertaking to create the Water Service Area.

SUMMARY/CONCLUSIONS

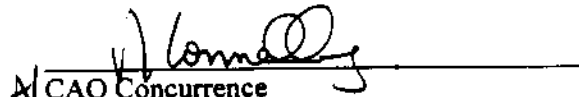
An existing agreement between the RDN and the properties within the Driftwood Beach Estates subdivision allows them to connect to the RDN community water system if they pay all the costs associated with connection to the RDN water facilities. A public information meeting was held and subsequent petitions were mailed out to the property owners of Driftwood Beach Estates. As of June 22, 2001 the RDN had received a 75% approval response to proceed with the creation a Water Supply Service Area and connection to the RDN community water system. There are no financial implications to the RDN as all costs related to the connection will be borne by the property owners of the Driftwood Water Supply Service Area.

RECOMMENDATIONS

1. That the "Driftwood Water Supply Service Area Establishment Bylaw No. 1255, 2001" be introduced, read three times, and forwarded to the Inspector of Municipalities for approval, and
2. That the "Driftwood Water Supply Service Area Loan Authorization Bylaw No. 1256, 2001" be introduced, read three times, and forwarded to the Inspector of Municipalities for approval.



Report Writer

General Manager

CAO Concurrence

COMMENT:

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1255

A BYLAW TO ESTABLISH A SERVICE AREA WITHIN ELECTORAL AREA 'E' OF THE REGIONAL DISTRICT OF NANAIMO FOR THE PURPOSE OF PROVIDING A DOMESTIC WATER SUPPLY AND DISTRIBUTION SYSTEM (DRIFTWOOD WATER)

WHEREAS the Board of the Regional District of Nanaimo may, pursuant to Section 796 of the *Local Government Act*, operate any service that the Board considers necessary or desirable for all or a part of the Regional District;

AND WHEREAS owners of parcels in a portion of Electoral Area 'E' (Driftwood) have petitioned the Regional District pursuant to Section 797.4 of the Act to establish a service area for the purposes of owning, constructing and operating a water supply and distribution system;

AND WHEREAS the petition has been judged sufficient pursuant to Section 797.4(4) of the Act;

AND WHEREAS the approval of the Inspector of Municipalities is required under Section 801(1)(a) of the Act;

NOW THEREFORE, the Board of the Regional District of Nanaimo, in open meeting assembled enacts as follows:

1. A service area for the supply, treatment, conveyance, storage and distribution of water is hereby established.
2. The boundaries of the service area are shown in heavy outline on Schedule 'A' attached to and forming part of this bylaw.
3. Electoral Area 'E' is the only participating area for the service.
4. The entire cost of providing the service established by this bylaw shall be borne by the owners of land within the service area and may be recovered pursuant to Section 803 of the Act by one or more of the following:
 - (a) property value taxes imposed in accordance with Division 4.3;
 - (b) parcel taxes imposed in accordance with Division 4.3;
 - (c) fees and other charges imposed under Section 797.2;
 - (d) revenues raised by other means authorized under this or another Act;
 - (e) revenues raised by way of agreement, enterprise, gift, grant or otherwise.

5. The maximum amount that may be requisitioned under Section 800.1(e) for the annual cost for this service shall be the greater of:
- (a) the sum of twenty nine thousand, seven hundred and thirty dollars (\$29,730.00); or
 - (b) the product obtained by multiplying the net taxable value of land and improvements within the service area by a property tax value rate of \$5.31 per thousand dollars of assessment.
6. This bylaw may be cited as the "Driftwood Water Supply Service Area Establishment Bylaw No. 1255, 2001".

Introduced and read three times this 11th day of September, 2001.

Received the approval of the Inspector of Municipalities this ____ day of _____, 20__.

Adopted this ____ day of _____, 20__.

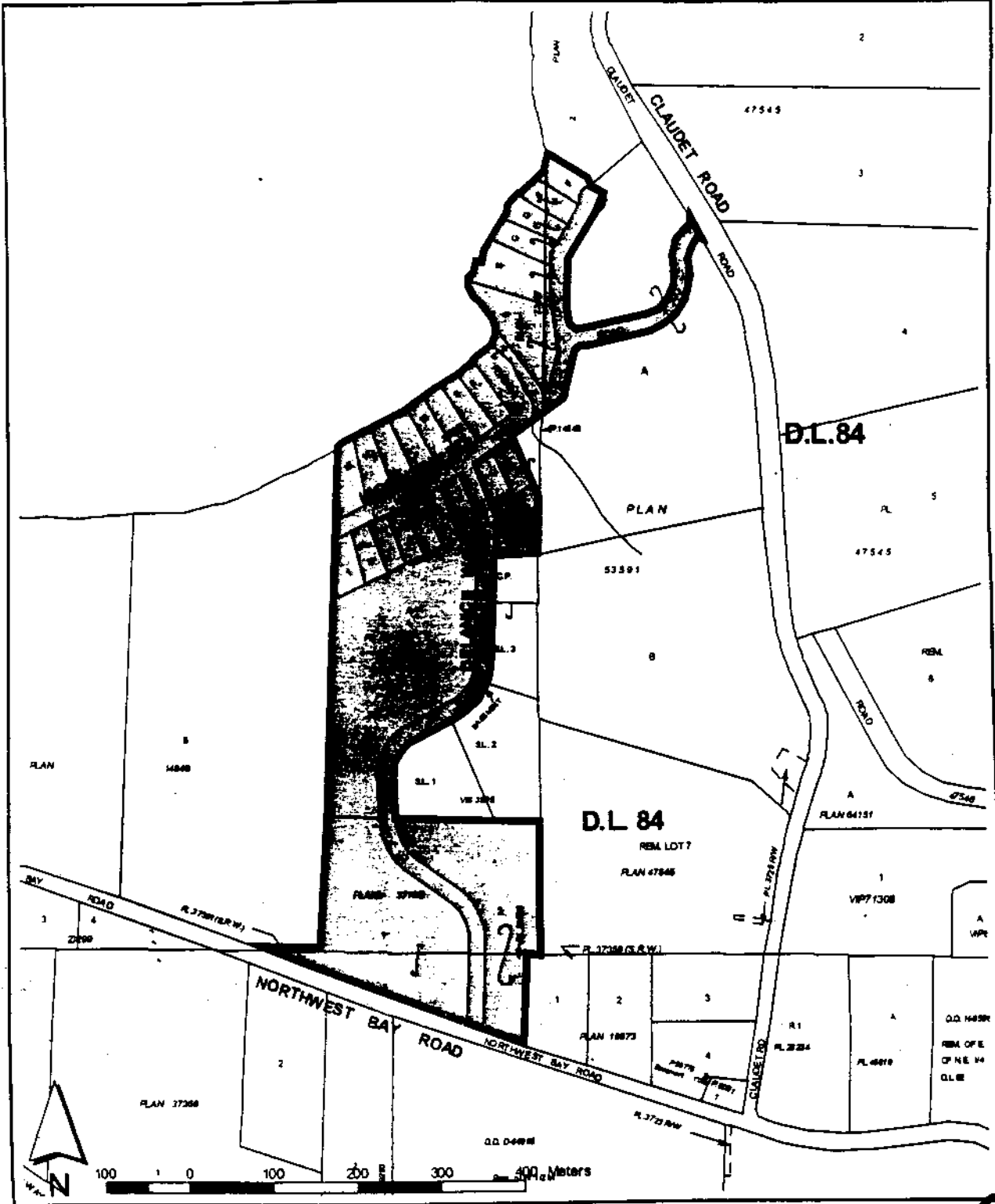
CHAIRPERSON

GENERAL MANAGER, CORPORATE SERVICES

Schedule 'A' to accompany "Driftwood Water Supply Service Area Establishment Bylaw No. 1255, 2001"

Chairperson

General Manager, Corporate Services



REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1256

**A BYLAW TO AUTHORIZE BORROWING
FOR THE ACQUISITION, REPLACEMENT
AND IMPROVEMENT OF FACILITIES FOR THE
DRIFTWOOD WATER SUPPLY
SERVICE AREA**

WHEREAS the Board of the Regional District has, by Bylaw 1255, established the Driftwood Water Supply Service Area;

AND WHEREAS the Board wishes to acquire and improve water supply facilities for the service;

AND WHEREAS the work shall include the construction, replacement and improvement of water supply facilities, and all related ancillary works and equipment deemed necessary by the Board to operate the service;

AND WHEREAS the estimated cost of the water supply facilities and improvements, including expenses incidental thereto, is the sum of two hundred and forty thousand, two hundred dollars (\$240,200.00);

AND WHEREAS the financing of the said facilities is to be undertaken by the Municipal Finance Authority of British Columbia pursuant to proposed agreements between the Authority and the Regional District of Nanaimo

AND WHEREAS the amount of authorized debenture debt of the Regional District as at December 31, 2000:

- (i) under Section 830 is Nil;
- (ii) under Section 831 is \$51,857,682; and
- (iii) under Section 831.1 is Nil;

AND WHEREAS the amount of debenture debt that is authorized but is not issued as at December 31, 2000:

- (i) under Section 830 is Nil;
- (ii) under Section 831 is \$11,033,660; and
- (iii) under Section 831.1 is Nil;

AND WHEREAS the amount of principal or interest that is at the date of this bylaw in arrears on debt created either under Sections 830, 831 or 831.1 is Nil:

NOW THEREFORE, the Board of the Regional District of Nanaimo in open meeting assembled enacts as follows:

1. The Board is hereby empowered and authorized to undertake and carry out or cause to be carried out the acquisition, construction, replacement and improvement of works for the provision of the facilities and equipment hereinbefore described and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - (a) to borrow upon the credit of the Regional District a sum not exceeding \$240,200; and
 - (b) to acquire all such real and personal property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the acquisition, design and construction of the facilities, and all related ancillary works and equipment deemed necessary by the Board for the management of the service authorized under "Driftwood Water Supply Service Area Establishment Bylaw No. 1255, 2001".
2. The maximum term for which debentures may be issued to secure the debt intended to be created by this bylaw is 20 years.
3. This bylaw may be cited for all purposes as "Driftwood Water Supply Loan Authorization Bylaw No. 1256, 2001".

Introduced and read three times this 11th day of September, 2001.

Received the approval of the Inspector of Municipalities this ____ day of _____, 20__.

Adopted this ____ day of _____, 20__.

CHAIRPERSON

GENERAL MANAGER, CORPORATE SERVICES



REGIONAL DISTRICT OF NANAIMO			
AUG 15 2001			
MEMORANDUM			
CHAIR	GMCrs		
CAO	GMDS		
GMCmS	GMES		
CSC			
August 10, 2001			

TO: John Finnie, P. Eng
General Manager of Environmental Services

DATE:

FROM: Dennis Trudeau
Manager, Liquid Waste

FILE:

4520-20-26

SUBJECT: Liquid Waste
Northern and Southern Communities
Pump and Haul Bylaw Amendment

PURPOSE

To consider an amendment to Bylaw 975 that established the Regional District of Nanaimo Pump and Haul program.

BACKGROUND

The pump and haul service was established to provide a solution for those properties unable to obtain a permit for an on-site septic disposal system. In order to apply for a permit under this bylaw the applicant must have been formally rejected by the Ministry of Health for an on-site system and must meet the conditions imposed in the bylaw. Those conditions include having a parcel greater than 700m² and conforming to zoning bylaws.

Any person wishing to incorporate a property into Pump and Haul must apply to the Regional District of Nanaimo to amend the Pump and Haul Bylaw. A Restrictive Covenant shall be registered against the title to the land in question in accordance with Section 215 of the Land Title Act. The Restrictive Covenant shall require that the owner of the lot maintains a contract at all times with a pump out company and that a current contract is always deposited with the Regional District of Nanaimo.

The following is an application to exclude a property from this function.

Exclusion from Pump and Haul

1. Lot 7, Block I, District Lot 38, NANOOSE DISTRICT, Plan 10777
Marina Way
William and Linda Crowther
Area E

The above mentioned property was rejected by the Ministry of Health on December 9, 1994. It was then included into the Pump and Haul Local Service Area under Bylaw No. 975.02, July 9, 1996. Mr and Mrs Farley have since sold the property and we have a letter of request from the new owners to remove the property from the pump and haul service area. The new owners have approval from the

Ministry of Health dated June 18, 2001 to install a septic tank and drain field at a different location on the property.

ALTERNATIVES

- 1) Do not accept the application.
- 2) Accept the application.

FINANCIAL IMPLICATIONS

There are no financial implications. The pump and haul program is a user pay service. The applicant pays an application fee and an annual user fee.

SUMMARY/CONCLUSIONS

The applications meet all requirements for exclusion from the pump and haul function.

RECOMMENDATION

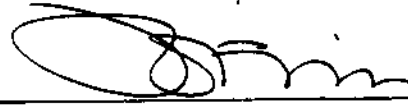
- 1) That the application for exclusion from the pump and haul service be accepted.

Lot 7, Block I, District Lot 38, NANOOSE DISTRICT, Plan 10777
Marina Way
William and Linda Crowther
Area E

- 2) That "Regional District of Nanaimo Pump & Haul Local Service Area Amendment Bylaw No. 975.24, 2001" be read three times and forwarded to the Inspector of Municipalities for approval



Report Writer



General Manager Concurrence



C.A.O. Concurrence

COMMENTS:

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 975.24

**A BYLAW TO AMEND THE REGIONAL
DISTRICT OF NANAIMO PUMP AND
HAUL LOCAL SERVICE AREA
ESTABLISHMENT BYLAW NO. 975**

WHEREAS Regional District of Nanaimo Pump and Haul Local Service Area Establishment Bylaw No. 975, as amended, established the pump and haul local service area;

AND WHEREAS the Directors of Electoral Areas 'B', 'D', 'E', 'F', and 'H' have consented, in writing, to the adoption of this bylaw;

AND WHEREAS the Council of the City of Nanaimo has consented, by resolution, to the adoption of Bylaw No. 975.22;

AND WHEREAS the Board has been requested to amend the boundaries of the local service area to exclude the following property:

Lot 7, Block 1, District Lot 38, Plan 10777, Nanoose Land District
(Electoral Area E)

NOW THEREFORE the Regional District of Nanaimo, in open meeting assembled, enacts as follows:

1. Schedule 'A' of Bylaw No. 975.23 is hereby repealed and replaced with Schedule 'A' attached hereto and forming part of this bylaw.
2. This bylaw may be cited for all purposes as "Regional District of Nanaimo Pump and Haul Local Service Area Amendment Bylaw No. 975.24, 2001".

Introduced and read three times this 11th day of September, 2001.

Received the approval of the Inspector of Municipalities this ____ day of _____, 2001.

Adopted this ____ day of _____, 2001.

CHAIRPERSON

GENERAL MANAGER, CORPORATE SERVICES

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Chairperson

General Manager, Corporate Services

BYLAW NO. 975.24

SCHEDULE 'A'

Electoral Area 'B'

1. Lot 108, Section 31, Plan 17658, Nanaimo Land District.
2. Lot 6, Plan 17698, Section 18, Nanaimo Land District.
3. Lot 73, Plan 17658, Section 31, Nanaimo Land District.
4. Lot 24, Plan 19972, Section 5, Nanaimo Land District.
5. Lot 26, Plan 23619, Section 12, Nanaimo Land District.
6. Lot 185, Plan 17658, Section 31, Nanaimo Land District.
7. Lot 177, Section 31, Plan 17658, Nanaimo Land District.

Electoral Area 'D'

1. Lot 24, Plan 27557, District Lot 44, Wellington Land District.
2. Lot A, District Lot 27G, Plan 29942, Wellington Land District.

Electoral Area 'E'

1. Lot 86, District Lot 78, Plan 15983, Nanoose Land District.
2. Lot 69, District Lot 68, Plan 30341, Nanoose Land District.

Electoral Area 'E' (continued)

3. Lot 1, Plan 17681, District Lot 72, Nanoose Land District.
4. Lot 2, Plan 18343, District Lot 117, Nanoose Land District.
5. Lot 17, District Lot 78, Plan 14212, Nanoose Land District.
6. Lot 32, District Lot 68, Plan 26680, Nanoose Land District.
7. Lot 13, Block E, District Lot 38, Plan 13054, Nanoose Land District.
8. Lot 5, District Lot 78, Plan 25366, Nanoose Land District.
9. Lot 24, District Lot 68, Plan 30341, Nanoose Land District.

Electoral Area 'F'

1. Lot 22, District Lot 74, Plan 29012, Cameron Land District.
2. Lot 2, District Lot 74, Plan 36425, Cameron Land District.
3. Lot A, Salvation Army Lots, Plan 1115, Except part in Plan 734 RW, Nanoose Land District

Electoral Area 'H'

1. Lot 22, District Lot 16, Plan 13312, Newcastle Land District.
2. Lot 29, District Lot 81, Plan 27238, Newcastle Land District.
3. Lot 46, District Lot 81, Plan 27238, Newcastle Land District.
4. Lot 9, District Lot 28, Plan 24584, Newcastle Land District.
5. Lot 41, District Lot 81, Plan 27238, Newcastle Land District.
6. Lot 20, District Lot 16, Plan 13312, Newcastle Land District

City of Nanaimo

1. Lot 43, Section 8, Plan 24916, Wellington Land District.



REGIONAL DISTRICT OF NANAIMO			
AUG 16 2001			
CHAIR		GMCrs	
CAO		GMDS	
GMCrs		GMES	
		<i>ESE</i>	<input checked="" type="checkbox"/>
DATE: August 14, 2001			

MEMORANDUM

TO: J. Finnie
General Manager, Environmental Services

FROM: N. Avery
Manager, Financial Services

SUBJECT: Corrections to User Fee Bylaw – Electoral Area ‘A’ (MacMillan Rd. Sewer)

PURPOSE:

To amend the user rates cited in Bylaw 1237.

BACKGROUND:

Bylaw 1237 was introduced and approved on July 10th, 2001 to establish a user fee for the school site in Cedar. The school has a connection to the Duke Point treatment plant. Staff have found two errors in the bylaw which require correction. Firstly the bylaw inadvertently shows user rates as a monthly cost – the cost per unit was intended to be an annual cost. Secondly, the rate in the bylaw reflected the amount after the application of our standard 10% discount for prompt payment, rather than the gross rate before discount. This amendment bylaw rectifies the discrepancies.

ALTERNATIVES:

1. Approve Bylaw 1237.01 to amend the frequency and rate for sewer user fees in the MacMillan Rd. School Site Local Service Area.
2. Do not amend the bylaw.

FINANCIAL IMPLICATIONS:

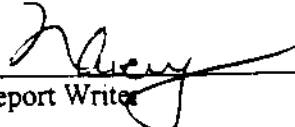
As outlined in the background report accompanying Bylaw 1237, the user fee proposed for the School District which was agreed to during the establishment of the service area, is about \$2,720 annually. Should the rates be applied according to Bylaw 1237 the user fee would be \$32,584 – this results from the rate being applied monthly as opposed to annually. This is clearly not the intent and the amendments will correct this oversight.

SUMMARY/CONCLUSIONS:

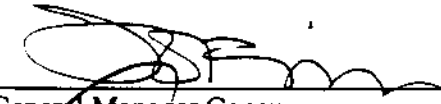
Bylaw 1237 was adopted in July to set sewer user rates for the school site on MacMillan Rd. in Cedar. Staff have subsequently discovered two errors in the bylaw which would result in a user fee billing of \$32,584 rather than the \$2,720 outlined during the service area establishment process. Bylaw 1237.01 will rectify the discrepancies accordingly.

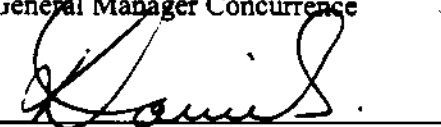
RECOMMENDATION:

1. That "Electoral Area 'A' (MacMillan Rd. School Site) Sewer Local Service Area Rates and Regulations Amendment Bylaw 1237.01, 2001" be introduced for three readings.
2. That "Electoral Area 'A' (MacMillan Rd. School Site) Sewer Local Service Area Rates and Regulations Amendment Bylaw 1237.01, 2001" having received three readings be adopted.



Report Writer



General Manager Concurrence


C.A.O Concurrence

COMMENTS:

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1237.01

**A BYLAW TO AMEND ELECTORAL AREA 'A'
(MACMILLAN ROAD SCHOOL SITE)
SEWER LOCAL SERVICE AREA
RATES AND REGULATIONS
BYLAW NO. 1237, 2001**

The Board of the Regional District of Nanaimo, in open meeting assembled, enacts as follows:

1. Schedule 'B' of Bylaw No. 1237 is hereby repealed and Schedule 'B' attached hereto and forming part of this bylaw, is substituted therefore.
2. This bylaw may be cited for all purposes as the "Electoral Area 'A' (MacMillan Road School Site) Sewer Local Service Area Rates and Regulations Amendment Bylaw No. 1237.01, 2001".

Introduced and read three times this 11th day of September, 2001.

Reconsidered and adopted this 11th day of September, 2001.

CHAIRPERSON

GENERAL MANAGER, CORPORATE SERVICES

Chairperson

General Manager, Corporate Services

1. Connection Fees

Up to 4" Connection \$250.00

2. Sewer User Rates

Classification

Annual Rate

Single Family Dwelling

\$47.90 per unit

Business Premises

\$47.90 per Single Family Dwelling unit equivalent

Institutional Facilities

\$47.90 per Single Family Dwelling unit equivalent



REGIONAL DISTRICT OF NANAIMO			
AUG 15 2001			
MEMORANDUM			
CHAIR		GMCrS	
CAO		GMDS	
GMCmS		GMES	
JLL mS			
August 13, 2001			
5500-20-01-FC			

TO: John Finnie, P.Eng.
General Manager of Environmental Services

FROM: David Leitch, AScT
Engineering Technologist

SUBJECT: Utilities
French Creek Sewer Local Service Area
Inclusion into Local Service Area

DATE:

FILE:

PURPOSE

To consider the request to include Lot 23, Plan 13406, DL 29, Nanoose Land District into the French Creek Sewer Local Service Area. (see attached map)

BACKGROUND

Current Board Policy adopted October 10, 1995 for considering local service area boundary amendment applications is "only those parcels identified for connection to community water and sewer in the Regional Growth Management Plan be considered for inclusion into the local service areas". The property requesting inclusion into the French Creek Sewer Local Service Area (FCSLSA) is within the Urban Containment Boundary as specified in the Plan.

Inclusion into the FCSLSA also requires the property to first be within the benefiting area of the French Creek Pollution Control Center, under the "Northern Community Sewer Local Service Area" (NCSLSA). The FCSLSA covers the sewer collection system; the NCSLSA covers the interceptor system and treatment and disposal facilities.

ALTERNATIVES

1. Do not accept the application.
2. Accept the application.

FINANCIAL IMPLICATIONS

There are no financial implications to the RDN. If accepted into the FCSLSA, all costs associated with the connection would be at the expense of the applicant. The subject property will pay a Capital Charge of \$5,436.00 for contribution to the downstream sanitary sewer capacity when being brought into the local service area.

INTERDEPARTMENTAL IMPLICATIONS

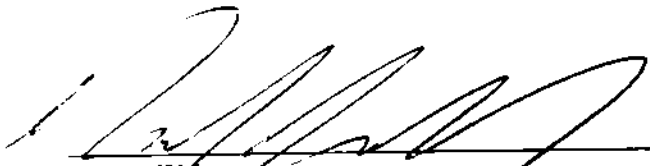
The Regional District Planning Department has no opposition to the boundary amendment. The subject property is within the area designated for community sewers in the Regional Growth Management Plan.


SUMMARY/CONCLUSIONS

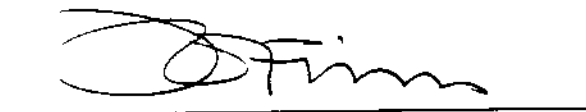
A petition has been received to amend the boundaries of the French Creek Sewer Local Service Area. The property being considered for inclusion is within the Urban Containment Boundary of the Regional Growth Management Plan and is identified for connection to community water and sewer systems. The property is also within the benefiting area of the French Creek Pollution Control Center. All costs associated with connection to the RDN sewer system will be at the expense of the property owner.

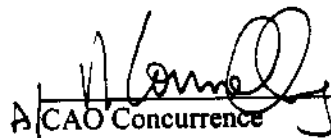
RECOMMENDATION

1. That Lot 23, Plan 13406, DL 29, Nanoose Land District be included into the French Creek Sewer Local Service Area.
2. That "Northern Community Sewer Local Service Area Amendment Bylaw No. 889.18, 2001" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.
3. That "French Creek Sewer Local Service Area Bylaw No. 813.26, 2001" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.

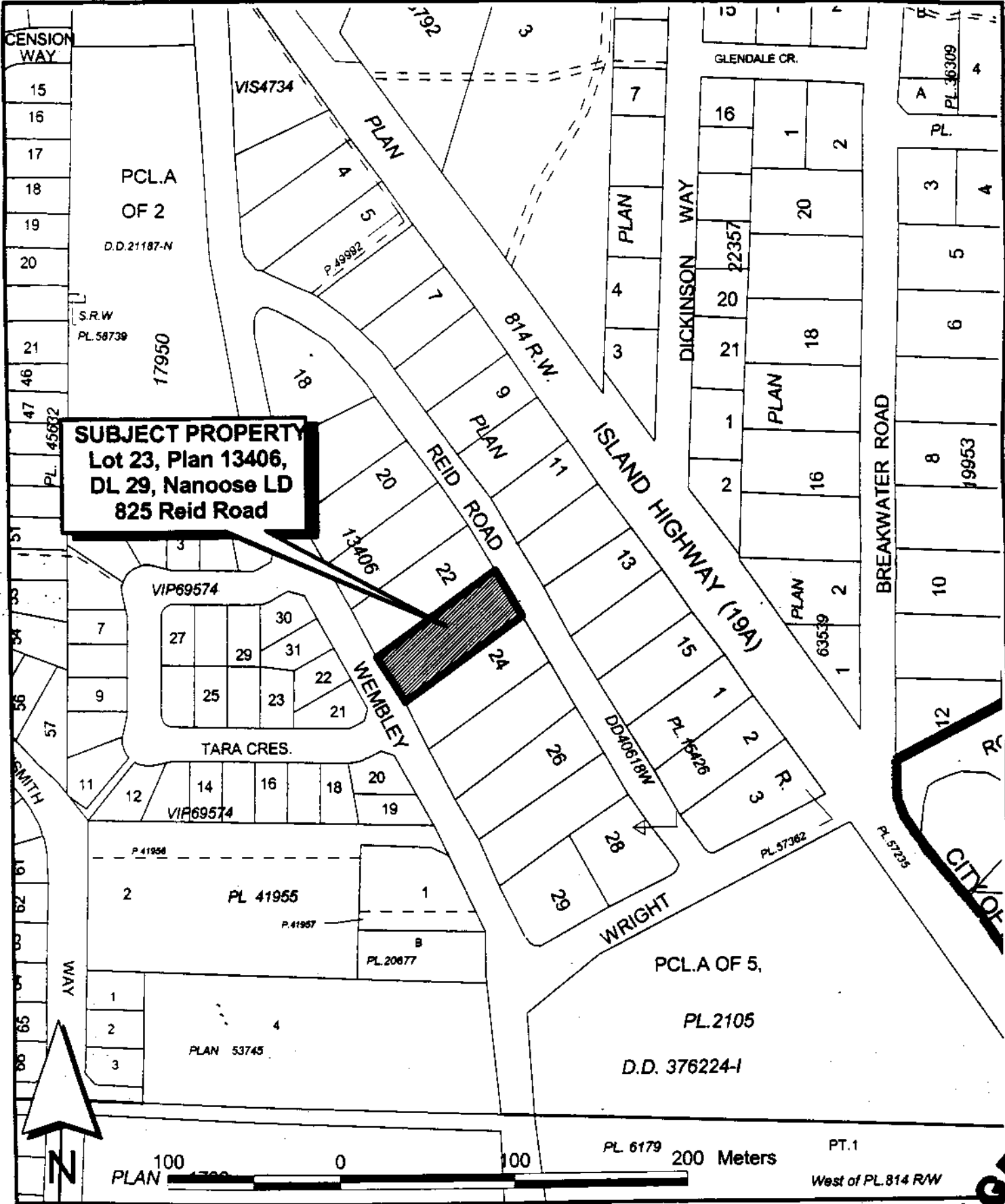

Report Writer


Manager Concurrence


General Manager Concurrence


CAO Concurrence

COMMENTS:



SUBJECT PROPERTY
 Lot 23, Plan 13406,
 DL 29, Nanoose LD
 825 Reid Road

**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 889.18**

**A BYLAW TO AMEND SCHEDULE C OF
THE RDN NORTHERN COMMUNITY SEWER
LOCAL SERVICE AREA BYLAW**

WHEREAS the Board has enacted the "Regional District of Nanaimo Northern Community Sewer Local Service Conversion Bylaw No. 889, 1993" as amended which establishes the Northern Community Sewer Local Service Area;

AND WHEREAS the Board wishes to amend Schedule 'C' of Bylaw No. 889.01 to expand the boundaries of the benefitting area;

AND WHEREAS the Board has obtained the consent of at least two thirds of the participants;

NOW THEREFORE the Board of the Regional District of Nanaimo in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as the "Regional District of Nanaimo Northern Community Sewer Local Service Area Amendment Bylaw No. 889.18, 2001".
2. Schedule 'C' attached to and forming a part of Bylaw No. 889.17, 2001 is hereby deleted and replaced with Schedule 'C' attached to and forming part of this bylaw.

Introduced and read three times this 11th day of September, 2001.

Received the approval of the Inspector of Municipalities this ____ day of _____, 2001.

Adopted this ____ day of _____, 2001.

CHAIRPERSON

GENERAL MANAGER, CORPORATE SERVICES

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 813.26

**A BYLAW TO AMEND THE FRENCH CREEK
SEWERAGE FACILITIES LOCAL SERVICE AREA
ESTABLISHMENT BYLAW NO. 813**

WHEREAS French Creek Sewerage Facilities Local Service Establishment Bylaw No. 813, 1990, as amended, establishes the French Creek Sewerage Facilities Local Service Area;

AND WHEREAS the Board has been petitioned to include a property within the local service area;

AND WHEREAS the Board wishes to include a property in the local service area to be consistent with revised Town of Qualicum Beach/RDN boundaries;

NOW THEREFORE the Board of the Regional District of Nanaimo, in open meeting assembled, enacts as follows:

1. The boundaries of the French Creek Sewerage Facilities Local Service Area, established by Bylaw No. 813, as amended, are hereby further amended to include the property shown outlined on Scheduled 'B-1' attached hereto and forming part of this bylaw.
2. The amended boundary of the French Creek Sewerage Facilities Local Service Area shall be as shown outlined on Schedule 'A' attached hereto and forming part of this bylaw.
3. Schedule 'A' of Bylaw No. 813.25 is hereby repealed.
4. This bylaw may be cited for all purposes as "French Creek Sewerage Facilities Local Service Area Amendment Bylaw No. 813.26, 2001".

Introduced and read three times this 11th day of September, 2001.

Received the approval of the Inspector of Municipalities this ____ day of _____, 2001.

Adopted this ____ day of _____, 2001.

CHAIRPERSON

GENERAL MANAGER, CORPORATE SERVICES

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Chairperson

General Manager, Corporate Services

