

REGIONAL DISTRICT OF NANAIMO
SPECIAL BOARD MEETING
TUESDAY, APRIL 8, 2008
(immediately following the Committee of the Whole)
(RDN Board Chambers)

A G E N D A

CALL TO ORDER

ADMINISTRATOR'S REPORTS

- 2-4 Community Sewer Connection – Red Gap Village Centre – Area 'E'. (All Directors – One Vote)

ADJOURNMENT

IN CAMERA

That pursuant to Section 90(1) (e) and (g) of the Community Charter the Board proceed to an In Camera Committee of the Whole meeting to consider items related to land and legal issues.



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BOARD	<i>April 8th</i>

MEMORANDUM

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

DATE: March 19, 2008

FROM: Wayne Moorman, P. Eng.
Manager of Engineering Services

FILE: 5500-20-FW-01

SUBJECT: Red Gap to Fairwinds Sewer Connection Preliminary Design and Cost Estimate Study

PURPOSE

To obtain Board approval to undertake a preliminary engineering study and cost estimate for a community sewer connection from the Red Gap Village Centre to the Fairwinds sewer system.

BACKGROUND

“Regional District of Nanaimo Electoral Area E Official Community Plan Bylaw No. 1400, 2005” shows the Red Gap Village Service Area contained within a community sewer service planning area. The plan supports sewer servicing of the area. Currently there are approximately 271 properties within the subject area. The area consists of a mixture of small residential properties, commercial properties (Quality Foods, laundromat, medical office etc.), public properties (Nanoose School, Nanoose Place Recreation Facility, Nanoose Place Day Care, Nanoose Library, Fire Hall etc.) and a 100 unit mobile home park (Schooner Cove Manor).

Schooner Cove Manor recently experienced a failure of one of its on-site disposal systems. The RDN Board approved a 10 week pump and haul arrangement for the trailer park during repair of the failed system. There is anecdotal evidence that other septic systems in the area may not be functioning properly suggesting that community sewers should be evaluated.

The agent for the owner of the mobile home park has estimated that replacement of the failed system and replacing or upgrading the existing sewage collection and disposal facilities for the entire trailer park may cost in the hundreds of thousands of dollars. Staff understand from the agent that Schooner Cove Manor is interested in cost sharing in a community sewer system rather than expending funds to repair their on-site facilities.

Staff have also had discussions with the owner of the Red Gap Mall (Quality Foods) and understand that the septic system for the mall complex may require some major work in the future. Other organizations in the area that may require improvements to their septic systems include Nanoose Bay Elementary School and Nanoose Place/Nanoose Place Day Care. In addition, development of the Canuck Property site at the corner of Northwest Bay Road and Powder Point Road will require on-site sewage treatment and disposal. The owners have indicated an on-site system may cost in excess of \$100,000. On-site disposal would limit their property for further building development so they may be willing to contribute to a community sewer system in lieu their own on-site sewage disposal system.

For Schooner Cove Manor, however, time is of the essence. They need to know quickly the cost of the community sewer system and how the costs will be shared amongst potential participants. Depending on the costs of a community system, they are prepared to temporarily repair (to "band-aid") their existing system for up to two years if community sewer can be constructed within a one to two year window. Failing this commitment to community sewer, they would need to proceed with the on-site treatment plant and ground disposal improvements at significant cost. With a substantial investment in a new on-site system, Schooner Cove Manor would not be interested in community sewer in the future. The failed trailer park sewer system may a catalyst for a community sewer system in the Red Gap Village area.

Staff estimate that the cost to do a preliminary engineering study and cost estimate for a sewer line from Red Gap to the Fairwinds sewer system will be approximately \$10,000. There is currently only \$3,900 available within the Electoral Area E feasibility study fund. Regional Districts can undertake feasibility studies and recover the funds in one of two ways. The first and most typical is that the study leads to the establishment of a new service and the advance costs form part of the operating budget in the first year after the service is established. Alternatively, if the study does not result in a new service the costs are recovered by raising a requisition across the Electoral Area.

ALTERNATIVES

1. Undertake the engineering study by utilizing \$3,900 from the Electoral Area E feasibility study funds and committing the balance of \$6,100 for recovery from Electoral Area E in a future year.
2. Do not take immediate action but make an application for a preliminary engineering planning grant.
3. Do not proceed with the study at this time.

FINANCIAL IMPLICATIONS

Alternative 1

Under this alternative, taxpayers in Electoral Area E would have an additional requisition of \$6100 in 2009 for the balance of the study, equating to about \$0.30 per \$100,000 of property assessment.

Alternative 2

Under this alternative the RDN would apply for a study grant from the Provincial Government that would pay the first \$5,000 and 50% of the next \$5,000. For a \$10,000 study, we could apply to receive \$7,500 from the province and the RDN would pay the remaining \$2,500. The time required for the application and receipt of a study grant may result in missing the window of opportunity with the mobile home park to complete the work before they commit to a complete repair of their on-site sewer system. Staff intend to apply for a study grant for the project but there are no guarantees that any funds will be received.

Alternative 3

Under this alternative there is no cost to the RDN and the mobile home park would commit to an expensive on-site repair of their system thus affecting their participation in a community sewer system.

ENVIRONMENTAL IMPLICATIONS

A community sewer system in the Red Gap Village area would permit the correction of a failed ground disposal system for the Schooner Cover Manor Mobile Home Park. It would also provide sewer collection for the many small residential lots and the commercial areas within the community. The community sewer servicing of the area is consistent with the Regional Growth Strategy and the Official Community Plan (Section V, Item 5.9)

SUMMARY/CONCLUSIONS

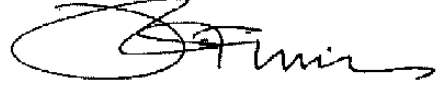
The recent failure of an on-site septic system serving the Schooner Cove Manor mobile home park near the Red Gap centre in Nanoose Bay has prompted interest in extending the sewer trunk line to Red Gap from the Fairwinds treatment plant. A preliminary engineering study to determine the costs of extending the community sewer system is estimated to cost about \$10,000. Staff propose that available funds of \$3,900 from the Electoral Area E Feasibility Study Fund be utilized for the study and the remainder of approximately \$6,100 be recovered from Electoral Area E in 2009. If a new service for financing the construction of a new line is established, \$6,100 would be recovered from the first year operating budget. If a new service is not established, the \$6,100 would be raised as a one time requisition across Electoral Area E in 2009 at an approximate cost of \$0.30 per \$100,000 of property assessment.

RECOMMENDATION


That the Board approve proceeding with a preliminary engineering and cost estimate study for servicing the Red Gap centre in Nanoose Bay by using \$3900 in existing feasibility study funds and recovering the estimated balance of approximately \$6100 from the new sewer service area, if established, or if not established by tax requisition from Electoral Area E.



Report Writer



General Manager Concurrence



CAO Concurrence

COMMENTS: