

Part 6

Utility Services

6. UTILITY SERVICES

Section 6.0

6.1 Introduction

This section provides background information and policies related to water supply, sanitary sewer service, storm drainage and solid waste management. The City has an active program to update studies with respect to all services provided.

6.2 Water Supply

The existing bulk water supply for the City of Courtenay is obtained through the Regional District of Comox-Strathcona (RDCS) from the B.C. Hydro penstock in the northwest area of the City. The actual licence for the RDCS is on the Puntledge River at Powerhouse Road. The origin of the water is Comox Lake and water is withdrawn under permits with both B.C. Hydro and the Water Rights Branch of the Ministry of Environment.

Water supply is distributed to two reservoirs in Courtenay via a series of large supply mains all owned and operated by the Regional District. The Courtenay East reservoir is located off Ryan Road just north of the Crown Isle development on a height of land. The Courtenay West reservoir is located on Lake Trail Road near Marsden Road. The Courtenay West reservoir generally serves the City of Courtenay west of the Courtenay River and the Courtenay East reservoir serves all areas east of the river. As well, the Courtenay reservoir assists in balancing water supply flows to the Town of Comox which draws water from the same Regional District supply lines as the City of Courtenay. The Marsden/Camco reservoir is 2.27 million litres (0.5 million imperial gallons) and serves the area west of Arden Road.

6.2.1 Goals

1. to ensure a high level of water quality is maintained
2. to protect the watershed of Comox Lake and thereby protect the City's source of water

6.2.2 Policies

1. The City is committed to maintain a program of establishing looped mains and to replace undersized mains where required.
2. For new development, a computer evaluation of system improvements is required, concentrating on reservoir locations, water main sizing and distribution.
3. The Comox Valley Water System not be expanded beyond the current boundaries, prior to an area becoming part of a municipality.
4. The City not support any increase in the capacity or extension of the water system outside a municipal boundary.
5. The City support implementation of a water-metering program for all properties within the water system.

6.3 Sanitary Sewer Treatment

The sanitary sewer treatment facility is a secondary treatment plant owned and operated by the Regional District. The plant is currently treating sewage from both Courtenay and Comox. The plant headworks have adequate capacity except during extreme periods of rainfall and high ground water. The City has advanced a program to identify and correct any inflow/infiltration sources. The plant has been designed with the intent of expansion as it reaches its hydraulic capacity. The hydraulics of the existing plant relative to inflow and infiltration can be improved by plant expansion as required or control of inflow and infiltration by identifying and correcting the problems.

The City collects sewage within the City boundaries through a series of pipes and lift stations. The sewage is then discharged into the Regional District system lift station located on the Dyke Road near the mouth of the Courtenay River. The sewage is then pumped to the RDCS sewage treatment plant on Brent Road.

Policies

1. For major new developments, the City shall consider the downstream capacity of existing sewer mains to ensure adequate capacity.
2. Efforts shall continue to reduce infiltration which has a negative impact on the treatment facilities.
3. The Comox Valley Sewerage System will be limited to areas within municipal boundaries.
4. The City through the development of a Master Sewer Strategy will develop strategies to facilitate providing alternative trunk networks and systems to transport effluent to treatment facilities.

6.4 Storm Drainage

Storm drainage within the City is comprised of numerous pipes, detention/retention systems, open drainage and natural drainage courses. Both west Courtenay and east Courtenay generally slope towards the three rivers that flow adjacent to or through the City.

The City's storm drainage system is identified on Map #4.

Policies

1. Large scale development projects shall be evaluated to determine the impact on downstream storm water facilities. On-site storm drainage retention is to be required as a means of stabilizing flows.
2. New development in the City shall satisfy the requirements of the latest City of Courtenay Storm Sewer Study. This includes the authority to inspect and enforce the installation and maintenance of oil and grit interceptors on land zoned for all uses requiring more than 10 parking spaces.

3. The City shall continue to use existing natural drainage patterns as the primary storm drainage system. Natural watercourses shall be protected from encroaching development and enhanced and improved where necessary. The City will continue to use stormwater detention/retention as its principal means of meeting the objective of maintaining post development flows at predevelopment levels.
4. The City will continue to work towards reducing or mitigating the impacts of development on the drainage system to protect the quality of the river systems.
5. The City will implement the Water Balance Model of BC to manage the natural environment and the built environment as integrated components of the same watershed.

6.5 Solid Waste

The disposal of refuse is handled at the Pigeon Lake Landfill site which is operated by the Regional District of Comox-Strathcona. The City has and will continue to lead in efforts to reduce the amount of solid waste going to the landfill. There is mandatory garbage collection for all lands within the City.

Policy

1. The City will pursue steps to reduce solid waste through a variety of approaches including:
 - education, promotion, advertising
 - encouraging recycling
 - encouraging home composting
 - review user fees
 - supporting recycling facilities within major commercial and industrial developments
 - encouraging mandatory garbage collection for the Comox Valley

6.6 Development Cost Charges

The City has a Development Cost Charge Bylaw which requires new development to contribute to the costs of upgrading or construction of new services which are largely a result of new growth and are charged directly to the benefiting development.

Policy

1. The City will review the Development Cost Charge Bylaw on a regular basis to ensure charges are kept up-to-date and that the bylaw reflects the need to upgrade and add new municipal infrastructure.