

From: Erin Ulanowski <eulanowski@crd.bc.ca>
Sent: Monday, June 21, 2021 4:15 PM
To: Geordie Gordon
Cc: Malcolm Cowley; Christine Condron; Daniela Murphy
Subject: Referral: 114 Swanson Road - SS-RZ-2021.1 - response
Attachments: Referral response - 114 Swanson Road - GANGS-21-001 - SS-RZ-2021.1.pdf

Good afternoon,

Please see the attached letter from CRD Wastewater Services in response to the referral for 114 Swanson Road, Salt Spring Island.

Thanks,

Erin Ulanowski | Administrative Clerk
Integrated Water Services | Capital Regional District
479 Island Highway, Victoria, BC V9B 1H7
T: 250-474-9611
www.crd.bc.ca | [Facebook](#) | [Twitter](#) | [YouTube](#)



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June 21, 2021

File: 3360-20-GANGS-21-001
Your File: SS-RZ-2021.1

via e-mail

Mr. Geordie Gordon
Islands Trust
1 – 500 Lower Ganges Road
Salt Spring Island, BC V8K 2N8

Dear Mr. Gordon:

RE: REFERRAL FROM ISLANDS TRUST FOR 114 SWANSON ROAD, SALT SPRING ISLAND

ISSUE

The Salt Spring Island Local Trust has referred a rezoning application to permit a total of six dwelling units, located at 114 Swanson Road, to the Capital Regional District. The preliminary response to this referral is only related to the Ganges Sewer System.

BACKGROUND

A referral for the property located at 114 Swanson Road on Salt Spring Island was issued by the Islands Trust on June 3, 2021 to the CRD. The applicant, Dale Rivers (Sea Isle Development), is seeking approval to rezone 114 Swanson Road from Residential 6 (R6) to a Residential 6 zone variant to increase the density of the development by four dwelling units over what is currently permitted under Land Use Bylaw 355.

The subject property is located within the established Ganges Sewer Service Area (Bylaw No.1923) and, therefore, is eligible to connect into the sewer system based on the current zoning. The sewer system was recently modelled by Stantec in 2018 using the latest data and modelling software InfoSWMM. A copy of the modelling report was received by the Ganges Sewer Local Service Commission on October 4, 2018. The model analyzed existing and ultimate build out conditions (UBOC) of all properties within the service area being able to discharge wastewater into the system based on current zoning.

The model estimates that under ultimate build-out conditions, that surcharging could occur in the low-lying area near to the influent pump station at the Ganges Wastewater Treatment Plant, but Stantec indicated that this scenario is very conservative as it assumes every single property is developed to its maximum potential which is not likely to happen for many years into the future.

Stantec suggest that the model be reviewed and updated as developments occur to verify remaining capacity (see attached Recommendations from Stantec's May 22, 2018 InfoSWMM model report).

Therefore, since the proposed rezoning would increase the density by four dwelling units (from 2 to 6), it is recommended that the model be reviewed and updated to determine if the rezoning would create any capacity issues.

Regarding the options to connect to the CRD sewer, Option 1 (connect to the existing sewer in the existing right-of-way on the north side of the property) is recommended for the following reasons:

- It is more direct;
- No new sewers would be required that the CRD has to operate and maintain;
- The ground topography generally slopes towards the northeast; and
- Option 2 requires the sewer to extend beyond the service area boundary.

The next steps for the applicant would be as follows:

- Retain a professional engineer to calculate the proposed average and peak wastewater flows from the development;
- Request Stantec to input the flow information into the InfoSWMM model to see if there are any capacity issues;
- Submit the information to the Ganges Sewer Local Services Commission for consideration; and
- Complete the service application (as per the attached form and guidelines).

The applicant is responsible to pay for all costs to complete the next steps outlined above.

CONCLUSION

Multiple steps are still required prior to the CRD providing comment and confirmation of capacity for the proposed rezoning of 114 Swanson Road. Once information is provided and submitted to the Ganges Sewer Commission, the CRD can provide an update to the Islands Trust.

Yours truly,



Malcolm Cowley, P.Eng.
Manager, Wastewater Engineering and Planning
Integrated Water Services

Mc:eu

cc: Christine Condron, Real Estate Services, Corporate Services
Daniela Murphy, Legislative Clerk, Islands Trust

Attachments: Recommendations from Stantec's May 22, 2018 InfoSWMM Model Report
Guideline for Small Sewer Service Connections within Local Service Area
Application Referral Form from Islands Trust for 114 Swanson Road

6.0 RECOMMENDATIONS

Computer models operate as a valuable planning tool to assist municipalities/districts in planning for future developments and helping to pinpoint key infrastructure that may require inspection or upgrades. Models should periodically be calibrated using flow monitoring data to record actual peak flows experienced and should not be relied on to provide exact data as contributions to the system from users or major storm events can only be estimated based on historic data available.

The InfoSWMM model created indicates that the existing system as it is currently operating is sufficient and there is adequate capacity to add all proposed developments from scenario 2. Though it should be mentioned that as the developments will likely span over the next few years the model should be updated to reflect new or expanded infrastructure within the SSA and be recalibrated periodically by flow monitoring data.

Though the UBOC scenario shows surcharging within the system we do not believe it to be an issue for the current system. The UBOC assumes every single property is developed to its maximum potential which is highly unlikely and will not occur over the short-term period. It should be used as a planning tool so that, as the SSA becomes more developed and expands, the infrastructure which may require upsizing in the low-lying areas around the WWTP can be identified and investigated further to plan for future work/upgrades.

Guideline for Small Sewer Service Connections Within Local Service Area by Owners

- Complete the service application and return to IWS Engineering and Planning Department.
- Provide sketch of proposed sewer service from property line to main by a qualified professional to be submitted to/accepted by CRD. The sketch must include:
 - Plan and profile views of service.
 - Separation with other underground pipes.
 - Reference to applicable MMCD specs/drawings.
 - Drawing scale.
 - Distances to landmarks.
- Provide CRD with a deposit for review and administration of application and inspection. CRD will provide applicant deposit amount once application and sketch are received.
- It is the owner's responsibility to apply for highway use permits with the governing authority, ie, MoTI.
 - CRD will require a copy of the approved permit.
- Provide CRD with 24 hours' notice prior to service connection.
- Upon completion of the connection the CRD will require a record drawing/sketch and photos for our files.



Making a difference...together LOCAL SERVICES WATER/SANITARY SERVICE APPLICATION

Applicant Information

Service Address: _____ Date of Application: _____

Applicant's Name: _____ Telephone No. (H) _____ (C) _____

Owner of Property: _____ Telephone No. (H) _____ (C) _____

(First Name: Middle Initial: Last Name)

Email address: _____

Bill Mailing Address (if different from service address): _____

Postal Code _____

Sewer Service Area:	Water Service Area:		
<input type="checkbox"/> Ganges	<input type="checkbox"/> Beddis	<input type="checkbox"/> Highland/Fernwood	<input type="checkbox"/> Skana
<input type="checkbox"/> Magic Lake Estates	<input type="checkbox"/> Cedar Lane	<input type="checkbox"/> Lyall Harbour/Boot Cove	<input type="checkbox"/> Sticks Allison
<input type="checkbox"/> Maliview Estates	<input type="checkbox"/> Cedars Tuam	<input type="checkbox"/> Magic Lake Estates	<input type="checkbox"/> Surfside
<input type="checkbox"/> Port Renfrew	<input type="checkbox"/> Fulford	<input type="checkbox"/> Port Renfrew	<input type="checkbox"/> Wilderness Mountain

Legal Description of property to be serviced:

Lot: _____ Section: _____ Plan: _____ Land District: _____

Folio (Tax Roll) Number: _____ Jurisdiction: _____ PID: _____

Land Use: Residential Commercial Industrial Institutional Other: _____

(Please specify)

I agree to abide by the bylaws of the Capital Regional District.

Signature (Applicant)

Your application will be reviewed in order from the date it was received. You will be contacted with further information.

CRD Information

Meter Required (Water Only): 5/8 x 3/4 1 2 Service Size Required: 3/4 1 2 Other : _____

Water Meter: Manual Read Cubic Meters Electronic Read Gallons Number of digits: _____

Install Date: _____ Meter Reading: _____ Register/Serial ID: _____

Make: _____ Model: _____ Size: _____ MXU: _____

Device Location: _____ (exact location of the installed water meter)

(Place stickers here if applicable)