

DATE: December 2, 2021**FILE:** 5600-01/BCOB**TO:** Chair and Directors
Black Creek-Oyster Bay Services Committee**FROM:** Russell Dyson
Chief Administrative OfficerSupported by Russell Dyson
Chief Administrative Officer*R. Dyson***RE: Inclusion of a Property into the Black Creek-Oyster Bay Water Local Service Area****Purpose**

To request that the Black Creek-Oyster Bay (BCOB) Services Committee include Lot 2, Block 29, Plan VIP81047, Land District 15 (8838 Olund Road) in the BCOB Water Local Service Area (WLSA) in response to a petition from the property owner.

Recommendation from the Chief Administrative Officer:

THAT the board consider three readings of an amendment to Bylaw No. 1557 being “Black Creek/Oyster Bay Water Local Service Area Conversion and Establishment Bylaw, 1993” to include Lot 2, Block 29, Plan VIP81047, Land District 15 into the BCOB water local service area;

AND FURTHER THAT the director for Electoral Area C (Puntledge-Black Creek) and the director from Strathcona Regional District’s Electoral Area D (Oyster Bay – Buttle Lake), as participants in the Black Creek-Oyster Bay Water Local Service Area, consent to the amendment of the service establishment bylaw in writing;

AND FINALLY THAT upon the completed subdivision of the property described above the board consider adoption of the amending bylaw.

Executive Summary

The subject property is located at Olund Road/Oyster River Way and is currently not included in the BCOB WLSA but is fully encompassed by the existing service area (property shown on map attached as Appendix A). The property owner started his rezoning application in 2019 to enable a four lot subdivision and as such the property is considered “in-stream” and exempt from the recently implemented connection suspension.

The CVRD Regional Growth Strategy (RGS) designates the subject property is within the Saratoga Settlement Node. Settlement nodes shall accommodate new growth through a balance of new development, intensification and improvements to public infrastructure (MG Policy 1B-1). The RGS and Official Community Plan (OCP) policies require development in settlement nodes to be served by public infrastructure, where possible. Infrastructure improvements need to include the provision of appropriate water and sewer services, therefore requiring the subject property to extend the watermain and service the newly created lots.

In addition, the property owner has requested to be supplied water from the BCOB WLSA and as such has submitted a petition to extend the boundaries of the BCOB WLSA to include the subject property. If permitted to join the service area, the property owner will be responsible for the extension of the water main, payment of all applicable fees and charges including development cost

charges, connection fees and a latecomers fee for connection to the newly installed watermain along Schulz Road prior to connection to the water system.

Inclusion of this property is considered in-stream and exempt from the connection suspension currently in place within BCOB. The property started its rezoning application in 2019, and at such time was advised by the CVRD that rezoning would require connection to the system as per the RGS and OCP policies for development in the settlement node.

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Attachments: Appendix A – Map Showing Property

This map displays Electoral Area D and Electoral Area C. Key features include:

- Roads:** Highway 19A (B.C.), Hamm Rd, Macaulay Rd, Island Hwy, Endall Rd, Sturges Rd, Kelland Rd, and various local roads like Schulz Rd, Smooth Rd, and Regent Rd.
- Water Bodies:** Oyster River, Oyster Bay, Black Creek, North Lake, and Elma Bay.
- Geographical Features:** Kuhushan Point, Saratoga Beach, Miracle Beach Provincial Park, and Williams Beach.
- Inset Map:** A detailed view of Lot 2 Block 29 in the Comox District, showing a grid of lots with Lot 2 highlighted in red. The inset map is titled "LOT 2 BLOCK 29 COMOX DISTRICT PLAN VIP81047" and includes a north arrow and a scale bar.
- Scale and Orientation:** A scale bar at the bottom left indicates distances in Kilometers (0, 0.5, 1). A north arrow is located in the top left corner.

This map was prepared by the CVRD for planning purposes only, and is not a legal document. This map is a composite of different data sets that were developed from different methods and dates. This map should be used with caution. The CVRD is not responsible for any damages resulting from any omissions, deletions or errors.