



District of Lantzville

Incorporated June 2003

December 4, 2009

Dear Property Owner

**Re: Information/Construction Update
Sanitary Sewer Collection System Phase 2**

We are very pleased to advise you that upon receipt of this correspondence the District's contractors will have completed installation of all main lines, collection pipes and individual service connections. Your cooperation throughout this entire process has been greatly appreciated and we hope that the inconveniences experienced during the construction process (e.g., traffic congestion/delays) were nominal.

While pipe installation and individual service connections have concluded, our contractor continues to focus on remedial works which include general overall clean-up, returning private properties to their original state prior to construction and various paving. For those property owners whose properties remain relatively dry (given the wet weather conditions), please note that the contractor will be conducting remedial works immediately. For those property owners whose properties are considerably wet, remedial works will be carried out in the spring of 2010 (or sooner, weather and wet conditions permitting).

Huddlestone Road Lift Station

While works have begun on the Huddlestone Road lift station, the recent unfavourable weather conditions experienced throughout the month of November have, unfortunately, impacted our construction schedule. Currently, works associated with the lift station are approximately one month behind schedule and as a result, has delayed completion of this project, originally anticipated to be December 31st, 2009. We now anticipate a completion date of January 31st, 2010. Staff will continue to keep residents informed as to the contractor's progress via construction updates, and when feasible, various construction delays and scheduled service interruption notices.

Also, we wish to acknowledge that the District did indicate that residents would have an opportunity to express to the District their suggestions in improving the overall aesthetics of the lift station, including landscaping considerations. Please note that the District will be extending a direct invitation to property owners in the Phase 2 area, in addition to a general invitation to the remainder of the community, to join the Parks and Recreation Commission and District staff on contributing to the selection of colour; landscaping materials, etc. This meeting is tentatively scheduled to be held early spring 2010.

In our last update to you dated October 19th, 2009, we indicated that our next communication would identify the various steps to facilitate your individual connection to the collection system. Given the delay in construction of the Huddlestone Road lift station, this also delays individual connections to the system. Therefore, correspondence identifying steps to facilitate individual connections will not be communicated until the New Year.

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We would however, like to take this opportunity to remind property owners that connection to the sanitary sewer collection system is mandatory in addition to reiterating the direct financial implications associated with this initiative so you may plan accordingly. Please note that a detailed invoice will be mailed to you in the New Year. In the interim, financial implications are as follows:

Ongoing Payments:

- \$573 Parcel Tax (every year for 20 years – Annual Property Tax Notice effective 2010) **
- Quarterly user fees \$42 per quarter/minimum (based on a percentage of water consumption)

One-time Payments:

- \$1,500 Sewer Connection Fee (\$1,000 refundable subject to early connection – date to be determined)
- \$698 Regional District of Nanaimo (RDN) Capital Charge (Hammond Bay Sewage Treatment Plant)

Additional Individual Parcel Costs: (borne by property owner)

- Costs to connect from the house/building to sewer line
NOTE: These costs 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)
- \$300 (approx.) decommission septic tank
- \$5,000 pump purchase, if applicable (approx. 20 property owners - previously identified)

** Property owners who would like the opportunity to pay out the sewer parcel tax of \$573 may do so. In order to avoid the application of the \$573 per year parcel tax property owners would have to pay to the District of Lantzville (prior to connection) \$6,222. Please note that this does not include any of the other costs identified above and only applies to the levying of the parcel tax. Property owners who would like to take advantage of this option are invited to contact Mrs. Jedha Holmes, Deputy Director of Financial Services at the District Office by calling 250.390.4006 or email jedha@lantzville.ca.

Once again, Council and staff wish to express our ongoing thanks and appreciation to you for your patience during this process and we would continue to invite you to contact the District Office with any questions and/or comments you may have pertaining to the installation of Phase 2 sewer.

We would also like to take this opportunity to wish you and your family a safe, happy and healthy holiday season and all the best in the New Year.

Yours truly



T.L. (Twyla) Graff
Chief Administrative Officer
District of Lantzville

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