



# Alberni-Clayoquot Regional District

## BEAVER CREEK WATER ADVISORY COMMITTEE MEETING

NOVEMBER 10, 2015, 1:30 PM

Regional District Board Room, 3008 Fifth Avenue, Port Alberni, BC

### AGENDA

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	PAGE #
<b>1. <u>CALL TO ORDER</u></b>	
Recognition of Traditional Territories.	
<b>2. <u>APPROVAL OF AGENDA</u></b>	
<i>THAT the Agenda of the Beaver Creek Advisory Committee meeting held on November 10, 2015 be approved.</i>	
<b>3. <u>ADOPTION OF MINUTES</u></b>	
a. Beaver Creek Water Advisory Committee Meeting held April 16, 2015 be adopted.	<b>3-6</b>
<i>THAT the minutes of the Beaver Creek Advisory Committee meeting held on April 16, 2015 be adopted.</i>	
<b>4. <u>CORRESPONDENCE FOR INFORMATION</u></b>	
<b>5. <u>CORRESPONDENCE FOR ACTION</u></b>	
<b>6. <u>REQUEST FOR DECISIONS &amp; BYLAWS</u></b>	
a. <b>6072 GRANDVIEW ROAD</b> Additional leak forgiveness request	<b>7-9</b>
<i>THAT the Beaver Creek Water Advisory Committee deny additional leak forgiveness for the property located at 6072 Grandview Road.</i>	
b. <b>6072 GRANDVIEW ROAD</b> Request forgiveness of overage	<b>10-16</b>
<i>THAT the Beaver Creek Water Advisory Committee provide a forgiveness of \$220 to the current owner of the property at 6072 Grandview Road.</i>	

7. **REPORTS**

a. **MEMORANDUM**

BC Water 2015 Update and 2016 Plans

**17-18**

8. **LATE BUSINESS**

*(requires 2/3 majority vote)*

9. **ADJOURN**



# Alberni-Clayoquot Regional District

## MINUTES OF THE BEAVER CREEK WATER ADVISORY COMMITTEE MEETING HELD ON APRIL 16, 2015

Regional District Board Room, 3008 Fifth Avenue, Port Alberni, BC

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**MEMBERS** John McNabb, Chairperson, Director, Electoral Area "E" (Beaver Creek)

**PRESENT:** Wayne Hasler  
Gord Blakey  
Harold Carlson  
Ginny Stephens

**REGRETS** Pam Craig  
Kelly Schutte

**STAFF PRESENT:** Russell Dyson-Chief Administrative Officer  
Andrew McGifford-Acting Manager of Finance  
Wendy Thomson-Manager of Administrative Services  
Loreen Brown- Administrative Assistant

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 2:30 p.m.

**The Chairperson recognized the meeting being held in the Tseshaht First Nation and the Hupacasath First Nation Traditional Territories.**

2. **APPROVAL OF AGENDA**

*MOVED: Wayne Hasler*  
*SECONDED: Ginny Stephens*

*THAT the agenda be approved as circulated.*

**CARRIED**

3. **ADOPTION OF MINUTES**

a. Beaver Creek Water Advisory Committee Meeting held February 23, 2015

*MOVED: Wayne Hasler*  
*SECONDED: Gord Blakey*

*THAT the minutes of the Beaver Creek Water Advisory Committee Meeting held on February 23, 2015 be adopted.*

**CARRIED**

**4. CORRESPONDENCE FOR ACTION/INFORMATION**

- a. **ENVIRONMENTAL OPERATORS CERTIFICATION PROGRAM**  
Facility Reclassification Letter & Certificate-March 17, 201

The CAO gave an overview that the EOCP reclassified the Beaver Creek Water Distribution System from a Level 3- to a Level 2 Water Distribution System.

*MOVED: Ginny Stephens*

*SECONDED: Harold Carlson*

*THAT this correspondence be received*

**CARRIED**

- b. **KOERS & ASSOCIATES ENGINEERING LTD.**  
Technical Memorandum No. 1-Issued March 31, 2015

The committee reviewed the report and various questions were clarified by the CAO.

Gord Blakey questioned the comments regarding flushing annually on page 11 of the report and what about all of the dead ends that the water system has. The CAO will confirm this with Chris Downey from Koer's & Associates.

The CAO will inquire about maximum chlorine results at the connection point – page 9 of the report.

*MOVED: Ginny Stephens*

*SECONDED: Harold Carlson*

*THAT this correspondence be received*

**CARRIED**

**5. REQUEST FOR DECISIONS & BYLAWS**

- a. **BEAVER CREEK WATER ADVISORY COMMITTEE BYLAW-UPDATED**

*MOVED: Ginny Stephens*

*SECONDED: Wayne Hasler*

The Manager of Administrative Services gave an overview of the revised Bylaw with 3 main changes

*THAT the BCWAC recommend that the ACRD Board of Directors adopt bylaw A1079, Beaver Creek Water Advisory Committee, 2015.*

**CARRIED**

- b. **6300 LAMARQUE ROAD**

*MOVED: Harold Carlson*  
*SECONDED: Ginny Stephens*

*THAT the Beaver Creek Water Advisory Committee reverses the \$314 overage from August 2014 and forgives \$954 overage from October to December 2014 as the leak forgiveness for the property located at 6300 Lamarque Road.*

**CARRIED**

c. **6379 FAYETTE ROAD**

*MOVED: Ginny Stephens*  
*SECONDED: Wayne Hasler*

*THAT the Beaver Creek Water Advisory Committee does not provide the additional leak adjustment request for the owners as the past practice and policy was followed.*

**CARRIED**

d. **6498 BEAVER CREEK ROAD**

*MOVED: Wayne Hasler*  
*SECONDED: Gord Blakey*

*THAT the Beaver Creek Water Advisory Committee forgives the overage amounts of \$2,356.00 for the period January to March 2015 on the property located at 6498 Beaver Creek Road.*

**CARRIED**

**6. REPORTS**

The CAO gave a verbal report on the following:

- The design for Grandview has been completed.
- There was a small water main extension on Dobie Road for a one lot subdivision that has been completed.
- Randy Fraser (Acting Manager of Environmental Services) organized the leak repair at the Kitsuksis reservoir within the proposed budget.
- North Island 911 repeater is looking for an alternative site. The Kitsuksis reservoir site is a candidate. We would have to enter into an agreement regarding access to the Kitsuksis reservoir site with compensation provided to the Beaver Creek Water System.
- 32 applications were received for the Lead Hand position. There were five qualified which were then narrowed down to two candidates. The candidate that was chosen did not accept the position and it will be re-advertised as a Level 2 operator.

**7. ADJOURN**

*MOVED:* Wayne Hasler  
*SECONDED:* Ginny Stephens

*THAT this meeting be adjourned at 3:42 pm.*

**CARRIED**

Certified Correct:

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John McNabb,  
Chairperson

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Russell Dyson,  
CAO



## REQUEST FOR DECISION

**To:** Beaver Creek Water Advisory Committee

**From:** Andrew McGifford, Acting Manager of Finance/Manager of Environmental Services

**Meeting Date:** November 10, 2015

**Subject:** 6072 Grandview Road additional leak forgiveness request

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**Recommendation:**

***THAT the Beaver Creek Water Advisory Committee deny additional leak forgiveness for the property located at 6072 Grandview Road.***

**Background:**

The home owners were provided forgiveness in the amount of \$349 (50% forgiveness) for an overage in October to December 2014. The forgiveness was as per the Alberni-Clayoquot Regional District leak policy and this property cannot apply for forgiveness for three years after receiving this.

There was an additional forgiveness request as the home owner felt the meter was not reading correctly due to pressure in the system and the water was being double recorded, the observation made was the indicator bouncing as pressure fluctuated in the line. Staff investigated and found through discussions with meter representatives the following information:

- 1) There are check valves and the water would not go back and forth through the check valve. The fluctuations that were observed by the home owner occur to many meters in the system as pressure changes. If the water does go in and out of the meter (that is if the check valve fails) it would be recorded both ways, therefore no overages should occur because of this observation.
- 2) When a meter fails the result would be to the benefit of the property owner as the parts stop recording consumption. As old meters are replaced the actual consumption recorded is more accurate with newer meters, in fact the water systems found that it was good practice to advise the users that they may see an increase in consumption when new meter is installed.
- 3) The meter could be tested by a third party for a defect was suggested by the meter representative and the cost of this could be charged to the owner unless the findings provided evidence of failure. If found to be defective the ACRD would cover all costs of removing testing and overages. This is not something that occurs often in disputes regarding faulty meter readings and consumption as the likelihood is to fail to the benefit of the owner.

The property has various exposures to leaks, secondary structure and garden lines. The property has since been sold and the new property owners have also seen high consumption which indicates there is a leak after the water meter or a leaking toilet. This leak forgiveness was already provided therefore the

option is not available to this property until January 2018.

The options to considered are:

- 1) Deny the request and consistently apply the leak policy.
- 2) Provide the requested additional forgiveness of \$175 as requested, which is 75% leak forgiveness as suggested by prior homeowner.
- 3) Provide the prior home owner the option to have the meter tested at their cost and if found to be defective, the Beaver Creek water advisory committee could then request the cost of the testing and the forgiveness of all the overage on the property to be forgiven.

Since the owner no longer owns the property the ability to recover the cost of testing should be provided up front in a form of a deposit, an estimate of costs will be provided to perform this if the committee and owner agree this is a viable option.



Submitted by:

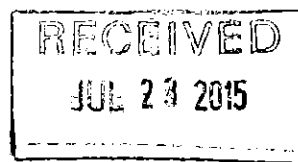
\_\_\_\_\_  
Andrew McGifford, Acting Manager of Finance/Manager of Environmental Services



Approved by:

\_\_\_\_\_  
Russell Dyson, Chief Administrative Officer





July 23, 2015

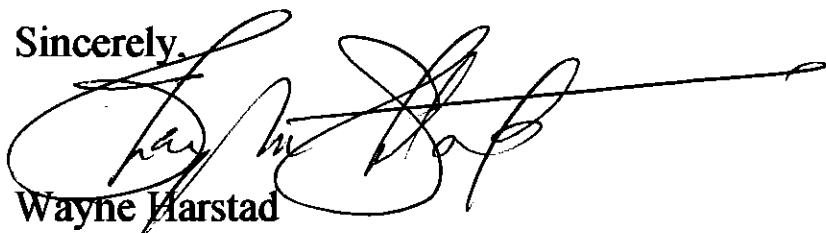
Beaver Creek Water Committee:

After advisement and information garnered from Plumbing contractors and certified journeymen plumbers that there should have been a ( check valve? ) or one way valve at the meter. Our meter ( as I have taken vidieos of ) showed movement back, after movement forward. I believe that it should only move one way to be accurate otherwise there must be duplication of amounts.

To this date I have not had any leaks or repairs made, and as I was the only one at the residence during that time period, as my wife was in hospital 4 1/2 months during that period. No lawn watering at that time as sprinkler system shut off. I was not even home that much at that time and into the period that I had shut off all water and was in Arizona. I find it odd that at my residence in Arizona there is a very reasonable flat fee ( in one of the dryest areas in North America ) And here I have to pay what I feel as extremely high water charges in an area that has water coming down from the sky 3/4 of the year.

I would consider the reduced amount cut in half to " put this matter to bed" but I find even that excessive under the circumstances. I feel strongly enough about the matter that we should let the courts decide whats fair.

I sincerely hope we can arrive at a mutually fair decision.

Sincerely,  
  
Wayne Harstad



## REQUEST FOR DECISION

**To:** Beaver Creek Water Advisory Committee

**From:** Andrew McGifford, Acting Manager of Finance/Manager of Environmental Services

**Meeting Date:** November 10, 2015

**Subject:** 6072 Grandview Road meter reading at property transition.

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**Recommendation:**

***THAT the Beaver Creek Water Advisory Committee provide a forgiveness of \$220 to the current owner of the property at 6072 Grandview Road.***

**Background:**

The prior home owners were provided forgiveness in the amount of \$349 (50% forgiveness) for an overage in October to December 2014. At date of transfer the notary contacted the ACRD to ask for outstanding amounts, at that time no mention was made to identify this property with a possible leak or high usage in the past. Staff should make the notary aware of the possible overages on account and staff will normally send out someone to read of the meter on the date of transfer. No meter read was done on the date of transfer. Staffs view that in fairness to the new owner, the overages should not be charged in this instance.

The options to considered are:

- 1) Provide the forgiveness of \$220 as staff did not perform a meter reading on the date of transfer, and usage suggests that the current user did not use water at that volume and staff cannot deem the allocation of water usage.
- 2) Deny the request and consistently apply the leak policy as this property has been provided the leak forgiveness within the past three years.

Submitted by: \_\_\_\_\_  
Andrew McGifford, Acting Manager of Finance/Manager of Environmental Services

Approved by: \_\_\_\_\_  
Russell Dyson, Chief Administrative Officer

Nov. 6, 2015

To: Beaver Creek Advisory Committee

From: L.E. Churchill

Dear Sir or Madam

Re:

Water Usage/ 6072 Grandview Rd.

On Oct 27th/15 I contacted the Regional District, as I had not received a billing for water and I was unsure of billing cycles etc. To my dismay I was given a verbal of the billing, that was addressed to former owner.

I was informed there was no meter reading on my closing date and that my Notary was given an estimate of \$155.00 and this amount prorated between sellar and myself. No mention of overage was given.

I can't imagine the reaction from buyers and sellers if Hydro were to use an estimate system.

Now I am being charged for overage when much of the billing cycle belongs to the seller. I don't know his life style, but the seller has a history of overage, and has received the 50% reduction in the past. Because of this I cannot apply for this reduction/ penalized again.

I have had several dealings with the Regional District field crew, who explained the meter system etc. and I invited them in to view plumbing they checked toilets, that they said was a usual culprit for heavy water usage. We tested the front lawn automatic sprinkler system, this did not show any problems.

The seller on the legal contract. stated that he had a problem with the billing, and as such \$500.00 was put on hold, while he solved the problem. I am not aware if the seller had corrected the high usage problem, on his Disclosure Statement of Feb 16/15 he stated the problem and said he would be fixing same. If this is the case and he fixed problem before my closing date, this would explain my low usage compared to his high usage.

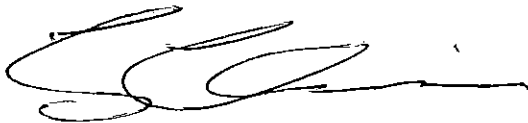
I have kept a running entry of meter readings and my usage, has been 4cm per week, and I will be taking another reading on Nov 9th, that being

said, I feel I should be billed on my history and not the former owners history. [I will bring Nov 9th meter reading to your next meeting]

I am willing to pay the pro rated amount of \$155.00, and pay the overage if on next official meter reading, it shows my usage is excessive.

I will attend your next meeting, and if invited will answer any of your questions and perhaps explain in better detail, any of the above items.

Sincerely

A handwritten signature in black ink, appearing to be 'L.E. Churchill', written in a cursive style.

L.E. Churchill

**From:** [Accounting Shared](#)  
**To:** [Deanne Ruel](#)  
**Cc:** [Brenda Sauve](#)  
**Subject:** 6072 Grandview Rd-Harstad  
**Date:** July-28-15 9:09:00 AM  
**Importance:** High

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Good Morning Deanne

The amount owing at this time is \$791.10. This consists of:

Outstanding Overage	Sept 16/14 to Dec 10/14	Read	\$478.00
Water Tolls	April 1-June 30/15		\$155.00
Penalty	July 9/15		3.10
Water Tolls	July 1 – September 30/15		<u>\$155.00</u>
	TOTAL		\$791.10

There was no recycle billed in the 2014-2015 year.  
Thank you for providing the new owner information.

Loreen Brown  
Administrative Assistant  
Phone: (250) 720-2702  
Fax: (250) 723-1327  
Email: [lbrown@acrd.bc.ca](mailto:lbrown@acrd.bc.ca)



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT

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**From:** Deanne Ruel [mailto:[deanne@dclarkstone.ca](mailto:deanne@dclarkstone.ca)]  
**Sent:** July-27-15 12:11 PM  
**To:** Accounting Shared  
**Subject:** Water Info - RUSH REQUEST  
**Importance:** High

Could I please have the water info for adjustments for 6072 Grandview Road, - Harstad is selling to Laurence Churchill and Jacqueline Vlcheck who will reside on the property effective July 29, 2015 which is Wed.

Thanks

*Deanne Ruel*, conveyancer for  
Dorothy Clarkstone, Notary Public  
4679 Elizabeth Street  
Port Alberni, BC V9Y 6L8



PROPERTY DISCLOSURE STATEMENT  
RURAL PREMISES—LAND AND BUILDING



BRITISH COLUMBIA  
REAL ESTATE  
ASSOCIATION



Date of disclosure: February 16, 2015

The following is a statement made by the seller concerning the premises located at:

ADDRESS: 6072 GRANDVIEW ROAD PORT ALBERNI, BC V9Y 8W1 (the "Premises")

**THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:**  
 \_\_\_\_\_ Principal Residence \_\_\_\_\_ Residence(s) \_\_\_\_\_ Barn(s) \_\_\_\_\_ Shed(s)  
 \_\_\_\_\_ Other Building(s) Please describe \_\_\_\_\_

**THE SELLER IS RESPONSIBLE** for the accuracy of the answers on this property disclosure statement and where uncertain should reply "do not know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.

**THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.**

	YES	NO	DO NOT KNOW	DOES NOT APPLY
<b>1. LAND</b> - This property disclosure statement is in respect of the land and the (describe one building only; for all other buildings use the Rural Premises Land and Building Addendum)				
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<i>[initials]</i>	<i>[initials]</i>	<i>[initials]</i>
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<i>[initials]</i>	<i>[initials]</i>	<i>[initials]</i>
C. Is there a survey certificate available?		<i>[initials]</i>	<i>[initials]</i>	<i>[initials]</i>
D. Are you aware of any current or pending local improvement levies/charges?		<i>[initials]</i>	<i>[initials]</i>	<i>[initials]</i>
E. Have you received any other notice or claim affecting the Premises from any person or public body?		<i>[initials]</i>	<i>[initials]</i>	<i>[initials]</i>
F. Are the Premises managed forest lands?		<i>[initials]</i>	<i>[initials]</i>	<i>[initials]</i>
G. Are the Premises in the Agricultural Land Reserve?		<i>[initials]</i>	<i>[initials]</i>	<i>[initials]</i>
H. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		<i>[initials]</i>	<i>[initials]</i>	<i>[initials]</i>
I. Are you aware of any fill materials anywhere on the Premises?		<i>[initials]</i>	<i>[initials]</i>	<i>[initials]</i>
J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		<i>[initials]</i>	<i>[initials]</i>	<i>[initials]</i>
K. Are you aware of any uncapped or unclosed water wells on the Premises?		<i>[initials]</i>	<i>[initials]</i>	<i>[initials]</i>
L. Are you aware of any water licences affecting the Premises?		<i>[initials]</i>	<i>[initials]</i>	<i>[initials]</i>
M. Have the Premises been logged in the last five years? (i) If yes, was a timber mark/licence in place? (ii) If yes, were taxes or fees paid?		<i>[initials]</i>	<i>[initials]</i>	<i>[initials]</i>
N. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?		<i>[initials]</i>	<i>[initials]</i>	<i>[initials]</i>
<b>2. SERVICES</b>				
A. Indicate the water system(s) the Premises uses: Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____		<i>[initials]</i>	<i>[initials]</i>	<i>[initials]</i>
B. Are you aware of any problems with the water system?		<i>[initials]</i>	<i>[initials]</i>	<i>[initials]</i>
C. Are records available regarding the quantity and quality of the water available?		<i>[initials]</i>	<i>[initials]</i>	<i>[initials]</i>
D. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____		<i>[initials]</i>	<i>[initials]</i>	<i>[initials]</i>

*2B: We were notified after we were in Arizona of water overage (high) last month or so. As water was turned off at home to entire property, there may be a problem between the road & house. We do not know but will be fixed.*

*[initials]*

*SE NBH*

11 of 17

February 16, 2015

DATE OF DISCLOSURE

PAGE 2 of 3 PAGES


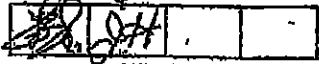
ADDRESS: 6072 GRANDVIEW ROAD

PORT ALBERNI, BC

V9Y 8W1

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are you aware of any problems with the sanitary/ sewer system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Are there any current service contracts (i.e., septic removal or maintenance)?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. If the system is septic or lagoon and installed after May 21, 2005, are maintenance records available?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3. BUILDING</b>				
A. To the best of your knowledge, are the exterior walls insulated?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. To the best of your knowledge, is the ceiling insulated?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. To the best of your knowledge, have the Premises ever contained any asbestos products?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Has a final building inspection been approved or a final occupancy permit been obtained?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Are you aware of any infestation or unrepaired damage by insects or rodents?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Are you aware of any structural problems with any of the buildings?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any additions or alterations made in the last sixty days?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
J. Are you aware of any problems with the heating and/or central air conditioning system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any damage due to wind, fire or water?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>2</u> years)		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P. Are you aware of any problems with the swimming pool and/or hot tub?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Does the building contain unauthorized accommodation?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
S. Was the building constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for, after July 1, 1998? (If so, attach required Owner Builder Declaration and Disclosure Notice.)		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
T. Is this building covered by home warranty insurance under the Homeowner Protection Act?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
U. Is there a current "EnerGuide for Houses" rating number available for these premises? 1) If yes, what is the rating number? _____ 2) When was the energy assessment report prepared? _____		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

3 I: All electrical was done by certified electrician  
 but there is some surface run wiring in  
 some of the shop areas.  
*[Signature]*

INITIALS  
  
  
 INITIALS

*[Handwritten signature]*





## Memorandum

**To:** Beaver Creek Water Advisory Committee

**From:** Andrew McGifford, Acting Manager of Finance/Mgr of Environmental Services

**Meeting Date:** November 10, 2015

**Subject:** BCWS 2015 update and 2016 plans

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### 2015 Highlights:

Beaver Creek Water was in a transitional year, staff changes and a full year of water supply from the City of Port Alberni:

- New Water Lead Hand Dan Fredlund joined the organization; much time has been spent orientating himself with the Beaver Creek Water System and the other ACRD water systems.
- The rate increase in April of 2015 has generated enough operating revenue needed to pay for the operation of the water system, without using the parcel taxes.
- The water meter project has been very successful and should be completed by the end of 2016; currently there are 833 electronic read meters and 133 manual reads.
- The Kitsukis Reservoir #1 has been repaired in May, then cleaned and put back into service.
- Grandview Road water main repair is currently under construction and the upgrade should be completed within two weeks. This upgrade will have a significant improvement in the area as the line has had a very high number of breaks over the past few years.
- The warranty repair of the leaking Kitsukis Reservoir #2 will occur this week and the contractor will assess the North Reservoir for a leak repair and estimate the costs, while in the area.

### Upcoming for 2016:

The projects that have been identified in order of priority for 2016 are:

- The Strict Road to Pierce Road and Beaver Creek Road – this section of water mains have 200mm pipe that go to 250mm and due to the change in the water direction source has created a bottle neck that was not identified in the 2011 Koers assessment report. In discussion with the engineer the risk of high velocity in these smaller pipes could lead to system failures at some point if high demands occur within the system. The cost of the upgrade will be discussed with the engineer in the early stages of 2016 in preparation of the 2016 Budget.
- The 2<sup>nd</sup> stage of the water main is to in the in the North Reservoir /Wardrop Road area, this is an item within the 2011 infrastructure report that has been divided up into sections, and the plan is to conduct another stage that is manageable within the capital budget.
- The Grandview Road subdivision will tie into Drinkwater Road and the water main was identified in the 2011 infrastructure to be replaced, the change in the direction will create a new flow and different pressures in the line. The engineer suggested that if the line proves to show weaknesses it should move up the priority list and become the first priority in 2016.
- The review of Development Cost Charges (DCC) will be undertaken in 2016, this is a priority that must be completed as the last Bylaw for capital cost charges was from 1988. A quote of \$15,000

has been provided from the engineer to complete this and will be a project that will start after budget season. It is important to perform this project so that new development is contributing the fair contribution into assets all other properties enjoy. The planning department will be providing assistance through this process.

- Water Meters will be scheduled for completion in 2016.
- After the North Reservoir is assessed the cost benefit analysis will be completed, if deemed better to replace it will be added to the capital expenditures in future years.

**Financial:**

There are no planned increases in water rates as the current level of fees currently meets the expected expense. After the DCC process has been completed the parcel tax and new DCC fees will be set, this would occur in the late stage of 2016 and should not have any impact on the 2016 parcel tax for BCWS users. The second round of Gas Tax funds is under review by the Electoral Area Directors and staff will put forth upgrades that BCWS requires and meet the eligibility of Gas Tax projects.



Submitted by: \_\_\_\_\_

Andrew McGifford, Acting Manager of Finance/ Mgr of Environmental Services



Approved by: \_\_\_\_\_

Russell Dyson, Chief Administrative Officer