

DATE: November 30, 2023**FILE:** 5330-20/SESP**TO:** Chair and Directors
Electoral Areas Services Committee
(Sewer Extension South LWMP
Addendum Steering Committee)Supported by James Warren,
Chief Administrative OfficerJ. Warren**FROM:** James Warren
Chief Administrative Officer**RE:** Sewer Extension South – Septic Deferral Program Update**Purpose**

To present further details on the proposed deferral program for newer septic systems in the Sewer Extension South service area.

Recommendation from the Chief Administrative Officer:

THAT the septic deferral program criteria as presented in the staff report dated November 30, 2023 be approved and presented to the public at the Sewer Extension South engagement events in early 2024;

AND FURTHER THAT septic deferral program details be included within future sewer use bylaws for existing Electoral Area A neighborhoods that are to be serviced by the Sewer Extension South project.

Executive Summary

A key driver for the Sewer Extension South Project is the prevalence of old septic systems, particularly in areas where residential dwelling densities approach levels typically seen in municipal areas. Nevertheless, some properties in the Royston and Union Bay areas are being redeveloped, and may have septic system upgrades completed as part of their redevelopment. One of the key questions the CVRD has been hearing from residents since re-engaging the discussion on sewer servicing in the south region has been whether properties with new septic systems will be required to connect if sewer servicing becomes available.

As previously presented in a staff report to the Steering Committee in May 2023 ([link](#)), a program to allow deferral of sewer connection for properties with newer septic systems would ideally balance the community's need for a cost effective sewer servicing solution to protect Baynes Sound water quality, while also offering

some measure of financial relief to those property owners that have recently made significant investments in their septic systems. Given the higher level of wastewater treatment provided by Type 2 and 3 systems, and their higher costs relative to Type 1 systems, a recommendation to develop a program to defer payment of community sewer operating costs for Type 2 and 3 systems up to five years was approved. The table below summarizes the estimated financial impacts of this program, assuming five per cent of properties would be eligible.

Costs per property	Five years or newer, Type 2 or 3 systems only			
	No program	Deferral program		Cost difference
	All properties	Qualifying properties	All connected properties	All connected properties
<i>Sewer operating costs (\$/yr)</i>	\$600	\$0	\$630	\$30

Further details on this recommended option were presented at the November 22 meeting of the Sewer Extension South Liquid Waste Management Plan (LWMP) Addendum Joint Public and Technical Advisory Committees (PACTAC), as follows:

- Eligibility criteria – Type 2 or 3 systems less than five years old at time of required sewer connection (approximately 2028 for Phase 1A).
- Eligible costs for deferral – community sewer system operating costs (approximately \$600/year) and one-time private property costs for sewer connection and septic system decommissioning.
- Length of time sewer connection can be deferred – five years, or until the property is sold.

This proposed program is similar to one recently offered by the City of Langford in areas where sewer servicing expansions occurred, and offers a balance between keeping sewer costs affordable for those properties required to connect while offering some measure of financial relief to property owners that will have recently invested considerable funds into a new septic system.

Should the Steering Committee approve the program criteria as proposed above, these details will be included as part of the public engagement events in January 2024. The deferral program would then be implemented through the inclusion of program details within a future sewer use bylaw; this bylaw will include several additional details regarding sewer connection requirements, and will be developed for consideration by the Electoral Areas Services Committee prior to completion of the local sewer collection systems in Royston and Union Bay.

Prepared by:

Concurrence:

Concurrence:

V. Van Tongeren

D. Monteith

M. Rutten

Vince Van Tongeren
Environmental Analyst

Darry Monteith
Manager of
Liquid Waste Planning

Marc Rutten, P.Eng.
General Manager of
Engineering Services

Government and Community Interests Distribution (Upon Agenda Publication)

Sewer Extension South LWMP Addendum Joint Public and Technical Advisory Committee	✓
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