



# **LIQUID WASTE MANAGEMENT PROPOSAL SARATOGA/MIRACLE BEACH**

January 19, 2006



## **Issues we will address**

Financing rate

Cost equity: "making it fair"

Costs to hook-up to the system

Stream augmentation and environmental impacts

SARATOGA/MIRACLE BEACH



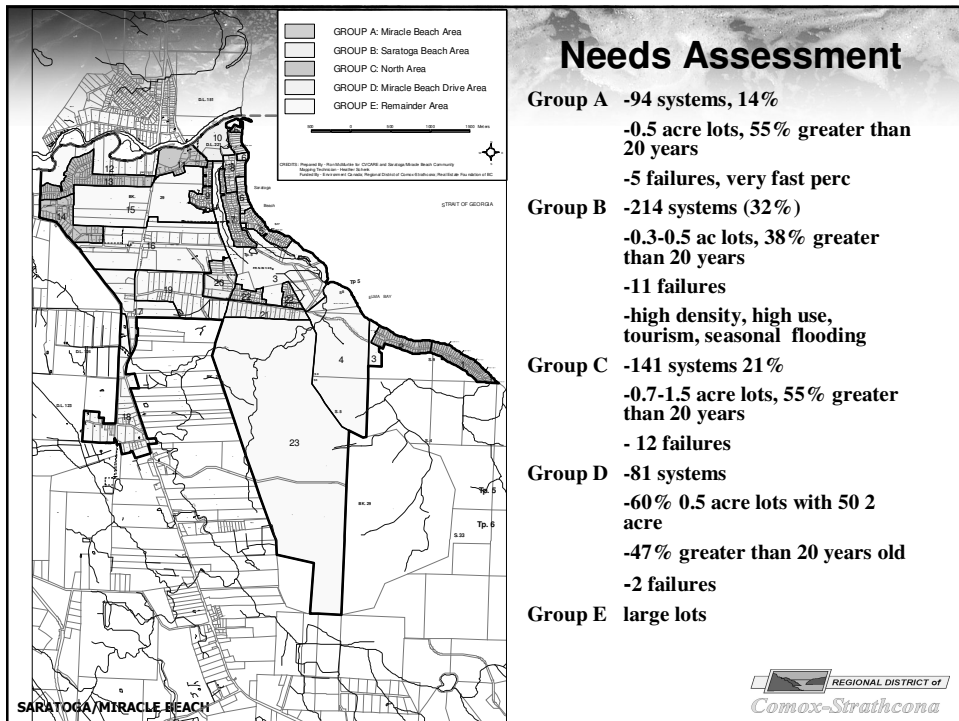
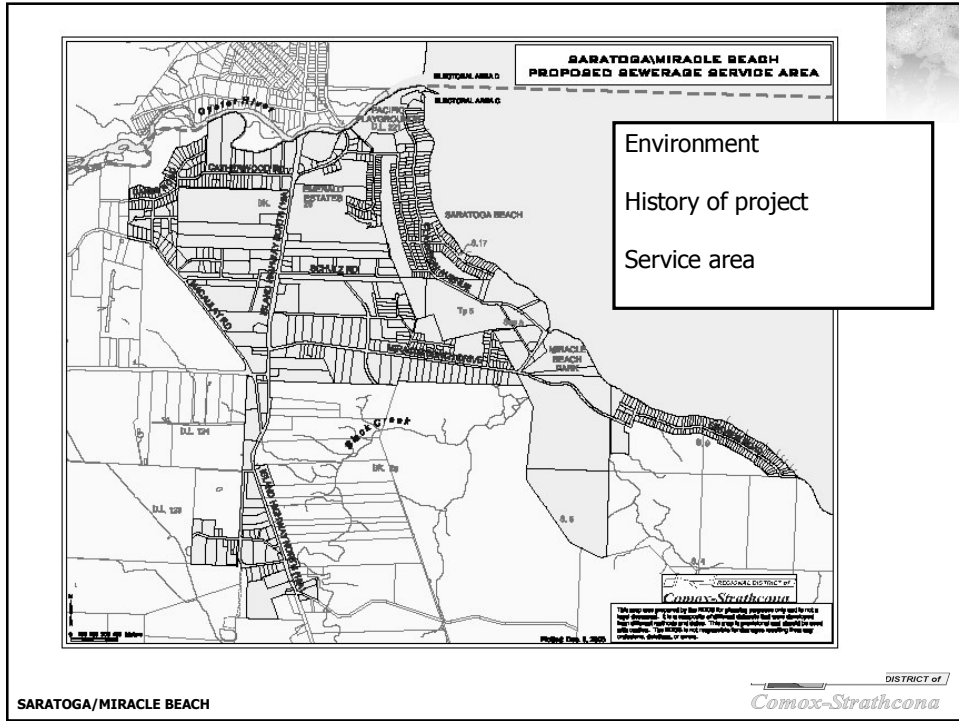
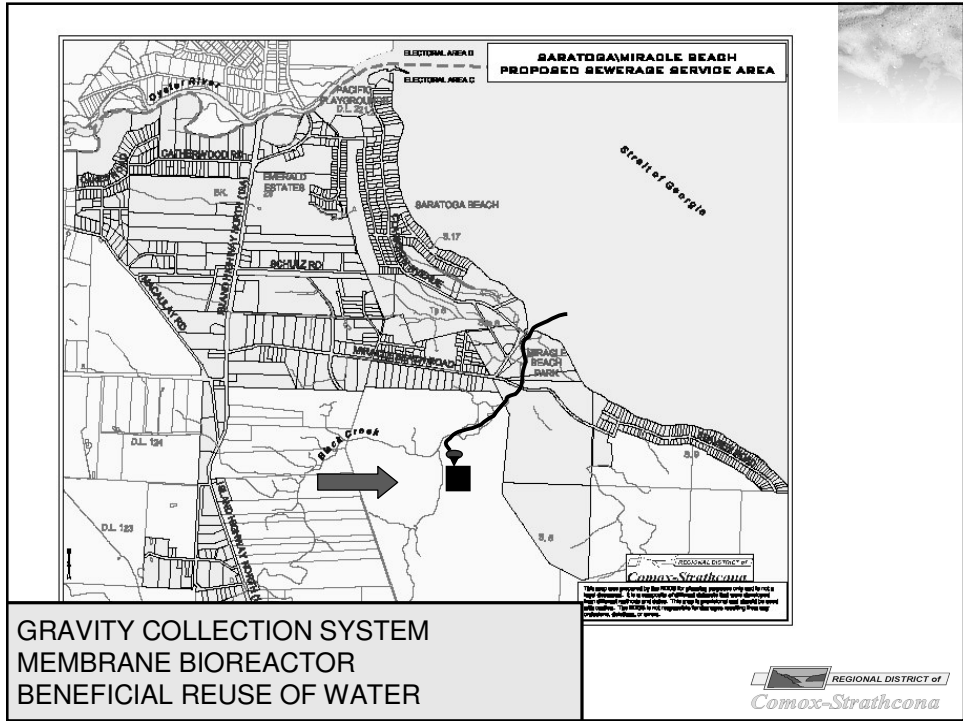


FIGURE 1: GROUP KEY MAP



## Treatment System

- Membrane Bio-Reactor
- Modular, enclosed
- High treatment level
- Water re-use
- Small footprint

BOD	10 mg/L
TSS	5 mg/L
FC	2.2 cfu/100 ml

▲ Click to see full MBR Plant  
SARATOGA/MIRACLE BEACH

REGIONAL DISTRICT of  
*Comox-Strathcona*



**Field, B.C.**



**Creemore, Ont.**

SARATOGA/MIRACLE BEACH



**Sun River  
Estates  
Sooke, B.C.**

SARATOGA/MIRACLE BEACH



## Assumptions

- Federal/Provincial infrastructure funding for 2/3 or \$15,267,780.00 is obtained;
- Construction costs do not rise beyond the cost contingency. A 30-40% contingency has been included to cover cost overruns;
- Environmental assessments support water re-use;
- Senior government approvals are obtained;

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REGIONAL DISTRICT of  
*Comox-Strathcona*

## Costs to build sewerage system

Total Project Cost \$23,130,000.00 for 733 lots		
	Cost per lot	Funded cost per lot
Collection (60%) \$ 13,800,000	19,271.73	6,602.00
Treatment (40%) \$9,330,000	12,728.00	4,248.00
Total	32,554.00	10,850.00
20 yr financing	2,135.00	1,022.00
Annual O & M	300.00	300.00

SARATOGA/MIRACLE BEACH

REGIONAL DISTRICT of  
*Comox-Strathcona*

## Payment and Financing

- Parcel tax based payments;
- Financing is obtained through the Municipal Finance Authority;
- The RDC-S can't increase the requisition unless it returns to the community for approval;
- Options for payment,
  - Annual parcel tax
  - Lump sum
- Financial hardship
  - Tax deferment

SARATOGA/MIRACLE BEACH



## Equitable Capital Costs – Making it Fair Fees and Charges bylaw

- The parcel tax will remain in effect.
- Each parcel is responsible for the one time capital cost of \$10,850 or a annual 1,022 for twenty years. For each parcel, this will allow for 2 hookups to the sewerage system.
- Any property with more than 2 dwelling units will pay an extra amount based upon the type of dwelling unit, as shown in the following table:

Dwelling Unit	% of flow	Unit charge
Additional single family dwellings	100 % of the parcel tax per unit	\$10850
Apartments, condominiums, trailer parks	66% of a the parcel tax per unit	\$7161
Tourist cabins, motels, hotels	50% of the parcel tax per unit	\$5425
Campgrounds	20% of the parcel tax per campsite	\$2170
Institutional, ie schools	Enrollment based	tbd

SARATOGA/MIRACLE BEACH



**Regional District of Comox-Strathcona  
Saratoga / Miracle Beach Sewerage Service Referendum**

*NOTE: The sewerage service proposed by these bylaws will not proceed unless the Regional District of Comox-Strathcona is awarded grant funding in the amount of two-thirds of the total project costs of \$23,130,000.*

**QUESTION:** "Are you in favour of the Regional District of Comox-Strathcona adopting bylaws which would:

- Establish a service enabling the regional district to provide for the collection, conveyance, and disposal of sewage in the Saratoga / Miracle Beach sewerage service area;
- Authorize the regional district to borrow a maximum of \$8,000,000 (eight million dollars) for a 20 year period for its one third share of the cost to provide this service;
- Authorize the regional district to tax the properties in the service area for up to \$749,000 annually to repay the \$8,000,000 borrowed amount (based on the 733 parcels in the service area, each parcel would be charged approximately \$1,022 annually to repay the borrowed amount);
- Authorize the regional district to establish user fees for the operation and maintenance of the service in addition to the annual capital repayment of approximately \$1,022; and
- Be known as "Saratoga / Miracle Beach Sewerage Service Establishment Bylaw No. 2827, 2006" and "Saratoga / Miracle Beach Sewerage Service Loan Authorization Bylaw No. 2828, 2006?"

YES	
NO	

Mark your choice with an X

**SARATOGA/MIRACLE BEACH**

1/3 cost to homeowner

Do you want to build it?

Will you allow the RD to borrow the money?

I will pay back my share Of building the system.

I will pay my share to operate the system.

...and this will be its name.

**"The Ballot"**



**Voting Day**  
**Saturday February 4, 2006**  
**8:00 am – 8:00 pm**

**Oyster River Fire Hall**

**Get out and Vote!**