District of Lantzville
THE WINDS WATER SYSTEM LOCAL AREA SERVICE PROJECT
QUESTIONS & ANSWERS (Q&A)

2nd edition: July 26, 2024

In addition to the information previously distributed (view on the District website), this Q&A is to respond to additional questions received about the project since we published the 1st edition on July 17th.

The Winds Water System Local Area Service Establishment will be subject to a Petition Against process with a closing date of 4pm on August 27, 2024.

For regular information updates visit www.lantzville.ca, [under the Business tab, then the Current Projects tab titled The Winds Water Service July 20, 2024], email district@lantzville.ca or call the Municipal Hall (250.933.8082) with your questions.

A correction to Q11 from the July 17th edition is noted below. The corrections are as noted with red text.

Q11: **(b)** ***What additional costs will be required? Is this just to tie into the system or does this cover the cost for us to dig and run the line from our home?***

A11: (b) There is also a Water Connection Permit Application Fee of $5,912.26 and an Inspection Fee of $200.00 as well as the items identified in the chart below:

Description	One-time Cost	Ongoing Cost	Paid by Property Owner To	When Payment Required
Construction of water line from house to property line to connect to water line	Unknown. *Subject to location of house, length of water pipe, depth of water line, soil condition and amount of excavation. Obtain a cost estimate from a contractor.*	nil	A Contractor selected by the property owner to construct the water line on your property	When property connecting to the water line, i.e. within one year after construction completion
~~RDN Building Permit & Inspection of Water Connection Works Cost (includes title search fee)~~	~~$115 if within one year of completion OR $265, if later~~	~~nil~~	~~Regional District of Nanaimo~~	~~At time of Building Permit Water Connection application. Property owner/ contractor to schedule and call for water connection works inspection at least two business days prior to proposed inspection time.~~

Utility Billing – water user fee *(funds the operation and maintenance of the water supply and distribution system*	nil	Current minimum quarterly water rate of ~~$94 (per consolidated Water Rates & Regulations Bylaw No. 66, 2007, subject to amendment)~~ *District of Lantzville Miscellaneous Fees and Charges Bylaw No. 26 - 2004, Amendment (Water, Sewer & Garbage Rates) Bylaw No. 359, 2023".*	District of Lantzville	Billed Quarterly – to each property owner after connected to the system. Your water user fee is based on water consumption; however, it is subject to a minimum charge of ~~$94~~ $90.15 per quarter. High water use = higher water fee. This charge will appear on your utility invoice, once connected to the system. Details on the usage fees are noted in Section 10 of the Bylaw.
Cost to install the water meter	Meter installation fee of $220	*As per District of Lantzville Miscellaneous Fees and Charges Bylaw No. 26 - 2004, Amendment (Water, Sewer & Garbage Rates) Bylaw No. 359, 2023".*	District of Lantzville	At time of installation of the water meter
Ongoing cost of maintenance of the water system after it is constructed		*$355 per year* *As per District of Lantzville 2024 Tax Rates Bylaw No. 367, 2024*	District of Lantzville	Every year after the water service begins

Q1: Where is the water coming from? Will this be tying into the existing water system that lower Lantzville is on? If yes, I had heard that system is already somewhat overtaxed and also shares water with Nanoose, which is perpetually dealing with drought conditions. It would be good to know where the water is coming from and anticipated supply and capacity issues.

A1: The water that will supply this system is drawn from the Harwood Reservoir. It will not tie into the existing water system in Lower Lantzville. The District of Lantzville has the capacity to provide this service.

Q2: What sort of pre-treatments will the water go through? Our current well water is very clean and we invested in a water filter and UV treatment system a few years ago. Will the water supplied be chlorinated?

A2: The District of Lantzville has a chlorinated system in place that meets all requirements for provision of the supply of water to the community that is conducted and monitored by qualified staff.

Q3: A11 [from the July 17th edition] references a $5,912.26 Water Connection Permit Application Fee that is in addition to the capital cost. Who is this paid to? It seems ridiculously high for a permit fee…

A3: This fee goes to the District of Lantzville as part of the funds necessary to implement the service, which are not covered by the provincial grant/parcel tax being using for the construction. The fee is required per the Nanaimo-Lantzville Water Agreement.

Q4: Could you please help clarify that this does not mean people need to cap their wells because that could be a back up source for emergency if there was a fire or for garden use, etc.

A4: This is partially answered in the July 17th edition of the Questions and Answers document on our website. We have included the answer to that question is noted below for ease of reference.

> Q8: Can I keep my existing well?? Is it a must that it be decommissioned?
>
> A8: Yes, you can keep your existing well ONLY for irrigation use as it will not be potable water. If you choose to keep your existing well, at time of connection, you will be required to prove that a check valve/backflow preventor assembly has been installed.

The question asks for more details about using your well as a backup water source for fire suppression [by the resident, not by our Fire Department] or for garden use. Your existing well can be used for anything else and is not required to be capped. If you keep your existing well, you will be required to prove that a check valve/backflow preventor assembly has been installed.

Your well cannot continue to be used as the potable water source [drinking water; human consumption].

Q5: Also, does this also impact the new housing legislation? Meaning will the city implement this legislation if water is implemented. Is there discussion about it?

A5: The District amended its Zoning Bylaw to comply with the Provincial legislation, which was required by June 30th. Property owners in the District of Lantzville are already subject to the new Zoning Bylaw.

However, these amendments to the Zoning Bylaw will not impact The Winds because the absence of a sewer service means that densification of any of these properties cannot occur even if the water service gets established.

Q6: I would like to know if the water pressure and high quality delivery system of water to the Winds will be degraded if a lot of future new connections to big properties like the Gee property are given after the Winds receives their connections.

A6: No, future new connections would not be approved if this were the case. Any future, new connections would only be approved if they did not impact negatively on existing water services.

Q7: What happens to the grant if the petition against defeats the process?

A7: The grant is for the current project. If the petition against process defeats the establishment of the service, the District will review its options and consult with the Province about the grant.

Q8: What happens to the lots with water if the project proceeds? Are they subject to any new provincial rules?

A8: The District cannot predict what the Province will do in the future where water access is concerned. The District will allow residents to keep their existing well, but, if this is done, the well will need to be inspected to ensure it is properly cut off from the water service supply.

Q9: Is it possible to set up a town hall meeting to ask all questions and get all answers at once. Right now, it is just a lot of opinions and some uninformed decisions.

A9: No, there will not be a town hall meeting scheduled. However, the web site will continue to be updated with new questions for all residents to get their questions answered and keep up to date on the progress of the Petition Against process.

The District encourages all residents in The Winds to email district@lantzville.ca or call 250 390 4006 or visit the Municipal Office during business hours from 8:30 am to 4:00 pm, Monday to Friday excluding statutory holidays, to ask questions. These additional questions will be answered here. This way, everyone has access to the information and updates.

Q10: What is the purpose of the ~$5900 RDN connection permit? Seeing as Lantzville is its own Municipality, why is there any involvement of the RDN and where does this money go?

A10: See the answer to Q3. Please also note that this does not involve the Regional District of Nanaimo.

Q11: If the ~25K is paid to the District why is there no option to forgo the actual connection of municipal water to the home? We like our well water and have heard of (and experienced) the poor quality of the water in the municipal system.

A11: All of the costs are associated to having a required number of connections. This is why there is no option; all residents must connect.

Q12: What will the fees for the large vacant property along Superior Road be? Will they pay by lineal frontage or will they pay the same as a single family home?

A12: Every connection pays the same fee. Please see the answer to Q13, which addresses the development of any of the properties in the service area.

Q13: Has the sizing of the proposed water mains taken into account the new zoning allowing for higher density?

A13: The new zoning legislation does not interfere with the requirements for this water service. If a property owner later wanted to add density and/or subdivide a property, the adequate provision of all services would be evaluated and, if approved, any associated cost would be borne by the property owner/developer.

Q14: My concern is mainly about the 3 large pieces of land marked DL53. It is my assumption that water is being provided for future development of these pieces of land. Is it also my understanding that the owner(s) of those pieces of land would only have to pay the $25,521 for each piece?

If this is the case then I think the payment structure needs to be rethought. As it stands now, I believe the current residents of this project would be paying a disproportionate amount of money for this new service. The developer is putting in dozens (hundreds?) of new lots and should be paying more than 2% (3/141) of the cost.

A14: Each resident pays the same amount for this connection to be brought to their property line. It is then the resident's responsibility to connect it from their property line to the necessary location on their property.

If a property was to be developed, the developer/owner would be required to comply with our Bylaws, which do not permit development without adequate services being available and being paid for by the developer/owner.

Q15: Was the water main engineered for future expansion?

A15: No, however any future expansion would require a review of existing capacity of the current water system to determine requirements.

Q16: Why were some properties not included when the new water mains passed in front of their properties?

A16: An engineering assessment was completed to determine how many connections could be accommodated in this project. The location of a property did not necessarily mean it would be cost effective to include it in this project.

Q17: How does the late comers fees work -when you paid up front or financed over the 30 years?

A17: Any late comers would be required to pay all associated costs to connect to our water system.

Q18: I have heard that there is an ongoing parcel tax that also applies to this service, in addition to the $1,405 per year for the initial construction of the water service. Is this true? How much is it and what is it for?

A18: Yes, this is correct. As per Bylaw 367, there is an annual charge of $355, which is for the ongoing maintenance for the service.

Q19: Is there a schedule of quantities available for the cost estimate supplied to the District? If the cost of the project goes over or under budget, who will foot the extra bill or receive the excess funds back?

A19: Yes, a schedule of estimated quantities has been determined.

Should there be any unforeseen costs, there is a contingency established to limit potential cost overruns.

If the project is under budget, the funds are deposited in a Reserve Fund.

Q20: There is a necessity for a building permit to install the new water service on each property. Why is this permit 6 grand? Seeing as the entire area is in DPA 7 "wildfire interface" will each parcel also have to get a development permit in order to get that building permit?

A20: Please see Q3 in this document regarding the cost of the Water Connection Permit Application Fee. There will not be a requirement for a Development Permit.

Q21: If the vote is weighted by assessment value, why is the cost not weighted the same when it's split between the 141 homes?

A21: The vote is based on a counter petition representing 50 percent or more of the owners of properties and 50 percent of the assessed value of land and improvements that will be subject to the local service tax. Therefore, the vote is not just based on assessed property values. Municipal legislation allows for the recovery of costs for a local area service from a property value tax (taxation based on assessed property values) or a parcel tax based on a single amount per parcel or based on taxable area or taxable frontage.

Whilst legislation would allow for the recovery of the costs from taxation based on assessed values, this would cause major fluctuations in the amount collected from individual property owners on an annual basis. The District of Lantzville has chosen a single value parcel tax as it provides for a more stable and consistent charge, with less administration, than a charge based on assessed values, taxable area or taxable frontage.

With the single flat rate charge property owners have certainty and can budget accordingly and this method of cost recovery treats all property owners within the service area the same in terms of now being able to access the District of Lantzville's water system.

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