

San. & Sewer Comm.

SANITATION COMMITTEE MINUTES

January 23rd, 1967.

A meeting of the Sanitation Committee was held in the Municipal Council Chambers on Monday, January 23rd, 1967, at 7:30 p.m. with Chairman Co. Rose, Co. Butler, Co. Gilmore, G. Petrie, R. LeClair and H. F. Hockey being in attendance.

The Chairman called a meeting of the Sanitation Committee for the purpose of securing methods by which funds could be provided for the construction of sanitary sewer extensions within new subdivisions taking place in the various sewer areas.

In view of the fact that Co. Gilmore was unfamiliar with the workings of the Sanitation Committee, the Chairman gave a brief background of the coming into being of sanitary sewers in this Municipality and the policies presently being followed. Mr. LeClair expanded upon the Chairman's remarks by utilizing a letter which he directed to Mr. J. D. Baird, Deputy Inspector of Municipalities, as a result of the directive by the Sanitation Committee in the latter part of 1966, in regard to ascertaining the likelihood of securing a Certificate of Self-Liquidation as referred to in Section 254 of the Municipal Act so as to permit borrowing under the provisions of Section 253. Mr. LeClair later gave a complete background of the sewer facilities in this Municipality and further served ideally to familiarize all members of the Committee with the workings of the Sewer Department.

Mr. LeClair tabled a statement showing the estimated position of the sewer areas as of December 31st, 1966, and a partial projection for 1967. This statement included the position of the sewer areas as though merged. A report was also submitted showing the estimated cost in the amount of \$119,350.00 for sewer extensions required to satisfy proposed subdivisions, the approval of which is being withheld pending the availability of sewers.

As a result of the directive by the Sanitation Committee in the latter part of 1966, Mr. LeClair then referred to his report addressed to the Reeve and Council dated December 20th, 1966, which was accompanied by a reply received from the Department of Municipal Affairs pertaining to the matter of securing the Certificate of Self-Liquidation. Mr. LeClair then submitted a hypothetical statement utilizing realistic figures however, but assuming that the Sewer Department had been established as a sewer enterprise (that is, having secured a Certificate of Self-Liquidation).

Discussion then took place amongst the members of the Committee as to what would be the best solution to the problem at hand and the following was expressed—that establishing a sewer enterprise might well be the answer provided the Sewer Board levy for trunks did not have to be included as a cost. The suggestion that a connection fee be imposed was given some consideration but it was felt that the revenue so derived would be of little consequence.

Moved by Co. Butler seconded by Co. Gilmore:
That the Chairman of the Sanitation Committee accompanied by the Municipal Treasurer be permitted to proceed to Victoria to meet with the officials of the Department of Municipal Affairs for the purpose of further discussing the subject of establishing a sewer enterprise in the Municipality of Coquitlam.

Carried

Moved by Co. Gilmore seconded by Co. Butler:
That the meeting adjourn.

Carried

.....Chairman.

THE CORPORATION OF THE DISTRICT OF COQUITLAM
Statement Setting Forth Estimated Position of Sewer Areas

As at December 31st, 1966
and Partial Projection 1967

	Stages 1 to 4 Merged and Out of Stage		Stage 5	Stage 6	Overall As If Merged
<u>Revenue & Forward</u>					
Surplus or (Deficit) Dec. 31, 1965		66,514	(4,560)		61,954
Interest Earnings	3,037				
1966 Rates over Loan Requirements 1966	<u>52,349</u>	<u>55,386</u>	<u>17,256</u>	<u>(7,380)</u>	<u>65,262</u>
		121,900	12,696	(7,380)	127,216
<u>Expenditures</u>					
Cost of connections 1966	11,388		14,199		
Cost of extensions 1966	32,765		2,574		
Legal on O/S Easements	268				
Surveys for O/S Easements	240				
Compensation for Easements	<u>2,200</u>	<u>46,861</u>	<u>16,953</u>		<u>63,814</u>
December 31st, 1966		75,039	(4,257)	(7,380)	63,402
<u>Estimated Rates over requirement 1967</u>					
Estimated Rates	196,654		65,100	23,838	
Estimated Loan Requirements	<u>144,056</u>	<u>52,598</u>	<u>63,023</u>	<u>2,077</u>	<u>67,260</u>
				(43,422)	11,253
<u>Available For</u>					
Connection Costs					
Legal on O/S Easements					74,655
Surveys O/S Easements					
Compensation for Easements					

SANITATION COMMITTEE

January 23rd, 1967

PENDING SEWER EXTENSIONS IN SEWER AREAS

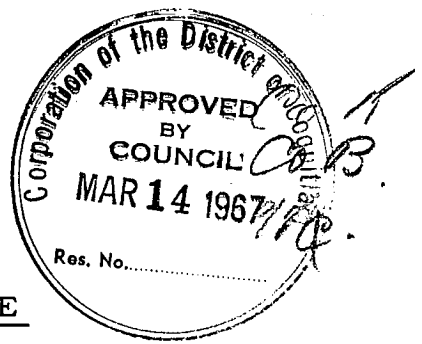
<u>Subdivider & #</u>	<u>A.E.S.L. #</u>	<u>Location</u>	<u>Stage</u>	<u>Estimated Cost</u>	<u>Disposition</u>
J. Krell 8-1187B	2793	Kugler Ave. off Mundy St.	V	4,000.00	Subdivision approved with septic tanks.
P. B. Richards 8-474B		Glenholm St. north off Colfax Ave.	V	1,200.00	Subdivision approval withheld pending availability of sewers.
H. R. Wheeler 8-1050		Montgomery St. and Hillside Ave.	V	3,500.00	Subdivision approval withheld pending availability of sewers.
Creber- Elliot 8-2324A		Shaw Ave. east of Richard St.	IV	4,000.00	Approval by Council July 6, 1966, for original estimate of \$3,344.55. No further action by subdivider.
Rhodes 8-1553C		Austin Ave. east of Guilby St.	IV	3,000.00	Approval by Council July 6, 1966 for original estimate of \$2,637.80. No further action by subdivider.
Runnels 8-467C	#1-2687-3944 #2-2687-3944	Como Lake Ave. & Blue Mountain St.	VI	2,850.00	Subdivision approval withheld pending availability of sewers.
Smith & Thiessen 8-2102	#1-2687-3950 #2-2687-3950	Como Lake Ave. west of Blue Mountain St.	VI	28,750.00	Subdivision approval withheld pending availability of sewers.
Van Dee Developments 8-1791A	2867	Lemax Ave. off Linton St.	V	4,200.00	Subdivision approval withheld pending availability of sewers.
R. G. Fast 8-1071C	3958	Foster Ave. east of Porter St.	V	2,800.00	Subdivision approval withheld pending availability of sewers.
Duhane LeBontad 8-2105	2687	Lilli St. & Bartlett Ave.	VI	7,000.00	Subdivision approval withheld pending availability of sewers.

Pending Sewer Extensions in Sewer Areas.

(2)

<u>Subdivider & #</u>	<u>A.E.S.L.#</u>	<u>Location</u>	<u>Stage</u>	<u>Estimated Cost</u>	<u>Disposition</u>
Lavasseur 8-2158		Edgar Ave. (McGough property)	IV	3,000.00	Subdivision approval withheld pending availability of sewers.
Spani 8-2106 8-2319		Winslow Ave. to Foster Ave.	V	2,000.00	Subdivision approval withheld pending availability of sewers.
Turner 8-1949A		Foster Ave. Linton St. area	V	11,000.00	Subdivision approval withheld pending availability of sewers.
Walker 8-1833A	#4009-1-2867	Porter St. north of Foster Ave.	V	28,500.00	Subdivision approval withheld pending availability of sewers.
Vagar 8-1850	#4009-1-2867	Midvale St. north of King Albert Ave.	V	10,000.00	Subdivision approval withheld pending availability of sewers.
Bradford, Huddleston Schmidt, Lavasseur 8-2393	#4009-1-2687	Miller Ave. west of Sherrif St.	VI	1,500.00	Subdivision approval withheld pending availability of sewers.
Durante 8-1691A	#4009-1A	Austin Ave. to Haversley Av. west of Schoolhouse St.	III	750.00	Subdivision approval withheld pending availability of sewers.
Bouchard 8-1909	#2687	Schoolhouse St. and Rochester Ave.	III	<u>1,300.00</u>	Subdivision approval withheld pending availability of sewers.
		TOTAL		\$119,350.00	

Tuesday, March 7th, 1967.



SANITATION COMMITTEE

A meeting of the Sanitation Committee was held in the office of the Reeve on Tuesday, March 7th, 1967, with all members of the Committee present along with members of the Council.

Visit to Department of Municipal Affairs

Councillor M. W. Rose reported on the visit to the Department of Municipal Affairs and the negotiations carried out with the Department.

The consent in principle, was received, and the arrangements for participation by way of mill rate was discussed.

Details of a Sanitary Utility for the Municipality was also spelled out.

Moved by Co. M. J. Butler
Seconded by Co. Gilmore:

That the action of the Sanitation Committee be endorsed, and that if the programme outlined requires permissive legislation, that same be requested by the Committee.

Carried.

Moved by Co. J. W. Gilmore
Seconded by Co. R. J. Gamache:

That the meeting adjourn.

Carried.

SECRETARY

CHAIRMAN

Monday, April 3rd, 1967.

SANITATION COMMITTEE

Co. R.
Co. Bil.
7:30 rec
APPROVED BY COUNCIL
APR - 4 1967
Res.

A meeting of the Sanitation Committee was held in the Council Chambers of the Municipal Hall on Monday, April 3rd, 1967, at 7:30 p. m. , with the following present: Councillor M. W. Rose, Councillor J. W. Gilmore, Councillor D. A. Hogarth, Mr. F. L. Pobst, Mr. H. F. Hockey and Mr. R. A. LeClair.

The purpose of the meeting was to discuss the establishment of a "Sewer Enterprise" in the District of Coquitlam in line with the provisions of Section 19 (c) , "An Act to Amend the Municipalities Enabling and Validating Act" as contained in Bill No. 70, 1967.

Tabled for consideration were:-

1. A letter from the Department of Municipal Affairs dated March 7th, 1967 re Sewer Enterprise - District of Coquitlam;
2. An excerpt of Bill No. 70, containing all of Section 19 (c) thereof;
3. A letter to the Minister of Municipal Affairs dated February 28th, 1967, re Coquitlam Sewers, signed by R. A. LeClair, together with supporting submissions (a) to (f);
4. Estimate for Sewer Enterprise Without G. V. S. & D. D. Levies to be self-supporting for 1967, and showing revenue and expenditure equal each in the total amount of \$327,643;
5. Estimates for Sewer Enterprise setting forth for each year revenue and expenditure as follows:-

	<u>1966</u>	<u>1967</u>
Total Revenue	\$283,379	\$528,092
Total Expenditure	396,102	500,788
6. A list of things to be done and questions to be considered should provisions of Bill No. 70 be ignored, and actions to be followed to be in accordance with present practices;
7. A list outlining the course of action suggested if provisions of the Special Legislation as provided by Bill No. 70, Section 2 (a) were to be followed;

Fears were expressed on the proposal to implement the provisions of Bill No. 70, on the following:-

- (a) Development within stage areas should cease to avoid further borrowing;
- (b) Coquitlam's bond market credit will suffer if the extra were added for sewer loans;
- (c) Initiative form of borrowing repugnant;
- (d) Recent subdividers suspected of having delayed development for personal gain;
- (e) Individual Councillors would be placed in a weakened position to resist requests for sewers outside present existing sewer areas.

- continued -

Monday, April 3rd, 1967,
Sanitation Committee.

The principle arguments in favour of implementing the provisions of Bill No. 70 were:-

- (a) The persons now subdividing (many being subdivisions consisting of a very small amount of land) were, for a number of good reasons, unable to subdivide prior to the setting up of the existing sewer areas;
- (b) Owners of property who owned land on one side of a street would not be called upon to pay the full cost of a sewer line which would not serve another owner who, for the moment, was not pressed to dispose of his holdings;
- (c) The owner who was required to install sewers at his cost could argue that he was placed in an unfair competitive position with others who had, for various reasons, their land sewerred by public finance;
- (d) A more orderly and progressive pattern of subdivision would result because the Municipality could set down a priority for extensions that would discourage "leap-frogging";
- (e) The cost of installing sewers could be reduced if controlled by the Municipality by accumulating projects to be let out as one;
- (f) Council would be free to consider the installation of sewers to properties outside existing sewer areas which suffer from existing health hazards without the necessity of obtaining the approval of the owner;
- (g) Many administrative and engineering difficulties arising from the execution and enforcement of agreements to install sewers privately would be avoided;
- (h) Failure to take advantage of the provisions of Bill No. 70 might lead to the general use of septic tanks for sewerage disposal in new areas.

The rates that were suggested in tabled items were based on the present known facts and costs indicated within the established areas. Rising costs and other unknown factors at the present time precluded the possibility of insuring that rates or costs would not vary. The Committee recognized the possibility and desirability of servicing lands with sewers which, at the present, were located outside of existing sewer areas. The Committee also recognized that it may be necessary to increase the rates before 1971. If a rate revision was considered in 1967, \$7.00 for privately sewerred lots and \$43.00 for lots sewerred with public finance, were the rates indicated as sufficient for a self-supporting enterprise without extension outside of the established sewer areas.

The present practice of levying \$6.00 on privately sewerred lots was discussed and held as being unjustified if the same was levied as a maintenance levy. It was pointed out that this levy was really being used to maintain and subsidize the present \$36.00 levy imposed on Municipally sewerred lots.

- continued -

Monday, April 3rd, 1967,
Sanitation Committee

RECOMMENDATIONS

The Committee recommended that the provisions of Bill No. 70 be implemented and that Council take immediate steps on the following:-

1. That a By-Law be prepared by the solicitor pursuant to the provision of Bill No. 70, i. e. providing that all specified areas for sewerage works established, extended, and merged pursuant to Division 2 of Part XVI of the "Municipal Act" are merged and the area extended to include the entire Municipality and establish a Municipal Enterprise including all the sewerage works hereafter constructed.
2. Have existing Frontage Tax By-Laws and our Sewer Rental By-Law reviewed by the solicitor to ensure that the provisions thereof will in no way be impaired by the passage of the By-Law described in (1) above.
3. Consider the repeal of the Frontage Tax By-Law for Stage 5, i. e., By-Law 1330 and allowing the Frontage Tax By-Law 1331 to apply for 1967 anyway for the new area created by the By-Law described in (1) above.

The Committee further agreed:-

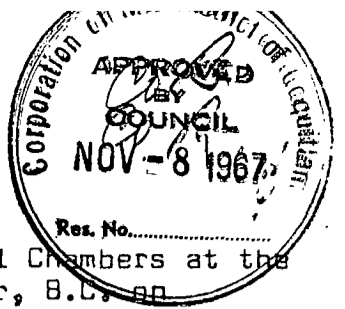
1. That on the advice of the Engineering Department, a system of priorities be designed to meet the conditions brought about by acute sanitation conditions and development resulting from subdivisions.
2. That Council give further consideration to imposing a connection fee.
3. That care be exercised prior to authorizing the Sewer Board to construct further trunk sewers that the cost thereof will not adversely affect our 4 mill limitation. It may be difficult to control the construction of trunks in areas of which we form a part but which extension lies in another Municipality.

The meeting adjourned.

CHAIRMAN

Man. Clerk

SANITATION COMMITTEE



A Meeting of the Sanitation Committee convened in the Council Chambers at the Social Recreation Centre, 630 Poirier Street, New Westminster, B.C. on Wednesday, October 4th, 1967 at 7:00 p.m. to hear complaints relevant to Sewer Rental charges levied under By-Law No. 1216 and the authority given to this Committee under Sub-section 6 of the said By-Law. The following members of the Council and staff were present: Chairman, Co. Rose; Co. Butler; Co. Gilmore; Secretary R. Erho and J. Godin, Appraisers.

APPEAL # 1 W. Brunelle re: 1 structure - 2 units.

MOVED by Co. Butler, seconded by Co. Gilmore
That the classification stand.

CARRIED

APPEAL # 2 Y. Lee re: 2 structures-1 unit-1 store (1256s.f.)-1 cafe.

MOVED by Co. Gilmore, seconded by Co. Butler
That the classifications shall read: 2 structures-1 unit-1 store (1256s.f.) and 1 kitchen (P.21).

CARRIED.

APPEAL # 3. E.G. Andres re: 1 structure - 2 units

MOVED by Co. Gilmore, seconded by Co. Butler
That the classification shall be: 1 structure - 1 unit.

CARRIED.

APPEAL # 4 F. Faught re: 1 structure - 3 units

MOVED by Co. Butler, seconded by Co. Gilmore
That the classification shall be: 1 structure - 2 units.

CARRIED.

APPEAL # 5 B.A. Hird re: 1 structure - 3 units

MOVED by Co. Gilmore, seconded by Co. Butler
That the classification shall be: 1 structure - 2 units.

CARRIED.

APPEAL # 6 A.R. Ducklow re: 1 structure - 2 units

MOVED by Co. Butler, seconded by Co. Gilmore
That the classification stand.

CARRIED.

APPEAL # 7 D.I. MacKinnon re: 1 structure - 2 units

MOVED by Co. Butler, seconded by Co. Gilmore
That the classification shall be: 1 structure - 1 unit.

CARRIED.

APPEAL # 8 K. & S. Forssell re: 2 structures-1 unit-1 Potting Shed (1925s.f.) (P.7)

MOVED by Co. Gilmore, seconded by Co. Butler
That the classification shall be: 2 structures-1 unit-1 Potting Shed (1682s.f.) (P.7)

CARRIED.

MOVED by Co. Butler, seconded by Co. Gilmore
That the following Assessment Department recommendations be approved as submitted:

<u>DELETE</u>	<u>FROM</u>	<u>TO</u>
Roll #787	1 str., 2 Units	1 str., 1 Unit Declaration
Roll #15820	1 str., 2 Units	1 str., 1 Unit Declaration
Roll #15821	1 str., 2 Units	1 struc, 1 Unit Declaration
Roll #11039	1 str., 2 Units	1 str., 1 Unit Declaration.

CARRIED.

MOVED by Co. Butler, seconded by Co. Gilmore
That the meeting adjourn.

CARRIED.

Man. Clerk
.....CHAIRMAN

DISTRICT OF COQUITLAM
INTER-OFFICE MEMORANDUM

TO F.L. Pobst, Municipal Clerk

DATE October 12th, 1967

FROM J.W. Godin, Assessment Department

RE: Sewer Rental Court of Revision

Enclosed please find copies of Sanitation Committee Sewer Rental Court Minutes for Council, Clerk and Municipal Manager.

Per J.W. Godin
MUNICIPAL ASSESSOR.

JWG/sh
encl.