



Making a difference...together

Minutes of the of the Ganges Sewer Local Service Commission
Held April 18, 2019 at 108 121 McPhillips Ave, Salt Spring Island, BC

PRESENT:

Director: Gary Holman

Commission Members: Gary Utter, David Toynbee, Rod Scotvold, Mike de Carle (via telephone until 11:06 am)

Staff: Dan Robson, Manager, Saanich Peninsula and Gulf Islands Operations; Malcolm Cowley, Manager, Regional Wastewater, Core Area, SPWWC, Small Sewers; Amber Donaldson, Manager, Financial Planning and Performance; Dan Ovington, Manager Parks and Recreation; Tracey Shaver, Recording Secretary

Chair Utter called the meeting to order at 10:55 am.

1. Approval of Agenda

MOVED by Commissioner Scotvold, **SECONDED** by Commissioner Toynbee,
That the Ganges Sewer Local Service Commission agenda for April 18, 2019 be approved.

CARRIED

2. Adoption of Minutes of the October 4, 2018

MOVED by Commissioner Scotvold, **SECONDED** by Commissioner Toynbee,
That the Ganges Sewer Local Service Commission meeting minutes of October 4, 2018 be approved as submitted.

CARRIED

3. Delegation/Presentation: none

4. Director and Chair Reports: none

5. New Business

5.1 Request for Inclusion into Ganges Sewer System-154 Kings Lane

- Staff reviewed map of current service boundary which runs close to property line
- Stantec's "Ganges Sanitary System" hydraulic model report identified that under the future ultimate build out condition within the existing service area, that upper reaches of the system has some spare capacity but downstream areas close to the treatment plant indicate that surcharging could occur.
- The Stantec report concluded that there should be sufficient capacity available for full build out of current service area however, it is not known whether there is enough capacity to expand the service area and this requires further modelling analysis to determine the implications.
- The Commission indicated that the cost of model analysis should be paid for by developer; not the rate payers.

- The Commission is willing to consider the developer's request but there is no guarantee on any final decisions and there shall be no risk to Commission or rate payers.

Mike de Carl leaves the meeting 11:06 am

- Careful consideration for expansion; cannot preclude other developments under way such as affordable housing.
- Developer offered some additional information on the project; facility to be used as emergency muster point, adding walking pathway over sewer connection.

MOVED by Commissioner Scotvold, **SECONDED** by Commissioner Toynbee, That the Ganges Sewer Local Service Commission requests that with the understanding that all costs will be borne by the developer and without any guarantee for inclusion to the service area; that staff be directed to complete a capacity analysis of the subject properties' wastewater inclusion and potential effect to the Ganges Sewer service area.

CARRIED

6. Outstanding Business- none

7. Adjournment

MOVED by Commissioner Utter, **SECONDED** by Commissioner Scotvold, That the meeting adjourn at 11:23 pm.

CHAIR

SENIOR MANAGER



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Minutes of the of the Ganges Sewer Local Service Commission
Held August 29, 2019 at 108 121 McPhillips Ave, Salt Spring Island, BC

PRESENT:

Director: Gary Holman

Commission Members: Gary Utter, David Toynbee, Mike de Carle (via telephone)

Staff: Malcolm Cowley, Manager, Regional Wastewater, Core Area, SPWWC, Small Sewers; Madhu Mittal, Project Engineer; Karla Campbell, Senior Manager, SSI Administration; Tracey Shaver, Recording Secretary.

Absent: Rod Scotvold

Chair Utter called the meeting to order at 1:00 pm.

1. Approval of Agenda

MOVED by Director Holman, **SECONDED** by Commissioner Toynbee,
That the Ganges Sewer Local Service Commission agenda for August 29, 2019 be amended and approved with the addition of Item 3.1 Eric Booth.

CARRIED

2. Approval of Minutes – April 18, 2019

MOVED by Director Holman, **SECONDED** by Commissioner Toynbee,
That the Ganges Sewer Local Service Commission Minutes for April 18, 2019 be approved.

CARRIED

3. Delegations/Presentations

3.1 Eric Booth

Mr. Booth continues to express concerns regarding approval process surrounding inclusion into the Ganges Sewer System.

4. Chair and Director Reports- No reports provided

5. Outstanding Business

5.1 Ganges Wastewater Infrastructure Renewal Project - Progress Report Update

Staff provided project update:

- Open house held today
- Some difficulties maintaining dissolved oxygen in the aeration tank
- Proper aeration is needed for permeability of wastewater during treatment
- Increased operations time to troubleshoot
- Suggested to hire aeration system specialist to evaluate and recommend upgrades

MOVED by Director Holman, **SECONDED** by Commissioner de Carle,
That the Ganges Sewer Local Service Commission:

1. receive this report for information, and
2. approve the use of the remaining project budget for additional upgrade work to the effluent discharge and water re-use systems; and the aeration system.

CARRIED

5.2 Request for Inclusion of Property in the Ganges Sewerage Local Service Area - 154 Kings Lane

- Staff reviewed process for application
- Peak flows a potential concern in future
- Seek increase from Ministry of Environment of the maximum day flow discharge

MOVED by Commissioner Toynbee, **SECONDED** by Director Holman,
That the Ganges Sewer Local Service Commission approve the inclusion 154 Kings Lane into the sewer service area subject to the following:

1. The Ganges Commission approve amending the maximum daily discharge of the plant from 1,090 to 1,300 m3/day;
2. The Applicant agrees in writing to pay for all costs related to obtaining approval from the Ministry of Environment to increase the maximum day flow discharge from the plant;
3. The Applicant agrees in writing to pay for all costs to include the property into the service area, and also pays the capacity purchase charge for the planned development and ongoing parcel taxes and user fees for the service.
4. The Applicant agrees in writing 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; and
5. The Applicant installs a water meter(s) to measure the total volume of all water production from wells on the property.

CARRIED

6. Correspondence

6.1 Request for Inclusion of Property in the Ganges Sewerage Local Service Area – 160 Upper Ganges Road – Hastings House

MOVED by Commissioner Toynbee **SECONDED** by Commissioner de Carle,
That the Ganges Sewer Local Service Commission requests that with the understanding that all costs will be borne by the developer and without any guarantee for inclusion to the service area; that staff be directed to complete a capacity analysis of the subject properties' wastewater inclusion and

potential effect to the Ganges Sewer service area and that the analysis includes the full build out capacity of the subject property.

CARRIED

7. Next Meeting: Budget Meeting later this fall in October

Date and location to be determined.

8. Adjournment

MOVED by Commissioner Toynbee **SECONDED** by Commissioner de Carle
That the meeting be adjourned at 2:26 pm.

CARRIED

CHAIR

SENIOR MANAGER