

**REPORT TO THE GANGES SEWER LOCAL SERVICES COMMISSION
MEETING OF June 27, 2024**

SUBJECT **REQUEST FOR INCLUSION OF PROPERTY IN THE GANGES SEWER
SERVICE AREA – 101 BITTANCOURT ROAD (SEA BREEZE INN)**

ISSUE

To consider expanding the boundary of the Ganges Sewer Service Area to include 101 Bittancourt Road, the location of the Sea Breeze Inn.

BACKGROUND

The Lady Minto Hospital Foundation (LMHF) has purchased the property at 101 Bittancourt Road, south of downtown Ganges, and is developing the property from a former multi-unit commercial motel into staff accommodation for hospital workers. It is planned to include seventeen (17) units for a total of 11,195 ft² or 1,040 m². The applicant has informed the Capital Regional District that the present septic system serving the property is inadequate for their needs and wishes to connect to the Ganges sewer system. The previous owner of the property had experienced problems with the septic system, including surface leaks, in January of 2022.

LMHF has requested that the boundary of the Service Area be revised to include 101 Bittancourt Road, which lies approximately 230 meters south of the existing Service Area. The main sewer line will need to be extended to reach this location, and it is hoped that this extension can precede roadwork that the Ministry of Transportation and Infrastructure (MoTI) has planned for 2024 to re-align and resurface Fulford – Ganges Road in that area.

LMHF has agreed to pay the requisite capacity purchase charge in accordance with Bylaw No. 3262 in the amount of \$27,532.80.

LMHF has also agreed to enter into a Latecomer Agreement with the Capital Regional District in order to recover some of the proportional costs at a later date (up to 15 years) as other property owners along or adjacent to the future sewer extension route should a property connect to the sewer system.

The engineer and architect working for LMHF have determined that the existing conveyance system is adequately sized to accommodate the increased flow from 101 Bittancourt as well as future connections along the proposed route. Information provided by the LMHF engineer and architect is attached to this report as Appendix A.

ALTERNATIVES

Alternative 1

The Ganges Sewer Local Services Commission recommends the Electoral Area Service Committee recommend to the Capital Regional District Board:

1. To expand the boundary of the Ganges Sewer Local Service Area to include 101 Bittancourt Road.

2. The Applicant agrees to pay all costs associated with including the property in the service area and the capacity purchase charge.
3. The Applicant agrees to pay all engineering, administration, permit fees, and construction costs associated with the extension of the sewer and connection to the existing sewer and the property.
4. That Bylaw 4609, "Salt Spring Island Ganges Sewerage Local Service Establishment Bylaw, 1991, Amendment Bylaw No. 15, 2024", be introduced and read a first, second and third time.

Alternative 2

That the request to include 101 Bittancourt Road into the Ganges Local Area Services boundary be denied.

Alternative 3

That this report be referred to staff for additional information.

IMPLICATIONS

Service Delivery Implications:

Alternative 1:

The expansion of the Service Area to include 101 Bittancourt Road will allow the LMHF to provide much-needed staff housing for hospital workers on Salt Spring Island. The Average Daily Flow (ADF) will not add a significant volume to adversely affect the throughput capacity of the Ganges Wastewater Treatment Plant, and none of the sewer conveyance lines in the area are close to a surcharged condition.

The applicant has agreed to pay for all costs related to (1) including the property in the service area, capacity purchase charge for the planned development, and ongoing parcel taxes and user fees for the service; and (2) all engineering, administration, permit fees and construction costs associated with the extension of the sewer and connection to the existing sewer and the property.

To support the development of this project, a bylaw amending the service area boundaries is required. After the third reading, the Inspector of Municipalities reviews the bylaw for approval and the Salt Spring Island Electoral Area Director for consent. Once the bylaw is adopted, the applicant can proceed with the design and construction of the service extension and connection.

Alternative 2

Denying the expansion of the boundary of the Service Area to include 101 Bittancourt Road would prevent LMHF from developing 101 Bittancourt Road into much-needed hospital staff housing to serve the needs of the Salt Spring Island community.

Alternative 2

Given that MoTI plans to re-align and re-surface Fulford Ganges Road starting the summer of 2024, it is highly preferred that the sewer work precedes the MoTI project. Any delay could result in repairs to a new road surface and increased costs to the LMHF.

CONCLUSION

Expanding the Ganges Local Area Service boundary to include 101 Bittancourt Road will allow the LMHF to provide much-needed hospital staff housing on Salt Spring. The addition of the Sea Breeze Inn will not add a significant volume to adversely affect the capacity of the Ganges Wastewater Treatment Plant, and none of the sewer conveyance lines in the area are close to a surcharged condition.

RECOMMENDATION

The Ganges Sewer Local Services Commission recommends the Electoral Area Service Committee recommend to the Capital Regional District Board:

1. To expand the boundary of the Ganges Sewer Local Service Area to include 101 Bittancourt Road.
2. The Applicant agrees to pay all costs associated with including the property in the service area and the capacity purchase charge.
3. The Applicant agrees to pay all engineering, administration, permit fees, and construction costs associated with the extension of the sewer and connection to the existing sewer and the property.
4. That Bylaw 4609, "Salt Spring Island Ganges Sewerage Local Service Establishment Bylaw, 1991, Amendment Bylaw No. 15, 2024", be introduced and read a first, second and third time.

Submitted by:	Dean Olafson, P. Eng., MBA, Manager of Engineering, SSI Electoral Area
Concurrence:	Karla Campbell, MBA, BPA, Senior Manager, SSI Electoral Area Administration
Concurrence:	Kristen Morley, J.D., General Manager, Corporate Services & Corporate Officer
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

Appendix A: Lady Minto Hospital Foundation – Application cover letter and supporting documents, February 24th, 2024.

Appendix B: Bylaw 4609, "Salt Spring Island Ganges Sewerage Local Service Establishment Bylaw, 1991, Amendment Bylaw No. 15, 2024".