

Minutes of the regular meeting of the Engineering & Environmental Services Committee held in the CVRD Boardroom, 175 Ingram Street, Duncan, on June 24, 2009 at 3:30 p.m.

PRESENT: Director Cossey, Chair
Director Haywood, Vice-Chair
Directors Dorey, Duncan, Giles, Harrison, Iannidinardo
Kuhn, Morrison

ALSO

PRESENT: B. Dennison, P. Eng., General Manager, E & E
D. Leitch, AScT., Manager, Water Management
K. Miller, Manager, Regional Environmental Policy
Harmony Huffman, Environmental Technologist
Lynda Lee, Recording Secretary

**APPROVAL
OF AGENDA**

The following items were added to the agenda:

R5 – Revised

NB1 A staff report regarding CVRD takeover of a sewer system by inclusion into the Cowichan Bay Sewer System, Electoral Area D.

It was moved and seconded that the Agenda be approved as amended.

MOTION CARRIED

**ADOPTION
OF MINUTES**

It was moved and seconded that the minutes of the May 27, 2009 regular Engineering & Environmental Services Committee meeting be adopted.

MOTION CARRIED

**BUSINESS ARISING
OUT OF MINUTES**

BA1

Staff provided a verbal update regarding the Bench Make a Difference Club video.

It was moved and seconded that it be recommended to the Board that a letter be sent to Bench School Make a Difference Club congratulating them on their award and informing them of actions that the CVRD is taking to advance their cause.

MOTION CARRIED

The following resolutions were referred back to the Engineering & Environmental Services Committee from the Board.

- BA2** Resolution No. 09-314:
"That the CVRD write to the Province to request a modification to provincial legislation to allow the transfer of liability for sidewalk snow and leaf removal to be assigned to the homeowners within Electoral Areas of the Cowichan Valley".

It was moved and seconded that the CVRD write to the Province to request a modification to provincial legislation to allow the transfer of liability for sidewalk snow and leaf removal to be assigned to the homeowners within Electoral Areas of the Cowichan Valley; and further that the Province strengthen the legislation to reduce the possibility of legal claims.

MOTION CARRIED

- BA3** Resolution No. 09.315
"That Board Resolution No. 07-773 of October 24, 2007, to grant approval in principle for takeover of a sanitary sewer system for a proposed 50 lot subdivision within the Cowichan Bay Sewer System Service Area, be rescinded"

This item is addressed under New Business.

DELEGATIONS No delegations

REPORTS

- R1** A staff report was received presenting CVRD Bylaw No. 3277 – Solid Waste Management Loan Authorization (Solid Waste Works) Bylaw, 2009, and recommending voter approval be obtained through an alternate approval process for expansion of solid waste facilities.

It was moved and seconded:

- 1. That "CVRD Bylaw No. 3277 – Solid Waste Management Loan Authorization (Solid Waste Works) Bylaw, 2009", be forwarded to the Board for consideration of 3 readings and, following Provincial and voter approval, be adopted.**
- 2. That it be recommended to the Board that voter approval for CVRD Bylaw No. 3277 be obtained through an alternative approval process over the entire service area.**

MOTION CARRIED

- R2** A staff report was received presenting CVRD Bylaw No. 3278 – Solid Waste Management Loan Authorization (Operations Facility) Bylaw, 2009, and recommending voter approval be obtained through an alternate approval process for building of the operations facility.

It was moved and seconded:

1. That "CVRD Bylaw No. 3278 – Solid Waste Management Loan Authorization (Operations Facility) Bylaw, 2009", be forwarded to the Board for consideration of 3 readings and, following Provincial and voter approval, be adopted.
2. That it be recommended to the Board that voter approval for CVRD Bylaw No. 3278 be obtained through an alternative approval process over the entire service area.

MOTION CARRIED

R3

A staff report was received regarding establishment of a service area for Arbutus Ridge water, sewer and drainage systems (Electoral Area C) was considered.

It was moved and seconded that it be recommended to the Board:

1. That the *Certificate of Sufficiency*, confirming that sufficient petitions requesting establishment of a Water System Service Area and authorizing the borrowing of up to \$100,000.00, be received.
2. That the *Certificate of Sufficiency*, confirming that sufficient petitions requesting establishment of a Sewer System Service Area and authorizing the borrowing of up to \$125,000.00, be received.
3. That the *Certificate of Sufficiency*, confirming that sufficient petitions requesting establishment of a Drainage System Service Area.
4. That Service Establishment and Loan Authorization bylaws be prepared for the Arbutus Ridge water, sewer and drainage systems and forwarded to the Board for consideration of three readings, and following provincial approval, adoption.
5. That, following adoption of the service establishment and loan authorization bylaws, Capital Reserve Fund Establishment Bylaws, Parcel Tax Roll Bylaws and Service Management Bylaws be prepared for each of these systems and forwarded to the Board for consideration of three readings and adoption.

MOTION CARRIED

R4

A staff report regarding establishment of a CVRD Service Area for Dogwood Ridge Water System (Electoral Area E) was considered.

It was moved and seconded that it be recommended to the Board:

1. That the *Certificate of Sufficiency*, confirming that sufficient petitions requesting establishment of a Water System Service Area and authorizing the borrowing of up to \$220,000.00, be received.

2. That Service Establishment and Loan Authorization bylaws be prepared for the Dogwood Ridge Water System and forwarded to the Board for consideration of three readings and, following Provincial approval, adoption.
3. That, following adoption of the Service Establishment and Loan Authorization Bylaws, a Capital Reserve Fund Establishment Bylaw, a Parcel Tax Roll Bylaw and a Service Management Bylaw be prepared and forwarded to the Board for consideration of three readings and adoption.

MOTION CARRIED

R5

A staff report was considered concerning establishment of a service area of Shawnigan Lake waterfront properties for looking after cleanout of Shawnigan Creek and restoration of natural function.

It was moved and seconded that it be recommended that an Alternative Approval Process be carried out to obtain consent of the voters to create a service area of the Shawnigan Lake waterfront properties in Electoral Area B, for the purpose of cleanout of the creek bottom at the mouth of Shawnigan Creek to allow drainage and restoration of the natural system function; and further that an establishment bylaw be created for this service area.

MOTION CARRIED

NEW BUSINESS

NB1

A staff report was considered regarding CVRD takeover of a sewer system for Four Way Properties Ltd's proposed subdivision by inclusion into the Cowichan Bay Sewer System service area, Electoral Area D.

It was moved and seconded that it be recommended that the Board receive the petitions for inclusion into Cowichan Bay Sewer Service Area, located in Electoral Area D, by extending the boundaries to include the properties described as;

- *PID: 001-321-463, Lot 1, Section 4, Range 5, Cowichan District, Plan 20768*
- *PID: 000-140-571, Lot 1, Section 4, Range 5, Cowichan District, Plan 18449*
- *PID: 003-579-301, Lot 1, Section 4 & 5, Range 5, Cowichan District, Plan 20693*
- *PID: 003-437-116, Lot A, Section 4, Range 5, Cowichan District, Plan 21381*
- *PID: 011-721-031, Lot A, Section 4, Range 5, Cowichan District, Plan 47087*

as requested by Four Ways Properties Ltd., for a strata development, subject to the following conditions:

- 1) Previous Board resolution No. 07-773, providing approval in principle for takeover of a 50 unit sewer system for this development, approved in 2007, be rescinded;
- 2) The size of this development be limited to 36 unit residential strata units;

- 3) Thirty six Joint Utility Board Sewer Capacity Units be transferred from Eagle Heights Sewer System to Cowichan Bay Sewer System for this development;
- 4) The developer pay sewer connection fees of \$3,500 per connection;
- 5) The developer pay for a re-routing of the Cowichan Bay Sewer System from Pritchard Road to Fenwick Road to reduce loading of the sewer main along Cowichan Bay Road, estimated at \$30,000;
- 6) The preliminary concepts, detailed design and installation of service works must be approved by Engineering and Environment staff to ensure compliance with CVRD Design Standards, and Subdivision Bylaw 1215;
- 7) All lands on which infrastructure works are located are transferred to the CVRD except where not practical, in which case will be placed within registered Statutory Rights-of-way, using the CVRD's standard charge terms;
- 8) The owner of utility be willing to transfer the service works including emergency generator to the CVRD;
- 9) The developer undertakes to provide a two-year warranty on the completed service works, backed by a letter of credit;
- 10) The Four Ways Properties Ltd. development be designed in such a way as to permit access via a strata road to an adjacent parcel of land that is the subject of a development proposal by Kim Johannsen.

and further that an amendment bylaw to extend the boundaries of the Cowichan Bay Sewer System service area be prepared and forwarded to the Board for consideration of three readings and adoption.

MOTION CARRIED

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

MOTION CARRIED

The meeting adjourned at 5:15 pm

Chair

Recording Secretary

Dated: _____