

Sewer Extension South LWMP Addendum

Public and Technical Advisory
Committee Meeting #5

March 14, 2024



The Comox Valley Regional District respectfully acknowledges the land on which we gather is on the unceded traditional territory of the K'ómoks First Nation, the traditional keepers of this land.

Public Engagement Overview



‘What We Heard: January 2024’

Public Engagement Results 2021 - 2024



5 open houses
408 attendees



4 mail updates
5,423 letters sent



3 webinars
156 attendees



368 project
followers



3,717 page views
2,710 website visits
1,380 unique visitors



178 emails/calls
answered



- Websites: 663 – 44.8%
- Direct: 491 – 33.2%
- Search Engine: 193 – 13%
- Social Media: 100 – 6.8%
- Campaigns: 34 – 2.3%

*All data accurate as of March 1, 2024

January 2024 Community Engagement



SEWER EXTENSION SOUTH PROJECT

Bringing Critical Wastewater Management Services to Royston and Union Bay

The proposed Sewer Extension South Project will move wastewater from homes and businesses in Union Bay and Royston through a new sewer pipe where it will connect to the Comox Valley Sewer Service, creating a regional approach for the treatment of wastewater.

This infoshheet will provide you with all the up-to-date details on the project. To learn more, visit the project webpage at engagecomoxvalley.ca/sewerextension.

PROJECT PHASING

This project will be delivered in multiple phases: Phase 1A, Phase 1B & Future Phases.

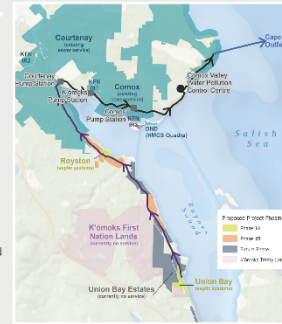
PHASE 1A Proposed to include 460 properties in the historic cores of Royston and Union Bay. This phase will build the core infrastructure for other neighbourhoods to connect in subsequent phases.

PHASE 1B Will expand servicing to additional portions of the Royston area as well as the Kilmarnock neighbourhood.

FUTURE PHASES

Will include smaller and/or lower density neighbourhoods where servicing is more expensive, including Gartley Point, Spence Road and Garvin Road. The timing of future phases is unknown at this time.

Union Bay Estates and K'ómoks First Nation Treaty Settlement Lands will connect to the system as these lands are developed. Timing is to be determined and K'ómoks participation is dependent on the ratification of treaty.



TIMELINE

This project will be considered by the Province of BC as part of a Liquid Waste Management Plan for the Comox Valley. Here are the steps along the way:



February/March 2024: A draft report summarizing the proposed project and all public feedback will be considered by the Steering Committee.

Next, the approved draft report will be forwarded to the province and the Sewer Extension South Project will become part of the Comox Valley Liquid Waste Management Plan (Regional Sewer Plan).

2025: The final draft of the Regional Sewer Plan will be shared with the community before it is submitted to the province for final approval.

2026: Estimated provincial approval of the plan.

2026/2027: Estimated start of Phase 1A construction on the Sewer Extension South Project.

2028: Estimated Phase 1A project completion.

Comox Valley RD @comoxvalleyrd · Jan 24
ATTN: Royston & Union Bay Residents: Join us in-person TOMORROW at the Union Bay Hall at 5:30 pm to learn about updates to Sewer Extension South Project planning.
 Get all the project details at: engagecomoxvalley.ca/sewerextension
[#ComoxValleyRD](https://twitter.com/ComoxValleyRD) [#SewerExtensionSouth](https://twitter.com/SewerExtensionSouth)

Sewer Extension South Community Event

Union Bay Community Hall,
5401 Island Hwy S
January 25, 2024 | 5:30 pm to 7:30 pm

COLLECTION SYSTEM

A hybrid gravity/low pressure sewer system has been selected for this project. This means wastewater will be collected from your home in one of two ways:

GRAVITY SYSTEM
Wastewater would flow from homes by gravity to local pump stations.

LOW PRESSURE SEWER SYSTEM (LPS GRINDER PUMPS)
Involves installation of chambers with grinder pumps on some properties to push up to the gravity sewer main in the fronting street.
There have been updates to the collection system design that will result in fewer private property crossings but will require an increased number of properties to install LPS grinder pumps.

LOW PRESSURE SEWER SYSTEM: CHAMBER AND GRINDER PUMP

PHASE 1A BREAKDOWN

Royston
152 properties

Gravity connections: ▶ 80%

LPS connections: ▶ 20%

Union Bay
311 properties

Gravity connections: ▶ 65%

LPS connections: ▶ 35%

PHASE 1A COST ESTIMATES

PROJECT FUNDING SOURCES
\$67 MILLION

GRANTS & FUNDING
\$32.1 MILLION

PARTNERS
\$30.7 MILLION

ROYSTON UNION BAY
\$4.2 MILLION

*Union Bay Estates and Comox First Nation's part two cost/auditor agreements are still being finalized.

ANNUAL COST PER HOUSEHOLD
\$1,750-\$2,150

Borrowing (25 years):
\$1,200-\$1,500

Operations + Maintenance (ongoing):
\$550-\$650

ONE-TIME COST PER HOUSEHOLD
\$3,500-\$12,500

Connection:
\$2,500 - \$6,000*

Septic decommissioning:
\$1,000 - \$2,000

*Installation of LPS equipment: \$4,500**

**Depends on distance from home to road and extent of landscaping, driveways, etc.
***Approximately 30% of properties will require LPS equipment.

Why is there a range of costs?

These estimates are based on 'Class C' cost estimates - they aren't specific yet because the design isn't finished. They will be further refined as the design is confirmed.

'Class B' cost estimates (expected to be within 10-20% of final costs) will be available in 2025.

Final cost estimates will be available in 2026/2027, when Phase 1A work is expected to start.

EXPLORE MORE ▶

Visit an interactive map at www.engagecomoxvalley.ca/sewerextension to find your house and confirm your phase.

Learn more at: comoxvalleyrd.ca/sewerextension
 Phone: 250-334-6000
 Email: communications@comoxvalleyrd.ca

What We Heard

Themes are listed in order of interest/popularity:

-  Project costs/costs for residents
-  One-time costs/specific property-related questions
-  Phasing/timing inquiries
-  Grinder pumps
-  Pump stations: aesthetics and environmental concerns
-  Community impact

By the Numbers



923 Postcards direct-mailed to Royston/Union Bay residents



45 Webinar views on YouTube



118 People attended in-person open houses



6 Feedback forms completed online



8 Questions asked and answered during the webinar



275 Visitors to the project page in January 2024



28 Residents attended online webinar



30 Hard copy feedback forms submitted

Public Engagement: Next Steps



Spring 2024: Submit Draft Addendum to Province



2025: Share final draft of Regional Sewer Plan with community



2026: Estimated provincial approval of plan

Comox Valley Regional District Sewer Extension South

Community Events – Summary Report
February 2024



First Nations Consultation Update



K'ómoks First Nation

Responses

- Cowichan Tribes
- Halat First Nation
- Homalco First Nation
- Qualicum First Nation

No Comment

- Hupačasath First Nation
- Lyackson First Nation
- Penlakut Tribe
- Snaw-naw-as First Nation
- Snuneymuxw First Nation
- Stz'uminus First Nation
- Tla'amin
- Ts'uubaa'asatx Nation
- Wei Wai Kum First Nation
- We Wai Kai first Nation

Discussion / Questions



Final Draft LWMP Addendum Report

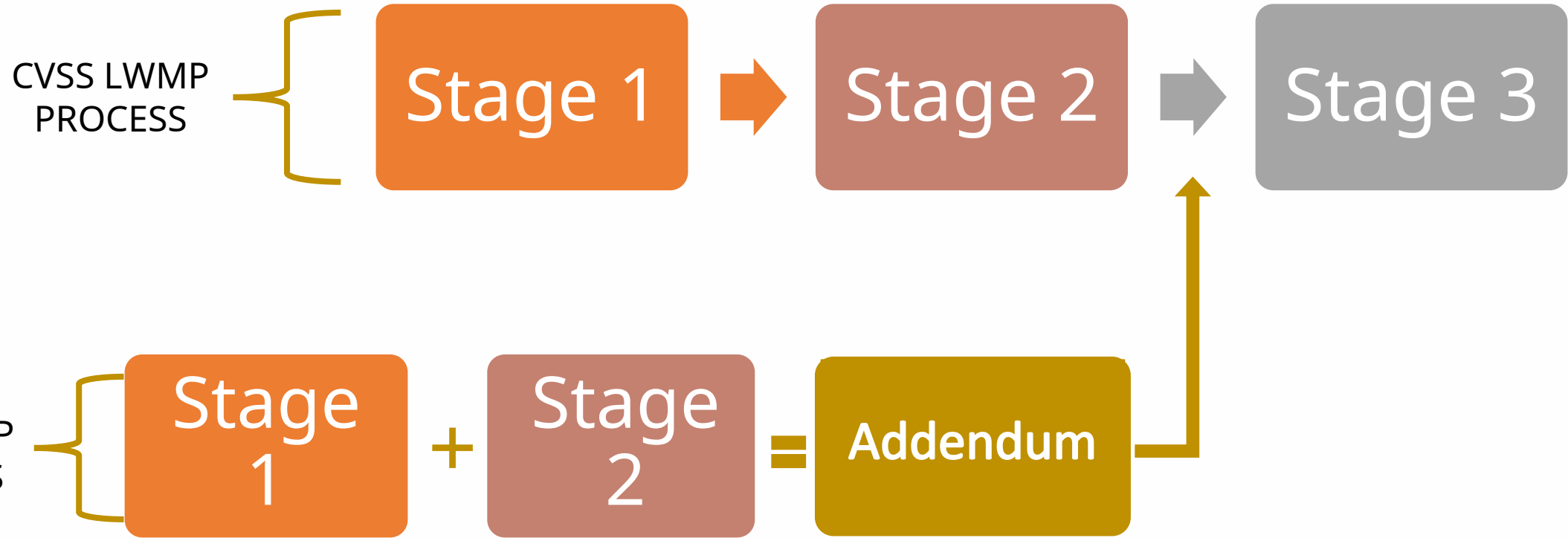


LWMP Addendum

- Long-term plan for community wastewater infrastructure
- Consider community growth and development
- Protect public health & environment
- Comprehensive consultation



LWMP 3-Stage Process



Final Draft LWMP Addendum Report

- 1 – Introduction
- 2 – Consultation
- 3 – Service Area, Land Use,
Development, Population
- 4 – Regulations and Guidelines
- 5 – Project Design
- 6 – Environmental Impact Study
- 7 – Cost Impacts

COMOX VALLEY REGIONAL DISTRICT
REPORT NUMBER: 18P-00276-00

LIQUID WASTE MANAGEMENT PLAN SEWER EXTENSION SOUTH ADDENDUM REPORT

MARCH 06, 2024

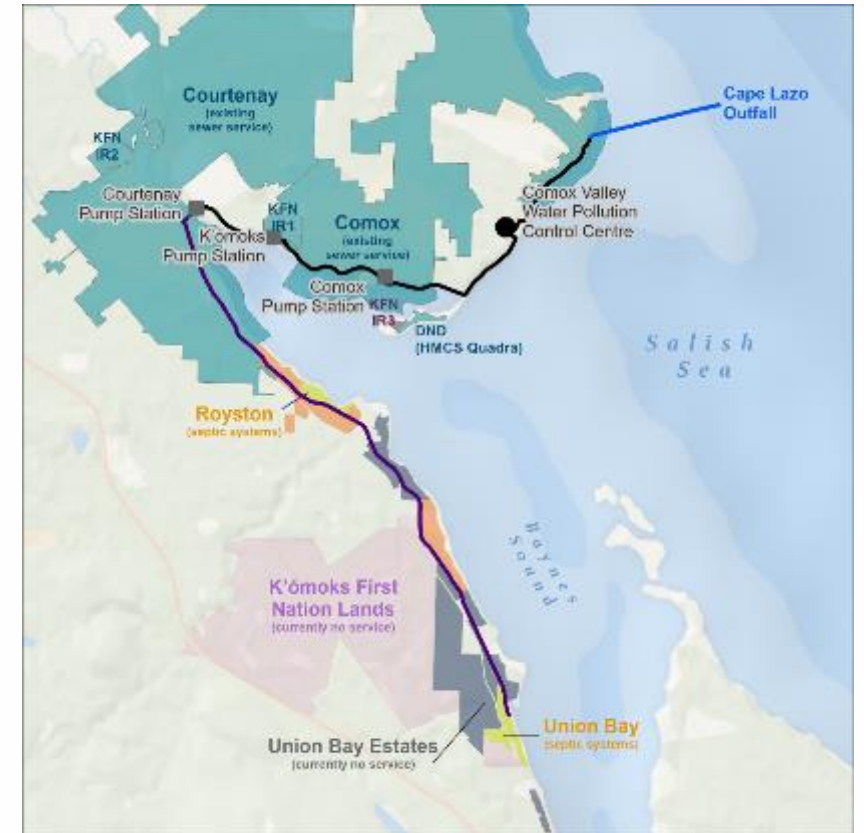
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Changes from Previous Draft

- Updated Environmental Impact Study
- Updated collection system maps
- Engagement updates



Discussion / Questions



Environmental Impact Study

Current Environmental Ltd.



Objectives of the updated Environmental Impact Study (EIS)

1. New scope added for Kilmarnock Neighbourhood and PS#3.
2. Identify and describe Valued Components (VCs).
 - a. Environmental, cultural, social, economic, historical, archaeological, and aesthetic.
3. Complete a screening-level contaminated sites assessment to identify Areas of Potential Concern (APEC).
4. Recommend mitigation strategies to reduce potential adverse impacts to VCs for planning/construction.

Summary of December 2022 Results

1. Contaminated Sites History
2. Environmentally Sensitive Areas
 - a) 13 possible at-risk ecological communities
 - b) 4 habitats (Sensitive Ecosystem Inventory)
 - c) 70+ possible bird species (13 at-risk)
 - d) 5 active Bald Eagle nests in close proximity to the alignment
 - e) 15 streams/ditches within working limits of the Project, 9 of which are fish bearing

Contaminated Site History – PS#1



Contaminated Site History - PS#6



ESAs: Watercourses

- 15 streams/ditches within working limits of the Project
- 9 of which are fish-bearing



Trent River crossing



Millard Creek crossing

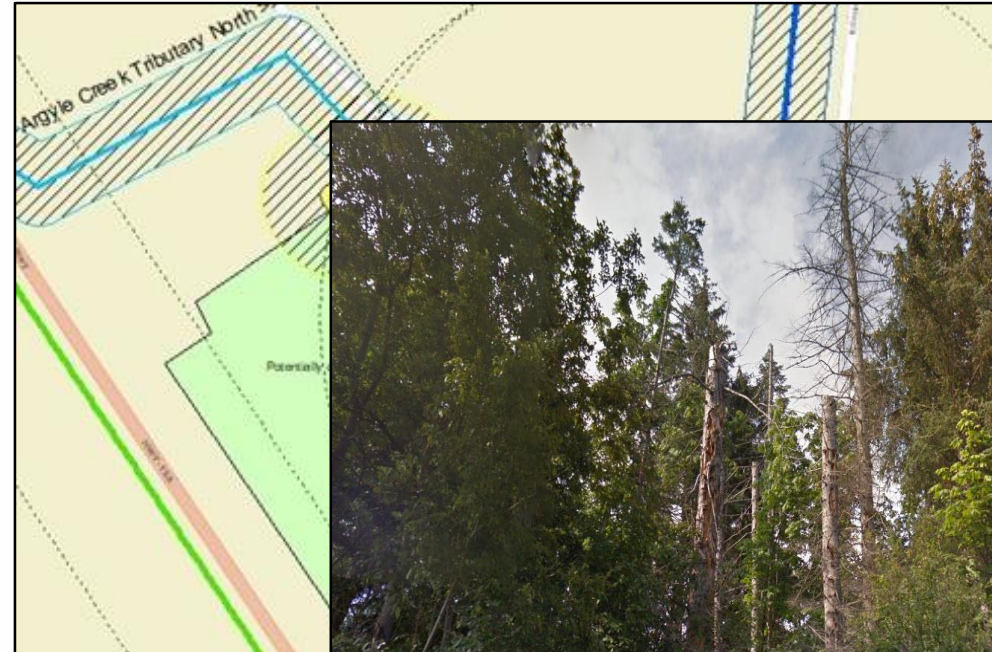


Unnamed ditch crossing

Kilmarnock Neighbourhood Update – PS#3

Environmentally Sensitive Areas

- Argyle Creek Tributary (fish bearing)
- Wetland (1,000 m²)
- Wildlife Trees



Contaminated Site History Kilmarnock Neighbourhood



Regulatory Requirements

- Bird nesting window (March 15 – Aug. 15)
- In-stream reduced risk window (June 15 – Sept. 15)
- DFO Request for Review, WSA Section 11
- Contaminated Sites Regulation – Phase 2 assessments
- Archaeological permits – provincial and KFN

Conclusions

- Anticipated impacts and overall risk to the environment from project construction/operation are low
- Avoiding impacts to Montrose Park wetland, stream crossings, and bird nesting habitat will require careful planning.
- Risks can be effectively managed through best management practices and mitigation measures implemented by QEP

Discussion / Questions



Committee Consideration LWMP Addendum Report



LWMP Addendum Report

- Questions/considerations
- Request for decision
 - Recommendation to advance addendum report to Steering Committee

Briefing Note #1 – LWMP Stage 3 committee membership



LWMP Stage 3 – Committee Membership

- Submittal of Addendum report
 - Conclusion of Stage 1/2 Addendum process
- LWMP Addendum PAC & TAC ToR
 - Committees dissolve at conclusion of Addendum
 - Combine with CVSS LWMP committees
- Request for decision
 - Appointment of PAC Area A resident members
 - Three members, three alternates

CVRD Updates



CICC Charges – Sewage Commission Request

- February 2024 report to Electoral Areas Services Committee
 - Upcoming DCC & CICC bylaw updates for sewer service – substantial rate increases anticipated
 - Request to Sewage Commission to hold CICCs at current rates for existing properties in south expansion area
- Request to be considered at future Sewage Commission meeting

Septic Deferral program

- December 2023 report to LWMP Addendum Steering Committee
- Same criteria as presented at TACPAC #4
- Approved by Steering Committee
- To be written into future sewer use bylaws

Septic Regulatory Program

- October 16, 2023 EASC report
- Next steps
 - April 29 - Public open house in support of Order In Council request
 - Summer 2024 – submit OIC request to Province
 - Spring 2025 – further engagement in support of service establishment process
 - 2026 – service startup

Next Steps



Next Steps

- April 8
 - LWMP Addendum Steering Committee
- April 9
 - CVSS LWMP Steering Committee
- April 23
 - CVRD Board
- May 2024
 - Submittal to Province
- Fall 2024
 - first Stage 3 LWMP PACTAC meeting

Next Steps

- Detailed Design
 - Topographical survey
 - Environmental, geotechnical, archaeological studies
- Bylaw development
 - Sewer Local Service Area
 - Sewer Use Bylaw

Discussion / Questions



The project team appreciates the time and consideration all committee members have provided, your valued input has made a significant contribution to this planning process.

Thank you!