

**From:** Anthony Peirce [REDACTED]  
**Sent:** Thursday, October 28, 2021 7:44 PM  
**To:** Jane Wolverton; Tahirih Rockafella; Dan Rogers; [bsmith@islandstrust.c.ca](mailto:bsmith@islandstrust.c.ca)  
**Subject:** CMS Development Plan

Dear Jane, Tahirih, Dan, and Brad,

We are writing to you as extremely concerned [REDACTED] about the CMS development plans on the property (Roll: 01-764-02279.110), which are now under your consideration for approval. Of particular concern to us is the effect that this (essentially commercial) development will have on the water supply and water quality of their neighbours. Our property is [REDACTED] [REDACTED] very close to this development (please look at the following BC Assessment link:  
Map: <https://www.bcassessment.ca/Property/Info/QTAWMDBIUKU4Mg==>)

We know you have received the impassioned briefs CMS\_brief1-5 in emails as attachments from the community, who are greatly concerned about the CMS development. Rather than forward these to you so that you are inundated by more of the same, we are reiterating these concerns from a different perspective, with empirical data that provides evidence of the direct impact this development is having on the quality of the water supply of the neighbouring properties.

Just today we received the attached water test, which you will see is entirely out of range for safe drinking water. We have owned this property since 2005 and have never had a problem with water quality. We believe that the recent escalation in activities by CMS, along with their composting and waste water treatment, has seriously compromised the quality of the water that we draw from the same aquifer.

A related concern is that water volume tests have been performed only on the CMS property, without simultaneous testing on the neighbouring properties. This procedure is not consistent with testing guidelines that would be expected of an essentially commercial development on the level of a hotel or resort, which is what CMS is proposing.

We hope that our grave concerns will be taken into consideration when you make your decision.

Yours sincerely,

Anthony Peirce and Bonny Norton  
[REDACTED]

Client/Code

Brad Lockett

Date 26Oct21 8:40a No. W164491

Source Well

Type of Sample water

No. of Samples 1

Comments Arrival temp.: 7.1C  
Pd Cash B1039

Sample: Anthony Peirce,

| Site Code   | Date    | Time   | CFU/100 ml |      | CFU/100 ml |      |
|-------------|---------|--------|------------|------|------------|------|
|             |         |        | TC         | T-NC | FC         | F-NC |
| Outdoor Tap | 25Oct21 | 02:00p | 6          | 600  | 0          | 0    |

TC = total coliform bacteria

FC = fecal coliform bacteria (aka thermotolerant coliforms)

NC = non-coliform bacteria

CFU/100 ml = colony forming units per 100 milli-litres

Results may be adversely affected if samples are submitted to the laboratory more than 24 to 30 hours after collection.

Comments:

For Interpretation of Results:

Total or Fecal Coliforms present greater than 0 CFU/100mL (0 CFU/mL):

IF Coliform numbers exceed safe limits for drinking water-  
water is not suitable for drinking without treatment.

Total Non-coliform bacteria (=Lactose Fermentors) equal to or greater than  
200 CFU/100mL (2.0 CFU/mL):

IF the number of organisms present exceed recommended guidelines for  
drinking water; treatment is strongly recommended.



W. Riggs  
Sr. Microbiologist

