

Questions to ask the CVRD

Approvals

1. How many options does CVRD have? What are the other options?

Alternative options that have been considered:

1. Locate the new disposal field at the Mesachie Lake Park ball field.
The ball field is not large enough to provide adequate capacity for the disposal of septic tank effluent. In order to dispose to this site, a treatment plant would be required. The field's proximity to the lake and the community drinking water well would likely limit disposal to the highest class of effluent, Class A. Effluent of this quality requires the most expensive type of treatment. Overall costs for this option would be prohibitive.
2. Locate the new disposal field at an alternate property closer to Mesachie Lake.
The proposed site for the disposal field located south-east of Honeymoon Bay is approximately 20 acres in size and is intended to be given to the CVRD by Couverdon (Timberwest), as a community amenity arising from their development proposal. The land for the new disposal field must be large enough to provide adequate capacity and suitable for the disposal of septic tank effluent. An alternate site with these qualities would have to be found and the land would have to be purchased. The cost to purchase land would have to be funded from the customers of the system, **as funding from the grant cannot be used to purchase land**. This option would be more expensive, as both land purchase and the remaining share of the project would have to be paid by the customers of the system.
3. Do nothing.
The public health and environmental risks are considerable and accumulating. These risks amount to significant financial liability. Eventually, the Ministry of Environment or Island Health will mandate the necessary upgrades to bring the system into compliance, and the customers would be responsible for the entire cost. If this grant is returned, it is unlikely that Mesachie Lake Sewer System would receive any grants from the provincial or federal government in the future.

It is important to note that options #1 and #2 may require amendment to the grant terms, as proximity to Honeymoon Bay and the potential servicing of additional customers was a factor in the approved grant request. These options may negate the awarded \$1.23 million from the CCWF.

2. Has the CVRD examined a similar system? If so, and it works, why not follow that model?

Yes, the CVRD has several pressurized systems. They are located in Mill Bay, Cowichan Bay and Youbou. The Youbou system services the Creekside Development and is located across from the development at 9385 Youbou Road. We invite residents to visit the system at any time. All existing systems perform well with little concerns.

3. Where is the sewer going to be located?

Phase 1, the current proposed upgrade, includes the installation of two pump stations at the two existing septic tanks, the construction of a pressurized sewer pipe to transport the septic tank effluent from the pump stations to a new disposal field and the construction of a new disposal field at the proposed site south-east of Honeymoon Bay.

The exact location of the pressurized pipe is still to be determined through the engineered design. Where possible, the pipe will be located within road allowances and alleys.

4. Do they have a rarified (ratified) plan?

The proposed plan must be approved by the residents before moving forward.

5. Who is named in the grant? The definition of the recipient of the grant should include HB and future developers or be solely for the 49 users.

The grant is in the name of the Cowichan Valley Regional District. Honeymoon Bay does not have a sewer system or sewer service area; therefore, the grant is for the Mesachie Lake sewer system.

6. Is the grant specific to Mesachie Lake or is it for the South Shore of the lake? There must be more than 49 users of this size of system?

As stated in the previous response, the grant is specific to Mesachie Lake as Honeymoon Bay does not have a sewer system. However, future expansion of the system was a consideration in the awarding of the grant. Future phases may expand the service area to Honeymoon Bay and around Mesachie Lake. If approved by the community, developments like Pebblewest and Couverdon would require sewer servicing. The developments could potentially provide a treatment plant for the sewer system and some collection infrastructure in Honeymoon Bay. Further collection infrastructure could be provided by existing properties joining the sewer system. Future phases could be funded by developers, new customers joining the sewer system, or possibly a new Honeymoon Bay sewer service area. **Additional customers improves financial stability and sustainability.**

7. Who are and who will the users be?

The customers of Phase 1 are the 49 existing customers of the Mesachie Lake Sewer System. After construction is complete, new customers may join the sewer system. The cost for these new connections are not part of the project cost. New customers would be required to pay the necessary fees to join the sewer service area, as well as any costs associated with physically connecting and extending the sewer main. The connection fee has yet to be determined.

8. Whose addresses are on the plan?

An engineered design or plan has not yet been prepared. This is still to be determined. The addresses of the 49 existing customers would be included in Phase 1.

9. What is the grant actually for?

The award from the CWWF provides \$1.23 million towards the first phase of upgrades for the Mesachie Lake Sewer System. Phase 1, the current proposed upgrade, includes the installation of two pump stations at the two existing septic tanks, the construction of a pressurized sewer pipe to transport the septic tank effluent from the pump stations to a new disposal field and the construction of a new disposal field at the proposed site south-east of Honeymoon Bay.

10. What are the regulated standards and will we fit the standards or future standards?

The current system, built in the 1940's, pre-dates any standards or regulations and does not comply with any modern day standards. After Phase 1, the system will fit the current

standards and will be registered under the Ministry of Environment's Municipal Wastewater Regulation (MWR). The MWR outlines the requirements that the system must comply with.

11. Why was this model decided upon?

This model was decided on based on the lower cost compared to other types of systems and the location of the proposed site for the disposal field, intended to be given to the CVRD by Couverdon (Timberwest). A community disposal field is the least expensive of all treatment options

12. Who did the studies of feasibility without consulting any residents?

The feasibility studies were completed in 2007 and 2008 by Stantec (Engineering Consultants) to assess options and gather cost estimates. As the CVRD had no means of moving the upgrades forward at the time, the community was not consulted. Now, with the help of the grant, we are able to make use of these studies.

13. Will land be removed from the ALR?

Part of the proposed site may be removed from the ALR for construction of the disposal field. Alternatively, construction of the disposal field may be allowed as a special use, under the ALR zoning.

14. Where are the feasibility studies and the disclosure of information?

The studies have been posted on the CVRD website. The studies can also be viewed, in person, at the CVRD office.

15. Can we see the feasibility study? Why weren't we consulted?

Yes, the studies have been posted on the CVRD website. The studies can also be viewed, in person, at the CVRD office. See response to question 12.

16. Can we see the grant application and the agreement from the feds?

Yes, the grant application may be viewed, in person, at the CVRD office.

17. Why not have a meeting first with residents and then do the studies?

See response to question 12.

18. What's the rationale for putting the pumps and pipelines where?

The two existing septic tanks will be converted to pump stations that hold the pumps. Sewage currently flows by gravity from each house to one of the two septic tanks. Any re-location of the existing pipes will result in additional cost.

19. Why do we need more engineering?

At this point, there is no engineered design. The design and drawings need to be prepared for tendering and construction.

20. How can we transport high pressure sewage over a fish bearing stream?

In another CVRD sewer system, there is currently a high-pressure sewage pipe that crosses the Koksilah River. The pipe that transports the sewage is contained inside

another pipe, a “carrier” pipe, as a safe-guard for any spills. The same pipe-inside-a-pipe design would be used for any stream crossings.

21. How can we keep our tanks so close to Bear Lake as well?

The existing septic tanks will be converted to pump stations. These tanks are fully enclosed. In Phase 2 (future), once individual properties are connected to the pressurized pipe, the existing septic tanks will be decommissioned.

22. How many times a week is the lake water tested for swimming?

Island Health monitors Vancouver Island’s popular public beaches for compliance with health standards. Please contact Island Health, or visit their website for more information on [Beach Reports](#).

WE NEED MORE DETAILS

Financial

23. What has happened with the budgeted money of \$750,000 for 2017 that was in the budget around 2013 or 2014? Does the federal grant negate this budget?

That money was part of the Five Year Financial Plan, a forecasted budget. The figure of \$750,000 was included as a theoretical estimate in the hopes that we would acquire funding from another source, such as the grant we have been awarded. Having figures such as this in the forecasted budget allows us to take on projects, should the financial opportunity arise. The Five Year Financial Plan is amended to reflect actual values. There is currently a proposed Amended 2017-2021 Five Year Financial Plan, which includes the CWWF grant and funding for Phase 1.

24. What will the money in the 2019 budget be used for?

As explained in the response to question 23, the budget for 2019 is a forecasted budget for the Five Year Financial Plan. This money has not been allocated, but is a theoretical value that may come from other sources such as grants or borrowing. Except for these other sources of revenue, funding for the Mesachie Lake Sewer System may only come from the users of the system.

25. Why is the present surplus only \$40,600?

Funding for the Mesachie Lake sewer system is generated exclusively through the user fees and parcel tax from the customers of the system. With only 49 customers, most of the revenue goes to the ongoing operational, maintenance and emergency repair costs, with little left over for reserves and upgrades.

26. What happens to budgeted money that is not used during the year? Where does the remainder go?

The remaining revenue from user fees and parcel tax that is not used during the year goes into operational reserves. These reserves are for the Mesachie Lake Sewer System only and cannot be moved to or from any other CVRD system.

27. How many more employees will have to be hired to maintain this system?

No additional employees will have to be hired to maintain the system.

28. Who pays for this power to run the system for the next 20 years?

Funding for the ongoing operation and maintenance of the Mesachie Lake sewer system, including power costs, is generated exclusively through the customers of the system. The customers are the original 49 customers, plus any additional customers that wish to join. A larger system, with more customers, is more economical and efficient to operate and maintain, and **lowers the individual customer cost**.

29. Who pays the power bill to run the pumps?

See response to question 28.

30. What will extra costs be down the road?

Phase 1 will require some additional operational and maintenance costs for the two pump stations and disposal field, monitoring to comply with regulations and power to supply the pump stations and electronics. In future phases, funded by new development and new customers, a potential treatment plant would require further additional operational and maintenance costs. It is difficult to estimate these costs at this time. The costs will depend on development of the area and the type of treatment plant and infrastructure. However, a larger system, with more customers, is more economical and efficient to operate and maintain, and **lowers the individual customer cost**. For the Mesachie Lake customers, participation in a treatment plant would only be based on lower overall costs due to a greater number of customers.

31. Is Honeymoon Bay paying its share of Phase 1 as well?

Honeymoon Bay does not currently have a sewer service area. As a Regional District, we may only charge residents for services they receive. Phase 1 services Mesachie Lake sewer only. After Phase 1 is complete, new customers may join the sewer system. The costs for these new connections are not part of the project cost. New customers would be required to pay the necessary fees to join the sewer service area, as well as any costs associated with physically connecting and extending the sewer. This would benefit Mesachie Lake sewer system with additional capital revenue and customer fees. A larger system, with more customers, is more economical and efficient to operate and maintain, and **lowers the individual customer cost**.

32. Who's paying for the power and upkeep of the pumps?

See response to question 28.

33. Where are the engineering estimates, cost predictions and over runs?

Detailed costs cannot be estimated until the engineered design has been done. The engineered design is still to be carried out.

34. Who will pay for cost-over-runs when they happen? We shouldn't have to pay for cost over-runs

All costs for the Mesachie Lake sewer system may only come from the customers of the system. The proposed costs include plans for contingency. However, the work proposed in Phase 1 is very straight forward and we are not expecting any over-runs.

35. What are the expected maintenance costs for 20 years?

See response to question 30.

Phases

36. What is the entire plan? All phases and projections.

Phase 1: Effluent Disposal, Resolving Health and Environmental Issues

The award from the CWWF provides \$1.23 million towards the first phase of upgrades for the Mesachie Lake Sewer System. Phase 1, the current proposed upgrade, includes the installation of two pump stations at the two existing septic tanks, the construction of a pressurized sewer pipe to transport the septic tank effluent from the pump stations to a new disposal field and the construction of a new disposal field at the proposed site south-east of Honeymoon Bay. This phase would resolve the current and pressing public health and environmental issues with the existing disposal fields located on Forestry Road and near Bear Lake.

The land for the disposal field, located south-east of Honeymoon Bay, is intended to be given to the CVRD by Couverdon (Timberwest), as a community amenity arising from their development proposal. At approximately 20 acres (or 8 hectares), the proposed site is large enough to provide adequate disposal capacity. Locating the disposal field between Mesachie Lake and Honeymoon Bay would be the first step towards a centrally located sewer system with the potential to serve more customers in and around Mesachie Lake and Honeymoon Bay. A larger system, with more customers, is more economical and efficient to operate and maintain, and **lowers the individual customer cost**.

The customers of Phase 1 are the 49 existing customers of the Mesachie Lake Sewer System. After construction is complete, new customers may join the sewer system. The costs for these new connections are not part of the project cost. New customers would be required to pay the necessary fees to join the sewer service area, as well as any costs associated with physically connecting and extending the sewer main. The connection fee has yet to be determined.

The total project cost for Phase 1 is \$1,477,793. Conditions of the grant require that the customers of the system fund 17% of the total project cost, \$251,226. Gas tax funding may not be used to pay this portion due to limits to the total proportion of Federal funding allowed. The awarded amount from the grant covers the remainder of the project cost, \$1,226,567.

These upgrades have additional operational & maintenance and borrowing costs to the customers. Operational & maintenance costs include system monitoring to comply with regulations and power to supply the pump stations and electronics. Borrowing costs cover the debt payment for the necessary customer-funded 17% of the total project cost. The exact costs will be determined by the borrowing term, to be chosen by the customers of the system.

Phase 2: Collection System, Resolving System Failures

Phase 2 is a future phase that would connect the individual properties of the existing 49 customers of the Mesachie Lake Sewer System to the pressurized sewer pipe installed in Phase 1. This phase would resolve the issues with the existing collection system, such as blockages and resulting sewage back-ups. Your Electoral Area Director, Ian Morrison, has recommended that the Board allocate \$200,000 (100% remaining Area F Gas tax funding) to help pay for Phase 2.

Future Phases

Future phases include the possibility of a treatment plant and further expansion of the sewer service area. If approved by the community, developments like Pebblewest and Couverdon would require sewer servicing. The developments could potentially provide a treatment plant for the sewer system and some collection infrastructure in Honeymoon

Bay. Further collection infrastructure could be provided by existing properties joining the sewer system. Future phases could be funded by developers, new customers joining the sewer system, or possibly a new Honeymoon Bay sewer service area. **Additional customers improve financial stability and sustainability.**

37. If this doesn't work, is there a plan B?

If Phase 1 is not approved by the 49 customers of the Mesachie Lake sewer system, the project will not proceed and the grant funding will be returned to the provincial and federal governments. Eventually, the Ministry of Environment or Island Health will mandate the necessary upgrades to bring the system into compliance, and the customers would be responsible for the entire cost. If this grant is returned, it is unlikely that Mesachie Lake Sewer System would receive any grants from the provincial or federal government in the future.

38. Is Honeymoon Bay phase one the same as our phase one?

There is currently no Honeymoon Bay sewer service area; therefore, there is no Phase 1 for Honeymoon Bay at this time.

39. What is the plan for Honeymoon Bay?

The proposed site for the disposal field is located south-east of Honeymoon Bay. Locating the disposal field between Mesachie Lake and Honeymoon Bay would be the first step towards a centrally located sewer system with the potential to serve more customers in and around Mesachie Lake and Honeymoon Bay.

There are several ways that Honeymoon Bay may develop infrastructure to provide collection to the proposed disposal field:

- Through approved developments that require sewer servicing
- Through a group or neighborhood that wishes to connect to sewer
- Through financial gas-tax contributions from the Area Director

Any new customers would be required to pay the necessary fees to join the sewer service area, as well as any costs associated with physically connecting and extending the sewer main.

40. What additional costs will these phases perpetuate?

Electoral Area Director, Ian Morrison, has recommended the Board allocate \$200,000 (100% remaining Area F Gas tax funding) to help pay for Phase 2. Future phases could be funded by developers, new customers joining the sewer system, or possibly a new Honeymoon Bay sewer service area.

Phase 1

41. Is HB going to contribute to phase 1? Does HB have a phase 1?

See responses to questions 31 and 38.

42. What exactly is phase 1? What's the concrete plan for phase 1?

Phase 1: Effluent Disposal, Resolving Health and Environmental Issues

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east of Honeymoon Bay. This phase would resolve the current and pressing public health and environmental issues with the existing disposal fields located on Forestry Road and near Bear Lake.

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The customers of Phase 1 are the 49 existing customers of the Mesachie Lake Sewer System. After construction is complete, new customers may join the sewer system. The costs for these new connections are not part of the project cost. New customers would be required to pay the necessary fees to join the sewer service area, as well as any costs associated with physically connecting and extending the sewer main. The connection fee has yet to be determined.

The total project cost for Phase 1 is \$1,477,793. Conditions of the grant require that the customers of the system fund 17% of the total project cost, \$251,226. Gas tax funding may not be used to pay this portion due to limits to the total proportion of Federal funding allowed. The awarded amount from the grant covers the remainder of the project cost, \$1,226,567.

These upgrades have additional operational & maintenance and borrowing costs to the customers. Operational & maintenance costs include system monitoring to comply with regulations and power to supply the pump stations and electronics. Borrowing costs cover the debt payment for the necessary customer-funded 17% of the total project cost. The exact costs will be determined by the borrowing term, to be chosen by the customers of the system.

43. Whose addresses are on phase 1? Does it include Camp Imadene?

Phase 1, as described in the response to question 42, does not include servicing to any individual properties. Camp Imadene is not currently serviced by the sewer system.

44. Why is the line going to HB and not staying here? If the grant is for Mesachie, why not keep it in Mesachie?

The land for the disposal field, located south-east of Honeymoon Bay, is intended to be given to the CVRD by Couverdon (Timberwest), as a community amenity arising from their development proposal. At approximately 20 acres (or 8 hectares), the proposed site is large enough to provide adequate disposal capacity. Locating the disposal field between Mesachie Lake and Honeymoon Bay would be the first step towards a centrally located sewer system with the potential to serve more customers in and around Mesachie Lake and Honeymoon Bay. A larger system, with more customers, is more economical and efficient to operate and maintain, and **lowers the individual customer cost**.

The land for the new disposal field must be large enough to provide adequate capacity and suitable for the disposal of septic tank effluent. In order to locate the disposal field at an alternate property closer to Mesachie Lake, an alternate site with these qualities would have to be found and the land would have to be purchased. The cost to purchase

land would have to be funded from the customers of the system, **as funding from the grant cannot be used to purchase land**. This option would be more expensive, as both the land purchase and the remaining share of the project (17%) would have to be paid by the customers of the system.

Additionally, this option may require amendment to the grant terms, as proximity to Honeymoon Bay and the potential servicing of additional customers was a factor in the approved grant request. This option may negate the awarded \$1.23 million from the CCWF.

45. Who can tie into phase one?

After Phase 1 is complete, new customers may join the sewer system. The costs for these new connections are not part of the project cost. New customers would be required to pay the necessary fees to join the sewer service area, as well as any costs associated with physically connecting and extending the sewer main.

46. How many supplemental pumps will be needed to pump such a great distance? What is the provision for power outages? How long will generators run the system?

In Phase 1, the pump stations will be added to the two existing septic tanks. No supplemental pumps will be required. A genset will provide power backup in the case of power outages, as in other CVRD water and sewer systems. A diesel genset runs 24-48 hours, depending on the load and size of fuel tank, without refueling. There is also some additional storage capacity in the septic tanks.

47. What happens when there's a power outage and the pumps don't work?

See response to question 46.

48. Is there any Timber West land closer to Mesachie that is more suitable for the septic field?

No. The proposed site, south-east of Honeymoon Bay, has been determined to be most suitable for a long-term application.

49. Is there suitable Timberwest land closer to Mesachie Lake that is suitable for the new fields?

See response to question 48.

50. Where will the pipelines route through our community?

The exact location of the pipe is still to be determined through the engineered design. Where possible, the pipe will be located within road allowances and alleys.

51. How much control will we have over the septic field if we're part of HB's system? How much control will we have if we are paying for step 1?

There is no Honeymoon Bay sewer system. Locating the disposal field between Mesachie Lake and Honeymoon Bay would be the first step towards a centrally located sewer system with the potential to serve more customers in and around Mesachie Lake and Honeymoon Bay. A larger system, with more customers, is more economical and efficient to operate and maintain, and lowers the individual customer cost. The CVRD currently owns the Mesachie Lake sewer system. The customers of CVRD systems have influence on the CVRD Board through their area director.

52. Is this a quick fix that may have to be replaced in phase 2 or later?

No, this is not a quick fix. Phase 1 will resolve the current and pressing public health and environmental issues with the existing disposal fields located on Forestry Road and next to Bear Lake. In Phase 2 (future) the individual properties of the existing 49 customers would be connected to the pressurized sewer pipe installed in Phase 1. The two existing septic tanks could then be decommissioned. Phase 2 would resolve the issues with the existing collection system, such as blockages and resulting sewage back-ups.

53. What is phase 2 and is it building on phase 1?

Phase 2 is a future phase that would connect the individual properties of the existing 49 customers of the Mesachie Lake Sewer System to the pressurized sewer pipe installed in Phase 1.

54. What Happens in phase two and phase three?

Phase 2 is a future phase that would connect the individual properties of the existing 49 customers of the Mesachie Lake Sewer System to the pressurized sewer pipe installed in Phase 1. This phase would resolve the issues with the existing collection system, such as blockages and resulting sewage back-ups.

Future phases include the possibility of a treatment plant and further expansion of the sewer service area. If approved by the community, developments like Pebblewest and Couverdon would require sewer servicing. The developments could potentially provide a treatment plant for the sewer system and some collection infrastructure in Honeymoon Bay. Further collection infrastructure could be provided by existing properties joining the sewer system. Future phases could be funded by developers, new customers joining the sewer system, or possibly a new Honeymoon Bay sewer service area.

55. What are the costs of clean up after each Phase?

Clean up and restoration is included as part of the construction costs. There will be no extra cost for clean up after construction is complete.

56. Where is the pipeline proposed to go in Mesachie?

The exact location of the pipe is still to be determined through the engineered design. Where possible, the pipe will be located within road allowances and alleys.

Homeowners

57. When is the meeting slated to be held for residents?

CVRD staff and Electoral Area F Director, Ian Morrison, will host a public meeting to share more sewer project and Phase 1 upgrade details and provide residents a forum to express concerns, ask questions and discuss next steps.

Mesachie Lake & Honeymoon Bay Residents Public Meeting

Friday June 23rd 2017

7:00 pm – 9:00 pm

Mesachie Lake Community Hall

9315 South Shore Road, Mesachie Lake

58. We could be facing a meeting in 2-3 weeks, are we prepared? Some want to delay a meeting until September due to Summer holidays. With good reason, many are worried this will conveniently get to an AAP process during summer while most are away

As a condition of the CWWF grant, we have a strict deadline to complete Phase 1. If we wish to move the project forward, the public meeting and petition process must proceed

as soon as possible. The meeting will be held Friday June 23, 2017 at 7:00 pm in the Mesachie Lake Hall. Petitions for consent to borrow will be available at the meeting. They will also be distributed to eligible property owners not in attendance. The petitions must be signed by a majority of listed owners for each property and returned to the CVRD by Friday July 28, 2017.

59. Why are these meetings being held in summer when so many are on vacation? How do we keep up with the information if we are not in town?

As a condition of the CWWF grant, we have a strict deadline to complete Phase 1. If we wish to move the project forward, the public meeting and petition process must proceed as soon as possible. The meeting will be held Friday June 23, 2017 at 7:00 pm in the Mesachie Lake Hall. Petitions for consent to borrow will be available at the meeting. They will also be distributed to eligible property owners not in attendance. The petitions must be signed by a majority of listed owners for each property and returned to the CVRD by Friday July 28, 2017. Residents may keep up to date with information on the upgrades by visiting the CVRD website, signing up to 'Notify Me' to receive e-mail notifications or by contacting Engineering Services by e-mail at es@cverd.bc.ca or calling 250.746.2530.

60. Should we extend this to September for a meeting with CVRD?

Unfortunately due to the required deadline of the CWWF grant, delaying the public meeting is not an option.

61. What will our new utility costs be in total? We are already paying \$300 plus per year for sewer services, we need to be able to budget for these expenses on fixed incomes

The exact costs will be determined by the borrowing term, to be chosen by the customers of the system at the public meeting. The impact of rate increases in order to meet standards is a concern to CVRD staff. Mesachie Lake sewer is a very small system, making it cost prohibitive to meet increasingly demanding standards.

Locating the disposal field between Mesachie Lake and Honeymoon Bay would be the first step towards a centrally located sewer system with the potential to serve more customers in and around Mesachie Lake and Honeymoon Bay. A larger system, with more customers, is more economical and efficient to operate and maintain, and **lowers the individual customer cost.**

After Phase 1, new customers may join the sewer system. The costs for these new connections are not part of the project cost. New customers would be required to pay the necessary fees to join the sewer service area, as well as any costs associated with physically connecting and extending the sewer main.

62. How many more fees for utilities and tax hikes can we handle on fixed incomes?

See response to question 61.

63. Why are we helping HB and South Shore Road developers? If the system is for South Shore, others who will benefit from the system should be paying their fair share as well.

The customers of Phase 1 are the 49 existing customers of the Mesachie Lake Sewer System. Phase 1 benefits Mesachie Lake sewer by resolving the current and pressing public health and environmental issues with the existing disposal fields located on Forestry Road and next to Bear Lake. It further benefits the sewer system by providing additional capacity for new customers to join. After construction is complete, new customers may

join the sewer system. The costs for these new connections are not part of the project cost. New customers would be required to pay the necessary fees to join the sewer service area, as well as any costs associated with physically connecting and extending the sewer main.

The proposed land for the disposal field, located south-east of Honeymoon Bay, is intended to be given to the CVRD by Couverdon (Timberwest), as a community amenity arising from their development proposal. Locating the disposal field between Mesachie Lake and Honeymoon Bay would be the first step towards a centrally located sewer system with the potential to serve more customers in and around Mesachie Lake and Honeymoon Bay. A larger system, with more customers, is more economical and efficient to operate and maintain, and **lowers the individual customer cost**.

Future phases include the possibility of a treatment plant and further expansion of the sewer service area. If approved by the community, developments like Pebblewest and Couverdon would require sewer servicing. The developments could potentially provide a treatment plant for the sewer system and some collection infrastructure in Honeymoon Bay. Further collection infrastructure could be provided by existing properties joining the sewer system. Future phases could be funded by developers, new customers joining the sewer system, or possibly a new Honeymoon Bay sewer service area.

64. On Forestry Road, will they have to have the pipe from their houses moved to the front yard from the back?

Phase 1, the current proposed phase, does not include the servicing of individual properties. Phase 2 is a future phase that would connect the individual properties of the existing 49 customers of the Mesachie Lake Sewer System to the pressurized sewer pipe installed in Phase 1. We are investigating options for the best means of servicing individual properties. Details of Phase 2 have yet to be determined.

65. Who will pay for the connections to our houses?

Connecting the individual properties of the existing 49 customers to the pressurized pipe installed in Phase 1 is part of Phase 2, a future phase. We are investigating options for the best means of servicing individual properties. Details of Phase 2 have yet to be determined. Your Electoral Area Director, Ian Morrison, has recommended the Board allocate \$200,000 (100% remaining Area F Gas tax funding) to help pay for Phase 2.

66. If we pay for phase 1, will the Mesachie 49ers own it?

The total project cost for Phase 1 is \$1,477,793. Conditions of the grant require that the customers of the system fund 17% of the total project cost, \$251,226. The awarded amount from the CWWF grant covers the remainder of the project cost, \$1,226,567. The CVRD owns the Mesachie Lake sewer system and, as a condition of the grant, must continue to own the system for at least 5 years after completion of the project.

67. What are the legalities of making it our own system? (Debenture or Co-op)

The customers of Mesachie Lake sewer may choose to form a Society. The grant from CWWF is only awarded to local government and would no longer be applicable. If the project is completed, the CVRD must continue to own the system for at least 5 years, as a condition of the grant.

68. Can we bear these costs in the community?

The customer-funded portion of the project is 17%, or \$251,226. Without the grant from CWWF, the costs would be more than 5 times greater.

69. Is Camp Imadene on the system? Will they build their own?

The CVRD has had no correspondence with Camp Imadene in regards to the sewer upgrades and has no knowledge of their plans.

70. Will we have to pay for our own pressure tank to tie our house pipe to get into the system?

Phase 1, the current proposed phase, does not include the servicing of individual properties. Phase 2 is a future phase that would connect the individual properties of the existing 49 customers of the Mesachie Lake Sewer System to the pressurized sewer pipe installed in Phase 1. We are investigating options for the best means of servicing individual properties. Details of Phase 2 have yet to be determined.

71. Will residents have to move or re-route the lines from their houses to the main at their own cost?

See response to question 70.

72. Will we have to dig our own lines or will a contractor be sent to do it for us? What are these expected costs?

See response to question 70.

73. What will become of the roads in Mesachie Lake?

The roads will be restored to the same condition or better, where affected by construction.

74. Will they be dug up with no access for residents or emergency vehicles

Residents and emergency vehicles will retain access throughout construction, with only minimal interruptions typical of road construction.

75. Fire protection?

See response to question 74.

Developers

76. What are the developers paying? What is their share of the costs?

For Phase 1, the proposed land for the disposal field, located south-east of Honeymoon Bay, is intended to be given to the CVRD by Couverdon (Timberwest), as a community amenity arising from their development proposal. The customers of Phase 1 are the 49 existing customers of the Mesachie Lake Sewer System. After construction is complete, new customers, including developers, may join the sewer system. The costs for these new connections are not part of the project cost. New customers would be required to pay the necessary fees to join the sewer service area, as well as any costs associated with physically connecting and extending the sewer main.

In future phases, if approved by the community, developments like Pebblewest and Couverdon would require sewer servicing. The developments could potentially provide a treatment plant for the sewer system and some collection infrastructure in Honeymoon Bay.

77. What are the developers paying for future yearly fees and costs?

See response to question 76.

78. Who are the known developers?

Known potential developers are Couverdon (Timberwest) and Pebblewest. Developers include anyone, such as residents, wishing to service their property for the purpose of development.

79. Why is the system not coming to Mesachie Lake?

See response to question 44.

80. Why are we supporting Honeymoon Bay and developers with no financial return to us?

See response to question 63.

Previous Plans

81. What happened to the plan with Stin-qua/Ashburnum from before 2012 (2008?).

Mesachie and HB were supposed to be able to apply for grants to tie into their treatment plant

The Stin-Qua system is sized only for that development. The CVRD had no involvement with the system.

82. Do we know how much of the existing lines are PVC and how much are clay pipe?

The existing lines are mostly clay, with only a few PVC upgrades.

Future Development and New Users

83. If others tie into the system, what will they pay? We need written agreements to this.

Who will be able to tie into this system?

After construction is complete, new customers may join the sewer system. The costs for these new connections are not part of the project cost. New customers would be required to pay the necessary fees to join the sewer service area, as well as any costs associated with physically connecting and extending the sewer main. The connection fee has yet to be determined.

84. Will we share the facility with HB etc? Is it economically fair that we pay for the first phase? Will future people re-pay us for our first financial input?

See response to question 63.

85. Why is it going to Honeymoon Bay? Surely there are suitable areas near Mesachie Lake? If our septic field was closer, we would need a smaller pump and our footprint would be smaller: therefore cheaper in the long run and better for our environment

See response to question 44.

86. Who is entitled to tie in and what will they pay?

See response to question 83.

87. Who pays for individual connections?

Phase 1, the current proposed phase, does not include the servicing of individual properties. Phase 2 is a future phase that would connect the individual properties of the existing 49 customers of the Mesachie Lake Sewer System to the pressurized sewer pipe installed in Phase 1. We are investigating options for the best means of servicing individual properties. Details of Phase 2 have yet to be determined. Your Electoral Area Director,

Ian Morrison, has recommended the Board allocate \$200,000 (100% remaining Area F Gas tax funding) to help pay for Phase 2.

After construction of Phase 1, new customers may join the sewer system. The costs for these new connections are not part of the project cost. New customers would be required to pay the necessary fees to join the sewer service area, as well as any costs associated with physically connecting and extending the sewer main.

88. Does everyone have to pay if the line goes by their residence?

For Phase 1, the customer-funded 17% share (\$251,226) may only be obtained from the 49 customers of the system. After construction of Phase 1, new customers may join the sewer system. The costs for these new connections are not part of the project cost. New customers would be required to pay the necessary fees to join the sewer service area, as well as any costs associated with physically connecting and extending the sewer main.

89. Will they be forced to join the system?

Phase 1, the current proposed phase, does not include the servicing of individual properties. Phase 2 is a future phase that would connect the individual properties of the existing 49 customers of the Mesachie Lake Sewer System to the pressurized sewer pipe installed in Phase 1. We are investigating options for the best means of servicing individual properties. Details of Phase 2 have yet to be determined. Your Electoral Area Director, Ian Morrison, has recommended the Board allocate \$200,000 (100% remaining Area F Gas tax funding) to help pay for Phase 2.

90. What will their costs be?

See response to question 87.

91. What about the other 25-30 residents who are not on the system?

After Phase 1 is complete, new customers may join the sewer system. The costs for these new connections are not part of the project cost. New customers would be required to pay the necessary fees to join the sewer service area, as well as any costs associated with physically connecting and extending the sewer main. The connection fee has yet to be determined.

92. Does it lower our costs if new users join the system? Or do we all pay the same for 20 years?

Yes, a centrally located sewer system has the potential to serve more customers in and around Mesachie Lake and Honeymoon Bay. **Additional customers improve financial stability and sustainability.** A larger system, with more customers, is more economical and efficient to operate and maintain, and **lowers the individual customer cost.**