

Responses to recent questions asked by residents about work on private property in relation to the proposed Bowser wastewater collection system, including on-site grinder pump estimates and installation and archaeological requirements.

Q1	As a property owner, what work will I be responsible for to connect to the proposed Bowser Wastewater System?
R1	<p>Property owners will be responsible for conducting all work on private property.</p> <p>Work to connect will vary depending on the property and may include, but is not limited to:</p> <ul style="list-style-type: none"> • choosing and contracting the appropriate tradespeople • required building permit(s) • connection of residences or buildings to the sewer service at the property line • installation and electrical connection of grinder pumps • decommissioning septic systems • any other regulatory requirements that may apply to specific private properties (for example some properties may have environmental, archaeological, riparian, or other requirements) <p>The RDN will provide an on-site grinder pump unit to property owners requiring one. The property owner is responsible for all other components, equipment and materials required to connect. To find out if your property will require a grinder pump, see the Question 6 of the Low Pressure System & Grinder Pump FAQ.</p>
Q2	Why isn't annual maintenance of on-site grinder pumps covered by the annual operation and maintenance fees charged to run the system?
R2	The RDN does not install or maintain works on private property. Installation, maintenance and replacement of grinder pump units will be the responsibility of the property owner.
Q3	What if there is a technical problem with the grinder pump unit provided by the RDN? Will there be a warranty on the pumps?
R3	The grinder pump units will come with a manufacturer's warranty. The specifics and duration of the warranty package will depend on the pump unit selected.
Q4	Will the RDN recommend or require me to work with a specific contractor?
R4	<p>No. The RDN does not endorse, recommend or vet businesses providing services on private property. It will be the responsibility of the property owner to choose and contract the appropriate tradespeople to do this work.</p> <p>If you need assistance finding qualified professionals, local directories or professional associations such as ASTTBC or B.C. Association of Professional Archaeologists may be helpful.</p>

Q5	Free grinder pump installation estimates are being provided by request to property owners that will require grinder pumps. How is the local business providing the estimates connected to the RDN?
R5	<p>The local Bowser developers group (who have agreed to contribute to the cost of the project), contacted the RDN and offered to provide installation estimates to property owners. As a courtesy, the RDN has communicated this offer to property owners. Estimates are to be based on the Stantec design developed for the RDN.</p> <p>It is important to note that neither the local developers providing the estimates, nor the estimates themselves are guaranteed or endorsed by the RDN. The RDN does not endorse, recommend, guarantee or vet businesses providing services on private property. It is the responsibility of the property owner to choose and engage the appropriate professionals and tradespeople needed to connect to the system and decommission on-site septic system(s).</p>
Q6	My property intersects a designated archaeological site. Are there any requirements I need to meet before I can conduct the work on my property to connect to the system?
R6	<p>Property owners will be responsible for conducting all work on private property. This includes any physical installation work and meeting any regulatory requirements associated with work on their property.</p> <p>With respect to works within an archaeological site, the <i>Heritage Conservation Act</i> requires that a site alteration permit is obtained prior to impacting a site, which is administered by the Archaeology Branch of Ministry of Forests, Lands, Natural Resource Operations & Rural Development. The first step in obtaining this permit is to have an archaeological impact assessment conducted by a professional consulting archaeologist. If the impact assessment shows that the sewer works can be installed without affecting the archaeological site, a site alteration permit will not be required before being allowed to proceed. For further information about this process, please visit the Archaeology Branch website for Property Owner and Developers, including a list of FAQ's.</p> <p>The RDN has access to information on the locations of identified archaeological sites and can assist property owners in determining if one is on or near their property, and understanding the application/permit process. Please contact the RDN Strategic & Community Development Department at 250-390-6510 or toll free at 1-877-607-4111 for more information. A data request can also be made directly to the Archaeology Branch.</p>

Q7	Are there any costs involved with an archaeological impact assessment for the property owner?
R7	<p>Yes, the property owner is responsible for the costs of required archaeological studies. Costs will vary depending on the extent of the work required. The Archaeology Branch does not charge for issuing heritage permits.</p> <p>The RDN would also be required to conduct an archaeological impact assessment and may be required to obtain a site alteration permit for system works located on public lands prior to construction. Information about this process, and the professional consulting archaeologist contracted to do the work will be communicated to the public.</p>
Q8	If the petition passes, and I become aware of previously unforeseen costs required in order for my property to connect to the system, will I be able opt out of the wastewater project?
R8	No, if the petition passes, all property owners within the service area would be required to participate.

For project information, contact:

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