



District of Lantzville

Incorporated June 2003

April 15, 2009

Dear Property Owner

**Re: Sanitary Sewer Collection System – Phase II
Information Update & Public Consultation Schedule**

You are in receipt of this correspondence as your property is located within Phase II of the District's proposed sanitary sewer collection system (see map enclosed).

While the District of Lantzville did conduct a preliminary information meeting on November 24th, 2008, the District is now in a position to provide more detailed information to residents located in Phase II of the collection system. This correspondence will provide residents with up to date construction information, detailed cost estimates, and invite you to attend one of three public information sharing sessions as follows:

Wednesday, April 22nd, 2009, 6:30 p.m. – 8:30 p.m.;
Thursday, April 23rd, 2009, 6:30 p.m. – 8:30 p.m.; and
Saturday, April 25th, 2009, 10:00 a.m. – 2:00 p.m.

Please be advised that all information sessions will be held at the offices of the District of Lantzville, 7192 Lantzville Road, 2nd Floor. A formal presentation identifying the cost implications will be conducted at the beginning of each session followed by an informal question and answer period. As space is very limited we would strongly encourage those individuals who are able to take the time during regular office hours (Monday – Friday 8:30 a.m. – 4:30 p.m.) to attend to the District office (as an alternative to attending the evening information sessions) to obtain detailed information, telephone staff (250.390.4006) and/or email your inquiries (district@lantzville.ca). Staff will make every effort to respond to any questions you may have in a timely manner.

For those property owners who did attend the preliminary information session held in November of 2008, cost implications identified were based on estimates only. Since that time Council of the District of Lantzville elected to tender the project in an effort to obtain actual costs versus estimates. Tenders were received and the District is pleased to advise that costs for the works associated with Phase II sewer are approximately \$1 million less than those initially estimated. The following is a summary of cost implications to each property owner located in Phase II. With the exception of the annual parcel tax and the quarterly user fees, all remaining costs are a one-time charge payable at the time of connection should the District proceed with implementation.

- \$573 Parcel Tax (every year for 20 years – Annual Property Tax Notice effective 2010)
- \$698 Regional District of Nanaimo Capital Charge (Hammond Bay Sewage Treatment Plant)
- \$1,500 Sewer Connection Fee (\$1,000 refunded subject to early connection)

Phone: (250) 390-4006 • Fax: (250) 390-5188

Email: district@lantzville.ca • Website: www.lantzville.ca

P.O. Box 100, 7192 Lantzville Road, Lantzville, B.C. V0R 2H0

- \$300 (approx.) Decommission Septic Tank
- \$42 User Fees (minimum) per quarter
- \$5,000 Pump Purchase (NOTE: 20 properties only– identified by **P**)
- Costs to connect from the house/building to sewer line

NOTE: Costs to connect from the house/building to the sewer line cannot be identified by the District as it is subject to the location of the house/building on each individual property, length of sewer pipe required to make the connection; depth of the sewer line, soil conditions and amount of excavation required to facilitate the connection.

Cost Comparables: For general information purposes the costs associated with Phase I sewer construction were as follows: \$497 Parcel Tax; \$658 RDN Capital Charge; \$1,000 sewer connection fee; \$300 decommission septic tank; \$42 user fee (minimum); \$5,000 pump purchase.

Each property owner will be responsible for the costs identified above with the exception of the costs associated with the purchase of a pump. Only twenty (20) property owners are subject to the costs associated with purchasing a pump as these properties are unable to accommodate a gravity feed line. Again, please refer to the enclosed map to determine whether your property requires a pump. Where feasible, the District did design construction/location of the collection system pipes to accommodate a gravity feed system again (with the exception of the aforementioned twenty properties). For those individuals whose properties are located along portions of Lynn Drive; Mrus Drive; Chataway Place; Slogar Drive; Harby Road East; Rossiter Avenue; and the south side of Millard Drive, will not be required to purchase a pump however, will be subject to granting the District an easement/right-of-way to install the works. The District has retained the services of Masterton Land Services Ltd., (Sandy Masterton) to conduct these negotiations on behalf of the District and who will be in contact with you directly in the near future.

We would also like to take this opportunity to remind residents that implementation of Phase II of the District's sanitary sewer collection system is subject to the establishment of a Local Area Service (LAS) subject to a petition against. At the conclusion of the public information meetings and subject to Council establishing the LAS, you will be in receipt of a notice (including an elector response form) where you will be given the opportunity to object to Council of the District of Lantzville implementing Phase II of the collection system. Details, including explicit instructions of the petition process will be provided directly to you as a result of you being a property owner subject to this initiative. You may anticipate receipt of the notice regarding the LAS the first week of May again subject to Council contemplating the LAS process at their Regular Meeting scheduled for Monday, April 27th, 2009.

Residents are reminded that the District will continue to communicate information by way of additional correspondence, general information mail outs, newspaper advertisements (where legislated) and postings to the District's website. We thank you for your patience during this process and again, would encourage you to contact the District office directly should you have any questions regarding the enclosed information.

Yours truly



Twyla Graff
Chief Administrative Officer
District of Lantzville

File: 5330-20-SPH2

G: Sewer/Phase2/SSCS_Residential Update_Apr15