

Lee Road Community Trail Sewer Line



REGIONAL
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OF NANAIMO

What sewer servicing options were considered for the subdivision at 1017 Coral Place?

In 2018, Ballard Fine Homes (Ballard) applied to the Ministry of Transportation and Infrastructure to subdivide land to create a 13-lot development at 1017 Coral Place. The subdivision application was referred to the Regional District of Nanaimo (RDN). The RDN advised that a connection to the community sewer is required to achieve this level of density.

The following options for sewer servicing were considered:

1. Gravity connection through Lee Road.
2. Pump and lift station connected via pipeline under Highway 19 and Wembley Road.

Why was a gravity-feed sewer line chosen for this subdivision?

In the spring of 2023, Ballard approached the RDN with a request to install an underground gravity sewer line through Lee Road Community Trail. This proposed location and design specifications were reviewed by RDN Parks and Utilities (Water) Services. An alternative proposal was to utilize a pump and lift station.

The RDN's preferred option is a gravity connection for the following reasons:

- Pumped systems cost much more to operate and maintain than gravity systems. RDN Water Services, through the French Creek Sewer Collection Local Service Area, will own and operate the sewer line once installed by Ballard.
- The RDN chooses gravity-based systems in favor of pump stations whenever possible due to operational and asset management benefits.

Why is this sewer line being constructed through Lee Road Community Trail?

Looking at the long-term costs of operations and maintenance, it was determined that a route along Lee Road Community Trail using gravity was the best option for the sewer connection.

Running sewer lines in parkland is a common practice. For example, RDN Water Services manages sewer lines under RDN parks in the Fairwinds development located in Nanoose Bay (Electoral Area E).

What procedures and fees are required to allow infrastructure in a park?

The installation of a sewer line through parkland requires a Park Use Permit (as per Park Use Regulations Bylaw No. 1801). In this case, the permit includes several terms and conditions including design approvals, insurance, Worksafe BC, and other required permits and licenses.

The fees required include the trail and planting restoration costs, land compensation fund, arborist report, tree monitoring during construction and a damage deposit.

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When will this project start?

Parks and Water services staff are satisfied with the design and documentation that has been provided for this project. Parks staff have issued a Park Use Access permit to authorize and initiate construction of the sewer line for a November 28, 2023, start date.

How many trees will be removed?

As part of the application review process, the RDN engaged an arborist to review the trench alignment to determine the impact on trees and vegetation within the trail corridor and be the on-site monitor during construction. Test holes will be dug for the arborist to review the critical root zone and determine which trees need to be removed for the sewer installation.

The initial arborist assessment has advised that up to four trees may be impacted as well as two non-native/invasive species trees.

What are the species and conditions of the trees that may be removed?

Scots pine (one) – 15 m tall; 82 cm diameter at breast height (dbh); co-dominant stems; poor condition due to improper pruning and proximity to hydro lines

Douglas fir (two) – 14 m – 16 m tall; 32-48 cm dbh; fair-good condition

Big Leaf Maple (one) – 12 m fair condition

Laburnum (two) - non-native/considered an invasive species.

How will the trail corridor be restored after construction?

Once the work is complete, the RDN will restore the gravel trail and replant the disturbed area with trees and native shrubs. Parks staff will work closely with nearby residents to help select the trees and shrubs and host an on-site meeting once construction is complete.

Who is paying for this sewer line installation and trail corridor restoration?

The developer (Ballard) will design, build and commission the sewer line and then turn it over to RDN Water Services, where it becomes an asset of the French Creek Sewer Collection Local Service Area. As is normal practice for developer-built assets, the developer will enter into a Maintenance and Transfer Agreement which requires them to pay for any maintenance, repairs, or deficiency corrections for one year.

The developer has completed payment of the RDN Parks Use Permit fee which includes trail and plant restoration costs of \$29,000, a \$5,000 damage deposit to be used for tree replacement and to repair any damage to the trail corridor infrastructure, and other fees as per policy.

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Who will maintain this sewer line after it is installed?

RDN Water Services, through the French Creek Sewer Collection Local Service Area, will own and operate this contributed asset.

After the first year, any maintenance or renewal required is the responsibility of RDN Water Services. This includes reinstating or restoring the trail and native vegetation should excavation of the pipeline be required in the future. Lifecycle costs for this sewer line will be part of the Asset Management Plan for the French Creek Sewer Collection Local Service Area.

What additional benefits will this project provide to the Lee Road Community Trail?

An additional \$15,000 was contributed by the developer to help fund trail and park improvements for land dedicated through the subdivision process. Once the subdivision and required parkland dedication are complete, the land compensation funds will be used to construct a gravel trail to connect Coral Place with the existing Lee Road Community Trail.

Parkland improvements are not a requirement of subdivision. Therefore, the development of this new trail and park would be the responsibility of the RDN, not the developer.