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NOV - 8 2007

Canada - British Columbia Municipal Rural Infrastructure

Fund

MINISTRY OF GOVERNMENT SERVICES
AND INFRASTRUCTURE
MINISTRY OF COMMUNITY SERVICES

CANADA - BRITISH COLUMBIA MUNICIPAL RURAL INFRASTRUCTURE FUND

Location: 7th floor, 1810 Blanshard St. V8T 4J1

Mailing Address: PO Box 9327, STN PROV GOVT, Victoria, BC V8W 9N3

TELEPHONE: (250) 952-0675 FACSIMILE: (250) 952-0688

WEBSITE: www.canadabcmrif.ca

NOV - 5 2007

Ref: 69916

His Worship Colin Haime
Mayor of the District of Lantzville
PO Box 100
Lantzville, BC V0R 2H0

Dear Mayor Haime:

Re: **Canada/British Columbia Municipal Rural Infrastructure Fund (CBCMRIF)**
Lantzville Sanitary Sewer Collection System, Phase 2 – Project ID #17323

It is our pleasure to inform you that your application for funding the above project under the Canada-British Columbia Municipal Rural Infrastructure Fund (CBCMRIF) has been approved at a maximum federal/provincial contribution of \$3,199,102.00.

Please ensure that all public information material related to calls and tenders for the approved project clearly and prominently indicates funding is provided from the CBCMRIF.

This project approval is conditional on the completion of the environmental assessment due diligence, as required by the *Canadian Environmental Assessment Act*. Additional authorizations and/or permits from regulatory agencies may be identified in the environmental assessment process or during the project's implementation. It is your responsibility to obtain and comply with all necessary authorizations and/or permits, as an ongoing condition of our funding.

.../2



BRITISH
COLUMBIA

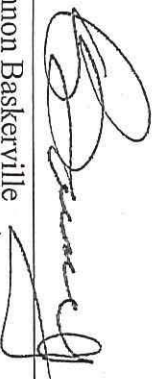
The Best Place on Earth

Once we have completed our due diligence, the following documents will be sent to your project contact person:

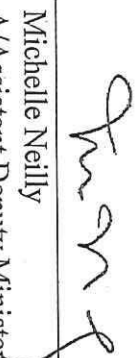
- A contract between the District of Lantzville and the Government of British Columbia;
- Claim forms for submitting eligible expenses for reimbursement;
- Progress reports that must be sent in on a regular basis; and
- A final report that must be submitted within 60 days of project completion.

If you have any questions regarding the above, please do not hesitate to contact Mr. Kirk Handrahan, Executive Director, Regional and Infrastructure Development Branch, Ministry of Economic Development at 250-952-0675 in Victoria. Please quote your project ID number in any future correspondence.

We wish you every success with your project.



Shannon Baskerville
Assistant Deputy Minister
Ministry of Economic Development
Canada/British Columbia Municipal Rural
Infrastructure Fund



Michelle Neilly
A/Assistant Deputy Minister
Western Economic Diversification Canada
Canada/British Columbia Municipal Rural
Infrastructure Fund

cc: James D. Lunney, MP
Nanaimo-Alberni

Ron Cantelon, M.L.A.
Nanaimo-Parksville

Twyla Graff, Chief Administrative Officer
District of Lantzville

Donna Mandelkau Krotec, Manager
Western Economic Diversification Canada

Kirk Handrahan, Executive Director
Regional and Infrastructure Development Branch
Ministry of Economic Development

Glen Brown, Director
Infrastructure & Engineering
Ministry of Community Services



Western Economic
Diversification Canada

Diversification de l'économie
de l'Ouest Canada

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RECEIVED
NOV 27 2007
LOCAL GOVERNMENT SERVICES
AND INFRASTRUCTURE
MINISTRY OF COMMUNITY SERVICES

Project No.: 17323

November 22, 2007

District of Lantzville
7192 Lantzville Road
Lantzville, BC
V0R 2H0

Attn: Twyla Graff

Dear Ms. Graff:

Re: Lantzville Sanitary Sewer Collection System – Phase 2
District of Lantzville
Canada/British Columbia Municipal Rural Infrastructure Fund

Western Economic Diversification Canada (WD) has completed a preliminary review of the environmental assessment information submitted with your application for funding under the Canada/British Columbia Municipal Rural Infrastructure Fund (MRIF) Agreement for the above project.

Based on this preliminary review, WD requests the District of Lantzville to provide an Environmental Assessment Document (EAD) that will assist us in completing an evaluation of the potential environmental effects associated with the Lantzville Sanitary Sewer Collection System – Phase 2.

This request for an EAD is based on our understanding that the Lantzville Sanitary Sewer Collection System – Phase 2 project involves the following:

- Installation of gravity sewer lines in the district core and surrounding urbanized areas, which includes some of the most densely populated areas and areas that have the highest frequency of septic field failures in the district. Proposed works also include the construction of some piping related appurtenances, local lift stations and one larger municipal lift station. Drainage in the affected area is accommodated by roadside ditches and culverts leading to natural drainage courses near the foreshore that contain fish.

If the above summary does not represent the proposed project accurately, please provide WD with a written clarification on the actual scope of works that will be funded through MRIF.

General Requirements for the Environmental Assessment Document:

The information below provides general guidance in developing an EAD:

- The EAD must be a stand-alone document and must consider the factors outlined under Section 16(1) of the *Canadian Environmental Assessment Act*. These factors have been incorporated into the preferred *Table of Contents* (see Attachment 1). The preferred *Table of Contents* summarizes the major headings/topics to be covered in the EAD and the subject matter to be discussed under each section/heading. Please refer to the preferred *Table of Contents* when preparing your EAD. Additional guidance on preparing your EAD can be obtained from the Canadian Environmental Assessment Agency website at http://www.ceaa-acee.gc.ca/index_e.htm.
- Please ensure that the project description included in the EAD is an accurate representation of all works that will be undertaken using funds accessed through the MRIF. If the works funded by MRIF are part of a larger project, there must be a clear distinction between those components of the project that will be completed under the MRIF, and those that will be funded through other sources. The EAD must focus on the project components that will be completed using funding from MRIF.

First Nations Consultation

Meaningful consultation with First Nations that may have an interest in the project is a key requirement of the environmental assessment review process. It is advisable to identify the local First Nation(s) and initiate an on-going dialogue on the project at an early stage in completing the EAD. The following links might assist you in identifying the First Nations that may have an interest in your project:

- Link to BC First Nations Profiles:
http://scitprod2.inac.gc.ca/FNPProfiles/FNPProfiles_home.htm
- Link to BC First Nations locations:
http://www.gov.bc.ca/tno/negotiation/bc_first_nations.htm

The EAD must include a detailed discussion on the First Nations consulting process, along with supporting documentation that demonstrates the District of Lantzville's efforts towards engaging the First Nation(s) in a meaningful manner. Any concerns identified by First Nation(s) and measures proposed to mitigate those concerns, must also be included in the EAD.

Project Contact

The EAD should clearly identify a primary contact responsible for delivering the project, and provide complete contact information for this individual. The primary contact should be familiar with the management of technical and environmental aspects of the project. **WD** should be kept updated, if a new individual takes on the role of the primary contact, during the planning/implementation of the project.

Project-specific Requirements

- *In consideration of the project scope and proximity to natural drainage course containing fish (as per Section VII, 3.2 of your MRE application), it is advisable to contact the Department of Fisheries and Oceans (DFO) as soon as possible in order to discuss potential concerns related to impacts on fish and fish habitat, and identify required mitigation measures. The DFO office in Nanaimo can be contacted at: 250-754-0230.*

Cover Letter

The EAD must be submitted with a cover letter, signed by the project manager responsible for delivering the project and the Chief Administrative Officer of the District of Lantzville. The cover letter should clearly state that the project manager responsible for the project and the CAO have carefully reviewed the environmental mitigation measures and public/First Nations consultation procedures included the EAD and commit to implementing them during the design, construction and operation of the proposed works.

Submission

We ask that you identify the file number for the project (#17323) on the cover page of the EAD. Please submit 4 hard copies and one electronic copy of the EAD to our office. The electronic copy can be submitted either on a CD, or through an email addressed to wendy.bertrand-bolton@wd.gc.ca. The electronic version should be of a size and format suitable for distribution via email to the Federal Departments that may have an interest in the project. File sizes of 5 MB or less and Microsoft Word or PDF format are acceptable.

As well, please forward 1 hard copy directly to the Ministry of Community Services as follows:

Glen Brown
Ministry of Community Services
P.O. Box 9490 Stn Prov Govt
4 – 800 Johnson Street
Victoria, BC V8W 9N7

We would request that you submit this information by **January 11, 2008**. If you are unable to meet this date, please contact me at 604-666-7394. Should you have any other questions, I

may be reached at that number or by email at wendy.bertrand-bolton@wd.gc.ca. For technical queries on specific requirements of the EAD, you may contact Kristen Brewer with Hemmera at 604-669-0424 or by email at kbrewer@hemmera.com.

Please note that no physical works associated with the project can be undertaken until the EA review has been completed, and a funding contract for the project has been issued.

Sincerely yours,



Wendy Bertrand-Bolton
Senior Business Officer
Infrastructure Unit
WD – BC Region

Enclosure

c.c. Glen Brown, Ministry of Community Services



NEWS RELEASE COMMUNIQUÉ

For Immediate Release
2007CS0087-001327
Oct. 19, 2007

Ministry of Community Services
Ministry of Economic Development
Western Economic Diversification Canada

IMPROVED SEWER COLLECTION SYSTEM FOR LANTZVILLE

LANTZVILLE – The District of Lantzville is receiving nearly \$3.2 million in federal and provincial government funding to replace individual septic systems with a municipal sewer collection system, James Lunney, MP for Nanaimo-Alberni, and Ron Cantelon, MLA for Nanaimo-Parksville, announced today.

“This joint funding of nearly \$3.2 million for the expansion of Lantzville’s sewer collection system will improve the quality of drinking water, reduce groundwater pollution and benefit over 225 households,” said Lunney on behalf of the Honourable Rona Ambrose, President of the Queen’s Privy Council for Canada, Minister of Intergovernmental Affairs and Minister of Western Economic Diversification. “Through collaboration and partnership, the Canada-B.C. Municipal Rural Infrastructure Fund is building a healthier and more prosperous community in Lantzville.”

This funding from the Canada-B.C. Municipal Rural Infrastructure fund (CBCMRIF) will assist the District of Lantzville with constructing Phase 2 of a sanitary sewer collection system, improving sewage treatment in a densely developed area. This project is conditionally approved pending the successful completion of an environmental assessment.

“Our government is committed to providing sustainable infrastructure that benefits our communities and our environment,” said Cantelon. “By partnering with the federal government and the District of Lantzville, we are making this important local infrastructure improvement a reality.”

Under the initial CBCMRIF Agreement signed in June 2006, the federal and provincial governments each committed \$51 million to the fund, with participating local governments expected to make up the remaining costs. This year, the Government of Canada and the Province of British Columbia have each provided an additional \$23.5 million to the Canada-B.C. Municipal Rural Infrastructure Fund as part of a commitment to help smaller communities meet their pressing infrastructure needs. This additional funding brings the total federal and provincial investment, and matching local government contribution in CBCMRIF projects, to over \$220 million.

The majority of this funding is targeted towards communities of fewer than 250,000 people, and at least 60 per cent of the funding will assist with “green projects” such as drinking water supply, treatment and distribution needs, as well as wastewater and energy efficiency projects. The remaining funds will be dedicated to other projects such as tourism, recreation and other infrastructure.

-more-

- 2 -

More details on the program are available through the Canada-British Columbia Municipal Rural Infrastructure Fund website, at www.canadabcmrif.ca.

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Media contact:	Tom Wakefield Western Economic Diversification Canada 604 666-2445	Marc Black B.C. Ministry of Community Services 250 356-6334
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**MUNICIPAL RURAL INFRASTRUCTURE FUND (MRIF)
NON TECHNICAL PROJECT EVALUATION:**

A: Summary

Name of Applicant: Lantzville	Project No: 17323
Project Title: Phase 2 Sanitary Sewer Collection System	
Per application: Total Eligible Costs	\$6,678,256.58
Per Application: Total Project Costs	\$6,678,256.58
Recommend for approval: YES/ NO	YES
Financial Conditions required: Yes/ No	NO
Total Eligible Costs Recommended for Approval	\$6,678,256.58
Fiscal Capacity Score (out of 15)	15
Non Fiscal Capacity score (out of 15)	9

Rationale for Funding: (see Note 1 on last page for more details)

- The total cost of the Phase 2 Sanitary Sewer Collection System project is \$6,678,257. The cost to the municipality with MRIF funding would be \$2,226,086.
- The local share of project costs will be borrowed through MFA.
- If financed over 20 years, based on 320 connections, parcel tax:
 - Without Grant: \$1,878 per household/year
 - With MRIF Grant: \$626 per household/year
- Without funding assistance, this project will not proceed.
- This project will eliminate the use of existing septic systems that are old, out of date, and failing. The old septic systems are an ongoing source of groundwater pollution.

Project Rationale: (see note 2)

- If funded, approximately 320 residential properties will be served by this phase of the sewer collection system. Property owners will be able to decommission old, out of date and failing septic systems which are polluting groundwater.
- Incorporated in 2003, Lantzville is building a community sewer collection system where none previously existed. The installation of the sewers is planned to proceed in a number of phases. Phase 1 is almost complete. Properties in Phase 2 are considered to be the most problematic within the community. Most of the septic systems were installed 20 years or more ago. The area features some of the most densely populated areas of the District.
- Because of the high cost per residence, this project will not proceed without funding assistance.

If the amount recommended for approval differs from the amount of eligible costs as per the application, explain the difference. Has the applicant been advised?

N/A

B: Detailed Financial Review

What is the basis for the estimate of Total eligible costs as per the application, Is this project cost estimate reasonable? See agreement Schedule B

Consider if the project cost estimates :

- a) Distinguish between eligible and non eligible costs
- b) Exclude costs incurred prior to approval date
- c) Cover only eligible costs
- d) Include adequate provision for engineering costs and for contingencies
- e) Include a provision for the costs of the CEAA review process
- f) include costs, such as communication costs, that require special approval by the MC
- g) do not include interest or legal fees (see B2.1 h and j)

The estimate for the Phase 2 Sanitary Sewer Collector system included in the application is based upon estimates compiled by Koers & Associates Engineering Ltd. in May 2005. These estimates have been updated to January 2007. Estimates appear reasonable.

No costs incurred to date. No work will commence until after funding approval.

No ineligible costs have been identified.

Estimates include adequate provision for engineering (10%), and contingencies (15%).

Provision made for \$15,000 for an Environmental Review and Monitoring. No provision for an extensive CEAA review process because municipality believes it will not be required.

Communication costs included in estimates: \$5,000, may not relate to official announcements.

No interest or legal fees included.

How will the local government fund its share of the project capital costs? (i.e. one third eligible plus all ineligible costs)

Is the project included in, and supported by, the current Financial Plan?

Lantzville will fund its share of project capital costs by long term borrowing from MFA. Project is included in the current (2007) Financial Plan.

If the local government is including other sources of funding: provide details of the funding source and confirmation of funding.

Consider if funding source is a "provincial" or "federal" source that is subject to a 50% limitation See Agreement 3.7

N/A

What is the annual cost impact on the average residential taxpayer/ user with and without 2/3 program funding to complete the project?

Assume funds are borrowed over 20 years at the MFA's current interest rate

B: Detailed Financial Review

What is the basis for the estimate of Total eligible costs as per the application, Is this project cost estimate reasonable? See agreement Schedule B

Consider if the project cost estimates :

- a) Distinguish between eligible and non eligible costs
- b) Exclude costs incurred prior to approval date
- c) Cover only eligible costs
- d) Include adequate provision for engineering costs and for contingencies
- e) Include a provision for the costs of the CEAA review process
- f) include costs, such as communication costs, that require special approval by the MC
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How will the local government fund its share of the project capital costs? (i.e. one third eligible plus all ineligible costs)
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Lantzville will fund its share of project capital costs by long term borrowing from MFA. Project is included in the current (2007) Financial Plan.

If the local government is including other sources of funding: provide details of the funding source and confirmation of funding.
Consider if funding source is a "provincial" or "federal" source that is subject to a 50% limitation See Agreement 3.7

N/A

What is the annual cost impact on the average residential taxpayer/ user with and without 2/3 program funding to complete the project?
Assume funds are borrowed over 20 years at the MFA's current interest rate

If project were financed over 20 years, with debt servicing costs recovered by a property value tax throughout the municipality, the annual cost for an average residence would be:

Without program funding: \$438.40

With program funding: \$146.13

However, this sewer collector system will provide service to a local service area and the costs will be recovered by a parcel tax within the local service area only, and not municipal wide.

Without program funding, parcel tax: \$1,878.26

With program funding, parcel tax: \$626.09

What additional steps, if any does the LG need to take in order to ensure funding is in place?

- Is a ministry approval required to ensure local funding is in place
- How long will it take before the local government can have its funding in place i.e. time needed for counter petition, referendum etc.

Local government will need to establish a local area service, and adopt a loan authorization bylaw. The loan authorization bylaw will require Inspector approval, and approval of property owners in the local service area. Municipality intends to use the Council Initiative process.

Approvals will take 60 – 90 days.

Inter-relationship with CBCIP and BCCWIP:

- Has this *project* (or an earlier phase or component of the project) received funding under the BCCWIP or CBCIP?
- What funding did this *local government* receive under CBCIP and BCCWIP?

Project has not previously received funding under BCCWIP or CBCIP.

CBCIP funding for Lantzville Water Quality Protection and water storage: \$1,298,830.

BCCWIP funding: Sanitary Sewer Collection System (Phase 1): \$2,376,318.

Water and Wastewater Projects:

If the project will benefit non-residential properties/ users, the agreement requires the applicant to provide for full cost recovery, including capital and operating costs. How has the applicant demonstrated that they can meet this condition? [See agreement A2.3(e) and A3.3(b)]

Are metering and pricing a part of the long-term sustainability of local water and wastewater management (A11.9)

Is there a sustainable approach to financing that ensures ongoing operation, maintenance and upgrading.A.11.10

Consider:

- if the applicant's rating schedule differentiates between different land uses
- the fiscal status of the water/ sewer funds – are they self financing?

Fee schedule for non-residential properties supports full cost recovery. No commercial properties will be served by this project.

All properties in the community have water meters.

Municipality has a water conservation plan.

The sewer service is operated on a self-liquidating basis.

Energy Improvement Projects

What is the effectiveness of the MRIF program funding as compared to the estimated reductions in energy costs (A.11.52)

N/A

Notes:

1. The **Rationale for Funding** paragraph should include -
 - The total cost of the project
 - How the local govt will fund its share of project funding
 - The cost impact on the average resident/ taxpayer
 - Benefits of the project to the community

How has the need for federal / provincial funding been demonstrated?

- project enhancement, project acceleration,
- AND/ OR mitigation of cost impact for the average residential user/ taxpayer)

2. The **Project Rationale** paragraph should include:
 The reasons why this particular project should be funded through MRIF
 The problem addressed by the project
 The anticipated outcomes

FINAL TECHNICAL ASSESSMENT FORM
CANADA-BC MUNICIPAL RURAL INFRASTRUCTURE FUND (MRIF) &
GAS TAX AGREEMENT (GTA): GENERAL STRATEGIC PRIORITIES FUND (GSPF) & INNOVATIONS FUND (IF)
MUNICIPAL ENGINEERING SERVICES BRANCH

SECTION 1: BASIC PROJECT INFORMATION

Local Government Name		GTA		GSPF Project #
District of Lantzville				IF Project #
Project Title		MRIF Project #		17323
Phase 2 Sanitary Sewer Collection System				

SECTION 2: FUNDING RECOMMENDATION

Recommendation	Program			Comments
	MRIF	GSPF	IF	
Funding Recommended	X			It should be noted that though the ranking is only medium, the project should receive due consideration as our ranking system does not reflect the issue very well (does not account for all evidence of septic failures). There is ample evidence to suggest a major problem exists for septic systems in the area. Further, the community relies on groundwater which is very susceptible to contamination from failing septic systems.
Funding Not Recommended				
PROGRAM				
MRIF	MRIF			
Total Net Eligible Costs Indicated by Applicant	Recommended Eligible Costs			
\$6,678,256.58	same			
GTA	GTA			
Estimated Eligible Costs Indicated by Applicant	Recommended Eligible Costs			

SECTION 3: SCORE CARD

Assessment Categories	PROGRAM					
	MRIF		GSPF		IF	
	Maximum Weighted Points Available*	Weighted Points Awarded*	Maximum Weighted Points Available*	Weighted Points Awarded*	Maximum Weighted Points Available*	Weighted Points Awarded*
1. MRIF Funding Priority Matrix Score (Section 10.1) – Tech. Rank on Approach Database	35	21				
2. Interjurisdictional and Regional Impacts (Section 10.2)	1	0.07	10		5	
3. Environmental Considerations & Sustainability (Section 10.3)	10	3	20		15	
4. Planning Processes (Section 10.4)	2	1.5	5		5	
5. Innovation (Section 10.5)	2	0	10		30	
6. GTA Outcomes (Section 10.6)			50		40	
7. Demand Side Management (Section 11)	10	5	5		5	
Total of rows 2 to 7 = Sus. Rank on Approach Database	25	9.57				
Total Technical Score	60	30.57	100		100	
Brief Explanation of Total Technical Score						
Projects ranks medium for both priority and infrastructure management.						

*Points determined by a weighted value.

SECTION 4: REVIEW/ APPROVAL

Technical Project Reviewer Name,	Michael Zbarsky, April 12 2007	
Signature & Date		
Technical Project Approver Name,	Glen Brown	
Signature & Date		

SECTION 5: BRIEF PROJECT DESCRIPTION

Provide a brief and basic project description. Include project benefits and objectives in a non-technical manner.

This project will see the District construct phase 2 of a sanitary sewer collection system in the community. This phase will install gravity sewer to the district core which has some of the highest failure rates and consist of very dense development. Approximately 320 connections (or about 800 people) will benefit from this project.

SECTION 6: CONTRACT CONDITIONS

Identify conditions that should be included in the project's contract.

- Local service areas must be successfully set up in all areas to be sewerred (including areas under phase 1 funded by BCCWIP) prior to funding.
- Water conservation (should already be a condition of BCCWIP 4151)

SECTION 7: ADDITIONAL DATA COLLECTION INFORMATION

7.1	Utilizing the application information does this project include proposed works that were the basis of, or a component of, a previous approved or unapproved provincial or federal/provincial capital or planning grant? (See <i>Schedule B.1 of the MRIF application</i>)	yes (Please explain and provide Project No. in the comment section)	X no
	Comment:		
7.2	Population served by project (See <i>Section IV – Project Benefits of the MRIF application</i>)		800
	Comment: 320 connections x 2.5 = 800		
7.3	Indicate type of construction (See the <i>MRIF application form – Section II – Project Information</i>)	expansion	renewal
		X new construction	

SECTION 8: MRIF ONLY - TECHNICAL SCREENING ASSESSMENT**All Project Types**

8.1	Does this project consist of the construction, renewal or expansion of local government infrastructure?	X yes	no
	Comment:		
8.2	Has tender for construction been awarded or has physical work started on this project? See the <i>MRIF application form – Section V Project rationale 3.7.</i>	yes	X no
	Comment:		
8.3	Does the application package include enough project details, such as feasibility studies, to complete the review?	X yes	no
	Comment:		
8.4	Have cost estimates been provided and are detailed enough to complete the technical review?	X yes	no
	Comment:		
8.5	Will this project be constructed on Agriculture Land Reserve? If yes, indicate if letter of support/endorsement from the Agriculture Land commission? See the <i>MRIF application form – Schedule B – B4.</i>	Letter attached: yes	X n/a
	Comment:		

Projects over \$15 million and value engineering needed

8.6	Has a Value Engineering Assessment (VEA) been completed?	yes	no
	Comments:		

Drinking Water and Wastewater Project

8.7	Has the applicant provided a copy of their water conservation plan? Comments: Weak. No plan sent but some info sent re: water conservation measures as they relate to wastewater. Discussion with CAO Twyla Graff confirms that no plan exists, though she directed me to some decent web materials.	X yes	no
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Drinking Water Project

8.8	Does this project meet all its mandatory screening criteria under the water category stated on the MRIF application form? <i>See the MRIF application form – Section III Mandatory Screening Criteria.</i>	yes	no
	Comment:		
8.9	For construction of works to improve drinking water quality, is there a letter of support from the local Health Authority that supports the proposed technology?	yes	no
	Comment:		

Project Required to Replace Private Wells?

8.10	If project provides a community water system to replace private wells has the applicant provided documentation to show there are more than 25 properties involved, with a greater than a 25% failure rate?	yes	no
	Comment:		

Wastewater Project

8.11	Does this project meet all its mandatory screening criteria under wastewater category stated on the MRIF application form? <i>See the MRIF application form – Section III Mandatory Screening Criteria.</i>	X yes	no
	Comment:		
8.12	Will this project remain or result in the registration under the <i>Municipal Sewage Regulation</i> or an approved Liquid Waste Management Plan under the <i>Environmental Management Act</i> ?	X yes	no
	Comment: Part of RDN LWMP		

Projects Required to Correct On-site Sewage Failures

8.13	If project is required to correct on-site sewage disposal failures, has the applicant confirmed that a by-law is in place to require community sewer to all lots less than 1 hectare or alternatively, there is an approved LWMP that identifies decentralized wastewater management? <i>See the MRIF application form – Schedule B – B8a.</i>	X yes	no
	Comment: Subdivision and Development Bylaw No.55 includes a 1 ha provision.		
8.14	If project provides a community sewer system to replace private on-site sewage systems has the applicant provided documentation to show there are more than 25 properties involved, with a greater than a 25% failure rate? <i>See the MRIF application form – Schedule B – B8b.</i>	yes	X no
	Comment: There are more than 25 lots but there has been insufficient documentation to support a 25% failure rate.		

Environmental Energy Improvement

8.15	Does this project meet all its mandatory screening criteria under the environmental energy improvement category stated on the MRIF application form? <i>See the MRIF application form – Section III Mandatory Screening Criteria.</i>	yes	no
	Comment:		

Public Transportation

8.16	Does this project meet all its mandatory screening criteria under the public transit category stated on the MRIF application form? <i>See the MRIF application form – Section III Mandatory Screening Criteria.</i>	yes	no
	Comment:		

TECHNICAL SCREENING ASSESSMENT APPROVAL

8.17	Does this application satisfy MRIF's objectives and requirements?	X yes	no
	Comment:		

SECTION 9: TECHNICAL ASSESSMENT

9.1. Project Objectives

Describe the project and the objectives it will achieve.

This project is essentially phase 2 of a 7 phase project which was applied for under BCCWIP 4155 (phase 1 was funded). The review from this has been copied below for background:

The project will entail the design and construction of the first 3 phases (out of 7) of a municipal sanitary sewage collection system. This will services the village core in the district (oldest and most dense) and will allow residents to abandon their existing septic fields which due to poor soils, high groundwater table, and age are failing. It includes installation of gravity piping to sewage pump stations which will tie into the RD Nanaimo's foreshore interceptor where it can be transmitted to Greater Nanaimo's Water Pollution Control Centre. Individual pumped services will be used where gravity service is not an option (such as low lying areas). It will service 227ha of land and involves 20,000m of gravity collection piping, two local area sewage lift stations and two larger municipal pump stations. About 750 properties will benefit from these first 3 phases (~\$18,000/lot).

Due to the relatively high cost of this project, it is possible to only fund phase 1 or both phase 1 and 2. Phase 1 is the oldest area and suffers from age of the septic systems and small lots. In addition, it is the phase area which consists of the connection to the existing RDN North Shoreline Interceptor and is thus most strategically located and logically must be the first phase to be constructed. As such, this would be a recommended project alteration; the cost for this phase only would be \$3,564,477. Phase 1 and 2 would cost \$9,488,342.

The overall failure rate has at this time not been confirmed on a lot by lot basis. They have been sent a copy of our survey but at this time have not gone ahead with this. The available documentation and analysis is limited to analysis of ditch samples which do not indicate the exact number of households with failed systems. A positive sample in a ditch could be indicative of just one failed system or could have even been caused by dog faeces contamination. Support for failure is provided from the following:

9.1a.

- during conversations on March 3/05, Glen Gibson of Vancouver Island Health Authority.
- 1992 sampling done by the Min. of Health shows 12 road locations, all of which indicate contamination have exceeding levels of faecal coliform and 9 have exceeding total coliform.
- 1995 Lantzville Comprehensive Development Plan and a 1995 report by the RDN shows 8 sampled roads all with indicate contamination due to exceeding Min. of Health's 400CFU levels of coliform (appendix G) and MSR effluent quality standards (Schedule 3)
 - most recently in EBA 2005 study (appendix H) showing 6/9 roads (67%) with coliform and E.Coli samples exceeded BC aquatic life water guidelines.
 - There are also numerous letters mentioning large proportions of Lantzville experiencing septic failures.

Phase 1 as funded under BCCWIP is currently ongoing (about 20% complete) and is awaiting results of a Local Area Service petition. Apparently the properties in phase 2 are the most problematic within the community due to shallow soils and high water tables, age of septic systems (>20years old) and apparently the highest incidence of failure, the above noted ditch sampling results and the fact that it is some of the most densely populated areas in the district. Phase 2 is directly west of the phase 1 areas and contains the village core and surrounding urbanized areas. A letter from Glenn Gibson of Vancouver Island Health Authority indicates that this area has on average 15-22 year old septic systems, utilizes old and substandard technology, involves small lots with no reserve area, experiences elevated water tables which effects treatment process, and generally does not have the required 48 inches of porous unsaturated soils. The Ministry of Health's 1992 sampling program report and various letters from their Environmental Health Officers to residents also indicate that faecal coliforms detected were from human sources.

Specifically, this phase of the project will involve gravity flow to pump stations at low points and some individually pumped lots along the water and where gravity is not possible. One large lift station is required as well. 11 km of piping will be installed and all aspects of the system will be designed to accommodate future flows from future catchment areas.

There is some indication that this project is partially motivated by future growth desires as improved servicing would allow development to occur.

9.2. Project Risks

9.2a.	Has the applicant identified risks that are associated with this project? (See <i>MRI/F application - end of section V - Project Rationale</i>)	X yes	no	Comment:
9.2b.	Are there other risks that the applicant has not indicated that the management committee should be aware of? If yes, explain.	X yes	no	Comment: Local service area petitions may not be successful.

9.3. Construction Timeline

9.3a.	What is the proposed starting date for	June 2007
-------	----------------------------------------	-----------

	construction?			
9.3b.	What is the proposed completion date for construction?	October 2009		
9.3c.	Is estimated time to construct project realistic? If "NO", explain:	X yes	no	Comment: Though start date is unrealistic

9.4. Project Technology

9.4a.	Is the project technology acceptable?	X yes	no	Comment:
9.4b.	Should other options be considered?	yes	X no	Comment:

9.5. Project Costs

9.5a.	Date cost estimates are based on	January 2007			
9.5b.	Do cost estimates include costs of Canadian Environmental Assessment?(n/a for Gas Tax Agreement projects)	X yes	no	n/a	Comment: While not explicitly for CEAA, there is some environmental review and monitoring costs.
9.5c.	Do cost estimates include contingency costs?	X yes	no		Comment:
9.5d.	Do cost estimates include engineering costs?	X yes	no		Comment: The only suspect costs are for a geotechnical review and testing line item as well as an assessment of an abandoned coal mine line item. These are deemed to be eligible as they are considered essential to proper implementation of this project.
9.5e.	Are project costs eligible and reasonable? (Compare to Benchmarks)	X yes	no		

9.6. Additional review comments

9.6a.	
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SECTION 10: PROJECT SCORING

10.1. MRIF Funding Priority Matrix Score			
	Based on the information provided, indicated the MRIF funding priority and explain this rating below.	Score	
		Funding Priority Points (out of 10)	Weighted Points (out of 35)
10.1a.	<p>Comment: The review from BCCWIP 4151 still stands as there is no changes or new supporting documentation to prove individual lot failures. It has been copied below:</p> <p>The project should receive a rank of 6 for on-site sewage system failures >25 lots, between 5% and 25% failure rate. There is a need for this project due to correction of on site septic systems failing and sewage runoff into recreational water bodies (ocean) and ditches impacting public health (contact) and shellfish harvesting. Though they have not completed a community survey (they do have a copy) and have not had an assessment of individual lot failures, this environmental (and health) threat has a long documented history and has been confirmed. A higher rating is not warranted until such time as more lot specific details are available.</p> <p>Each phase has equal priority as these 3 have been deemed most critical and suffer from the most on-site failures</p>	6	21

2. Inter-jurisdictional and Regional Impacts		Max Points Available	Points Awarded
10.2a.	Does the project involve a partnership between two or more parties (e.g. public-private partnerships, inter-agency partnerships, NGO partnerships, or local government partnerships)? See the MRIF application bottom of Section II – Project information. 2 partners – 0.5 point, for each additional partner 0.5 point each Comment: with RDN as part of their LWMP	2.5	0.5
10.2b.	Does this project directly impact more than one community? 2 communities – 1 point, for each additional community 1 point each Comment:	5	0
10.2c.	GTA ONLY The degree to which the project is larger in financial scale with respect to the size of the community (extract per capita costs in comment section) Comment:	2.5	
Maximum Total Points		Maximum MRIF - 7.5 GTA - 10	
Maximum Points for each Program		MRIF (1)	GSPF (10)
Weighting Factor		0.133	1
			CSC-2011-00028.5

Total Interjurisdictional and Regional Impacts Score			0.07		
10.3. Environmental Considerations and Sustainability					
10.3a.	Has reduced resource consumption (e.g. energy, materials, water, and land) been incorporated in the design, construction and/or technology of the project? <i>See the MRIF application – Schedule B – B9.</i> Comment:	1			0
10.3b.	Has reduced ecological loading (greenhouse gas emissions, ozone-depleting substances, solid and liquid wastes) been incorporated in the design and construction of the project? <i>See the MRIF application – Schedule B – B9.</i> Comment:	1			1
10.3c.	Has ecological consideration been incorporated in the construction of the project? (e.g. directional drilling). <i>See the MRIF application – Schedule B – B9.</i> Comment: Though not a major consideration, they will be apparently using trenchless technologies in certain areas. This technology can avoid various environmental impacts.	1			0.5
10.3d.	Does this project achieve a recognized environmental standard (e.g. LEED® - Leadership in Energy & Environmental Design, ISO 14001 Environmental Management System)? <i>See the MRIF application - Schedule B - B2.</i> Comment:	1			0
10.3e.	Will the proposed project incorporate infrastructure energy-efficiency technologies or solutions to reduce future energy requirements? <i>See the MRIF application – Schedule B – B9.</i> Comment:	1			0
10.3f.	Does the project consider climate-related risks, and where appropriate have adaptation measures been identified? <i>See the MRIF application - Schedule B. - B.5. of.</i> Comment:	1			0
10.3g.	Other (explain)	1			
Maximum Total Points		Maximum 5			1.5
Maximum Points for each Program		MRIF (10)	GSPF (20)	IF (15)	
Weighting Factor		2	4	3	
Total Environmental Considerations & Sustainability Score		3			
10.4. Planning Processes					
10.4a.	Has an integrated management approach been utilized in the development of this project? <i>See the MRIF application - Schedule B - B.3.</i> Comment: By working with RDN on their LWMP	1			0.5
10.4b.	Is this project identified in a specific long-term management plan other than the OCP (e.g. Integrated Stormwater Management Plan, Liquid Waste Management Plan, Water Management Plan, Community Energy Plan, Asset Management Plan)? <i>See the MRIF application - Schedule B - B.9</i> Comment: LWMP	1			1
10.4c.	Other (explain)	1			
Maximum Total Points		2			1.5
Maximum Points for each Program		MRIF (2)	GSPF (5)	(5)	
Weighting Factor		1	2.5	2.5	
Total Planning Process Score		1.5			
10.5. Innovation					
	Is this project innovative to	Max Points Available			Score
10.5a.	<ul style="list-style-type: none"> International Community? 3 points North America? 2 points British Columbia? 1 point Not Innovative? 0 points 	3			0

If 0, then no points are awarded in Section 10.5 Innovation				
	Comment:			
	The degree of transferability to other jurisdictions			
10.5b.	<ul style="list-style-type: none">• High – 4 points• Moderate – 2-3 points• Low – 1 point• Not transferable – 0 points	4		
	Comment:			
10.5c.	The degree to which the project benefits outweigh the potentially prohibitive costs and risks. 1 point each	2		
	<ul style="list-style-type: none">• If a full cost benefit analysis has been conducted• Demonstrates financial risks• Demonstrates other risks			
	Comment:			
10.5d.	The relative benefit of the innovative process, method or technology over existing processes, methods and technologies	2		
	<ul style="list-style-type: none">• Significant benefits – 2 points• Some benefits – 1 point			
	Comment:			
10.5e.	Other (explain):	1		
Maximum Total Points		Maximum 10	0	
Maximum Points for each Program		MRIF (2)	GSPF (10)	IF (30)
Weighting Factor		0.2	1	3
Total Innovation Score		0		

10.6. Gas Tax Outcomes: GSPF & IF Only		Max Points Available	Points Awarded
10.6a.	<p>The degree to which the project is expected to contribute to reduced greenhouse gas emissions, cleaner air or cleaner water. Extract measurable benefit per dollar in comment section.</p> <p>Comment:</p>	45	
10.6b.	<p>The degree to which the project is expected to contribute to reduced greenhouse gas emissions, cleaner air or cleaner water per capita</p> <ul style="list-style-type: none">• High – 3 points• Medium – 2 points• Low – 1 point <p>Comment:</p>	3	
10.6c.	<p>Are the outcomes expected prior to evaluation period (March 31, 2009)</p> <ul style="list-style-type: none">• Expects 100% - 2 points• Expects 75% - 1.5 points• Expects 50% - 1 point• Expects 25% - 0.5 points <p>Comment:</p>	2	
10.6d	<p>The capacity of the project to improve public and/or environmental health or to move the community towards evolving environmental or health protection standards.</p> <p>Comment:</p>	1	
10.6e.	<p>Other (explain):</p>	1	
Maximum Total Points		Maximum 50	
Maximum Points for each Program		MRIF (0)	GSPF (50)
Weighting Factor		0	1
Total Gas Tax Outcome Score			0.8

SECTION 11 – DEMAND MANAGEMENT

11.1. Water and Sewer Projects Only Water- Demand Side Management	Max Points Available	Score
11.1.a. Does the local government have a water conservation plan? <ul style="list-style-type: none"> • Council endorsed plan – 2 points • With a plan – 1 point Comment: No plan. They do have a water conservation program.	2	0

	including toilet rebate program, watering restrictions, web education. Are there bylaws that directly support demand management? (Sprinkling bylaw, plumbing bylaws). <ul style="list-style-type: none"> Two or more bylaws – 2 points One bylaw – 1 point no bylaws – 0 points 		
11.1b.	<p>Comment: sprinkling is only one known</p> <p>Does the local government have water metering?</p> <ul style="list-style-type: none"> Universally metered and appropriate rate structure – 3 points Universal metering program in place – 2 points Institutional, Commercial and Industrial, with appropriate rate structure – 1 point Zone metering in conjunction with water use audits – 0.5 points <p>Comment: Appear to be universally metered with inclining block structure (according to water rates bylaw)</p>		
11.1c.	<p>Has a targeted goal for reducing water consumption been included in the plan? (e.g. 350 L/capita/day by xxxx/year?</p> <p>Comment:</p> <p>Does the plan include details of how conservation actions/ measures will be funded and implemented?</p> <ul style="list-style-type: none"> Plan identifies actions, time lines, responsibilities, financial commitment and links to other plans – 3 points Plan identifies actions, time lines, and financial commitment has been identified – 2 points Plan identifies basic actions and timelines – 1 point 	3	3
11.1d.	<p>Does this plan clearly identify why demand management is considered to be important? 0.5 points for each</p> <ul style="list-style-type: none"> To reduce sewage flows? To reduce consumption of resources (e.g. water, energy)? To delay capital expenditures? To reduce operation and maintenance costs? To protect or enhance the environment? Other (explain): 	1	0
11.1e.	<p>Identify implemented (or planned) demand management measures – 0.5 points for each</p> <ul style="list-style-type: none"> Is there a local government staff member dedicated or tasked to directly deal with demand management? Is there an education/marketing program to target water conservation? Is wastewater being substituted for potable water (e.g. grounds irrigation/golf course watering)? Is there a leak detection and repair program? Is there a retrofit program? Is there a xeriscaping program? Other (Explain): <p>Comment: education, rebate</p>	2	1
11.1f.	<p>Comment:</p> <p>Does this plan clearly identify why demand management is considered to be important? 0.5 points for each</p> <ul style="list-style-type: none"> To reduce sewage flows? To reduce consumption of resources (e.g. water, energy)? To delay capital expenditures? To reduce operation and maintenance costs? To protect or enhance the environment? Other (explain): 	1	0
11.1g.	<p>Comment:</p> <p>Does this plan clearly identify why demand management is considered to be important? 0.5 points for each</p> <ul style="list-style-type: none"> To reduce sewage flows? To reduce consumption of resources (e.g. water, energy)? To delay capital expenditures? To reduce operation and maintenance costs? To protect or enhance the environment? Other (explain): 	1	
11.1h.	<p>Comment:</p> <p>Does this plan clearly identify why demand management is considered to be important? 0.5 points for each</p> <ul style="list-style-type: none"> To reduce sewage flows? To reduce consumption of resources (e.g. water, energy)? To delay capital expenditures? To reduce operation and maintenance costs? To protect or enhance the environment? Other (explain): 	1	
Maximum Total Points			
Maximum Points for each Program		Maximum 10	5
Weighting Factor		MRIF (10)	GSPF (5)
Total Water & Sewer Demand Management Score		1	0.5
		5	0.5

Canada-BC Municipal Rural Infrastructure Program

Initial Screening Checklist

Applicant	District of Lantzville
Project #	17323
Project Title	Sanitary Sewer Collection System - Phase 2
Was this project the subject of a previous grant application?	Phase 1 was funded under BCCWIP #4151. There may have been study grants that pertain to this application.

The purpose of the Initial Screening Checklist is to assist provincial staff in their assessment of the eligibility of a project. It is not a statement of absolute project eligibility as this can only be determined during the more detailed review. Answers should be Yes for all questions below (if not, then items will need to be included on the acknowledgment letter as outstanding).

1. Yes ☒ No ☐ The applicant is eligible (as defined in the agreement and section 2 of Program Guide);
2. Yes ☒ No ☐ The project type is eligible (as defined in the agreement and in section 3 of Program Guide);
3. Yes ☒ No ☐ The application has original signatures (including signature of a partnership or joint venture official if required);
4. Yes ☒ No ☐ The application includes a copy of a board or council resolution;
5. Yes ☒ No ☐ The project completion is no later than March 31, 2010;
6. Yes ☒ No ☐ The application includes information about how the project will be funded;
7. Yes ☒ No ☐ The application includes detailed cost estimates;
8. Yes ☒ No ☐ The application includes an engineering feasibility study of options/report;
9. Yes ☒ No ☐ The project does not involve provincial of federal assets;
10. Yes ☒ No ☐ The project tender has not been awarded;
11. Yes ☒ No ☐ The project construction has not commenced;

Initial Screening Checklist

12. Yes ☒ No ☐ The application includes a map showing locations of project;
13. Yes ☒ No ☐ The application contains comprehensive project information and justification such that a more detailed review can commence.

Comments	OK to go to next review stage.
Date Initial Screening Completed	January 29, 2007
Screened By	C. Twidale <i>C. Twidale</i>

Environmental Health Services

February 23, 2005

Ian Howat
Chief Administrative Officer
District of Lantzville
PO Box 100, 7192 Lantzville Road
Lantzville BC V0R 2H0
Fax: (250) 390-5188

Dear Ian Howat:

RE: Sanitary Sewer in the District of Lantzville

I have worked in the District for 13 years as the Environmental Health Officer for Land Development for the Ministry of Health and now Vancouver Island Health Authority. This position issues all permits of construction for on-site sewage disposal for new development, alteration and repairs.

In recent years I have noticed an increase in repair permits issued. Factors that contribute to this noticeable rise are;

1. **Age of sewage system.** Average length of life of a properly installed system in the 1980's (now 15-25 years old) is 15-22 years. A larger percentage of the homes pre-date the 1980's therefore I believe a larger number of systems are malfunctioning and that homeowners are waiting very anxiously for sanitary connection.
2. **Technology differences.** Today's on-site systems are installed to treat effluent on site. The large percentage of systems installed in Lantzville are based on disposal, using old technology of installation. These systems do not have adequate vertical separation to the water table to properly treat the sewage.
3. **Lot size and density.** Three of the five areas in the District have small lots just adequate for one on-site system. Most recent repairs do not meet the intent of our Health Act Regulations as the lots are too small to have a reserve area.
4. **Elevated water table.** A good percentage of the district experiences elevated seasonal water table that reduces septic system life and increases the malfunction rate of these systems.

5. **Depths of porous soil to a limiting layer.** On these small lots the unsaturated porous soil is limited from 12 to 30 inches on average. A conventional system that meets the requirements of our Regulations needs 48 inches of porous unsaturated soil. This limited soil depth again adds to the increasing failure rate and difficulty with repairs.

6. **Cost and longevity.** The cost of repairs in Lantzville on the small lots has ranged from nine to twenty-five thousand dollars. As these repairs are limited by the lot size I do not expect them to last the normal life of 15-22 years.

These five factors along with the age of the systems will increase the failure rate of on-site sewage systems. I strongly support the District of Lantzville connection to a sanitary sewer system.

If you have any question I can be reached at 248-2044.

Yours truly,



Glenn J. Gibson, CPHI(C)
Land Development
Environmental Health Officer

GJG: kjd

C:

Environmental Health Services

January 16, 2007

Twyla Graff
Chief Administrative Officer
District of Lantzville
PO Box 100, 7192 Lantzville Road
Lantzville, BC V0R 2H0
Fax: (250) 390-5188

Dear Twyla Graff:

RE: Sanitary Sewer in the District of Lantzville

I have worked in the District for 14 years as the Environmental Health Officer for Land Development for the Ministry of Health and now Vancouver Island Health Authority. This position issues all permits of construction for on-site sewage disposal for new development, alteration and repairs up to May 31, 2005.

In recent years I have noticed an increase in repair permits issued. Factors that contribute to this noticeable rise are;

1. **Age of sewage system.** Average length of life of a properly installed system in the 1980's (now 15-25 years old) is 15-22 years. A larger percentage of the homes pre-date the 1980's therefore I believe a larger number of systems are malfunctioning and that homeowners are waiting very anxiously for sanitary connection.
2. **Technology differences.** Today's on-site systems are installed to treat effluent on site. The large percentage of systems installed in Lantzville are based on disposal, using old technology of installation. These systems do not have adequate vertical separation to the water table to properly treat the sewage.
3. **Lot size and density.** Three of the five areas in the District have small lots just adequate for one on-site system. Most recent repairs do not meet the intent of our Health Act Regulations as the lots are too small to have a reserve area.
4. **Elevated water table.** A good percentage of the district experiences elevated seasonal water table that reduces septic system life and increases the malfunction rate of these systems.

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These five factors along with the age of the systems will increase the failure rate of on-site sewage systems. I strongly support the District of Lantzville connection to a sanitary sewer system.

If you have any question I can be reached at 248-2044.

Yours truly,



Glenn J. Gibson, CPHI(C)
Land Development
Environmental Health Officer

GJG:ln

Cc: Terry Preston, Sr. EHO, VIHA

Province of
British Columbia

Ministry of Health and
Ministry Responsible for Seniors

Director
Central Vancouver Island Health Unit
1665 Grant Avenue
Nanaimo, B.C. V9S 5K7
Telephone: (604) 755-6200
Fax: (604) 755-2397
EHO Fax: (604) 755-2602

BRANCH OFFICES:

DUNCAN 746-1350 Fax: 746-1239	DUNCAN 746-1414 Fax: 746-1408	LAKE COWICHAN 749-6878 Fax: 749-6200	LADYSMITH 245-7119 Fax: 245-3993	PARKSVILLE 248-2044 Fax: 248-8624	PORT ALBERNI 724-1281 Fax: 724-9311	UCLEULET 726-4242 Fax: 726-7044
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VILLAGE OF LANTZVILLE

ON-SITE SEWAGE DISPOSAL PROBLEMS REPORT

The Public Health Protection Department of Central Vancouver Island Health Unit (C.V.I.H.U.) strongly urges and supports the installation of an approved community sewer system for the Community of Lantzville.

Recent sampling of the ditch water in Lantzville continues to indicate the presence of fecal coliform from human sources (Figure 1). The on-site sewage disposal systems are failing at an alarming rate. When C.V.I.H.U. is contacted and a repair of a system is undertaken, the average cost of repair is \$10,000, with absolutely no guarantee that the system will function for a reasonable lifetime. In the past three months, there were 12 reported sewage disposal system malfunctions. C.V.I.H.U. is not always notified of failing systems and homeowners hire contractors to repair systems temporarily. Given the age of the majority of homes in Lantzville, C.V.I.H.U. is looking at hundreds of failing sewage disposal systems before the year 2000.

There is now very little land in Lantzville remaining that is suitable for on-site sewage disposal. The main constraint is the high water table. C.V.I.H.U. presently lists nine building lots that do not meet the requirements for a permit to construct a sewage disposal system. Property owners are extremely disturbed at owning property that is unsuitable for home construction.

Of the land that is not subdivided, C.V.I.H.U. has eight applications that cannot be recommended for subdivision. Again the main problem is the lack of permeable soil to high water table.

The other concern is the community water system in Lantzville. Thus far we have not had a major problem with contamination of the well system, but with the proximity of on-site sewage disposal and the population density, there is always potential for problems.

Again, we urge the Regional District of Nanaimo to pursue the installation of an approved community sewer system for the Community of Lantzville.



Province of
British Columbia

Ministry of Health and
Ministry Responsible for Seniors

Director
Central Vancouver Island Health Unit
1665 Grant Avenue
Nanaimo, B.C. V9S 5K7
Telephone: (604) 755-6200
Fax: (604) 755-2397
EHO Fax: (604) 755-2602

BRANCH OFFICES:

DUNCAN	DUNCAN	LAKE COWICHAN	LADYSMITH	PARKSVILLE	PORT ALBERNI	UCLEDELT
746-1850	746-1414	746-6878	245-7119	248-2044	724-1281	726-4242
Fax: 746-1239	Fax: 746-1408	Fax: 749-6200	Fax: 245-3993	Fax: 248-9624	Fax: 724-9311	Fax: 726-7044

August 11, 1993

Evans Professional Engineering Services Ltd.,
6738 Ellen Place
Nanaimo, B. C.
V9V 1A2

AUG 16 1993

Attention: Mr. Geoff A. Evans

Re: Village of Lantzville

As I described to you during our meeting, the Village of Lantzville continues to experience numerous individual sewage system failures and subsequent seepage of effluent into the road drainage system. The small parcel sizes, high water table and poor soil conditions combine to accelerate the rate of system failure as homes reach the 10 - 15 year age which seems to be the average life span of most systems. Repair is very expensive and will provide only a short interval until failure reoccurs.

Several Engineering reports have noted that the soil conditions found in Lantzville are very poor for on-site sewage disposal. However, there continues to be immense pressure to allow further development and subdivisions that, in my opinion, cannot be sustained using present ground disposal methods for sewage disposal. In addition, we estimate only 10% of the failures come to our attention. Most repairs take place without permit or inspection.

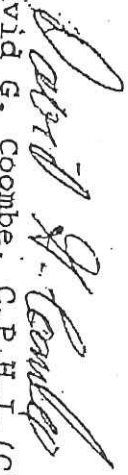
In answer to your question regarding pathogens in sewage, most enteric diseases can be carried by untreated sewage effluent. They may be viruses, bacteria, pathogens and parasites. The number is too numerous to list, however, the major health risks in this area are Hepatitis A, Salmonella, Shigella, pathogenic E. Coli and Giardiasis.

It is clear that a sewage collection system for Lantzville is needed now to provide safe sewage disposal for existing and future development. We would support any proposal that Page 30
604-20190008
promote extension of the Regional Sewage Collection System into

Page 2, Evans Professional Eng. Aug. 11, 1993

I trust this will answer most of your questions. Please feel free to contact me if you wish further information.

Yours truly,


David G. Coombe, C.P.H.I. (C)
Chief Environmental Health Officer

DGC/rt

cc: Regional District of Nanaimo
Lantzville Improvement District
Glenn Gibson, E.H.O.

CANADA / BC INFRASTRUCTURE PROGRAM INVITATION TO TENDER

DISTRICT OF LANTZVILLE PHASE 2 SANITARY SEWAGE COLLECTION SYSTEM CONTRACTS 1A & 1B

Sealed Tenders marked "Tender for District of Lantzville, Phase 2 Sanitary Sewage Collection System, Contracts 1A & 1B" will be received at the office of Koers & Associates Engineering Ltd, PO Box 790, 194 Memorial Avenue, Parksville, B.C. V9P 2G8, up to 2:00 pm local time, on February 27, 2009, at which time they will be opened in public.

The work includes the supply of all materials, labour, and equipment to construct a sewage collection system, pump station and forcemains in Lantzville, and includes the following:

- Approximately 4,700 m of gravity sanitary sewers
- Manholes and service connections
- Approximately 550m of 200mm sanitary forcemain
- A 50 square meter concrete block building consisting of:
 - 116 m³ wet well
 - 2 – 34 hp submersible pumps (supplied by Owner)
 - Pipework, valves, flowmeter and plumbing
 - Electrical, control systems and generator
- Approximately 185m of storm sewer and associated works
- Surfacing, drainage and other siteworks

Tender documents will be available at the office of Koers & Associates Engineering Ltd., 194 Memorial Ave., Parksville, B.C., after 2:00 pm on February 6, 2009, on payment of \$210.00 including GST. This payment is non-refundable.

Technical enquiries regarding the project shall be directed to Rob Hoffman, P.Eng, Project Manager, of Koers & Associates Engineering Ltd., at telephone (250) 248-3151 or fax (250) 248-5362 or email rho Hoffman@koers-eng.com.

Award of the contract is subject to sufficient budget funds being available for the project. The proposed project superintendent, subcontractors, schedule of completion, size of workforce, proposed equipment, previous experience, and submission of suitable references from other municipalities on other similar sized projects will all be considered in review and acceptance of the tender.

Tenders must be accompanied by the specified Bid Bond, payable to the District of Lantzville. The lowest or any tender will not necessarily be accepted. The District of Lantzville reserves the right to waive informalities in or reject any or all tenders, or accept the tender deemed most favourable in the interests of the District, as detailed in this invitation and the tender documents. Tenders not conforming to the specified requirements may be returned to the Tenderer without consideration.

The Owner reserves the right, at its discretion, to negotiate with any tenderer it believes has the most advantageous tender, or with any other tenderer or tenderers concurrently. In no event will the Owner be required to offer any modified terms to any other tenderer prior to entering into a contract with the successful tenderer and the Owner shall incur no liability, or costs of, any other tenderer as a result of such negotiations or modifications.

Mr. Fred Spears,
Director of Public Works
District of Lantzville
P.O. Box 100
Lantzville, B.C. V0R 2H0

CANADA/BRITISH COLUMBIA MUNICIPAL RURAL INFRASTRUCTURE FUND

CEAA SCREENING AND DECISION RECORD

DISTRICT OF LANTZVILLE (#17323)

LANTZVILLE SANITARY SEWER COLLECTION SYSTEM – PHASE 2

**Western Economic Diversification Canada
Vancouver, British Columbia**

January 15, 2009

1.0 PROJECT IDENTIFICATION AND REFERENCE INFORMATION

1.1 EA Start Date: March 18, 2008

1.2 CEA Registry No.: 08-01-38041

1.3 SIMSI File No.: 17323

1.4 Proponent & Project Name: District of Lantzville, Lantzville Sanitary Sewer Collection System – Phase 2

1.5 Environmental Assessment Documentation:

- *District of Lantzville, Phase II Sanitary Sewer Collection System Environmental Assessment*, Prepared for the District of Lantzville by Gartner Lee, February 2008.

1.6 CEAA Trigger: Section 5(1)(b) (project funding provided by WD)

1.7 Federal Environmental Assessment Coordinator (FEAC): Western Economic Diversification Canada

1.8 Expert Federal Authorities:

- March 18, 2008 Federal coordination letter and Environmental Assessment Document (EAD) forwarded to Fisheries and Oceans Canada (DFO) and Environment Canada (EC).
- April 30, 2008 Letter of advice from EC indicating that they have no responsibility under Section 5(1) of *CEAA*, but are providing specialist advice in the areas of water quality and wildlife. EC included a water quality reference document titled *Pacific and Yukon Interim Guidance for Addressing Water Quality for Work in and around Water*.
- August 22, 2008 - Telephone conversation between WD and DFO. DFO indicated that they are comfortable with WD concluding the EA review of the project, provided a requirement for the Proponent to submit the final design for DFO's review, prior to start of construction, is included in the CEAA decision. It was also suggested that WD include appropriate standard mitigation requirements to ensure adequate sediment control during work near water. This was confirmed in an email from WD to DFO on August 25, 2008 and DFO's response dated August 26, 2008.

1.9 Provincial/Local Government

The District has discussed the project with the Regional District of Nanaimo. Given that the new piping proposed under project will ultimately drain sewage into the Regional District's Water Pollution Control Centre, further consultation with the Regional District is anticipated during the detailed design and construction stages.

1.10 Permit, Licence or Authorization Requirements of other Agencies:

None identified.

1.11 Consultation:

First Nation(s): Since officially becoming a District Municipality in 2003, the Proponent and the neighbouring First Nation - Snaw-naw-AS First Nation (Nanoose First Nation, NFN) has held several meetings to discuss infrastructure works related to each jurisdiction. Most recently, the District's sewage sanitary sewer collection system project was discussed at a meeting held between NFN and the District at the invitation of NFN on June 23, 2008 as part of a First Nation Regional Community to Community Forum initiative. The project was also discussed at an earlier meeting between the District and NFN, which was held by the District under the same initiative, on March 8, 2008. The District and NFN attempted to schedule a meeting in the fall of 2008 to discuss the specifics of the proposed project; however this has not been done yet due to scheduling conflicts. The Proponent has indicated that any future feedback received from NFN on the project will be forwarded to WD.

The works proposed as part of the project will primarily be located within disturbed areas such as edges of existing roadways and easements along private properties. As such, the project is not expected to result in environmental effects that are likely to have an adverse effect on the current use of land or resources for traditional purposes by First Nations.

There are no previously recorded archaeological sites in the Phase II. I.R. Wilson Consultants Ltd., the archaeologists for the project have reviewed the project and identified that some of the construction will take place close to the foreshore. It has been recommended that archaeological monitoring during the initial trench excavation near the foreshore. This monitoring will focus on the construction of the pump station at the bottom of Huddlestone Road and the trenching for the forcemain at the north end of the Tweedhope Road.

General Public: No formal consultations about the project have taken place with the general public. Public meetings are anticipated once the final project design is completed.

WD is aware of concerns expressed by one member of the general public in relation to the District's overall sewage collection system. However, these concerns were related to the rationale behind the need for a sewage collection system and funding eligibility requirements, and were directed to the Ministry of Community Development. MCD responded to these concerns on September 19, 2008.

With respect to its obligations under section 18(3) of the Act, WD is of the opinion that no additional opportunities for public consultation are required, given the nature and scope of the proposed works.

2.0 PROJECT DESCRIPTION

The District of Lantzville has developed a phased plan to implement sanitary servicing throughout the District. Phase 1 was completed in 2006. The current project involves Phase 2, which will provide sanitary sewer service to the village core and adjacent urban neighborhoods and enable local residents to abandon their current septic fields. The project includes gravity piping and other appurtenances necessary to provide sewage collection to each property located in the project's servicing area and will connect to the new system built under Phase 1. The new piping will drain sewage to the existing foreshore trunk sewer, and ultimately to the Regional District of Nanaimo's Water Pollution Control Centre.

2.1 Scope of Project:

The proposed works include the installation of approximately 11,000 lineal meters of gravity sewer piping and related appurtenances, and one larger municipal style pump station that will be sized to accommodate additional flows generated through the subsequent completion of future phases of the project. The piping will consist of 150 mm to 375 mm diameter pipes to be buried primarily within existing roads or easements and rights-of-way secured on private property. The larger pump station will have an ultimate design capacity of approximately 100 to 120 L/s and will also be located on municipal land. The pipes and pumps for this system will be designed to service the existing dwellings in the area while enabling planned and sustainable growth with the phasing boundaries, based on the population projections contained in Lantzville's current OCP.

2.2 Scope of the Environmental Assessment:

The factors and environmental effects to be considered in the review include the possibility of habitat loss, impacts on fish bearing portions of Stuart Creek and Georgia Strait by the generation of sedimentation and chemical spills, potential impact on archaeological/heritage resources and increased noise levels as a result of construction.

3.0 ENVIRONMENTAL SETTING

Lantzville is located in the Nanaimo Lowland Ecosession within the Georgia Depression Ecoprovince. The biogeoclimatic unit is Coastal Douglas Fir, moist maritime located in the rain shadow of the Vancouver Island Mountains and is characterised by Mediterranean like climate of warm sunny summers and mild, wet winters.

The project area includes dwellings with septic fields that are well beyond their useful life span and features some of the most densely populated areas of the District. Impermeable, poorly drained soils and high water tables characterize the area, which have historically resulted in a high occurrence of septic field failures in the area and consequent health and safety concerns.

4.0 ENVIRONMENTAL EFFECTS

Table 1 provides information on the potential adverse effects of the proposed project on key Valued Ecosystem Components (VECs), information on proposed mitigation measures, and identifies whether or not significant environmental effects are likely after mitigation measures have been implemented. As indicated in Table 1, there are no significant adverse environmental effects anticipated after mitigation.

Table 1 – Environmental Effects on Valued Ecosystem Components (VECs)

VECs	Potential Effects	Proposed Mitigation	Significant Residual Effects?
Construction Impacts			
Air	Potential for poor air quality cause by vehicle and construction emissions.	Vehicle idling will be minimized. When possible, construction materials will be obtained locally, reducing transportation.	No
Surface Water - Quality	Potential for increased erosion and increased sedimentation/Siltation.	Silt fencing and/or gravel check dams will be used. Extra sediment containment will be onsite in case unexpected erosion or sedimentation occurs. Laying the sewer trunk will be completed during the summer low flow period to minimize construction-generated sediment from reaching fish bearing waters. Land clearing will be kept to a minimum. Excavated soil stored on site will be properly covered, or other appropriate measures will be taken to ensure that rainwater runoff does not carry sediment to ditches or creeks.	No
	Potential for oil or chemicals entering the water through spills.	A detailed spill response plan will be developed prior to start of construction to address any leakages or spills of fuel, oil or other deleterious substance. Concrete truck washouts will take place away from storm drains or other water conveyances that could transport concrete washwater to the fish bearing waters of Georgia Strait. Fuel and other deleterious substances will be stored more than 15 metres away from any waterbody and storage areas will include proper containment. Refuelling of equipment will occur at a minimum distance of 15 metres away from any waterbody. Spill kits will be available on all equipment used on the project. Workers will be trained on spill containment. All workers will be familiar with the spill contingency plan and their responsibilities in the event of a spill or an accident.	No

VECs	Potential Effects	Proposed Mitigation	Significant Residual Effects?
Vegetation	Potential for vegetation loss.	Land clearing will be kept to a minimum. Conventional excavation will be limited to the side of the roads, or backyard alignments selected to minimize the impact on vegetation.	No
	Potential for contaminated soil to be unearthed.	If contaminated soil is encountered during excavation, consideration will be given to re-routing the sewer pipe around the contamination. If this cannot be done, contaminated soil will be stock piled separately, tested and disposed of appropriately.	No
Wildlife	Potential for disruption of nesting birds from construction activities.	Clearing of shrubs and trees will be avoided during the bird breeding/nesting season for the area (between April 1 and August 1).	No
	Potential for habitat loss due to land clearing.	Land clearing will be kept to a minimum.	No
Heritage resources	Potential disturbance/destruction of archaeological sites/artefacts during excavation near foreshore areas.	The Proponent will retain a qualified archaeologist to monitor initial trench excavation near foreshore areas. A copy of the findings of the archaeological monitoring will be forwarded promptly to Western Economic Diversification Canada.	No
Human Health	Noise	Construction activities and related noise will meet local bylaw requirements.	No
<u>Operational Impacts</u>			
Surface Water - Quality	Potential for breaks/leaks in the pipes or system failures that result in the release of deleterious substances.	A spill emergency response plan will be developed prior to commissioning the new system. All of the new works will be maintained and inspected on a regular basis. The system will have adequate redundancy, which would include two or three pumps, each capable of delivering peak flow rates. There will be a back up generator that will provide energy in the event of a power failure.	No

5.0 EFFECTS OF THE ENVIRONMENT ON THE PROJECT

There is possibility that heavy rainfall could flood the treatment plant, increasing flows beyond designed flows. The project includes equipment designed to handle excess flows.

6.0 ACCIDENTS AND MALFUNCTIONS

There is the potential for accidents or malfunctions to occur during the construction and operation. The spill contingency plan and mitigation measures for the system are provided to minimize the effects of any accidental release of deleterious substances or other unexpected events that could cause environmental damage or create a human health risk.

7.0 CUMULATIVE ENVIRONMENTAL EFFECTS

The project is intended to address environmental concerns associated with improperly functioning on-site septic systems. The works proposed as part of the project will primarily be located within previously disturbed areas such as edges of existing roadways and easements along private properties. Considering these factors, the project is not expected to result in residual effects that could combine with those of other projects in the vicinity and result in significant adverse affects on the environment.

8.0 SCREENING DECISION

Western Economic Diversification has reviewed project information provided in the following documentation, to assess the significance of potential environmental effects associated with the Lantzville Sanitary Sewer Collection System – Phase 2 project:

- *District of Lantzville, Phase II Sanitary Sewer Collection System Environmental Assessment*, Prepared for the District of Lantzville by Gartner Lee, February 2008.

Based on this review, and taking into account the specific mitigation measures prescribed and attached herein, it has been determined that this project is not likely to cause significant adverse environmental effects as defined by the *Canadian Environmental Assessment Act*. In accordance with Section 20(1)(a) of the CEAA, such a determination enables Western Economic Diversification (WD), within its authority, to permit the project to be carried out, while ensuring that the specific mitigation measures included herein are implemented.

9.0 MONITORING AND FOLLOW-UP REQUIREMENTS

Given the nature and scope of the project, no monitoring or follow-up requirements have been identified for this project.

10.0 SIGNATURES

The attached project information has been reviewed and is deemed adequate for the purposes of making a screening decision in accordance with Section 20(1)(a) of the *Canadian Environmental Assessment Act*.

Prepared by:

Bindu Chembrakkalahil, M. Eng., MBA Title: Consultant (Hemmera)

Signature:

Date:



Western Economic Diversification Canada

Name: Donna Mandelkau Krotec

Title: Manager, Infrastructure

Signature:

Date:



ATTACHMENT 1: SPECIFIED MITIGATION MEASURES

The following mitigation measures, identified in the Proponent's Environmental Assessment Document dated February 2008, and/or requested by Western Economic Diversification Canada and other federal departments, are to be undertaken by the Proponent.

- *The District of Lantzville will provide Fisheries and Oceans Canada with a copy of the final design of the project for review and approval prior to start of construction. Western Economic Diversification Canada will be copied on all correspondence between the District of Lantzville and Fisheries and Oceans Canada on this matter.*
- *The Proponent will review and follow the advice provided by Environment Canada in their letter dated April 30, 2008.*

Construction Related Impacts

- Silt fencing and/or gravel check dams will be used to minimize off-site migration of sediments.
- Extra sediment containment will be available on site in case unexpected erosion or sedimentation occurs.
- Laying of the sewer trunk will be completed during the summer low flow period to minimize construction-generated sediment from reaching fish bearing waters.
- Excavated soil stored on site will be properly covered, or other appropriate measures will be taken to ensure that rainwater runoff does not carry sediment to ditches or creeks.
- A detailed spill response plan will be developed prior to start of construction to address any leakages or spills of fuel, oil or other deleterious substances.
- Concrete truck washouts will take place away from storm drains or other water conveyances that could transport concrete washwater to the fish bearing waters of Georgia Strait.
- Fuel and other deleterious substances will be stored more than 15 metres away from any waterbody and storage areas will include proper containment.
- Refuelling of equipment will occur at a minimum distance of 15 metres away from any waterbody.
- Spill kits will be available on all equipment used on the project.
- Workers will be trained on spill containment.
- All workers will be familiar with the spill contingency plan and their responsibilities in the event of a spill or an accident.
- Conventional excavation will be limited to the side of the roads, or backyard alignments selected to minimize the impact on vegetation.

- If contaminated soil is encountered during excavation, consideration will be given to re-routing the sewer pipe around the contamination. If this cannot be done, contaminated soil will be stock piled separately, tested and disposed of appropriately.
- Land clearing will be kept to a minimum.
- Clearing of shrubs and trees will be avoided during the bird breeding/nesting season for the area (between April 1 and August 1).
- The Proponent will retain a qualified archaeologist to monitor initial trench excavation near foreshore areas. A copy of the findings of the archaeological monitoring will be forwarded promptly to Western Economic Diversification Canada.
- Construction activities and related noise will meet local bylaw requirements.
- Vehicle idling will be minimized.
- When possible, construction materials will be obtained locally, reducing transportation.

Operational Impacts

- A spill emergency response plan will be developed prior to commissioning the new system.
- All of the new works will be maintained and inspected on a regular basis.
- The system will have adequate redundancy, which would include two or three pumps, each capable of delivering peak flow rates.
- There will be a back up generator that will provide energy in the event of a power failure.

Prior to final payment, if requested, the Proponent will submit a report to Western Economic Diversification Canada, which will confirm that the mitigation, follow-up and monitoring activities listed above were undertaken.

Weidman, Catriona CSCD:EX

From: Wendy Bertrand-Bolton [Wendy.Bertrand-Bolton@wd-deo.gc.ca]
Sent: Tuesday, May 17, 2011 1:54 PM
To: Weidman, Catriona CSCD:EX
Subject: #17323 Lantzville - Sanitary Sewer System EADR
Attachments: #17323 - District of Lantzville EADR.DOC

Hi, Catriona.

Further to our discussion today, attached is a copy of the EA Decision Record for the Lantzville Sanitary Sewer Collection System (Phase 2). The project description and project scope can be found on page 3 under Section 2.0 & 2.1.

The project description and project scope was provided in the proponent's Environmental Assessment Document (EAD). The EAD was prepared by Gartner Lee, dated February 2008 and there should be a copy of the EAD on the provincial file. I hope this information is helpful in preparing the project scope change.

If you have any questions, please call me at 604-666-7394.

Wendy

*Wendy Bertrand-Bolton
Senior Business Officer/Agent principal p.i. des services aux entreprises
Infrastructure Unit
Telephone/Téléphone: 604-666-7394
Facsimile/Télécopieur: 604-666-2353
Email/Courriel: wendy.bertrand-bolton@wd-deo.gc.ca
www.wd-deo.gc.ca*

Mailing Address:

*Western Economic Diversification Canada/ Suite 700, 333 Seymour Street, Vancouver, B.C. V6B 5G9
Diversification de l'économie de l'Ouest Canada/ Bureau 700, 333 rue Seymour, Vancouver, C.-B. V6B 5G9
Government of Canada/Gouvernement du Canada*

CANADA/BRITISH COLUMBIA MUNICIPAL RURAL INFRASTRUCTURE FUND

CEAA SCREENING AND DECISION RECORD

DISTRICT OF LANTZVILLE (#17323)

LANTZVILLE SANITARY SEWER COLLECTION SYSTEM – PHASE 2

**Western Economic Diversification Canada
Vancouver, British Columbia**

January 15, 2009

1.0 PROJECT IDENTIFICATION AND REFERENCE INFORMATION

1.1 EA Start Date: March 18, 2008

1.2 CEA Registry No.: 08-01-38041

1.3 SIMSI File No.: 17323

1.4 Proponent & Project Name: District of Lantzville, Lantzville Sanitary Sewer Collection System – Phase 2

1.5 Environmental Assessment Documentation:

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1.6 CEAA Trigger: Section 5(1)(b) (project funding provided by WD)

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1.8 Expert Federal Authorities:

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1.10 Permit, Licence or Authorization Requirements of other Agencies:

None identified.

1.11 Consultation:

First Nation(s): Since officially becoming a District Municipality in 2003, the Proponent and the neighbouring First Nation - Snaw-naw-AS First Nation (Nanoose First Nation, NFN) has held several meetings to discuss infrastructure works related to each jurisdiction. Most recently, the District's sewage sanitary sewer collection system project was discussed at a meeting held between NFN and the District at the invitation of NFN on June 23, 2008 as part of a First Nation Regional Community to Community Forum initiative. The project was also discussed at an earlier meeting between the District and NFN, which was held by the District under the same initiative, on March 8, 2008. The District and NFN attempted to schedule a meeting in the fall of 2008 to discuss the specifics of the proposed project; however this has not been done yet due to scheduling conflicts. The Proponent has indicated that any future feedback received from NFN on the project will be forwarded to WD.

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There are no previously recorded archaeological sites in the Phase II. I.R. Wilson Consultants Ltd., the archaeologists for the project have reviewed the project and identified that some of the construction will take place close to the foreshore. It has been recommended that archaeological monitoring during the initial trench excavation near the foreshore. This monitoring will focus on the construction of the pump station at the bottom of Huddlestone Road and the trenching for the forcemain at the north end of the Tweedhope Road.

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With respect to its obligations under section 18(3) of the Act, WD is of the opinion that no additional opportunities for public consultation are required, given the nature and scope of the proposed works.

2.0 PROJECT DESCRIPTION

The District of Lantzville has developed a phased plan to implement sanitary servicing throughout the District. Phase 1 was completed in 2006. The current project involves Phase 2, which will provide sanitary sewer service to the village core and adjacent urban neighborhoods and enable local residents to abandon their current septic fields. The project includes gravity piping and other appurtenances necessary to provide sewage collection to each property located in the project's servicing area and will connect to the new system built under Phase 1. The new piping will drain sewage to the existing foreshore trunk sewer, and ultimately to the Regional District of Nanaimo's Water Pollution Control Centre.

2.1 Scope of Project:

The proposed works include the installation of approximately 11,000 lineal meters of gravity sewer piping and related appurtenances, and one larger municipal style pump station that will be sized to accommodate additional flows generated through the subsequent completion of future phases of the project. The piping will consist of 150 mm to 375 mm diameter pipes to be buried primarily within existing roads or easements and rights-of-way secured on private property. The larger pump station will have an ultimate design capacity of approximately 100 to 120 L/s and will also be located on municipal land. The pipes and pumps for this system will be designed to service the existing dwellings in the area while enabling planned and sustainable growth with the phasing boundaries, based on the population projections contained in Lantzville's current OCP.

2.2 Scope of the Environmental Assessment:

The factors and environmental effects to be considered in the review include the possibility of habitat loss, impacts on fish bearing portions of Stuart Creek and Georgia Strait by the generation of sedimentation and chemical spills, potential impact on archaeological/heritage resources and increased noise levels as a result of construction.

3.0 ENVIRONMENTAL SETTING

Lantzville is located in the Nanaimo Lowland Ecoregion within the Georgia Depression Ecoregion. The biogeoclimatic unit is Coastal Douglas Fir, moist maritime located in the rain shadow of the Vancouver Island Mountains and is characterised by Mediterranean like climate of warm sunny summers and mild, wet winters.

The project area includes dwellings with septic fields that are well beyond their useful life span and features some of the most densely populated areas of the District. Impermeable, poorly drained soils and high water tables characterize the area, which have historically resulted in a high occurrence of septic field failures in the area and consequent health and safety concerns.

4.0 ENVIRONMENTAL EFFECTS

Table 1 provides information on the potential adverse effects of the proposed project on key Valued Ecosystem Components (VECs), information on proposed mitigation measures, and identifies whether or not significant environmental effects are likely after mitigation measures have been implemented. As indicated in Table 1, there are no significant adverse environmental effects anticipated after mitigation.

Table 1 – Environmental Effects on Valued Ecosystem Components (VECs)

VECs	Potential Effects	Proposed Mitigation	Significant Residual Effects?
Construction Impacts			
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	Potential for oil or chemicals entering the water through spills.	A detailed spill response plan will be developed prior to start of construction to address any leakages or spills of fuel, oil or other deleterious substance. Concrete truck washouts will take place away from storm drains or other water conveyances that could transport concrete washwater to the fish bearing waters of Georgia Strait. Fuel and other deleterious substances will be stored more than 15 metres away from any waterbody and storage areas will include proper containment. Refuelling of equipment will occur at a minimum distance of 15 metres away from any waterbody. Spill kits will be available on all equipment used on the project. Workers will be trained on spill containment. All workers will be familiar with the spill contingency plan and their responsibilities in the event of a spill or an accident.	No

VECs	Potential Effects	Proposed Mitigation	Significant Residual Effects?
Vegetation	Potential for vegetation loss.	Land clearing will be kept to a minimum. Conventional excavation will be limited to the side of the roads, or backyard alignments selected to minimize the impact on vegetation.	No
	Potential for contaminated soil to be unearthed.	If contaminated soil is encountered during excavation, consideration will be given to re-routing the sewer pipe around the contamination. If this cannot be done, contaminated soil will be stock piled separately, tested and disposed of appropriately.	No
Wildlife	Potential for disruption of nesting birds from construction activities.	Clearing of shrubs and trees will be avoided during the bird breeding/nesting season for the area (between April 1 and August 1).	No
	Potential for habitat loss due to land clearing.	Land clearing will be kept to a minimum.	No
Heritage resources	Potential disturbance/destruction of archaeological sites/artefacts during excavation near foreshore areas.	The Proponent will retain a qualified archaeologist to monitor initial trench excavation near foreshore areas. A copy of the findings of the archaeological monitoring will be forwarded promptly to Western Economic Diversification Canada.	No
Human Health	Noise	Construction activities and related noise will meet local bylaw requirements.	No
<u>Operational Impacts</u>			
Surface Water - Quality	Potential for breaks/leaks in the pipes or system failures that result in the release of deleterious substances.	A spill emergency response plan will be developed prior to commissioning the new system. All of the new works will be maintained and inspected on a regular basis. The system will have adequate redundancy, which would include two or three pumps, each capable of delivering peak flow rates. There will be a back up generator that will provide energy in the event of a power failure.	No

5.0 EFFECTS OF THE ENVIRONMENT ON THE PROJECT

There is possibility that heavy rainfall could flood the treatment plant, increasing flows beyond designed flows. The project includes equipment designed to handle excess flows.

6.0 ACCIDENTS AND MALFUNCTIONS

There is the potential for accidents or malfunctions to occur during the construction and operation. The spill contingency plan and mitigation measures for the system are provided to minimize the effects of any accidental release of deleterious substances or other unexpected events that could cause environmental damage or create a human health risk.

7.0 CUMULATIVE ENVIRONMENTAL EFFECTS

The project is intended to address environmental concerns associated with improperly functioning on-site septic systems. The works proposed as part of the project will primarily be located within previously disturbed areas such as edges of existing roadways and easements along private properties. Considering these factors, the project is not expected to result in residual effects that could combine with those of other projects in the vicinity and result in significant adverse affects on the environment.

8.0 SCREENING DECISION

Western Economic Diversification has reviewed project information provided in the following documentation, to assess the significance of potential environmental effects associated with the Lantzville Sanitary Sewer Collection System – Phase 2 project:

- *District of Lantzville, Phase II Sanitary Sewer Collection System Environmental Assessment*, Prepared for the District of Lantzville by Gartner Lee, February 2008.

Based on this review, and taking into account the specific mitigation measures prescribed and attached herein, it has been determined that this project is not likely to cause significant adverse environmental effects as defined by the *Canadian Environmental Assessment Act*. In accordance with Section 20(1)(a) of the CEAA, such a determination enables Western Economic Diversification (WD), within its authority, to permit the project to be carried out, while ensuring that the specific mitigation measures included herein are implemented.

9.0 MONITORING AND FOLLOW-UP REQUIREMENTS

Given the nature and scope of the project, no monitoring or follow-up requirements have been identified for this project.

10.0 SIGNATURES

The attached project information has been reviewed and is deemed adequate for the purposes of making a screening decision in accordance with Section 20(1)(a) of the *Canadian Environmental Assessment Act*.

Prepared by:

Bindu Chembrakkalathil, M. Eng., MBA Title: Consultant (Hemmera)

Signature:

Date:



Western Economic Diversification Canada

Name: Donna Mandelkau Krotec

Title: Manager, Infrastructure

Signature:

Date:



ATTACHMENT 1: SPECIFIED MITIGATION MEASURES

The following mitigation measures, identified in the Proponent's Environmental Assessment Document dated February 2008, and/or requested by Western Economic Diversification Canada and other federal departments, are to be undertaken by the Proponent.

- *The District of Lantzville will provide Fisheries and Oceans Canada with a copy of the final design of the project for review and approval prior to start of construction. Western Economic Diversification Canada will be copied on all correspondence between the District of Lantzville and Fisheries and Oceans Canada on this matter.*
- *The Proponent will review and follow the advice provided by Environment Canada in their letter dated April 30, 2008.*

Construction Related Impacts

- Silt fencing and/or gravel check dams will be used to minimize off-site migration of sediments.
- Extra sediment containment will available be onsite in case unexpected erosion or sedimentation occurs.
- Laying of the sewer trunk will be completed during the summer low flow period to minimize construction-generated sediment from reaching fish bearing waters.
- Excavated soil stored on site will be properly covered, or other appropriate measures will be taken to ensure that rainwater runoff does not carry sediment to ditches or creeks.
- A detailed spill response plan will be developed prior to start of construction to address any leakages or spills of fuel, oil or other deleterious substances.
- Concrete truck washouts will take place away from storm drains or other water conveyances that could transport concrete washwater to the fish bearing waters of Georgia Strait.
- Fuel and other deleterious substances will be stored more than 15 metres away from any waterbody and storage areas will include proper containment.
- Refuelling of equipment will occur at a minimum distance of 15 metres away from any waterbody.
- Spill kits will be available on all equipment used on the project.
- Workers will be trained on spill containment.
- All workers will be familiar with the spill contingency plan and their responsibilities in the event of a spill or an accident.
- Conventional excavation will be limited to the side of the roads, or backyard alignments selected to minimize the impact on vegetation.

- If contaminated soil is encountered during excavation, consideration will be given to re-routing the sewer pipe around the contamination. If this cannot be done, contaminated soil will be stock piled separately, tested and disposed of appropriately.
- Land clearing will be kept to a minimum.
- Clearing of shrubs and trees will be avoided during the bird breeding/nesting season for the area (between April 1 and August 1).
- The Proponent will retain a qualified archaeologist to monitor initial trench excavation near foreshore areas. A copy of the findings of the archaeological monitoring will be forwarded promptly to Western Economic Diversification Canada.
- Construction activities and related noise will meet local bylaw requirements.
- Vehicle idling will be minimized.
- When possible, construction materials will be obtained locally, reducing transportation.

Operational Impacts

- A spill emergency response plan will be developed prior to commissioning the new system.
- All of the new works will be maintained and inspected on a regular basis.
- The system will have adequate redundancy, which would include two or three pumps, each capable of delivering peak flow rates.
- There will be a back up generator that will provide energy in the event of a power failure.

Prior to final payment, if requested, the Proponent will submit a report to Western Economic Diversification Canada, which will confirm that the mitigation, follow-up and monitoring activities listed above were undertaken.

Weidman, Catriona CSCD:EX

From: McLachlin, Laird CSCD:EX
Sent: Thursday, April 7, 2011 3:57 PM
To: Weidman, Catriona CSCD:EX
Subject: FW: District of Lantzville Sanitary Sewer Collection System Phase 2 - Project No. 17323
Attachments: Laird McLachlin Email.doc; Map Phase 2_Enlargement.pdf; Map Phase 2.pdf

Importance: High
Follow Up Flag: Follow up
Due By: Friday, May 13, 2011 1:30 PM
Flag Status: Flagged

The file and the change form are on your desk.

Laird McLachlin

From: Twyla Graff [mailto:Twyla@lantzville.ca]
Sent: Thursday, April 7, 2011 12:39 PM
To: McLachlin, Laird CSCD:EX
Subject: District of Lantzville Sanitary Sewer Collection System Phase 2 - Project No. 17323
Importance: High

Good afternoon Laird

Further to our telephone conversation of yesterday please refer to the attached and thank you for this opportunity to enlarge our initial service area. I look forward to hearing from you.

Twyla Graff
Chief Administrative Officer
District of Lantzville
7192 Lantzville Road, P.O. Box 100
Lantzville, BC V0R 2H0
Telephone: 250.390.4006
Facsimile: 250.390.5188
Email: twyla@lantzville.ca

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Information from ESET NOD32 Antivirus, version of virus signature database 6023 (20110407)

The message was checked by ESET NOD32 Antivirus.

Canada – B.C. Municipal Rural Infrastructure Fund
Project No. 17323

District of Lantzville Sanitary Sewer Collection System Phase 2

The project works were completed as at November 30, 2010, with final payments made to suppliers made in December 2010. On January 26, 2011 the District filed its final financial claim and quarterly progress report for the quarter ended December 31, 2010. On January 25, prior to filing the Final Report for this project, Jedha Holmes contacted you with a couple of questions regarding the completion of the reports. It was at this time that you raised the possibility of enlarging the project to be able to use the remaining grant funding available for this project. You also suggested that we not file the Final Report until we had investigated this possibility.

The total approved costs for this project are \$4,798,653, generating the maximum approved grant funding available of \$3,199,102. The total eligible costs on this project totalled \$3,739,838; a variance of \$1,058,815 from the total approved costs. The large variance resulted mostly from a very favourable tender which was received during an economic slowdown in the region, especially in the construction industry. This resulted in a significantly lower tender price than anticipated in the initial project estimates. Further, cost management by District staff ensured remaining costs were within project budget allocations. With respect to the maximum grant funding approved, \$2,493,225 has been received related to the eligible costs incurred, resulting in \$705,877 remaining of approved funding.

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District engineers and staff proceeded to consider an enlargement of the project within the financial and time parameters remaining and concluded that a further 42 properties could be considered as part of an enlargement to this project. These properties were within an area with older problematic septic systems that had been identified by Council as a priority for connection to the sanitary sewer. The total enlargement project cost is estimated to be \$1,035,000. This would be funded two thirds by remaining grant funds and one third by the property owners within the enlargement (LAS) area.

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We hope that you will look favourably upon our request and should you require anything further we would be pleased to answer any questions or provide additional information if required.

Regards

Twyla Graff

Chief Administrative Officer

District of Lantzville

D. R. Clough Consulting
Fisheries Resource Consultants
6966 Leland Road Lantzville B.C. V0R 2H0
Ph/fax: 1-250-390-2901, email: drclough@shaw.ca

April 29, 2011

Fred Spears, Director of Public Works
District of Lantzville
P.O. Box 100, 7192 Lantzville Road
Lantzville, BC V0R 2H0

Dear Fred

**RE: District of Lantzville, Phase 2 Sanitary Sewer Collection System Environmental Assessment
Review for Post Construction Enlargement, April 2011.**

The District of Lantzville has applied and received funds for enlargement of the second of eight phases in its Sanitary Sewer System. Lantzville has proposed to enlarge Phase 2 of its 8 phase project to install and operate a sewage collection system with the Municipality. Phase 1 was completed between 2006 and 2007 which brought the Nanaimo Regional District line into Lantzville and connected 208 houses. In 2009 the second phase was completed which added an additional 205 homes and a collection pump station. This Phase II Enlargement plans to incorporate another 42 properties adjacent Lantzville Road from Winslow Road to Leland Road (Figure 1) onto the sewage system. Completing the sewage system is one of the objectives under the vision of Lantzville as profiled in the Lantzville Official Community Plan (OCP).

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After reviewing the Gartner Lee Limited and discussions with Mr. Spears it is our opinion that the Gartner Lee Document covers the proposed Phase 2 Enlargement area to a sufficient level. The document incorporates the rural area of Lantzville as it was originally proposed in Phase 2 prior to being removed during the later design stages.

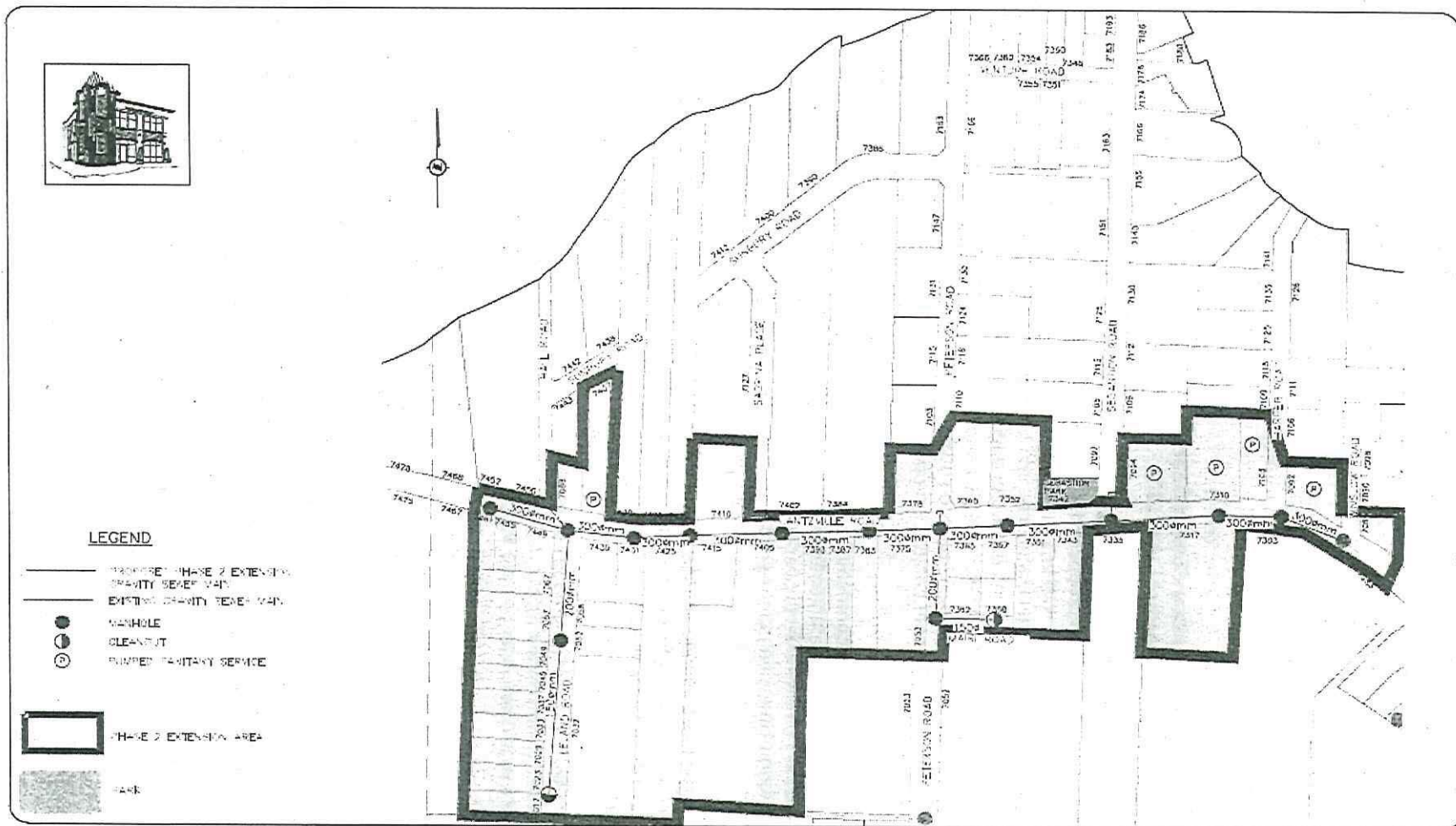
The intent of this letter was to identify the needs of environmental oversight to assist Western Economic Diversification Canada in reviewing the Phase 2 Enlargement without submitting a duplicate screening document. The current expansion is met by the scope of the previously identified plan.

Yours Truly,



Dave Clough, RPBio

Figure 1: Proposed Phase 2a Enlargement Area



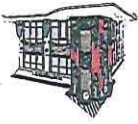
**KOERS
& ASSOCIATES
ENGINEERING LTD.**
Consulting Engineers

CJENT DISTRICT OF LANTZVILLE

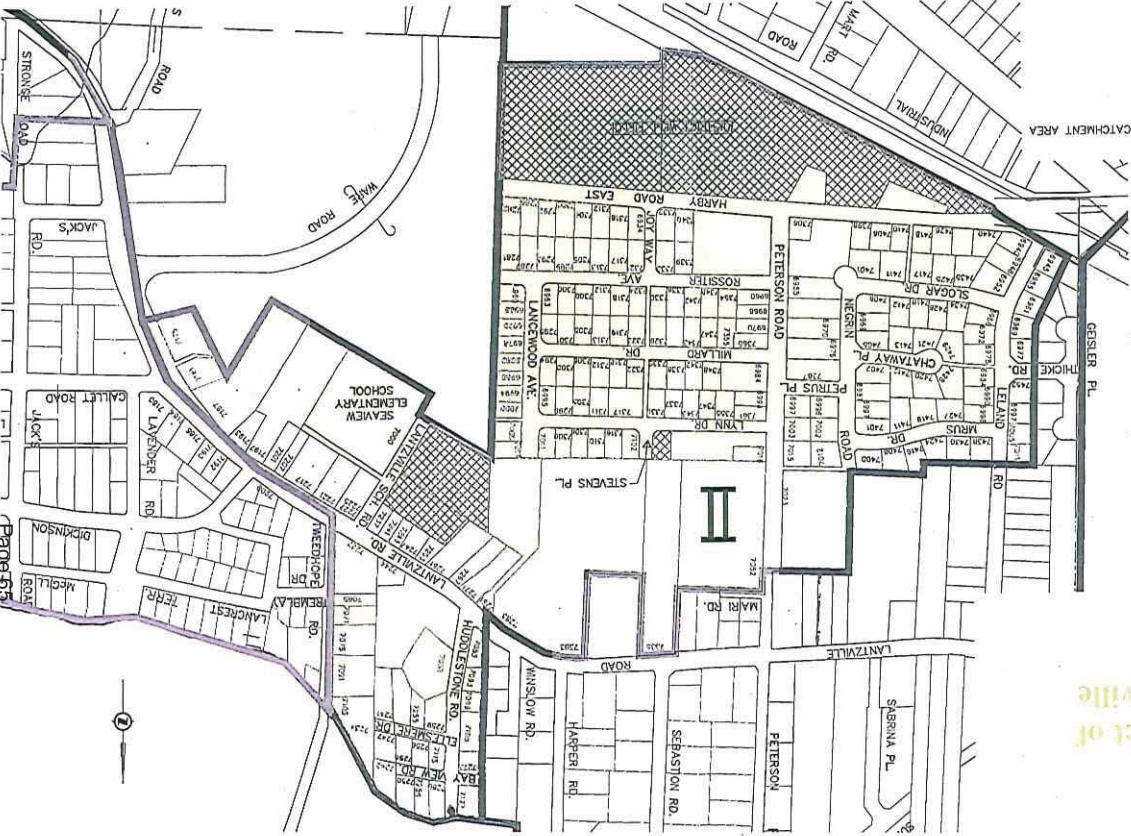
PROJECT SANITARY SEWER - PHASE 2 EXTENSION

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LOT No.	1112	OWN No.	1112-100



District of
Lantzville

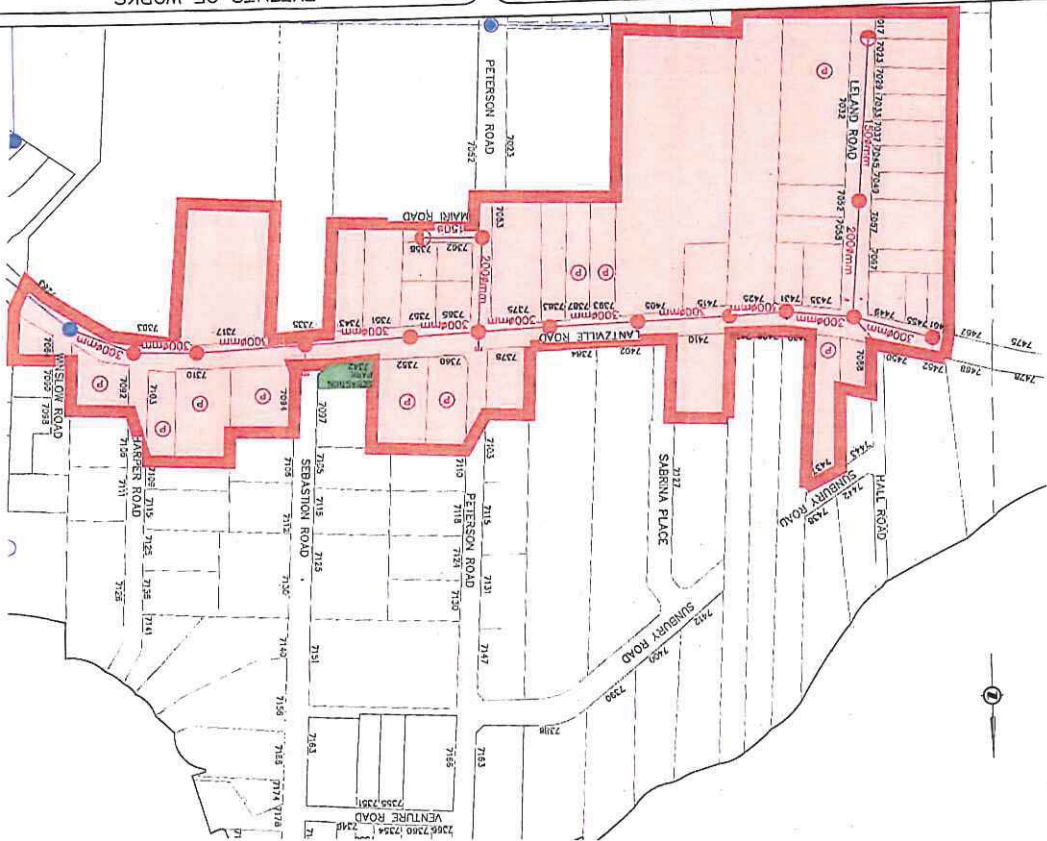
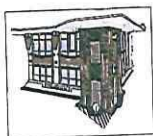


KOERS & ASSOCIATES
ENGINEERING LTD.
Consulting Engineers

CLIENT
DISTRICT OF LANTZVILLE
PROJECT
SANITARY SEWER SYSTEM - PHASE II

TITLE
TRUNK SEWER ROUTING OPTIONS
OPTION 1B-SERVICE AREA
APPROVED
DATE
JULY 23, 2008
JOB NO.
0751
SCALE
1:5000 ON 11x17
REV.
B
0751-101B-AREA

- LEGEND**
- PARK
 - PHASE 2 EXTENSION AREA
 - PUMPED SANITARY SERVICE
 - CLEANOUT
 - MANHOLE
 - EXISTING GRAVITY SEWER MAIN
 - PROPOSED PHASE 2 EXTENSION



McLachlin, Laird CSCD:EX

From: Twyla Graff [Twyla@lantzville.ca]
Sent: Friday, April 8, 2011 7:59 AM
To: McLachlin, Laird CSCD:EX
Subject: RE: District of Lantzville Sanitary Sewer Collection System Phase 2 - Project No. 17323

Good morning Laird

I will have to get back to you on the cash flow question. Regarding households connected to the system we have ...

Phase 1 – 208
Phase 2 – 205 (with 185 currently connected) as noted in email; and
Phase 2 Enlargement – 42

Twyla Graff
Chief Administrative Officer
District of Lantzville
7192 Lantzville Road, P.O. Box 100
Lantzville, BC V0R 2H0
Telephone: 250.390.4006
Facsimile: 250.390.5188
Email: twyla@lantzville.ca

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From: McLachlin, Laird CSCD:EX [mailto:Laird.McLachlin@gov.bc.ca]
Sent: April 7, 2011 3:14 PM
To: Twyla Graff
Subject: RE: District of Lantzville Sanitary Sewer Collection System Phase 2 - Project No. 17323

Hi Twyla,

A couple of questions this is the cash flow for your project do I need to change anything?

Fiscal Year	Applicant	Provincial	Federal	Third ⁴ Party	Other Federal	Other Provincial	Total
2006-07							
2007-08							
2008-09							
2009-10							
2010-11							
2011-12							
2012-13							
2013-14							

Total						
% of Costs						

In the project benefits I have

Improved quality of wastewater and protection of watershed	Expected Change
Number of new households to be connected to municipal wastewater collection and treatment systems (# of households)	42
Number of current households on municipal wastewater collection whose wastewater will be treated to a higher quality (# of households)	393

I am adding 42 to 225 for a total of approximately 267, please confirm.

Laird McLachlin

From: Twyla Graff [mailto:Twyla@lantzville.ca]
Sent: Thursday, April 7, 2011 12:39 PM
To: McLachlin, Laird CSCD:EX
Subject: District of Lantzville Sanitary Sewer Collection System Phase 2 - Project No. 17323
Importance: High

Good afternoon Laird

Further to our telephone conversation of yesterday please refer to the attached and thank you for this opportunity to enlarge our initial service area. I look forward to hearing from you.

Twyla Graff
Chief Administrative Officer
District of Lantzville
7192 Lantzville Road, P.O. Box 100
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The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

Information from ESET NOD32 Antivirus, version of virus signature database 6026 (20110408)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

McLachlin, Laird CSCD:EX

From: Twyla Graff [Twyla@lantzville.ca]
Sent: Thursday, April 7, 2011 12:39 PM
To: McLachlin, Laird CSCD:EX
Subject: District of Lantzville Sanitary Sewer Collection System Phase 2 - Project No. 17323
Attachments: Laird McLachlin Email.doc; Map Phase 2_Enlargement.pdf; Map Phase 2.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

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Information from ESET NOD32 Antivirus, version of virus signature database 6023 (20110407)

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<http://www.eset.com>

McLachlin, Laird CSCD:EX

From: Fred Spears [spears@lantzville.ca]
Sent: Thursday, May 5, 2011 9:09 AM
To: McLachlin, Laird CSCD:EX; Weidman, Catriona CSCD:EX
Cc: Twyla Graft; Donna Smith
Subject: Scope Change, Project # 17323 District of Lantzville Sanitary Sewer Collection System Phase II

Attachments:

Map Phase 2_Enlargement.pdf; Letter of Review.doc

Laird, Catriona,

As per our conversation on April 18, 2011, please regard this email as a formal request for an extension to the timeline to complete Project # 17323 to March 31, 2012. In addition, please regard this email as a request for a change in scope of the works for project # 17323.

The District of Lantzville would like to increase the size of the Phase II Sanitary Sewer Collection System Area to add an additional 42 sewer connections(Map attached). Also attached is a letter from the Districts Consulting Biologist to confirm that the original Environmental Assessment prepared by Gartner Lee Limited covered the proposed enlargement area. Section 1.5 of the Environmental Assessment identifies the area covered.

Please contact me if you require more information.

Fred Spears
Director of Public Works
District of Lantzville
Phone (250) 390-4006
Fax (250) 390-5188
Email spears@lantzville.ca

D. R. Clough Consulting

Fisheries Resource Consultants

6966 Leland Road Lantzville B.C. V0R 2H0

Ph/fax: 1-250-390-2901, email: drclough@shaw.ca

April 29, 2011

Fred Spears, Director of Public Works

District of Lantzville

P.O. Box 100, 7192 Lantzville Road

Lantzville, BC V0R 2H0

Dear Fred

**RE: District of Lantzville, Phase 2 Sanitary Sewer Collection System Environmental Assessment
Review for Post Construction Enlargement, April 2011.**

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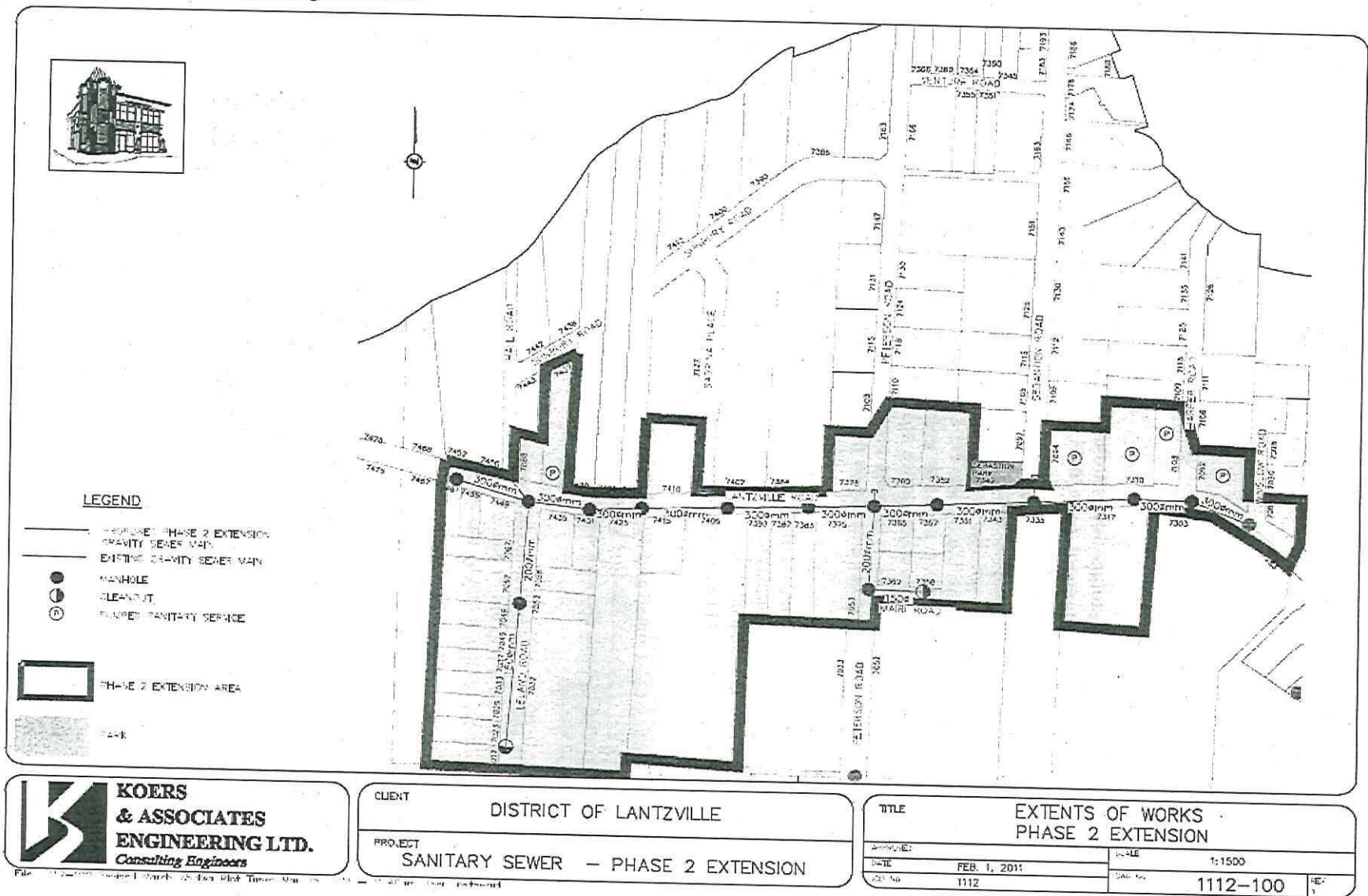
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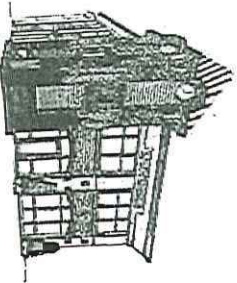
Yours Truly,



Dave Clough, RPBio

Figure 1: Proposed Phase 2a Enlargement Area





District of Lantzville

Incorporated June 2003

June 6, 2011

Western Economic Diversification Canada
Suite 700 – 333 Seymour Street
Vancouver, BC V6B 5G9

Attention: Wendy Bertrand-Bolton

Dear Ms. Bertrand-Bolton

Re: Lantzville Sanitary Sewer Collection System Phase 2 - Project No. 17323

The District of Lantzville applied for a grant under the Canada - British Columbia Municipal Rural Infrastructure Fund on January 25, 2007 for the installation of 11,000 lineal meters of sewer piping. In June of that year, the Ministry of Community, Sport and Cultural Development, formerly known as the Ministry of Community Services, requested that the District scale back the project. The District complied and reduced the project to 5,500 lineal meters of sewer piping, which received a conditional approval on Oct 19, 2007, subject to the successful completion of an environmental assessment review.

The content of the Environmental Assessment (EA) document that was submitted to Western Economic Diversification in February 2008 reflected the 5,500 lineal meters of sewer piping identified in the conditional approval; however, section 4.2.1 of the EA document included an error and indicated 11,000 lineal meters of sewer piping instead of the 5,500 lineal meters shown in Figure 2 of the document.

Subsequent to submission of the EA document, based on further detailed design and consultation with District Council, a decision was made to install a total of 5,250 lineal metres of pipe (4700 lineal meters of gravity sewer piping and 550 lineal meters of force sewer piping) instead of the 5,500 lineal meters proposed earlier. This information was provided to the Ministry of Community, Sport and Cultural Development, and was incorporated into the funding contract between the Province of British Columbia and the District of Lantzville.

As of now, majority of the works described in the EA document have been completed. The District, by modifying the design details and receiving favorable tenders, was able to keep costs of the project below initial estimates, and have been left with a surplus of funds. The District of Lantzville is requesting a change in scope of the project to allow for the use of these surplus funds to install approximately an additional 1050 lineal metres of sewer lines. The area where this additional work is proposed to be undertaken is shown as 'Phase II - *Enlargement Catchment Area*' in the attached Drawing NO. 1112-101 dated June 1, 2011.

If you require further clarification, please contact me.

Yours truly

Fred Spears
Director of Public Works
District of Lantzville

File: 1850-29-SPW2

G: 001/Cov/2011/WendyBertrand-Bolton_SCS2

Attachments

C: Tanya Gaff, CAO, District of Lantzville
Jedha Holmes, Deputy Financial Officer, District of Lantzville
Carlotta Wedeman, M.Eng., P.Eng, Senior Infrastructure Engineer, Ministry of Community, Sport and Cultural Development

Phone: (250) 390-4006 • Fax: (250) 390-5188
Website: www.lantzville.ca

Email: district@lantzville.ca • Web site: www.lantzville.ca
P.O. Box 100, 7192 Lantzville Road Lantzville, B.C. V0R 2H0



District of
Lantzville

LEGEND

- GRAVITY SEWER TRUNK
- FORCEMAIN SEWER TRUNK
- PROPOSED GRAVITY SEWER MAIN
- CATCHMENT BOUNDARY
- ENLARGEMENT CATCHMENT BOUNDARY
- MANHOLE
- CLEANOUT
- MUNICIPAL PUMP STATION
- PHASE II - LOWER LANTZVILLE CATCHMENT AREA
- AREA REMOVED FROM PHASE II
- AREA ADDED TO PHASE II
- PHASE II - ENLARGEMENT CATCHMENT AREA



**KOERS
& ASSOCIATES
ENGINEERING LTD.**
Consulting Engineers

CLIENT

DISTRICT OF LANTZVILLE

PROJECT

SANITARY SEWER SYSTEM

TITLE

PHASING BOUNDARIES
PHASE II

APPROVED	SCALE	1:7500	REV.
DATE	JUNE 1, 2011	DWG No.	1112-101
JOB No.	1112		

File: 1112-101.dwg Plot Time: Jun 01, 2011 - 11:46am User: chearn

Canada – B.C. Municipal Rural Infrastructure Fund
Project No. 17323

District of Lantzville Sanitary Sewer Collection System Phase 2

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We hope that you will look favourably upon our request and should you require anything further we would be pleased to answer any questions or provide additional information if required.

Regards

Twyla Graff

Chief Administrative Officer

District of Lantzville

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