



**Project Update - May 2014**

# South Courtenay Boundary Extension

*In December 2013, the Province of British Columbia approved the City of Courtenay's application for a boundary extension in the South Courtenay area. (See map on reverse) The City has been working on the following areas to transition your property from the Comox Valley Regional District to the City of Courtenay.*

## Sewer Service

The original boundary extension proposal, for 167 properties, included additional lands to the south. The actual annexation involves 109 properties. The City must now re-evaluate the concept sewer servicing plan to fit with the current service area. At the same time, we will need to ensure future sewer service expansion is possible. This engineering design work will begin this summer and extend into 2015.

Sewer servicing in this area is not without its challenges, including geotechnical and archeological constraints that can take significant time to resolve. The engineering design process will further investigate these elements.

In addition, the City will be creating a Local Service Area (LSA) Bylaw based on the estimated cost of extending the sewer service (to be adjusted to the final cost once construction is complete). This process will involve public consultation. The LSA Bylaw will determine the cost-sharing allocation of extending the sewer service. This process can take several months to complete. The consultation process will begin later this year and continue into 2015.

Construction of sewer service to this area will require the completion of the detailed engineering design, and establishing the LSA Bylaw. City Council will then need to approve the funding to complete the project. Sewer service construction is projected for 2016 to 2018, or beyond if unknown factors influence this work.

## Water Service

Over the past few months the City has reviewed historical information on the existing Royston Service Area water system, mapped the infrastructure and completed an engineering design to convert the services within the new City of Courtenay boundary to the Comox Valley water system. With this information, cost estimates for this conversion were completed. This sum will be included in the 2015 Capital Budget for construction next year.

## Finance

Property tax notices will be sent out by the City of Courtenay in late May. A reduced tax rate will be applied this year and next year to ease the burden of transfer from the Comox Valley Regional District to the City of Courtenay rates. Your tax notice will include user fees for services such as garbage collection and, where applicable, water supply. Sewer user fees will only be applied to those lots currently supplied with this service.

## Land Use Planning

The City is reviewing zoning for the South Courtenay area with the goal of establishing parameters for various future land uses. This work includes public engagement.

Your input is valued. More information on this project will be available later this year.



If you have additional questions or concerns, please contact us.

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# Boundary Extension Map

