

DATE: September 13, 2018

FILE: 5600-20/Denman Island

TO: Chair and Directors
Electoral Area Services Committee

Supported by Marc Rutten, P.Eng
Acting Chief Administrative Officer

FROM: Marc Rutten, P.Eng
Acting Chief Administrative Officer

M. Rutten

RE: Removal of Graham Lake Improvement District Extension Property from the Denman Island Water Local Service Area

Purpose

To request that the Board remove one Graham Lake Improvement District Extension (GLIDE) property recently included into the Denman Island Water Local Service Area (DIWLSA) in response to a request from the property owner due to the higher than anticipated connection costs.

Recommendations from the Acting Chief Administrative Officer:

THAT the Board consider three readings of an amendment to Bylaw No.1567 being the “Denman Island Water Local Service Area Conversion and Establishment Bylaw No.1567, 1993” to exclude the property within the Denman Island Water Local Service Area indicated on the map provided as Appendix A to the staff report dated September 13, 2018;

AND FURTHER THAT the Electoral Area Director for Baynes Sound – Denman/Hornby Islands (Electoral Area A), as the participant in the Denman Island Water Local Service, consent to the amendment of the service establishment bylaw in writing;

AND FINALLY THAT the Board consider adoption of the amending bylaw.

Executive Summary

The DIWLSA receives water from the Graham Lake Improvement District (GLID). The water main that supplies water from GLID to DIWLSA fronts 16 properties that are referred to as GLIDE. In spring 2018, the Comox Valley Regional District (CVRD) offered water servicing to any property located within GLIDE that wished to be connected to the water system. At such time, an informal letter was sent to all GLIDE members outlining the costs associated with connections and requiring property owners to complete a formal petition should they wish to become connected to the DIWLSA.

Upon receipt of the initial letter, three GLIDE members completed a formal petition to be included within the DIWLSA and an amendment to the service establishment bylaw was adopted in June 2018. Due to the unexpectedly high costs associated with becoming connected to the water system, one property is now wishing to be removed from the service. The situation is summarized below:

- There were a number of costs associated with connection to DIWLSA, including a \$2,000 capital improvement cost charge, a \$1,400 annual bill for water and the cost of the physical water service connection. The connection charge was at cost with an \$850 minimum.
- The watermain that services DIWLSA runs along the East side of East Road and two of the properties that requested connections require a water service that needs to be tunnelled under the road to service their property that is on the West side of East Road.

- Property owners located on the West side of East Road were informed that their water connection would be about double to triple the minimum \$850 connection cost. However, due to the island location, only one contractor was even interested in completing the connection work and the quote to complete the work was \$7,500 per connection.
- This cost was far greater than previously expected and communicated to residents. As such, one property owner has requested to be removed from the service area until a later date due to the high cost.
- If the property owners remained in the service area they would now be required to pay a flat rate of \$500 a year for no water.

Considering the reason the property owner petitioned to join the service was based on the premise of receiving water and this is no longer financially feasible, they are requesting to be removed from the service area until a later date. All DIWLSA properties pay the same flat rate as GLID properties; removal of this one property that was recently added is not expected to have an impact on the rates for the DIWLSA.

Prepared by:

Z. Berkey

Zoe Berkey, EIT
Engineering Analyst

Concurrence:

K. La Rose

Kris La Rose, P.Eng
Senior Manager of Water/
Wastewater Services

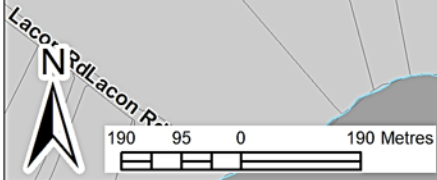
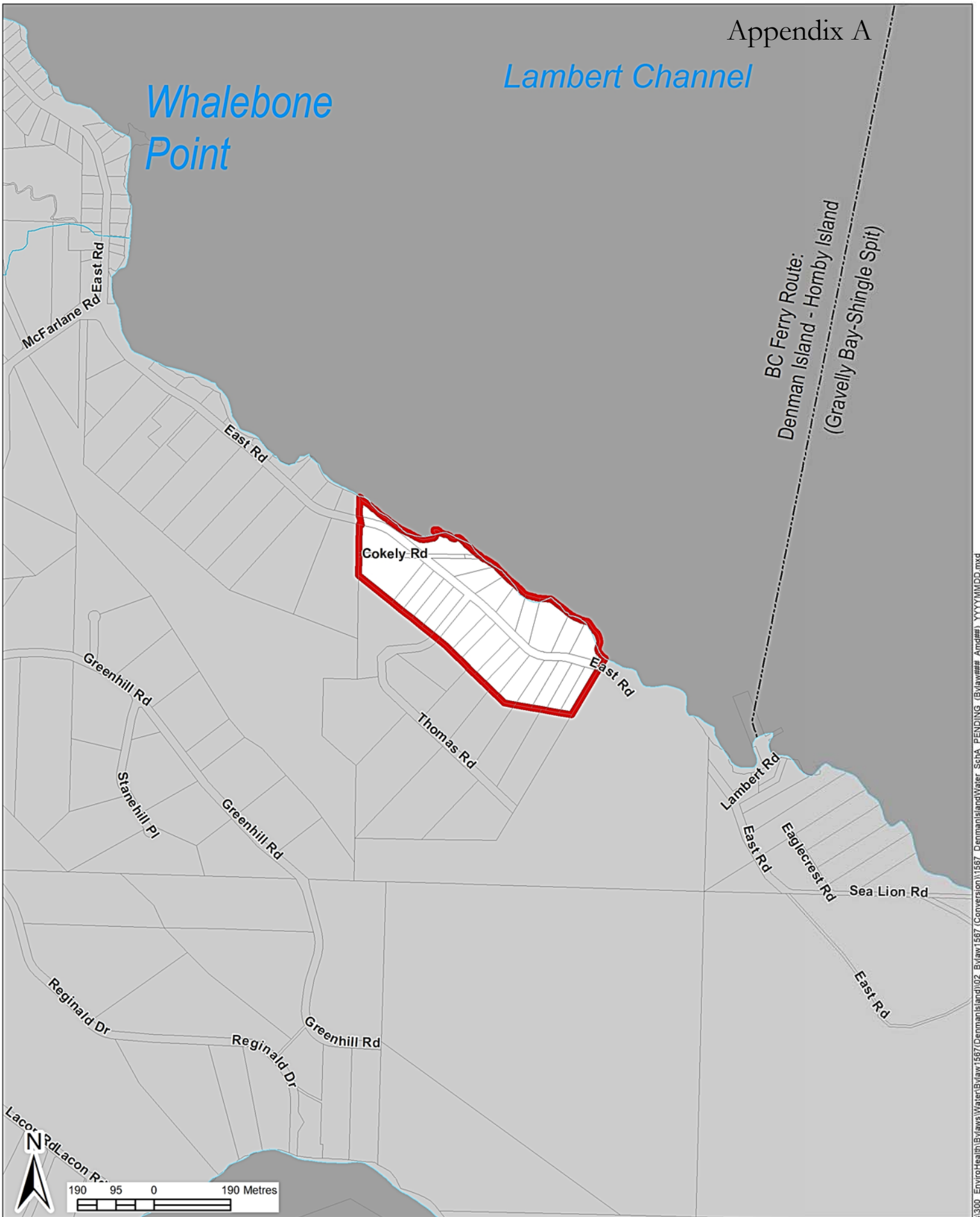
Stakeholder Distribution (Upon Agenda Publication)

Graham Lake Improvement District	✓
----------------------------------	---

Attachments: Appendix A – “Map of Property Requesting Removal”

Lambert Channel

Whalebone Point



Schedule "A"

Sec 8

A

1652

B

2

A

East Rd 5

28238

B

76318

VIP85276

B

A

5

6

28238

7

8

9

10

Sec 8



30 15 0 30 Metres

PLAN 32019

Schedule "B"

"Denman Island Local Service Area Bylaw No. ###, Amendment No. ##"

