

Feb. 18, 2020

To Whom It May Concern

I oppose the rezoning of 2188 North End Road SS-RZ-2017.3 due to the possibility that rezoning will adversely affect the **water quality** of the properties nearby.

SEPTIC

Addressing the Application

Pg 2/40 Islands Trust Staff Report of 2019-12-17.

Policy/Regulatory

Islands Trust Policy Statement:

4.4.2 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, **water quality is maintained**, and existing, anticipated and seasonal demands for water are considered and allowed for.”

Pg. 12/40 Islands Trust Staff Report of 2019-12-17.

OCP Objective/policy B 2.2.2.3 c. means of sewage disposal

“The applicant has submitted a letter from Cormac Nolan, P. Eng., dated May 22, 2018, indicating that “both dwellings --- have a septic system that meets the design intent of the Building Code.”

This will be addressed under Pg. 37/40 Staff Report.

Pg. 21/40 Aquaparian Report Environmental Assessment July 8, 2018

Quote from OCP C.3.3.2.2 “should consider the impacts on the **proposed new use** on existing wells, springs or water supplies.”

This application involves a building that has been occupied for a number of years. Because of this use there may have been impact on existing wells, springs and water supplies already due to water use and septic systems. Thus it is important to consider the topography of the area, the nearby water system and the drainage in the area.

Pg. 21/40 Aquaparian Report Environmental Assessment July 8, 2018

“This report is intended to assess the presence or absence of any surface watercourses/waterbodies and drainages on the subject property and within the area that may be impacted by the use of the existing well. This letter report should be submitted in conjunction with the hydrologist report that is required by the Local Trust Committee to assess any potential impacts on neighbouring wells, fish habitat and/or agricultural activity for rezoning applications.”

Has a hydrologist report been included in the application?

Pg. 22/40 Aquaparian Report Environmental Assessment July 8, 2018

“A map of surface drainages has been included as **Figure 3.**”

This is shown on Pg. 29/40 of the Staff Report.



Included in this submission is a map of culverts.

Included in this submission is a corrected Figure 3.

pg. 37/40 Core Group Consultants Report May 22, 2018.

RE: 2188 North End Road, Salt Spring island, B.C.  
“SEPTIC SYSTEM”

It is unclear if this refers to a septic system or septic systems.

“both dwellings located at 2188 North End Road and 108 Mariko Place have a septic system”

This states one system it does not state each building has a septic system.

“solely based on our field observations of the existing system”

This does not state systems.

There is no information available on the septic system for the workshop.

Included in this submission is a copy of this page with notes.

Pg.38 /40 CRD health Application for Sewage Disposal Permit to Construct Aug. 16, 1996.

Single Family Dwelling, Number of **bedrooms 3.**

System Information Method of Effluent Distribution Gravity, Area of Lot 2.38 acres,

Source of Domestic Water – Well, Distance from **own well 120 feet,**

Distance from **Neighbours Well ? Feet**

Aug. 13, 96. Permit to Construct

**Conditions Alternative method. Standard trench 24” wide X 24” deep (maximum) (12” rock). Final system plan required.**

1. This is a CRD form for an application for Sewage Disposal System Permit. It is a Permit to Construct. It is **not** a final inspection and approval of any system.
2. This application refers to a 3 bedroom house. It does **not** refer to the workshop.
3. Distance from own well 120 ft. Well #4431 or well #81237?
4. Distance from the Neighbour’s well is unknown, denoted by a question mark
5. What does **Alternative Method** mean?
6. Final system plan required. What does this mean?

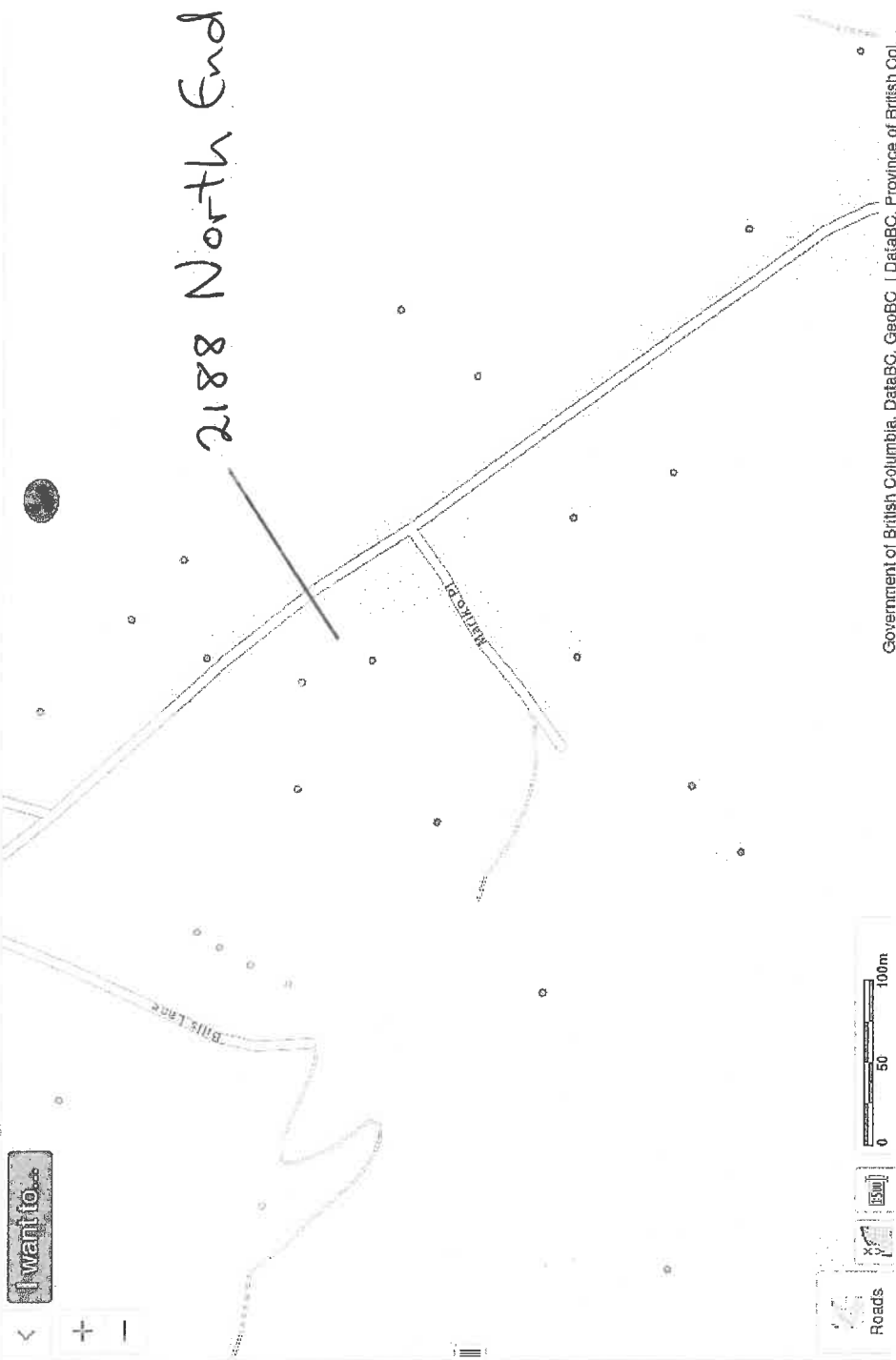
In the absence of a Hydrologist Report and other documentation this application does not support the maintenance of **water quality** in nearby properties, particularly those south of 2188 North End Rd. Given that: "the owner has continued to use the building as a rental cottage" and that there are a number of drinking water wells nearby I feel that this application requires further study.

Thank you for your assistance in this matter,

Kathleen Weisner B.Ed.



Identity Results (1)  
 (1) Groundwater Wells - All



- Well 1 2188 North End Road
- Well 2 2188 North End Road
- Well 3 127 Mariko
- Well 4 2140 North End Road
- Well 5 2124 North End Road

Groundwater wells

Note 2 wells at 2188 North End Road.



iMapBC - Mozilla Firefox

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Legend

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- Flume
- Horizontal
- Roadway
- Other
- Unknown

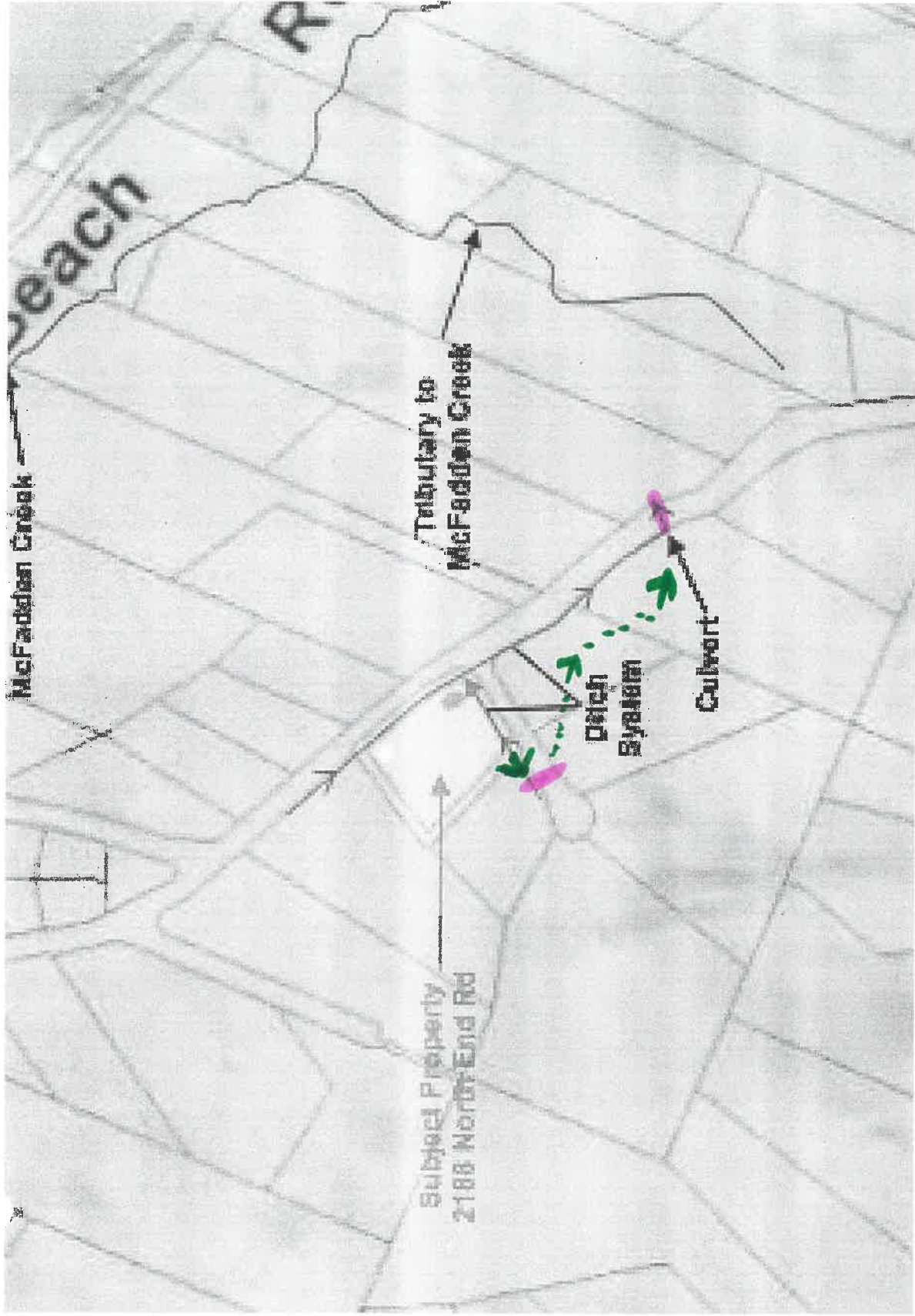
2188 North End Rd

Government of British Columbia, DataBC, GeoBC, iDataBC, Province of British Col...

Home Legend Roads

0 50 100m

Culverts MoT-I



The Ditch System on Mariko flows west not east. There is no culvert in the vicinity of the unlabelled green dot.

The correct flow of Weisner Brook in the McFadden Wetlands is shown as ... →



Islands Trust

May 22, 2018

Salt Spring Island, BC

TO: Karol Kudyba


RE: 2188 North End Road, Salt Spring Island, BC  
Lot 3, Sec 7, Range 1, N. Salt Spring Island, Cowichan District Plan 34165  
SEPTIC SYSTEM

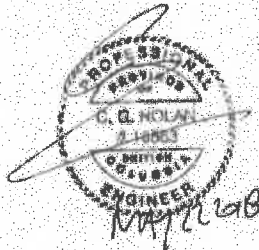
We are writing this letter in reference to the requirements for a rezoning application. We confirm, that based on our site observations and in our opinion, both dwellings located at 2188 North End Road and 108 Mariko Place (Lot 3, Range 1, North Salt Spring Island, CDP 34165), have a septic system that meets the design intent of the Building Code

Please note that Core Group Civil Consultants Ltd did not provide design or construction monitoring services for the installation of these systems and our opinion is solely based on our field observations of the existing system. Please note that all unused water wells on the property should be abandoned.

We trust that this satisfies your requirements at this time.

Yours truly,  
CORE GROUP CIVIL CONSULTANTS LTD

  
Cormac Nolan, P Eng



Refer to pg 37/40. re. Septic System

Note that although this report both dwellings have a **septic system**. Does this refer to one system? Through inquiring at CRD and VIHA Gateway Health I have located **no paperwork for a second septic system**. No construction, safe septage or maintenance records. There is a record for a 3 bdrm house.

Note This opinion is based on observation of the **existing system**, not **systems**. This does not mention a second system for the workshop.



COMPLETE TOP SECTION ONLY

NEW CONSTRUCTION  ALTERATION  REPAIR

LOT/PARCEL INFORMATION

LEGAL DESCRIPTION OF PROPOSED DISPOSAL SYSTEM LOCATION  
PLAN 34/66 LOT 3 SECTION 7 DISTRICT N551 M.N.  
STREET ADDRESS/GENERAL LOCATION 2188 N. E. RD 551

OWNER INFORMATION

NAME SUZANNE GUINNESS TELEPHONE NUMBER  
MAILING ADDRESS

APPLICANT INFORMATION

NAME ROBYN KEUN TELEPHONE NUMBER  
MAILING ADDRESS BOX 299 551 V8K 2V9  
NUMBER AND STREET CITY POSTAL CODE

PREMISES INFORMATION

SEWAGE DISPOSAL SYSTEM WILL SERVE:  
 SINGLE FAMILY DWELLING  DUPLEX  OTHER SPECIFY  
ESTIMATED DAILY SEWAGE FLOW  
NUMBER OF BEDROOMS 3

SYSTEM INFORMATION

METHOD OF EFFLUENT DISTRIBUTION:  
 GRAVITY  PRESSURE  SERIAL  OTHER  
MANUFACTURER AND MATERIAL OF APPROVED SEPTIC TANK  
LIQUID VOLUME OF SEPTIC TANK  
TOTAL LENGTH OF PIPE DIAMETER OF PIPE  
GARRURATION  YES  NO  
IF PACKAGE TREATMENT PLANT IS PROPOSED  
MAKE  
MODEL TREATMENT CAPACITY

SITE INFORMATION

AREA OF LOT 2.38 ACRES SOURCE OF DOMESTIC WATER: WELL  
DISTANCES OF PROPOSED DISPOSAL FIELD TO SOURCES OF DOMESTIC WATER:  
FROM OWN WELL 120' FEET FROM NEIGHBORING WELL ? FEET  
FROM TREATOR LAKE FEET FROM WATER LINES FEET

RESTRICTIVE COVENANTS AND/OR EASEMENTS

ARE THERE ANY RESTRICTIVE COVENANTS OR EASEMENTS WHICH WILL AFFECT THE DESIGN OR LOCATION OF THE SYSTEM?  
 YES  NO

APPLICANT SIGNATURE

SIGNATURE DATE Aug 13/96

PERMIT TO CONSTRUCT

PURSUANT TO THIS PERMISSION IS HEREBY GRANTED FOR THE CONSTRUCTION OF A SEWAGE DISPOSAL SYSTEM. THIS PERMIT MAY BE CANCELLED IF VARIATIONS ARE MADE TO THESE PLANS AND SPECIFICATIONS.

CONDITIONS

Alternative method. Standard trench (24" wide x 24" deep (maximum) (1" rock). Final system plan required.

APPLICATION REJECTED

REASONS

OFFICE USE ONLY

PAID \$100  
AMOUNT 57338  
DATE Aug 16/96  
W.O.

FILED THIS DATE Aug 16/96  
NOTE: CONSTRUCTION MUST NOT COMMENCE UNTIL THIS PERMIT HAS BEEN SIGNED BY THE MEDICAL HEALTH OFFICER OR ENVIRONMENTAL HEALTH OFFICER. AUTHORIZATION TO USE A SEWAGE DISPOSAL SYSTEM MUST BE GRANTED IN WRITING BY THE AUTHORITY HAVING JURISDICTION BEFORE BACKLAPPING. CHECK WITH YOUR LOCAL AUTHORITIES REGARDING BUILDING AND ZONING BYLAW. THIS PERMIT IS NOT TRANSFERABLE AND EXPIRES ONE YEAR FROM THE DATE OF ISSUE.

FOR NO NUMBER

BACKLAPPING AND USE AUTHORIZED  YES  NO

FINAL

COMMENTS MAINTAIN ACCESS TO SEPTIC TANK  
SIGNATURE M. Keun DATE FEB 16/04

This page 38/40 refers to a 3 bedroom house, not the workshop. Where is the report for the workshop? The following page 39/40 schematic shows the 3 bdrm house, not the workshop.