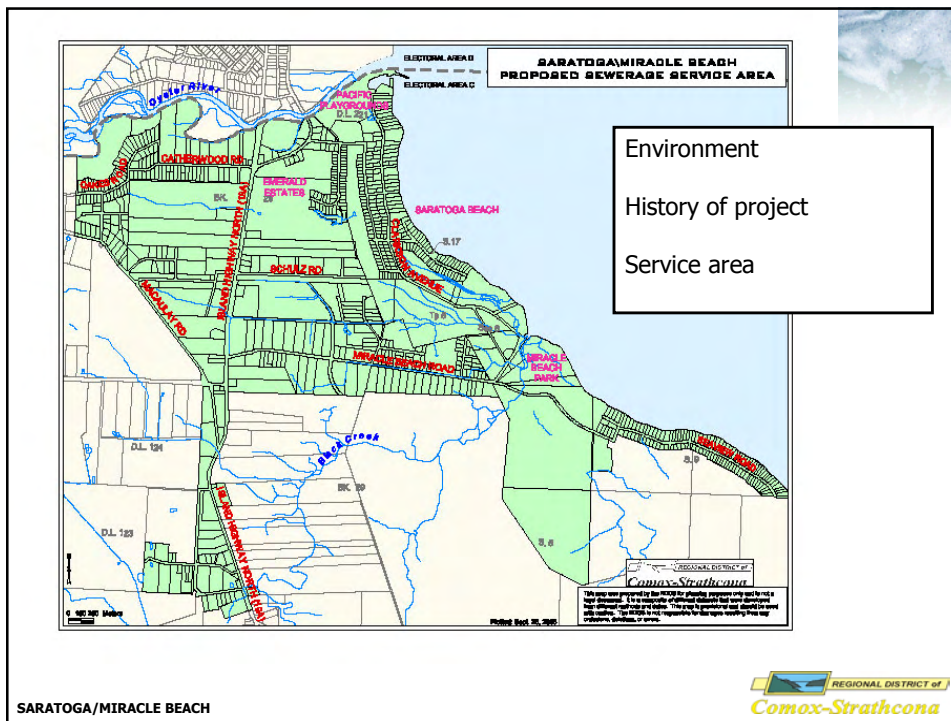


LIQUID WASTE MANAGEMENT PROPOSAL SARATOGA/MIRACLE BEACH

December 1, 2005



SARATOGA/MIRACLE BEACH



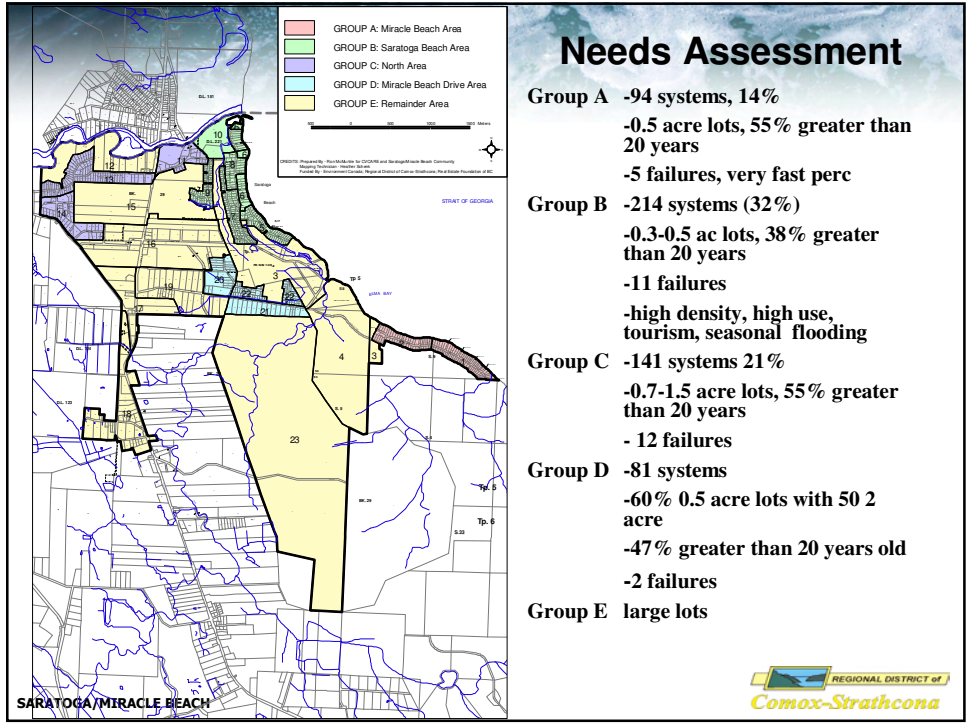
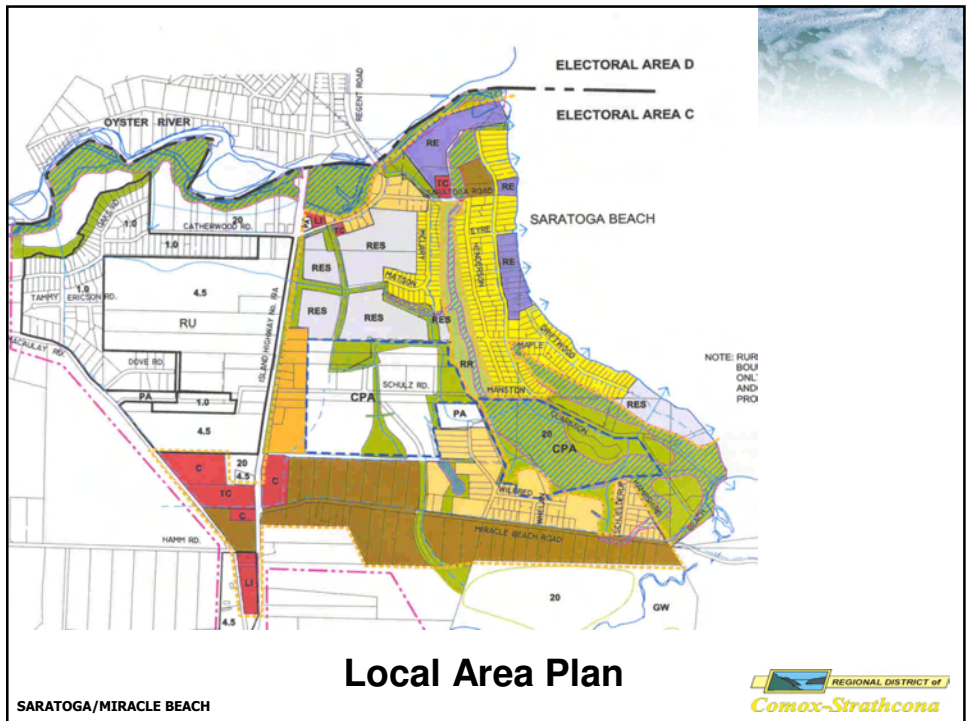


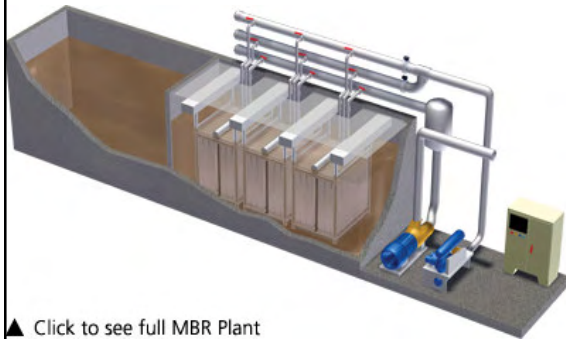
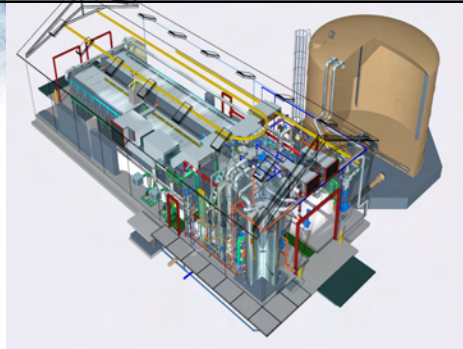
FIGURE 1: GROUP KEY MAP



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

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;
- There is not a substantial change in the number of lots;
- Environmental assessments support water re-use;
- Senior government approvals are obtained;

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,
 - Lump sum
 - Annual parcel tax
- Financial hardship
 - Tax deferment

SARATOGA/MIRACLE BEACH



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

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Costs to the Homeowner

Option 1

Capital cost (lump sum)	+	Connection to system	+	Annual O & M
\$10,850.00		\$1500-2000		\$300

Option 2

Capital cost (financed)	+	Connection to system	+	Annual O & M
\$1022.00		\$1500-2000		\$300

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Referendum

Date:	February 4, 2006	Black Creek Community Hall
Advance Poll:	January 25, 2006	RDCS
	February 1, 2006	RDCS

Resident Elector

- Age 18 or older; and
- A Canadian citizen; and
- A resident of BC for at least 6 months prior to day of registration
- A resident in the Royston-Union Bay service area for at least 30 days prior to day of registration

Non-Resident Elector

- Age 18 or older,
- A Canadian citizen
- A resident of BC at least 6 months prior to day of registration
- A registered owner of real property in the service area for at least 30 days prior to day of registration
- Not entitled to register as a resident elector
- If there is more than 1 owner of the property, only 1 individual may vote with written majority consent

You must be registered to vote: 2 pieces of id, proof of residency, ie. a letter, signature

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**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

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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.

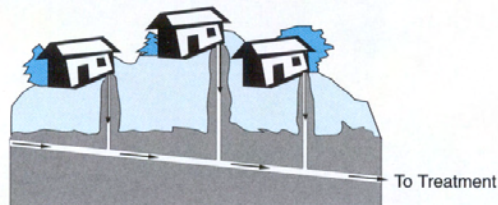
...and this will be its name.

"The Ballot"



Homeowner Checklist

1 Gravity Collection



- Connect from house to sewer line in road allowance: \$1500.00-2000.00
- Decommission septic tank
- Connect within 1 year of the system going online
- Be aware that any change in land use may require subsequent hook-ups to the system

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Issues and Outcomes

- Tourist Commercial, Industrial and Residential
 - Collection costs and treatment costs equalize across community
 - Operations and Maintenance costs determined by connection size
- Future costs
 - Development cost charge
 - Parcel tax on new lots
 - No one rides for free

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Issues and Outcomes

- Multiple homes on 1 lot - Single homes on multiple lots
- Infrastructure follows land use planning

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Issues and Outcomes

- What if the community votes no?
 - Engineering studies remain relevant
 - Aging systems will continue to fail
 - VIHA's Sewage Regulation is the new standard
 - Patchwork treatment solutions to a regional issue
 - Future costs will rise

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What's next?

- Direct mail out early January
- Public Meeting in mid-January
- Advance Voting
- Voting Day

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