



The Corporation of the District of Saanich

Report

To: Mayor and Council

From: Harley Machielse, Director of Engineering

Date: April 29, 2025

Subject: 1335 Roy Road - Application for Inclusion in Sewer Service Area

RECOMMENDATIONS

1. That Council approve the inclusion of the existing dwelling footprints on the property at 1335 Roy Road (Lot 5, Section 13, Lake District Plan 62435 EXCEPT Plans VIP 66019, 70218, 72669) into Sewer Service Area, and
2. That Council give the first three readings to Sanitary Sewer Bylaw, 2006, Amendment Bylaw 2025, No. 10146 to include the existing dwellings at 1335 Roy Road into the Sewer Service Area.

PURPOSE

The purpose of this report is to seek direction from Council on the subject application for the inclusion of the existing dwellings on the property at 1335 Roy Road, into the Sewer Service Area (SSA). The applicant is Justin Allen of MSR Solutions Inc., representing the owners Christopher, Jeannie, and Suzanne Page.

BACKGROUND

The applicant has applied to extend the sewer service boundary to include the property at 1335 Roy Road.

The property is zoned A-2 with two (2) existing dwellings, 245m² and 93 m² respectively, including a large barn structure at the rear of the property. The dwellings are located outside of the SSA and serviced by an on-site septic system. The existing septic system is located towards the front of the property. This site is a large (0.50ha.) rural parcel within the Carey Local Area on Roy Road adjacent to Strawberry Knoll Park. The property is a designated heritage site, known as Hollyhedge Farm, with the L-shaped dwelling built prior to 1893 being present. The current property is used as the primary dwelling for the owners as well as beekeeping, raising small livestock including chickens, and food production.

The southern portion of the property, 6.0 metres offset from the property line, is contained within the SSA and Urban Containment Boundary (UCB). This small portion of the property represents the historical laneway that is no longer present. The dwellings and the remainder of the property is located both outside the SSA and UCB. Refer to **Figure 1** below.

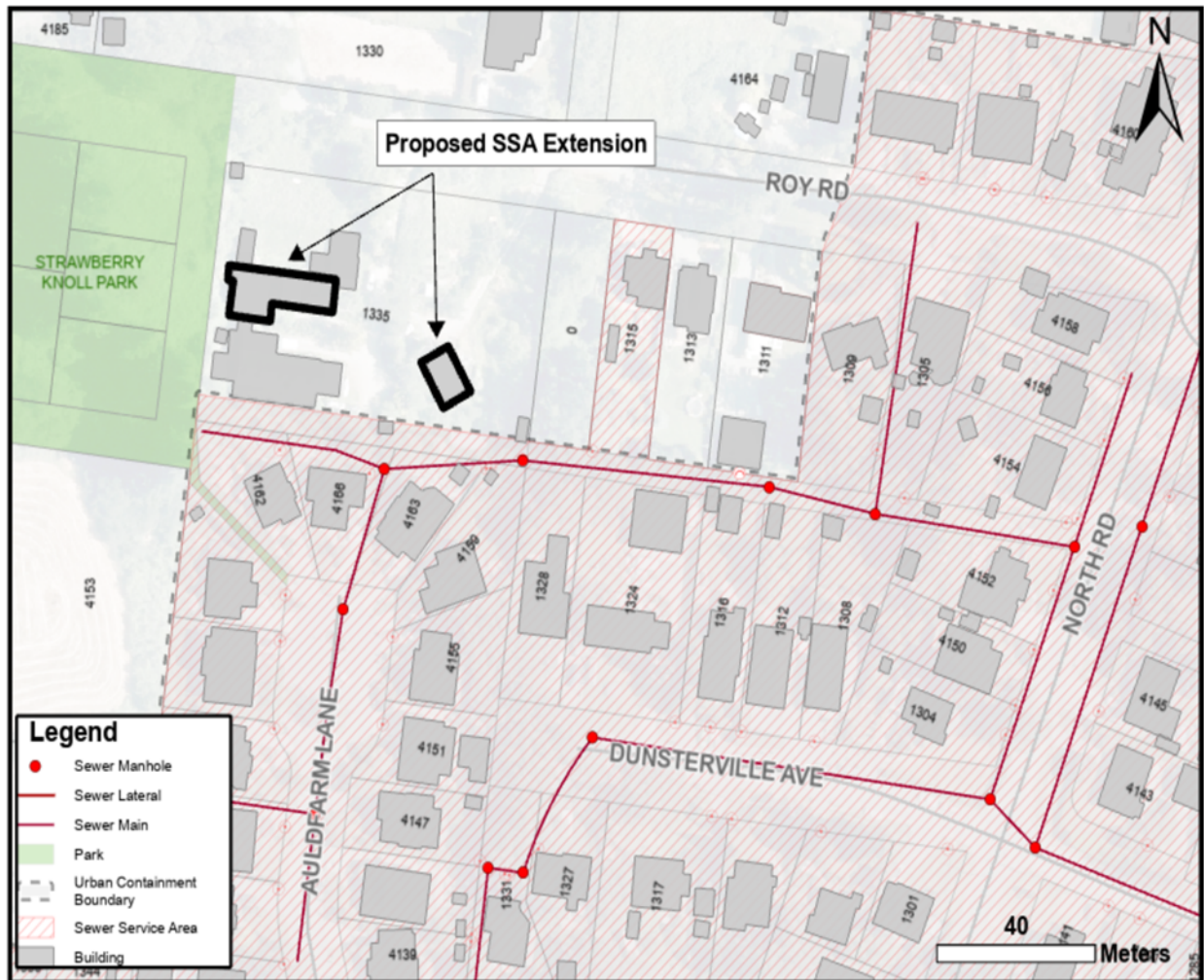


Figure 1: 1335 Roy Road – Proposed SSA Boundary Expansion

DISCUSSION

Island Health Authority (IHA) completed a review of the property at the request of the applicant. During an on-site investigation on February 28th, 2025, IHA confirmed a health hazard from sewage discharging to ground on the property. IHA issued an Order under the Public Health Act to cease and desist the discharge of sewage onto the ground and connect the dwelling to a public sewer system. **See Appendix A.**

The owners have engaged engineering consultants, MSR Solutions Inc. (MSR), to review the property and assess options to replace the existing septic system. They observed that the native soils are underlain by poorly draining clay material that would not be adequate for a new septic system based on the current Sewerage System Regulations. MSR noted that an above ground sand mound system would be the only alternative, however, would require a significant footprint to accommodate the property. Given setback requirements to existing waterbodies and property line, the only location identified would be located adjacent to the existing house and would obstruct access to the barn structure. Additionally, MSR noted that there is a high risk of failure for the proposed system based on the underlying soils. MSR recommends the installation a new private pumped system discharging to the municipal sanitary sewer connection at the property line as the most feasibility solution for the site constraints. **See Appendix B.**

Roy Road contains a sanitary sewer main, located within the south extent of the property within a Saanich Right-Of-Way EL116633. The municipal sewer system on Roy Road has sufficient capacity to support the proposed additional flow from the subject property and proposed new residences. If the SSA boundary extension is not approved, the applicant will need to determine an alternate solution in order to dispose of their sewage.

COUNCIL OPTIONS

1. That Council approve the inclusion of the existing dwellings at 1335 Roy Road (Lot 5, Section 13, Lake District Plan 62435 EXCEPT Plan 66019, 70218, 72669) into Sewer Service Area, and
2. That Council give the first three readings to Sanitary Sewer Bylaw, 2006, Amendment Bylaw 2025, No. 10146 to include the existing dwellings at 1335 Roy Road into the Sewer Service Area.
3. That Council deny the request to extend the Sewer Service Area boundary.

FINANCIAL IMPLICATIONS

Should Council approve this application, extending the Sewer Service Area to include the existing dwellings 1335 Roy Road will result in additional sewer usage fees collected as per Sanitary Sewer Bylaw No.8792. Service connection fees will also be applicable for the installation of new sanitary sewer connections to the property. The applicant would be responsible for all costs associated with the connection to the sanitary sewer system. There are no direct costs to the District to support of this application

PLANNING POLICY IMPLICATIONS

The following Saanich Planning Policies are most applicable to the subject proposal:

Official Community Plan (2024)

- 10.2.2 Consider extending the Sewer Service Area outside the Urban Containment Boundary only as a means to resolve a current health problem if no reasonable alternative if feasible.

Carey Local Area Plan (1999)

- 6.1 Extend the Sewer Enterprise Boundary to include the south Wilkinson Valley, except those parcels to be retained in the ALR as shown on Map 7.1.
- 6.2 Approve minor amendments to the Sewer Enterprise Boundary, other than as identified in Policy 6.1, only if the property can be connected by gravity to a sewer system without replacing or deepening existing sewers.

An IHA Order is issued for the property due to a failed septic system and an existing health hazard due to sewage discharge to the ground. IHA supports municipal sewer servicing for this property given its proximity to existing sewer infrastructure.

The property is not located within the area to be retained as ALR identified in the Carey LAP and is zoned RS-18. The applicant has proposed to install a pumped system onsite between the dwelling and the municipal sewer connection; the service connection from the property line to the main and the sewer main itself are gravity infrastructure elements. Staff believe this format

meets the intent of the LAP policy as no new pumped infrastructure assets are created for the District to manage. In this case, the property owner is assuming all the operational costs and risks associated with the onsite pumped system.

The existing site provides significant challenges should an on-site system be considered including poor soil conditions identified by IHA and MSR. The site is additionally constrained by two (2) existing waterbodies and impervious driveway surfaces on the property. An above ground septic system would additionally require the existing driveways and small shed structures to be removed and may inhibit equipment access to the barn structure and other farming activities at the back of the property. Given the high risk identified of the proposed above ground system, the potential hardship on the owners limiting usage of the property, and that a municipal sanitary sewer is located within the property limits, staff believe that connecting to the SSA is reasonable.

While staff have been including the entirety of the property when considering SSA extensions within the Urban Containment Boundary, in alignment with Council direction, staff recommend solely including the existing building footprints as part of the SSA for this application. By doing so, it ensures that future development is restricted to other areas of the property respecting that the property is outside the UCB.

The District's receiving sanitary system has adequate capacity to manage the additional flows generated from the current proposal. As a result there is no direct financial implications for the District through this approval. Based on the above policies and considerations, staff recommend SSA expansion.

The applicant is aware that they are solely responsible for all costs associated with the onsite works and final connection to the sewer system as well as ongoing utility service fees under Sanitary Sewer Bylaw No.8792 and accepts these costs. Attached is Amendment Bylaw, 2022, No. 10146 to amend the Sanitary Sewer Bylaw, accordingly. A reference sketch of the property (excerpt of new Bylaw Map 36) is also provided for Council's information. See **Appendix C**.

CONCLUSION

An IHA Order necessitates municipal sewer servicing due to a failed septic system and a known health hazard. Site constraints like poor soil, existing waterbodies, and driveways limit viable on-site solutions, making municipal connection reasonable. The District's sanitary system can handle additional capacity without financial implication, supporting SSA expansion. The recommendation resolves current health hazards and aligns with planning and infrastructure policies.

Prepared by: Joel Upsdell, Utilities Eng Program Manager

Reviewed by: Lesley Hatch, Senior Manager of Water Resources

Approved by: Harley Machielse, Director of Engineering

Attachments:

Appendix A – 1335 Roy Road, Island Health Report
Appendix B – 1335 Roy Road, MSR Application Report
Appendix C – 1335 Roy Road, Bylaw 10146

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Engineering.

Brent Reems, Chief Administrative Officer