

**From:** Meghan McKee <meghan@nsswaterworks.ca>  
**Sent:** Monday, February 3, 2020 4:22 PM  
**To:** Daniela Murphy  
**Cc:** 'Ron Stepaniuk'  
**Subject:** FW: Water Servicing Plan Referral for Salt Spring Island Rezoning application SS-RZ-2013.7, Lot 10 Park Drive, SSI  
**Attachments:** Response to referral for Lot 10, Park Drive.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon Daniela,

Please find attached the NSSWD's response to the Water Servicing Plan Referral for Salt Spring Island Rezoning application SS-RZ-2013.7, Lot 10 Park Drive, SSI.

Regards,

Meghan McKee, MPA, BSc  
Environmental Manager



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**From:** Ron Stepaniuk <[ronstep@nsswaterworks.ca](mailto:ronstep@nsswaterworks.ca)>  
**Sent:** December-19-19 4:05 PM  
**To:** Meghan McKee <[meghan@nsswaterworks.ca](mailto:meghan@nsswaterworks.ca)>  
**Subject:** FW: Water Servicing Plan Referral for Salt Spring Island Rezoning application SS-RZ-2013.7, Lot 10 Park Drive, SSI

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**From:** Tandy Cudmore <[tandy@nsswaterworks.ca](mailto:tandy@nsswaterworks.ca)>  
**Sent:** 19 December 2019 15:46  
**To:** Ron Stepaniuk <[ronstep@nsswaterworks.ca](mailto:ronstep@nsswaterworks.ca)>  
**Subject:** FW: Water Servicing Plan Referral for Salt Spring Island Rezoning application SS-RZ-2013.7, Lot 10 Park Drive, SSI

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**From:** Daniela Murphy <[dmurphy@islandstrust.bc.ca](mailto:dmurphy@islandstrust.bc.ca)>  
**Sent:** December-19-19 3:32 PM  
**To:** [Lynne.Magee@viha.ca](mailto:Lynne.Magee@viha.ca); BISaltspring <[bisaltspring@crd.bc.ca](mailto:bisaltspring@crd.bc.ca)>; Christine Condron <[ccondron@crd.bc.ca](mailto:ccondron@crd.bc.ca)>; [kcampbell@crd.bc.ca](mailto:kcampbell@crd.bc.ca); [info@nsswaterworks.ca](mailto:info@nsswaterworks.ca); [Chris.McMillan@gov.bc.ca](mailto:Chris.McMillan@gov.bc.ca)  
**Cc:** Jason Youmans <[jyoumans@islandstrust.bc.ca](mailto:jyoumans@islandstrust.bc.ca)>; Salt Spring Island Local Trust Committee <[SaltSpringIslandLocalTrustCommittee@islandstrust.bc.ca](mailto:SaltSpringIslandLocalTrustCommittee@islandstrust.bc.ca)>; [jarnet@crd.bc.ca](mailto:jarnet@crd.bc.ca)  
**Subject:** Water Servicing Plan Referral for Salt Spring Island Rezoning application SS-RZ-2013.7, Lot 10 Park Drive, SSI

Dear Referral Coordinator,

The Salt Spring Island Local Trust Committee (LTC) respectfully requests your review and comment on the attached document titled "Domestic Water Study for Lot 10, Park Drive, Salt Spring Island, B.C." from Stantec Consulting Ltd.

This report was procured by the applicant of a rezoning proposal that would increase the permitted residential density on the subject property from 33 units to 49 units.

As you will see from the report, the applicant plans to allocate residential densities on the property as follows:

- 24 studio (bachelor) apartments
- 24 one-bedroom apartments
- 1 single-family dwelling

When this matter was last considered by the LTC in 2016, it requested the applicant to provide a water servicing plan prepared by a professional engineer that addresses a number of issues identified in the Salt Spring Island Official Community Plan concerning development proposals serviced by groundwater (see resolutions at the end of this email). The attached Stantec report seeks to address some of those issues. The LTC also directed staff to refer the water servicing plan, when received, to other agencies that may have a role in the water system and building permitting process.

It is hoped that this referral will advance the understanding of whether a viable, long-term supply of potable water for the proposed residential density is feasible based on the proposed servicing plan.

Also attached for your reference is a copy of the well water license issued for the subject property by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) in January 2019, as well as the groundwater supply report obtained in support of the well license application.

A reply is respectfully requested by Friday, February 14, 2020.

We understand that there are numerous demands on your time. Please know that your comments regarding this matter are greatly valued.

Should you have any questions, or require further information, please contact Planner Jason Youmans at [jyoumans@islandstrust.bc.ca](mailto:jyoumans@islandstrust.bc.ca) or 250-538-5603.

Please direct referral responses to [ssiinfo@islandstrust.bc.ca](mailto:ssiinfo@islandstrust.bc.ca)

Or by mail to: Islands Trust, 1 – 500 Lower Ganges Road, Salt Spring Island, BC V8K 2N8

Thank you for your time and attention to this matter.

Yours truly,  
Daniela Murphy

*Daniela Murphy*

Legislative Clerk/Deputy Secretary  
Islands Trust, Salt Spring Island

#1 – 500 Lower Ganges Road  
Salt Spring Island, BC V8K 2N8  
Phone: 250-538-5606  
Enquiry BC Toll-free call 1-800-663-7867

Websites: [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca) | [www.islandstrustconservancy.ca](http://www.islandstrustconservancy.ca)  
*Preserving Island communities, culture and environment since 1974.*

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**SS-2016-136**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request that the applicant provide a water servicing plan prepared by a professional engineer that contains the following related to the provision of potable and non-potable water to the subject lot:

1. Confirmation that potable water in the amount required to obtain occupancy permits can be provided under the plan for all proposed units and that water in the amount required for fire suppression and irrigation can also be provided;
2. Where potable water is to be supplied by groundwater, a pump test(s) conducted by a professional engineer and containing supporting documentation that the test was of sufficient duration to establish the long-term reliability of the water supply in accordance with generally acceptable hydrological engineering practices;
3. Where potable water is to be supplied by groundwater, a water quality analysis that demonstrates that the groundwater from each proposed

water supply source or well is potable or can be made potable with a treatment system; and

4. Where potable water is to be supplied by groundwater, assessment of how groundwater use on site will impact:
  - a. Nearby wells or other neighbourhood water supplies;
  - b. Agricultural activities;
  - c. Springs necessary to maintain fish habitat.
5. That the applicant makes every effort to include rainwater as part of the water supply plan.

**CARRIED**

**SS-2016-137**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff, upon receipt of a water servicing plan from the applicant, to refer the plan to the Secretary to the Comptroller of Water Rights, Island Health, CRD Building Inspection and the North Salt Spring Water District for review and comment.

**CARRIED**

February 3, 2020

Daniela Murphy  
Legislative Clerk/Deputy Secretary  
Islands Trust, Salt Spring Island

Subject: Referral of Water Servicing Plan for Lot 10, Park Drive, SSI

Dear Daniela,

Thank you for giving the North Salt Spring Waterworks District (NSSWD) the opportunity to review and comment on the "Domestic Water Study for Lot 10, Park Drive, Salt Spring Island, B.C." from Stantec Consulting Ltd. The NSSWD Board of Trustees considered the referral at the January 30, 2020 regular board meeting and directed me to respond with the comments below.

Please note that NSSWD staff are not professional engineers and a thorough technical review of the water study has not been done. General comments from staff on the Domestic Water Study (Stantec Report) are below.

- The study uses an outdated (2016) guideline for manganese. The study claims that the well water meets the guideline for manganese, when in fact, it does not because a maximum acceptable concentration (MAC) for manganese was implemented by Health Canada in 2019.
- The study states that manganese is just an aesthetic issue, when in fact, it is now regulated for health reasons because research has shown it causes developmental neurological problems in children.
- The study uses an outdated (2016) guideline for lead. The MAC for lead was reduced by half in 2019. One of the well water samples contained lead above the MAC.
- The manganese level is very high and while it can be treated, extensive backwashing of filters will likely be needed. It is not possible to tell from the report if the estimate of backwash water volume needed will be sufficient. Please note that the volume of water needed for backwashing has been estimated not by Stantec, but by a company called Island Waterworks. Island Health requires that design of public water supply systems be done by a qualified professional, which in this case means a professional engineer or applied science technologist registered with ASTTBC and with appropriate experience. If Island Waterworks treatment system design or backwash water volume estimates were done by an appropriately qualified professional, NSSWD staff are not aware of it.

**Every Drop Counts**



- The study states that “water for fire suppression is assumed to be provided by NSSWW” but that request has not been made. The watermain in that area is four-inch diameter so a water main upgrade would be necessary to provide the required flow from a hydrant.
- The Ministry of Forests, Lands, Natural Resource Operations and Rural Development determined (and states on the water licence) that about half of the well water yield is actually from a nearby pond (Swanson’s Pond), which means the supply from the pond (and therefore the well) may be reduced due to increased evaporation as the climate warms, yet no climate change analysis has been done.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Meghan McKee'.

Meghan McKee  
NSSWD Environmental Manager

cc. Ron Stepaniuk  
NSSWD District Manager