
Policy No.: 3007-3

Date of Implementation: November 6th, 2006

Council Resolution: C-144-06

Water Supply and Connection Policy

Purpose

To clarify Lantzville's current available water supply in addition to establishing a policy that will define the criteria in which Council will provide and/or accept the provision of additional water supply as well as consider requests for new water connections.

Policy

The District of Lantzville currently has several bylaws that effect the distribution and use of water within the municipality including bylaws adopted by the Lantzville Improvement District that have been inherited by the District of Lantzville.

The "District of Lantzville Official Community Plan Bylaw No. 50, 2005" (OCP) contains policies aimed at guiding the development of community infrastructure. It states that "the system is at capacity in terms of available supply, so no new hook-ups are permitted". Further, that "until adequate water supply for the community is developed, the District will limit new development to existing lots currently serviced with water system connections, and will require new subdivision proposals to develop a new water source adequate for the proposed development to standards satisfactory to the District of Lantzville, and dedicate that source and related infrastructure to the municipality. The applicant will have to demonstrate that the new source and system will not impact the current system". This last statement has been addressed by way of "District of Lantzville Subdivision and Development Bylaw No. 55, 2005, Amendment Bylaw No. 55.1, 2006".

The OCP further states "the District will continue to work with local residents, landowners, development applicants and neighbouring jurisdictions to develop additional water supply options". As per this policy the District entered into a Memorandum of Understanding with the City of Nanaimo wherein it establishes the framework (subject to certain conditions) to provide water supply from the City to the District.

Procedures

The OCP speaks to the need to develop procedures once the District is successful in securing an additional water supply. However, these procedures will also speak to the District's current position surrounding water supply in addition to identifying procedures to be followed once the District had identified a new source(s).

With the District's existing water supply the following procedure will apply:

1. No new water connections or extensions to the municipal system are permitted until adequate water supply for the District is developed.
2. Individual wells may be developed subject to the bylaws of the District.
3. Water supply may be accessed beyond the boundary of a designated Comprehensive Development Plan Area in accordance with the Bylaw No. 55.1.

Upon securing an additional water supply the following procedures will apply:

1. The existing water supply, storage and distribution engineering study will be reviewed and updated.
2. Subject to any changes and recommendations identified in the engineering study a new water capital plan shall be adopted.
3. No new water connections or extensions will be permitted until the District has adopted bylaws addressing the following:
 - Development Cost Charges (DCCs)
 - Water Connection Fees
 - Water Parcel Tax
 - Water User Fees
4. Upon payment of all applicable fees and charges to the District, connections and or extensions will be allocated on a first-come-first-served basis provided that the subject property is located within the Urban Containment Boundary identified in the OCP.
5. Any water line extensions to the existing water distribution system must be paid for by those properties benefiting from the water distribution extension.
6. Prior to authorizing additional connections and/or extensions the District may at any time and at its sole discretion, reassess the District's water supply to ascertain if adequate supply, storage and distribution capacity exists for those properties contained within the Water Service Area identified in the OCP.

Despite the aforementioned, The Director of Public Works has the ability to restrict the creation of new water connections in the interest of the public and the efficient operation of the municipal water system.

Despite the aforementioned, the Council of the District Of Lantzville has the ability, by resolution of Council, to connect individual properties to the municipal water distribution system in extenuating circumstances.