



Policy 11.5
File No. 5340-00
Adopted August 11, 2003
Amended September 8, 2003
Amended March 26, 2007
Amended August 25, 2008

Sooke Core Area Local Service Area Boundary Policy

1. The core area of the District of Sooke shown on the map attached to this Policy was designated under the *Local Government Act* as a specified area for the provision of sewage collection and treatment services, by Bylaw No. 147, *Sooke Core Sewer Specified Area Bylaw, 2003*.
2. The Council will consider applications from individual property owners for inclusion in the specified area, now known as a local service area under the *Community Charter*, made in the form of a petition of which a copy is also attached to this Policy. The District of Sooke may require that petitions be submitted jointly by all of the owners within a particular area comprising a logical extension of the Local Service Area boundary.
3. In the case of applications from property owners who wish to connect to an existing sewer main fronting their property:
 - a. The property owner is required to install a service connection complying with District of Sooke standards at their own cost, within 6 months of being included in the local service area, and to pay a capital charge to be used by the District of Sooke for expansion of the sewage treatment facilities.
 - b. A sewer parcel tax imposed to recover the capital cost of the existing sewage collection and treatment facilities, and sewage generation charges, are also payable annually under Bylaw No. 150, *Sooke Core Sewer Specified Area Cost Recovery Bylaw, 2003* for properties within the local service area.
4. In the case of applications from property owners who will be constructing sewer main extensions to connect their property to the sewer system:
 - a. The Council will consider the adoption of a bylaw amending the local service area boundary once the Director of Engineering has advised the Council that the works have been satisfactorily constructed.
 - b. A latecomer charges agreement may be negotiated if the property owner's works serve properties other than those of the owner.
 - c. The property owner is required to pay a capital charge to be used by the District of Sooke for expansion of the sewage treatment facilities.

- d. A sewer parcel tax imposed to recover the capital cost of the existing sewage collection and treatment facilities, and sewage generation charges, are also payable annually under Bylaw No. 150, *Sooke Core Sewer Specified Area Cost Recovery Bylaw, 2003* for properties within the local service area.
5. In the case of applications from developers who will be constructing sewer main extensions to connect their subdivision or development property to the sewer system:
- a. The Council will consider the adoption of a bylaw amending the local service area boundary once the Director of Engineering has advised the Council that the works have been satisfactorily constructed or the developer has entered into a works and services agreement with the District of Sooke;
 - b. The developer will be required to enter into a works and services agreement with the District of Sooke unless the works are constructed prior to the issuance of a subdivision approval or building permit authorizing the development;
 - c. A latecomer charges agreement may be negotiated if the developer's works serve properties other than those of the developer.
 - d. Developers will be required to pay a Development Cost Charge in respect of sewer system construction and expansion, at the time of subdividing or developing their property.
 - e. A sewer parcel tax and sewage generation charges are also payable annually under Bylaw No. 150, *Sooke Core Sewer Specified Area Cost Recovery Bylaw, 2003* for properties within the local service area.

ATTACHMENTS:

- 1. **LOCAL SERVICE AREA BOUNDARY**
- 2. **PETITION FORM**

LOCAL SERVICE AREA BOUNDARY



SCHEDULE A & B OF Bylaw No. 147, *Sooke Core Sewer Specified Area Bylaw, 2003*
as amended March 9, 2012

**PETITION FOR LOCAL AREA SERVICE
and
enlargement of the Sooke Core Sewer Specified Area (local service area)
under the provisions of the Community Charter**

To the Corporate Officer,

By signing this petition, I propose that the Council of the District of Sooke provide my property (described below) with the community sewer system local area service by enlarging the Sooke Core Sewer Specified Area established by Bylaw No. 147, *Sooke Core Sewer Specified Area Bylaw, 2003*, as amended.

Property Civic Address: _____

Property Legal Description: _____

Service and Boundaries of Local Service Area

The community sewer system service means a sewage collection system, treatment facility, disinfection system, extended marine outfall disposal system, and associated infrastructure and works for the collection, treatment and disposal of sewage and serves the Sooke Core Sewer Specified Area described and established by Bylaw No. 147.

Estimate of Cost of Service and Borrowing

As set out in Bylaw No. 147, the estimated net capital cost of the service is \$8,800,000. Under Bylaw No. 148, *Sooke Core Sewer Specified Area Borrowing Bylaw, 2003*, the Council is authorized to borrow \$8,800,000 for a maximum term of 20 years, and the entire cost of this borrowing is borne by the owners of property in the Sooke Core Sewer Specified Area.

Cost Recovery for Sewer System Service

The method of cost recovery of the construction and operation of the community sewer system is by way of parcel tax and sewer generation charge established by Bylaw No. 150, *Sooke Core Sewer Specified Area Cost Recovery Bylaw, 2003*, as amended.

**** All registered owners on the property title must sign this petition (copy of title to be provided)**

Property Owner Name (please print): _____

Signature

Date

Property Owner Name (please print): _____

Signature

Date