



## REGIONAL DISTRICT of Fraser-Fort George

### Community & Development Services

### Willow River Sewer & Water Project Update #5 June 2010

#### **PUBLIC INFORMATION MEETING**

**Residents and property owners in Willow River are invited to attend a meeting to be held at the Ferndale Community Hall on Monday June 28, 2010 at 7:00 p.m.**

The results of the pre-design engineering study for a proposed sewer and water system for Willow River will be presented. Recommended design details and projected cost estimates will be explained and there will be opportunities to ask questions and receive feedback.

#### **IN REVIEW**

Residents of Willow River approached the Regional District in 2006 regarding the possibility of having a sewer and water system constructed in the community. Since that time, numerous meetings have occurred with the local steering committee and several community information sessions have been held. Residents voted on paying a one-time parcel tax in 2008 to assist with funding a detailed engineering pre-design study. Dayton and Knight Ltd. were awarded the contract to conduct this pre-design feasibility study in the fall of 2009. The study has recently been completed and the results are ready to be presented to residents.

#### **STUDY RECOMMENDATIONS**

The design study is based on a full build out population of approximately 500 people compared to the current estimated population of 250 residents. It is anticipated that the provision of sewer and water services could encourage growth within the community.

#### **Sewer:**

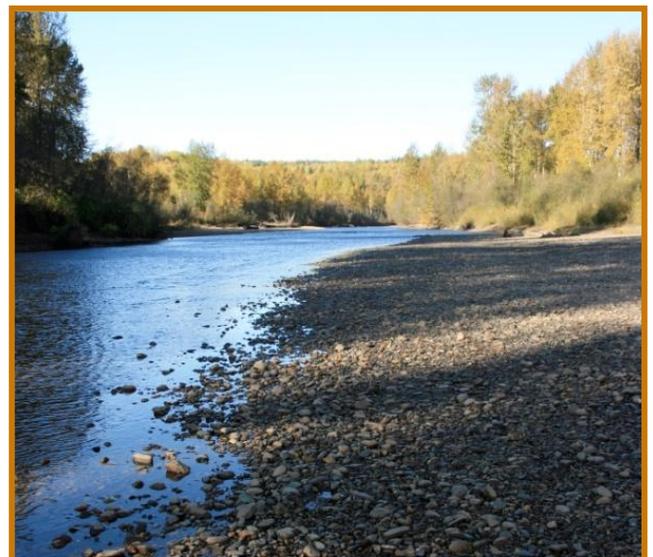
The proposed community sewer system would include a low pressure sewage collection system with a residential pump unit located at each residence that would discharge into a treatment lagoon.

#### **Water:**

The proposed water system includes a drilled well with a water treatment plant to remove iron, manganese, and hardness, followed by residual disinfection via chlorination and storage in a bolted and sealed steel reservoir. The proposed location of the reservoir is east of the ball field property.

#### **Lot Size:**

Many of the lots in the service area are too small to be serviced as individual lots. According to the BC Building Code, where there is no official fire protection in place, the minimum building setback is 2.5m (8 feet). The minimum setback in the Regional District Zoning Bylaw is 5m (16 feet). Regardless of which setback is used, a reasonable building or a mobile home could not be built on a 25-foot lot. Therefore, a 50-foot lot would be the minimum lot size able to support a building. This rationale may lead some property owners of 25-foot lots to consolidate lots together, or to consider selling isolated lots that can be consolidated to an adjacent parcel.



## PROJECT FINANCING

### The Public Portion of the Systems:

The estimated capital cost of providing a sewer and water systems to Willow River is \$6.7 million dollars.

Included in this cost is:

- sewage collection system lines and sewer mains
- lagoon treatment, exfiltration basic and storage costs
- water supply and treatment costs
- water distribution lines, and
- water reservoir structure.

In order for this project to move forward, the approval of a grant such as the Canada/BC Municipal Infrastructure Grant that has historically funded up to two-thirds (2/3) of eligible project costs would be necessary. The money to pay for construction would be borrowed with repayment over a twenty-five year term. The annual payments on the loan would then be split equally between all properties within the proposed Service Area (see Map) through a parcel tax payable on the annual property tax bill.

The estimated annual cost to each property, based on 200 participating parcels funding 1/3 of the capital cost of the public portion of the project is \$1,095. This cost would be payable annually for twenty-five years.

### On-Site Private Property Costs:

For those residents choosing to connect to the system, there will be additional on-site costs. These are:

- a) Each property would have sewage pumping components and water meters – estimated one time cost of \$1,240 (representing 1/3 of the component costs).
- b) Each property would have on-site works (one-time cost) including:
  - decommissioning/removal of existing sewage system,
  - installation of the supplied pump and tank unit,
  - installation of electrical service from house to pump,
  - installation of sewer line from house to tank and from tank to property line to connect to the collection main, and
  - installation of water line from house to property line.

These one-time costs can range from between \$2,000 to \$4,000.

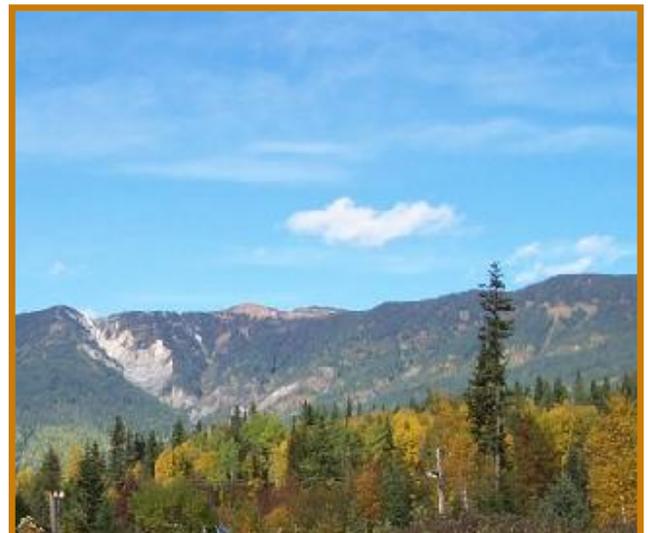
- c) Annual operation and maintenance costs estimated to be \$490 per year.

ESTIMATED COST BREAKDOWN		
	Property not connected to the system	Property connected to the system
<b>ANNUALLY</b>		
Capital cost per parcel	\$1,095	\$1,095
Operation/user fees	-	\$490
<b>ONE-TIME EXPENSES</b>		
Cost of tanks, pump, and water meters	-	\$1,240
Private property on-site installation costs	-	\$2,000 to 4,000

There will be the option for property owners to pay their portion of the capital cost up front. The up-front payment is estimated to be in the range of \$11,450, rather than \$1,095 per year for 25 years.

### WHAT'S NEXT?

It is anticipated that after the public information meeting, a survey will be mailed to all property owners to gauge public support for continuing efforts to establish a sewer and water system for Willow River. The results of the survey will be provided to the Regional District Board who will decide if public support is sufficient to proceed to a referendum. See the attached tentative timetable of how events could unfold.





## WILLOW RIVER SEWER AND WATER TENTATIVE TIMETABLE

June 2010	Public Information Meeting
July 2010	Survey mailed out
August 2010	Survey responses back  Results of survey to Board  If Board considers there is sufficient support for a sewer and water system: <ul style="list-style-type: none"> <li>• Board authorizes preparation of bylaws</li> <li>• First step in moving towards a referendum</li> </ul>
September 2010	Feasibility analysis received by Board  Service Establishment Bylaw No. XXXX and Loan Authorization Bylaw No. XXXX taken to third reading and sent for Provincial approval.
October 2010	Synopsis of voting questions (as shown on ballot) approved by Board
November 2010	Information summary regarding referendum approved by Board for mailout  Public information meeting held
December 2010/January 2011	Advance voting day  Voting day
February 2011	If elector assent obtained, Service Establishment Bylaw No. XXXX and Loan Authorization Bylaw No. XXXX adopted  Grant application submitted if program funding available
March 2011	End of one month quashing period for Loan Authorization Bylaw No. XXXX
Winter 2011	Grant approval anticipated
2012	Construction of system

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### Steering Committee

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