Alberni-Clayoquot Regional District

SALMON BEACH COMMITTEE MEETING
TUESDAY, MAY 10, 2016, 2:30 PM
Regional District Board Room, 3008 5th Avenue, Port Alberni, BC

AGENDA

PAGE #

1. CALL TO ORDER

2. APPROVAL OF AGENDA
(motion to approve, including late items requires 2/3 majority vote)

3. CORRESPONDENCE FOR ACTION

a. **Correspondence dated May 4, 2016 from John and Ann Rukin regarding alder removal.** **3-6**

(Committee Direction Requested)

4. REQUEST FOR DECISIONS & BYLAWS

a. **REQUEST FOR DECISION** **7**
Salmon Beach Garbage

THAT the Salmon Beach Committee review the following requests and provide direction to staff.

b. **REQUEST FOR DECISION** **8-10**
Salmon Beach Sewage Disposal Fee

THAT the Salmon Beach Committee recommend that the ACRD Board of Directors amend 'Bylaw F1076 A Bylaw to set fees and charges for the Salmon Beach Sewage Disposal Service' to increase the fee from $100 to $140 per pump, effective July 1, 2016 and advise the community of the proposed rates at the May meeting.

c. **REQUEST FOR DECISION** **11-12**
Salmon Beach Sewage

THAT the Salmon Beach Committee review the following requests and provide direction to staff.

d. **REQUEST FOR DECISION** **13**
Salmon Beach Recreation

THAT the Salmon Beach Committee review the following requests and provide direction to staff.

e. **REQUEST FOR DECISION** **14-15**
Salmon Beach Transportation

THAT the Salmon Beach Committee review the following requests and provide direction to staff. The costs of items listed would come from the 2016 Transportation Budget.

5. REPORTS

a. Salmon Beach Water Wells **16-37**

b. Salmon Beach Security - Administration Building - verbal (A. McGifford)

c. Volunteers - verbal (R. Dyson)

d. Public Handout - Salmon Beach Property Taxes **38-39**

THAT the Salmon Beach Committee receive reports a-d.

6. LATE BUSINESS

7. ADJOURN

May 4th, 2016.

Chantel Gemmell ACRD,

Salmon Beach Executive (Kel Roberts, Terry Graff, Jill Maibach, Ken Lunde)

Dear Chantel and Executive Members,

Enclosed you will find two letters we posted to you on November 13th,2015 to the correct mailing address in Ucluelet. It was returned to us today! Imagine our surprise, almost six months later!!!

So with no other means of contacting the Executive (no access to fax, and not trusting Canada Post), and as this is a timely matter, we though that we would include Chantel in this ongoing process of alder removal on the Highway Right of Way, directly in front of our lot (1126 - 3rd Ave.). As you all are aware, this is a safety issue with the bears and other wildlife popping up unexpectedly without warning.

Thanks again in advance.

Best Regards,

John and Ann Rukin

November 12th, 2015.

Executive of SBRV
P.O. Box #1181
Ucluelet, B.C.
V0R 3A0

Dear Executive of SBRV,

Enclosed you will find a copy of a letter from past president Dave Maudie in 2009, for the alder removal between 3rd St. in Phase 2 and Front St. In the letter he states that the executive will see to the area being cleared every 2 or 3 years. Could some monies be set aside this year for this to continue, as it is really starting to get overgrown and thick, and will be coming up to five years.

Thank you for looking into these matters for us. You can reach us for any further questions by phone: 250-245-5234 or email: annrukin@shaw.ca.

Best regards,

John and Ann Rukin

Enclosures (1)

P.O. Box #102
Stn. Cedar,
Nanaimo, B.C. V9X1W1

P.O. Box #102 Stn. Cedar
Nanaimo, B.C. V9X 1W1

MOVED / UNKNOWN // DÉMÉNAGÉ OU INCONNU
RETURN TO SENDER
RENVOI À L'EXPÉDITEUR
V9X 1W1

May 4, 2016

Executive of SBRV
P.O. Box #1181
Ucluelet, B.C.
V0R 3A0

August 14 2009

John and Anne Rukin
PO Box 102
Cedar B.C.V9X1W1

RE ; Alder cutting- Your letter Dated July 13 2009

Dear John & Anne

Your request has been reviewed by the executive and we agree that this area needs to have the alders cut along the road r/w. Trees cut from the road r/w will become the property of Salmon Beach as wood for our pit at the recreation area.

We will not however take down trees either side of the r/w on private property as these are those owner's responsibility. You can discuss the removal of those with the appropriate owner.

We have set a time of this fall after the leaves have fallen in order to make it safer for the fallers considering the steepness of the bank and size of the trees. The executive believe it safer for our contractors to fall these rather than owners at Salmon Beach owners. In future this area will be regularly cut every 2 or 3 years.

On behalf of the new Executive we apologize for the delay for in on your original request

The Executive
Salmon Beach Recreational Village

ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni, B.C. CANADA V9Y 2E3 Telephone (250) 720-2700 FAX: (250) 723-1327

REQUEST FOR DECISION

To: Salmon Beach Committee

From: Chantel Gemmell

Meeting Date: May 10, 2016

Subject: Salmon Beach Garbage

Recommendation:

THAT the Salmon Beach Committee review the following requests and provide direction to staff.

Upcoming for 2016:

1) Rinsing Schedule for Bins- A FYI on costs. A formal schedule has been set up for garbage bin rinsing. This has already been approved by the committee. Rinsing will increase longevity of bins and is a practice recommended by the manufacturer. Bins will be rinsed from April 15th until October 15th. Each rinse costs $50.00 + GST, total costs will be approximately $1200.00/year.

Time Requirements – Staff & Elected Officials:

There will be some time required of the contractor and ACRD staff.

Submitted by: _____
Chantel Gemmell, West Coast Assistant

Approved by: _____
Russell Dyson, Chief Administrative Officer

ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni, B.C. CANADA V9Y 2E3 Telephone (250) 720-2700 FAX: (250) 723-1327

REQUEST FOR DECISION

To: Salmon Beach Committee

From: Teri Fong, CPA, CGA, Manager of Finance

Meeting Date: May 10, 2016

Subject: Salmon Beach Sewage Disposal Fee

Recommendation:

That the Salmon Beach Committee recommend that the ACRD Board of Directors amend 'Bylaw F1076 A Bylaw to set fees and charges for the Salmon Beach Sewage Disposal Service' to increase the fee from $100 to $140 per pump, effective July 1, 2016 and advise the community of the proposed rates at the May meeting.

Desired Outcome:

To increase the pump and haul fee to better reflect the actual operating cost of the service.

Summary:

The Manager of Environmental Services initially brought forward this topic at the February 9, 2016 Salmon Beach Committee meeting. At that meeting it was recommended that the increase go from $100 to $150 in 2016 and then increase again in 2017 to $200. The committee was resistant to the request and therefore further information has been prepared to support the recommendation.

A spreadsheet providing an analysis of the Salmon Beach Sewage function has been attached for discussion. It is based on a combination of prior year actuals as well as current year budget. Staff still supports the initial recommendation of $150 but understand the hesitation of the committee for such a large increase. At a minimum staff feel that an increase to $140 per pump is necessary to more accurately reflect the costs of performing the pump and haul function. It is important to understand that this does not cover all costs such as amortization of the pumper truck but does transfer some of the costs to only the users that are utilizing the service.

It is further recommended that we review this annually and adjust slowly over time until a point where the operating costs including amortization are fully funded by the user fees.

Background:

Bylaw F1076 was created in 2007 setting the sewage disposal service fee at $100. Since this time the actual costs of operating the service have increased yet the rates have not been adjusted. During this time period the parcel tax for the Salmon Beach Sewage service have increased by 73% from $29,000 to $50,000. This increase reflects some upgrades to the infrastructure but also is a result of increased operating costs.

Time Requirements – Staff & Elected Officials:

There would be some time required by staff to draft the new bylaw and inform the public of the increase.

Financial:

Increasing the fee will not increase the cost of the service it will merely shift the charges from parcel tax to user fees.

Policy or Legislation:

The bylaw setting out the fee can be amended by the Board of Directors in one meeting.

Options Considered:

An option that was considered would be to continue to use the parcel tax to subsidize the pump and haul service but that means that empty lot owners are being charged for operating a service that they do not use.

Submitted by: _____
Teri Fong, CPA, CGA, Manager of Finance

Approved by: _____
Russell Dyson, Chief Administrative Officer

Salmon Beach Pump & Haul Analysis

Current cost per pump & haul	$	100.00
Pumps in 2015		190

Costs	% Related to Pump & Haul	Total Cost	Pump & Haul Cost	
Pumper truck insurance	95%	$ 700.00	$ 665.00	5% of time for public biffy pumping
Pumper truck repairs/maint.	95%	$ 3,300.00	$ 3,135.00	
Contractor	85%	$ 25,000.00	$ 21,250.00	15% of time for field maintanence
Administration allocation	30%	$ 8,000.00	$ 2,400.00	P&H processing by cashier & finance staff
Wages	0%	$ 4,000.00	$ -	Assumed all time for long term plans
Septic tank service	0%	$ 3,500.00	$ -	Should be paid by all as asset to SB?
Pumper truck amortization	0%	$ 5,000.00	$ -	Should be included over time
Septic field amortization	0%	$ 9,700.00	$ -	Should be paid by all as asset to SB?
Total costs		$ 59,200.00	$ 27,450.00	
Estimated actual cost per pump			$ 144.47	

ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni, B.C. CANADA V9Y 2E3 Telephone (250) 720-2700 FAX: (250) 723-1327

REQUEST FOR DECISION

To: Salmon Beach Committee

From: Chantel Gemmell

Meeting Date: May 10, 2016

Subject: Salmon Beach Sewage

Recommendation:

THAT the Salmon Beach Committee review the following requests and provide direction to staff.

Background:

Requests have been developed from discussions with Ryan Smith, the contractor for Maintenance and Operations Services in Salmon Beach.

Upcoming for 2016:

1) New Locks – Many of the locks used in Salmon Beach are old and beyond maintenance. 12 New locks are needed for this year and are to be used as follows: a) 7 - for silt traps b) 1- for garage door c) 2- for boat ramp d) 1- for compound e) 1- for sani-shed. Estimated cost for this item is $175.00
2. "No Turn Around" sign for Sani Area- This is to help prevent large vehicles and campers turning onto the dead end road leading to the outside edge of the sani-field. The gate to the sani-field at this location has been vandalized numerous times. The sign might help prevent traffic and vandalism occurring at this site. Estimation of sign costs will be $500.00.
3. Public Outhouse Removal - A public biffy was removed from the entrance to a beach on land belonging to Toquaht First Nations. An official recommendation from the committee is requested on whether this will be a permanent or temporary removal.

2017 Budget Considerations:

1. New Pump on Pumper Truck will need to be Changed Out – We already own the pump which is stored at Larsen's diesel. Costs are estimated at $750.00 in labour for removal of old pump and installation of new pump.
2. Cover Shed for Pump Truck- Investigate costs and options of building a shed for protection of the pump truck, with the inclusion of a lockable storage locker for associated equipment. If the committee decides to proceed with this, time and investigation will need to occur in 2016 to secure funds for 2017.
3. Trees will need to be cut Back at Sani Field - Professional tree trimmers will be required to cut back trees encroaching on the sani-field. ACRD staff are in preliminary stages of determining the

projects scope, and will develop a budget before the September public meeting.

Time Requirements – Staff & Elected Officials:

Based on direction provided by the committee, there will be some time required of the contractor and ACRD staff.

Submitted by: _____

Chantel Gemmell, West Coast Assistant

Approved by: _____

Russell Dyson, Chief Administrative Officer

ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni, B.C. CANADA V9Y 2E3 Telephone (250) 720-2700 FAX: (250) 723-1327

REQUEST FOR DECISION

To: Salmon Beach Committee

From: Chantel Gemmell

Meeting Date: May 10, 2016

Subject: Salmon Beach Recreation

Recommendation:

THAT the Salmon Beach Committee review the following requests and provide direction to staff.

Background:

This list was developed in conjunction with dock volunteers Paul Smood and Richard Chambers, whom anticipate that funds will be required for future dock maintenance.

Upcoming for 2016:

1) Dock Float Repairs and Replacement / Float Coupling Replacements- Ensure adequate funds are budgeted into the capital reserve fund so that money exists to repair and replace floats and couplings as they age, or sustain unexpected damage. Staff will develop a maintenance plan based on the advice of the supplier and volunteers, and then present the plan to the committee for approval.
2) Grate Replacement at Boat Ramp- Current grating at boat ramp is unsafe and requires replacement with a heavier grade of material. This is in the process of being completed at a cost of $1250.00
3) Stability of Gazebos in Park – A concern has been brought forward about the stability of the park gazebos. Luc Stefani, the ACRD building inspector, will be at Salmon Beach May 15th and be able to provide an opinion at this time. We will then ask the committee what they advise, based on outcome of the inspection.

Time Requirements – Staff & Elected Officials:

Based on the direction provided by the committee there will be some time required of ACRD staff.

Submitted by: _____
Chantel Gemmell, West Coast Assistant

Approved by: _____
Russell Dyson, Chief Administrative Officer

ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni, B.C. CANADA V9Y 2E3 Telephone (250) 720-2700 FAX: (250) 723-1327

REQUEST FOR DECISION

To: Salmon Beach Committee

From: Chantel Gemmell

Meeting Date: May 10, 2016

Subject: Salmon Beach Transportation

Recommendation:

THAT the Salmon Beach Committee review the following requests and provide direction to staff.. The costs of items listed would come from the 2016 Transportation Budget.

Background:

These items have been identified by ACRD staff and contractors, through the infrastructure review requested by the Salmon Beach Committee. Some of this work will be started in 2016 and most likely proceed into 2017.

Upcoming for 2016:

1) Infrastructure Review- This will be a review of what exists for infrastructure in Salmon Beach, as well as the condition that infrastructure is in. This is an item requested by the Salmon Beach Committee. Randy Fraser will be contracted and utilized for assisting with this as well as items #3 and #4. Randy will be at the meeting to provide a verbal update on his progress.
2) Development of Culvert Bylaw- Before spending resources on proper ditching and drainage, it is recommended to put a bylaw in place that prevents residents from filling in existing ditches with fill for driveways. The bylaw would require residents to place a standardized size of culvert that allows drainage to flow uninterrupted, as part of the driveway design.
3) Ditching and Drainage Plan – Staff will work with Randy Fraser to develop a complete list of problem areas and bring it forward to the Salmon Beach committee for recommendations on prioritization later this year.
4) Cyclical Road Maintenance Plan- It makes sense to establish a cyclical road maintenance plan to prevent deterioration to a point that costs residents more money in the long term. As well as to help with anticipating transportation costs from year to year.
5) Material for internal and external road upgrades- A few loads of road crush may be required on external roads for 2016. Material is provided at $356.00/ 10yards as per our contract with Deer Bay. Estimations on what will be required will be available after May 8th.
6) Create Parking on North Side of Front Street above Boat Ramp- That the Salmon Beach Committee recommend investigating costs associated with placing a culvert, and filling in existing ditch, along North side of Short street from Fifth avenue to Sixth avenue, for parking of vehicles and boat trailers. This will be a fairly major capital expenditure with the investigation

being done in 2016 but the work to be performed in 2017 or beyond based on estimates.

7) Highway Sign – An opportunity has been extended to have a carved, double sided Salmon Beach sign, included as part of a larger timber-frame structure being installed by Toquaht First Nations. Toquaht First Nations have secured a lease on Highway 4 at the Toquaht Bay Rd (Maggie Lake) turn off. All other signs at this location will be removed. The cost of having the sign carved and mounted will be $3000.00. There would also be an annual fee of $200.00 (price possibly negotiable) for maintenance and landscaping fees.

Upcoming for 2017:

1) Tree Trimming -Professional tree trimmers may be required to cut back trees on 4th st. by bridge, and on the North side of Elizabeth St. by the Fall of 2017. This could be tied in with having the sani-field trees cut as well. Staff will secure quote before September public meeting for budgeting purposes.

Time Requirements – Staff & Elected Officials:

The Salmon Beach Transportation service requires a significant amount of staff time.

Financial:

The infrastructure review and development of a cyclical maintenance plan will assist in identifying budgeting requirement moving forward.

Submitted by: _____
Chantel Gemmell, West Coast Assistant

Approved by: _____
Russell Dyson, Chief Administrative Officer

ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni, B.C. CANADA V9Y 2E3 Telephone (250) 720-2700 FAX: (250) 723-1327

MEMORANDUM

To: Salmon Beach Committee

From: Russell Dyson, Chief Administrative Officer

Date: May 5, 2016

Subject: Salmon Beach Water Wells

The Regional District has received a response from Island Health regarding the Salmon Beach Water Wells – Inventory and Recommendations report done by McElhanney Consulting Services Ltd in 2015. The information bulletin states that if the wells are to be used for domestic purposes for more than one single family dwelling that they will be considered water supply systems.

The committee has expressed desire to develop one of these community wells and based on this request the Board of Directors committed $100,000 of Gas Tax Funding to assist in the establishment of a community well.

It is the intention of staff to make the following available to the community through the ACRD website:

1. A brief explanation from staff including an outline of the purpose of the $100,000 Gas Tax commitment
2. Salmon Beach Water Wells – Inventory & Recommendations report from McElhanney Consulting Services Ltd
3. Salmon Beach Water Wells Information Bulletin from Island Health
4. BC's Ground Water Protection Regulation from the Ministry of Environment

Staff will work to develop a potential work plan and keep the committee and community apprised of the project.

Submitted by: _____
Russell Dyson, Chief Administrative Officer

Excellent health and care, for everyone,
everywhere, every time.

island health

April 14, 2016

Salmon Beach Recreational Village
Alberni Clayoquot Regional District
3008 5th Avenue
Port Alberni, BC V9Y 2E3

Re: Salmon Beach Water Wells Information Bulletin

The Alberni Clayoquot Regional District (ACRD) requested that Island Health review the Salmon Beach Water Wells Inventory report prepared by McElahnney Consulting Services Ltd and provide information to the community explaining how these wells are considered water supply systems under the *Drinking Water Protection Act (DWPA)* and that they need to meet the requirements of the DWPA.

An Information Bulletin intended for the property owners of the Salmon Beach Recreational Village is attached. If there are any questions or concerns regarding the information provided, please contact the undersigned at 250-731-1315.

Sincerely,

Stephanie Bruvall, BSc, BTech, CPHI(C)
Environmental Health Officer

Encl. Information Bulletin

Health Protection And Environmental Services
4227 6th Avenue | Port Alberni, BC V9Y 4N1 Canada
Tel: 250-731-1315 | Fax: 250-731-1316
viha.ca

island health

Information Bulletin

Salmon Beach Water Wells and the Island Health Drinking Water Program

The Alberni Clayoquot Regional District (ACRD) shared the Salmon Beach Water Well report completed by McElhanney Consulting Services Ltd. in 2015 with Island Health. They requested that information be provided to the Salmon Beach community outlining the steps to be taken to determine if the wells located at Salmon Beach are considered water supply systems under the *Drinking Water Protection Act* and if so, what needs to be done to ensure compliance with the Act.

The Island Health Drinking Water Program is responsible for helping to protect drinking water in the region and ensuring that water suppliers are meeting the requirements of the *Drinking Water Protection Act (the Act)* and the *Drinking Water Protection Regulation (the Regulation).*

As the McElhanney report discussed, many of the existing water wells are located on easements that allow neighbouring properties to construct, maintain and repair a water well and to draw water from the water well. If these wells are used for domestic purposes (as defined by the Act) and used to provide water to meet the needs of ***more than one single family dwelling***, they will be considered water supply systems under the Act.

To understand this better, it is important to be aware of the definitions in Section 1 of the Act:

"water supply system" means a domestic water system, other than

(a) a domestic water system that serves only one single-family residence, and

(b) equipment, works or facilities prescribed by regulation as being excluded

"water supplier" means a person who is the owner of a water supply system

For those water wells that are considered water supply systems based on the above definitions, Island Health will work with the property owners where the wells are located and the property owners with access to the wells to review the information available, the current usage and to determine who the owner of the well/water system is. As you can see from the definition below, the owner may not be the owner of the property the well sits on, but may be a shared system consisting of all property owners with access to the well.

"owner" in relation to a water supply system includes

(a) a person who is

(i) responsible for the ongoing operation of the water supply system, or

(ii) in charge of managing that operation, and

(b) if

(i) parts of the water supply system are owned by different persons, or

(ii) all or part of the system is jointly owned by different persons, all of those persons;

It is the legal responsibility of the water supplier (the owner of the water supply system) to ensure compliance with the Act and the Regulation, including obtaining the appropriate operating permits and construction permits.

When a new water supply system is being proposed (this includes existing water systems that do not have the appropriate permits in place), the water supplier initiates the water system approval process by submitting an application along with supporting documentation to Island Health. The type of information included in the initial application typically includes details on the well construction, the location of the well, recent water quality results, the proposed use of the well and any proposed treatment or disinfection if required. The Drinking Water Officer will review the available information and conduct a site assessment to determine if the water source is appropriate to be used for a domestic water system.

As these wells have been in use at Salmon Beach with no oversight from Island Health, it is recognized that the process of issuing operating permits under the Act for those water wells considered water supply systems will take some time and that there will be questions from the community about this process.

As a follow-up to the information above, the Island Health drinking water team will be conducting a site visit and will provide more directed information to individual property owners with wells on their property.

For additional information on the Island Health Drinking Water program and the protection of Drinking Water in BC, please visit the websites below. If you wish to speak to the local Environmental Health Officer please call 250-731-1315.

Island Health:
http://www.viha.ca/mho/water/

Provincial Drinking Water Quality Program:
http://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-quality/drinking-water-quality/how-drinking-water-is-protected-in-bc

BRITISH COLUMBIA
Ministry of Environment

B.C.'s Ground Water Protection Regulation

What Private Well Owners Should Know

What is the Ground Water Protection Regulation?

On November 1, 2005, a new regulation that affects all private well owners in B.C. came into force to improve the safety and quality of British Columbia's ground water resources.

The Ground Water Protection Regulation establishes standards to protect ground water supplies by requiring all water wells in British Columbia to be properly constructed, maintained, and, at the end of their service, properly deactivated and ultimately closed.

Why is it important to follow the regulation?

By following the regulation, well owners can protect their own water supply and that of their neighbours, and help to keep ground water resources healthy and clean for future generations.

What are the changes?

New standards for water supply wells

All water supply wells constructed after November 1, 2005 are legally required to meet the minimum construction standards in the Ground Water Protection Regulation. This means that new drilled and dug water supply wells must have a:

Surface Seal – to prevent contaminants from the surface or a shallow subsurface zone from entering the well. Seal must be at least 2.5 cm. (1-inch) thick.

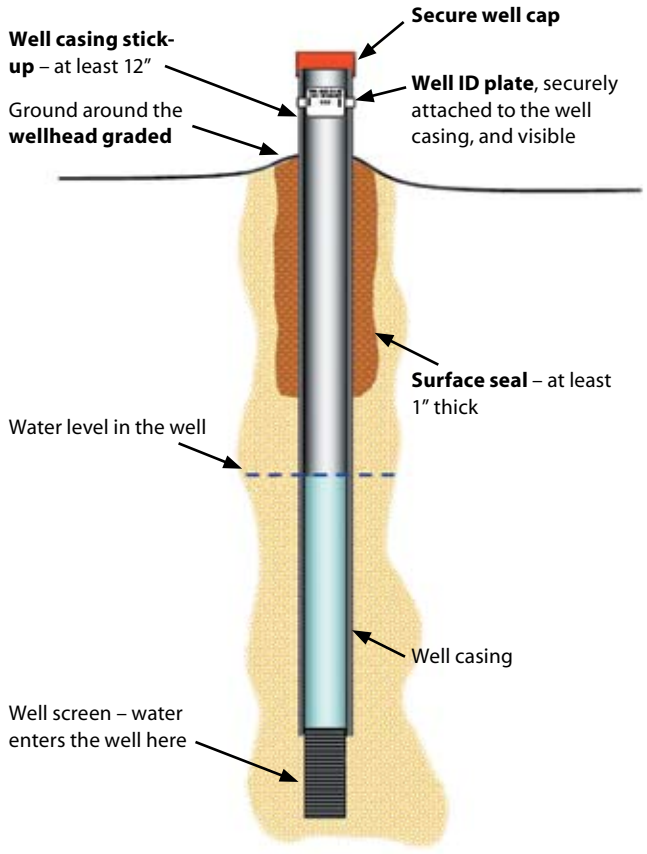
Secure Well Cap – to prevent direct and unintended entry into the well of any water or undesirable substances at the surface of the ground, including floodwater, ponded water, and contaminants.

Well Casing Stick-up – to help floodproof the well. Stick-up must be at least 30 cm. (12 inches) above ground surface or the floor of pump house to the top of the casing.

Wellhead Graded – to drain surface water away from the wellhead.

Well Identification (ID) Plate – well drillers are responsible for attaching a well identification plate to a new water supply well.

Controlled or Stopped Artesian Flow – to prevent wasting water, the driller must construct the well in a manner that stops or controls any artesian flow.



The diagram shows these new standards (**in bold**). When construction of a well is completed, the well owner should receive and retain the written report on the work from the well driller.

Qualified contractors must drill the well and install the well pump.

- All water wells must be constructed by or under the direct supervision of qualified well drillers (QWD) except for dug wells less than 15 meters (50 feet) deep. A registry of qualified well drillers can be found at: http://www.env.gov.bc.ca/wat/gws/applications/pdfs/well_drillers_reg.pdf.
- Pumps for water wells must be installed by or under the direct supervision of qualified well pump installers (QWPI). A registry of qualified well pump installers can be found at: http://www.env.gov.bc.ca/wat/gws/applications/pdfs/pump_install_reg.pdf.
- Registered well drillers and pump installers have identification cards issued by the Ministry of Environment.

What are my responsibilities under the regulation?

A private well owner must do as follows.

Deactivate or close a well no longer in use.

- Wells that have not been used for five years must be deactivated. Deactivating a well means capping, securing, protecting, and maintaining the well in a safe and sanitary condition while it is out of service.
- Deactivated wells not used for 10 years must be properly closed. Closure involves backfilling and sealing the well. Drilled wells more than 5 meters (15 feet) or dug wells more than 15 meters (50 feet) deep must be closed by a QWD.

Cap the well.

- Ensure a secure and vermin-proof cap is installed by October 31, 2007 if the well, regardless of when it was constructed, does not have a cap.

Maintain the well identification plate.

- Ensure the well identification plate is maintained and protected from damage, and the number on the plate is clearly visible.
- If the plate is damaged or lost, a new one must be obtained and attached to the well as soon as possible. Well identification plates can be obtained free of charge by contacting a regional Ministry of Environment office (see listing at back).

Protect the well.

- It is illegal to put any junk in an active or abandoned well, e.g., pesticides or fertilizers, carcasses, human or animal waste, refuse, or materials from construction or demolition.
- Do not disturb the wellhead or the surface seal.
- Operate the well in a manner that prevents the intrusion of salt water or contaminated water into the well, or into the aquifer from which the water is withdrawn (e.g., don't over-pump).
- Protect the stick-up from physical damage.

What can I do without hiring a contractor?

A private well owner can do the following.

- Disinfect the pump and well.
- Ensure the pump house is in good repair and kept free of chemicals and other contaminants such as pesticides, fertilizers, and gasoline.
- Attach or replace a damaged or lost well identification plate.
- Cap the well, if a commercially available cap is used.
- Take water quality samples to ensure the well water is potable.

Questions?

Ministry of Environment officials are responsible for administering the regulation and may order certain types of work to be done on private wells under particular circumstances. Any questions about the Ground Water Protection Regulation should be directed to the nearest Ministry of Environment office (see listing below).

The *Water Act* and Ground Water Protection Regulation can be found at: http://www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater/index.html#leg.

For information, contact the nearest ministry office:

Vancouver Island Region

Nanaimo ..... ✆ (250) 751-3100

Lower Mainland Region

Surrey ..... ✆ (604) 582-5200

Thompson and Cariboo Regions

Kamloops ..... ✆ (250) 371-6200

Kootenay and Okanagan Regions

Nelson ..... ✆ (250) 354-6333

Penticton ..... ✆ (250) 490-8200

Omineca Peace and Skeena Regions

Prince George ..... ✆ (250) 565-6135

Ground water and surface water are interdependent.

August 28, 2015
Our File: 2231-37503-01

Alberni-Clayoquot Regional District
3008 5th Avenue
Port Alberni, BC
V9Y 2E3

Attention: Mr. Russell Dyson
Chief Administrative Officer

Re: Salmon Beach Water Wells – Inventory and Recommendations

1. Background

The Salmon Beach community consists of approximately 380 fee simple properties located on the north shore of Barkley Sound. These lots typically measure 60 feet by 120 feet and are laid out in a grid pattern. This community was originally subdivided in the late 1900's; however the development remained dormant for nearly 100 years. Individual lots were sold as recreational properties in the 1990's with a number of wells drilled at that time.

2. Well Inventory

McElhanney has identified twenty one (21) individual wells and has compiled an inventory of all available information in a document titled 'Salmon Beach Water Well Inventory August, 2015'.

Twenty of the twenty one wells were located in the field, and all but one of those wells appear to sit on private property. Many of the privately owned wells are within easements that provide access rights to neighbouring properties. One well (Well #10) is located within public road allowance (Public Square, as shown on the original subdivision plan).

The well inventory document includes the following information:

- TAB 1 contains **Figure 1, Well Location Plan**, which shows the location of each well and introduces a well numbering system;
- TAB 2 contains **Table 1, Salmon Beach Water Well Inventory**, which documents the location, registration, ownership, and access by easement particulars of each well;
- TAB 3 contains **Figure 2, Well Easement Access Plan**, which illustrates the lots that have legal access to one or more wells;

- TAB 4 contains **Detailed Information** for each well that includes:
    - A Well Summary Sheet (a photograph, location, description, condition, registration number (if registered), and an indication of past water quality testing;
    - A copy of the Explanatory Plan showing the easement, where easements exist;
    - A copy of the detailed well record where the well has been registered with the provincial government.
- TAB 5 contains Water Quality Test Results that include:
    - **Table 2, Monthly Coliform Testing Summary** for the period, May 2009 to October 2014;
    - A copy of **Certificates of Analysis** for the monthly coliform testing;
    - **Table 3, Complete Well Testing Summary** for the period June 2008 to June 2014;
    - A copy of the **Certificates of Analysis** for the complete tests; and,
    - A copy of the **Raw Data** for the complete test.

3. Regulatory Requirements

The British Columbia Drinking Water Protection Act (DWPA) and Regulation, is the overriding legislation which applies to water supply in the Province of British Columbia. The following requirements of that act and regulation are relevant:

- Under the British Columbia Drinking Water Protection Act (DWPA) and Regulation, operating permits are required for all drinking water systems serving anything other than a Single Family Residence
- The DWPA provides for two following definitions:

‘ **“Domestic Water System”** means a system by which water is provided or offered for domestic purposes, including:

(a) works used to obtain intake water,
(b) equipment, works and facilities used for treatment, diversion, storage, pumping, transmission and distribution,
(c) any other equipment, works or facilities prescribed by regulation as being included,
(d) a tank truck, vehicle water tank or other prescribed means of transporting drinking water, whether or not there are any related works or facilities, and
(e) the intake water and the water in the system.’

‘ **“Water Supply System”** means a domestic water system, other than

(a) a domestic water system that serves only one single-family residence, and
(b) equipment, works or facilities prescribed by regulation as being excluded.’

- The above definitions confirm that many of the wells at Salmon Beach constitute water supply systems, and the DWPA therefore applies. Section 6 of the DWPA requires the water to be potable and reads as follows:

'Water Supply Systems must provide potable water

6 Subject to the regulations, a water supplier must provide, to the users served by its water supply system, drinking water from the water supply system that,

(a) is potable water, and

(b) meets any additional requirements established by the regulations or by its operating permit.'

- The prospective water supplier initiates the water system approval process by submitting an application with supporting documentation. That application is reviewed by a Drinking Water Officer (DWO).
- The DWO will review the submission and conduct a site assessment to determine if the supply (well or intake) is appropriate. This process may result in 'Source Approval'.
- Drinking water works must not be constructed, expanded or altered without a valid construction permit or a waiver granted by the Public Health Engineer.
- The DWO will conduct an initial inspection from source to tap of the works, once completed.
- The DWO will issue an operating permit for the completed works which include terms and conditions that may include the following:
  - Routine Inspections;
  - Water Quality Monitoring Progress;
  - Maintenance and Operating Procedures;
  - Source Protection;
  - Emergency Response Plan;
  - Operation Training; and,
  - Annual Reporting.
- Section 74 of the Water Act and Section 8 of the Ground Water Protection Regulation require a well identification plate be attached to all wells by October 31, 2006

4. Observations

The following provides our observations relating to the information compiled:

1) Records indicate that there are twenty one wells at Salmon Beach. We were able to locate, document, and photograph twenty of these wells. Well No.#18 was not found, and may not exist.

2) All of the wells, except for Well #10, appear to be located on private property.
3) Thirteen of these 'Private Wells' are located within easements that are registered against the property that contains the well. These easements typically provide a number of adjacent properties with the right to:
    - Construct, maintain, and repair a water well; and
    - Draw water from the water well.
4) The ownership of wells that are contained within easements is not altogether clear. We do not know if they are 'owned' by the Dominant Tenement, the Servient Tenements, or both the Dominant and Servient Tenements.
5) The section of road allowance that contains Well #10 was the subject of a Road Closure Application and Purchase Agreement in 1993. In that same year the Ministry of Transportation and Highways issued a permit to construct works within that road allowance that included a fire hall, administration building, storage area, recreational areas, and tennis courts. That permit did not specifically include a water well. The road closure and transfer of title was never completed and this land area remains road allowance. Based on our initial communication with the Ministry, we understand that they do not assume ownership of this well and would consider it to be an illegal encroachment.
6) Regulations assign a water system owner with the responsibility to ensure that the system delivers potable water.
7) The wells on private property without easements (Wells #1,2,3,9, 13 and 14) are owned by the respective property owners and service that property alone. These are not 'Water Systems' as defined by the DWPA.
8) Each well located on private property but contained within an easement (Wells #4,5,6,7,8, 11 and 12, 15,16,17,19, 20 and 21) is a water system as defined under the DWPA; however, it remains unclear who owns these wells and therefore we do not know who has the associated responsibility to ensure that the water delivered by the system is potable.
9) The well on Lot #10 is also a water system, as defined under the DWPA. The ownership and responsibility to ensure potability is unclear.
10) Nine of the twenty one wells have been registered on the Provincial Well Registry Website (Well #11,12,13,14,15,18,19, 20 and 21). We note that the provincial registry provides a record of Well #18, however the referenced property (Lot 12, block 63) does not exist.
11) Well #3 is the only well that has a well identification tag.
12) Water Quality Test results are available for eight wells (Well #1,3,4,7,9,10, 17 and 19). The last water quality testing was completed in October 2014.
13) Based on our review of this information, the Alberni-Clayoquot Regional District (ACRD) does not have ownership of any of the wells at Salmon Beach. As a result it is not clear to us that the ACRD has the right to access the wells to monitor water quality or the responsibility to ensure that well water is potable.

5. Community Water Well Development

We conclude that Well #10 offers the best potential to develop a Community Water Supply under ACRD jurisdiction for the following reasons:

1) It is located on public road allowance and presumably ACRD could secure ownership through a Standard H20 application to construct works on a public right-of-way.
2) This well is currently developed with an electric well pump, controls and a storage tank.
3) The drilling report indicated a flow rate of 15 gpm.
4) Well water has been sampled, tested, and analysed on four occasions in 2010, 2011, 2013 and 2014. Test results indicate the following:
    - Three of four samples exceeded the *Maximum Allowable Concentration* for arsenic (0.012 ± ppm vs a *Recommended Maximum* of 0.01 ppm).
    - The 2010 test results have iron and lead concentrations that exceed aesthetic objectives.
    - Three of four samples were below the *Maximum Allowable Concentration* for hardness ($CaCO_3$). The fourth sample exceeded the upper limit for hardness.
5) Bacteriological tests have been run on fifty three occasions since 2009 with the following results:
    - Non-conforming background on four occasions
    - One sample with positive total coliforms and E.Coli.

6. Options

Given the current status of well development and ownership at Salmon Beach we have identified the following options for the ACRD's consideration:

Option 1 – Do Nothing

It is not clear to us that the Alberni Clayoquot Regional District has any claim of ownership over any of the existing wells at Salmon Beach. As such, the ACRD could choose not to act.

Option 2 – Secure Ownership of Well #10 and maintain a Locked Emergency Supply

Well #10 is located within public right of way and is not authorized by a current permit to construct works in public right of way. We expect that the Ministry of Transportation and Infrastructure would be receptive to an application from the ACRD to assume ownership of this existing encroachment. This would be initiated by making an application to construct works on Public Right of Way (an H20 application). ACRD would also need to secure an Operating Permit for this Water Supply System.

Option 3 – Secure Ownership of Well #10 and develop as a Public Supply

Once the ACRD has secured ownership of Well #10 they may elect to develop it as a public supply. The Level of Service could take one of many forms depending on public demand and cost.

7. Next Steps

We recommend the following steps be followed to secure ownership and further development of Well #10, should the ACRD elect to do so:

Step 1 – Meet with MoTI to discuss the Regional District's intent and to establish the process required to transfer ownership of this asset to the ACRD

Step 2 – Meet with Island Health to discuss the Regional District's intent and the Operating Permit application and approval process

Step 3 – Apply to MoTI for ownership (H20 Application)

Step 4 – Establish the appropriate Level of Service in consultation with local residents

Step 5 – Design required works

Step 6 - Apply to Island Health for a Permit to Construct and an Operating Permit

Step 7 – Construct identified works.

Attached are the following documents that provide an outline of Island Health's Operating Permit Requirements:

- Water System Approval – April 2014;
- Water Source Monitoring – Approval of New Sources, Minimum Untreated Water Source Quality Parameters to be Analyzed; and,
- Application for Drinking Water System

Please contact us if you have any further questions or need assistance in implementing this plan.

Yours truly,

McElhanney Consulting Services Ltd

Russ Irish, P.Eng.

Nanaimo/Duncan Branch Manager

encl

April 2014

Water System Approval

Under the BC Drinking Water Protection Act and Regulation, Operating Permits are required for all drinking water systems serving anything other than a single-family dwelling. Drinking Water Officers (DWO) with Island Health work with prospective and existing water suppliers and monitor for compliance with this legislation.

1. Application Requirements

The prospective water supplier initiates the approval process through submission of an application and the accompanying information. The DWO is responsible for reviewing submissions and determining whether to issue an operating permit.

Water Supplier responsibilities:

- Submit drinking water system application form (to be obtained from Health Protection)
- Provide a map showing all portions of the proposed water system, other water sources and water bodies, onsite sewage disposal and any other potential contaminant sources, etc. (Depending system size and complexity, drawings may need to be prepared by a professional engineer).
- Submit source to tap screening tool for DWO review.
- Submit other documentation, as applicable:
  - Water quality results for each source (bacteriological and chemical/physical parameters as per Island Health list and/or DWO instruction).
  - Details about source location(s)
  - Intended water uses and populations to be served
  - Well log and pump test results
  - Water license
  - Information on existing land uses and demands on water source
  - Hydrogeologist report *(may address risks, identify confining/protective layers or time of travel radius for point contaminant sources, define non-point sources, provide maximum discharge rates and area recharge data, describe historical use of groundwater, etc.)*

2. Source Approval

The DWO will review the submissions outlined above and conduct a site assessment to determine whether the proposed well site or intake location may be appropriate.

Water Supplier responsibilities:

- At the request of the DWO, attend the site assessment

3. Construction Permit Application/Construction Permit Waiver Request

Drinking water works must not be constructed, expanded or altered without a valid construction permit or a waiver granted by the Public Health Engineer prior.

The Public Health Engineer may consider construction permit waivers requests for:

1) The construction of a new, small water system serving a single parcel of land, and the system:
   - Uses a single deep-well source that meets the health parameters specified in the CGDWQ, or
   - Uses only simple treatment and/or disinfection;

Or

2) The alteration of an existing small water system serving more than a single parcel of land provided the DWO is prepared to accept the proposal, and the proposed alterations:
   - Are relatively minor, or
   - Are to add simple treatment and/or disinfection,

For proposals on larger systems or relating to the construction of more complex works, a construction permit will be required as per the legislation.

For further assistance in determining whether your proposal may be eligible for a construction permit waiver, consult with the DWO.

Water Supplier responsibilities:

- Submit permit application or waiver request, including detailed specifications for proposed equipment (pumps, tanks, conveyances, disinfection/treatment equipment)
- Ensure all information is complete and accurate to facilitate a timely public health engineering (PHE) review.
- Allow for an extended waiting period for PHE review

4. Inspection by the DWO

The DWO will conduct an **initial inspection** from source to tap after granting source approval and receiving notice from the water supplier that construction is complete. The intent will be to confirm that infrastructure is consistent with the construction permit application or waiver request, and that the building blocks for successful management of the system are in place (i.e. Emergency Response Plan, Standard Operating and Maintenance Procedures, Operator training).

The DWO will conduct subsequent routine inspections at a frequency based on his or her discretion and the results of an Inspection Priority Rating Tool, which assesses risk based on information provided by the operator, system specifics, and inspection findings.

Routine Inspections resemble initial inspections in intent and method, but there is additional focus on management and operation of the water system. The DWO may require logbooks and records for review (i.e. disinfectant residual, UV system upkeep and maintenance such as bulb changing and

sleeve cleaning). The DWO will attempt to verify that the operator's level of knowledge and ability are appropriate to safely operate the system, and may recommend or require additional training.

At his or her discretion, the DWO may schedule **follow up inspections** to monitor for compliance.

Water Supplier responsibilities:

- Notify the DWO when construction is complete.
- Ensure availability of a trained operator to accompany the DWO on all inspections.
- Be aware of ongoing requirements laid out in the Drinking Water Protection Act and Regulation (available online for your review at www.bclaws.ca), and DWO direction via inspection reports, terms and conditions to the operating permit, etc.

5. Operating Permit

Before issuing an operating permit, the DWO will review source approval and construction permit or waiver requirements, and may attach terms and conditions to outline system specific requirements or further define the legislation.

Water Supplier responsibilities:

- Ensure that no water reaches water users until an operating permit is in place.
- Review proposed terms and conditions, and request changes if necessary.
- Adhere to all terms and conditions once the permit has been issued. Failure to do so may result in the DWO taking enforcement action.

6. Water Quality Monitoring Program

Sample frequency for E coli and total coliform bacteria will be as per Schedule B of the Drinking Water Protection Regulation, or, at his or her discretion, the DWO may modify sample frequency.

In considering a deviation from the legislated bacteriological sampling frequency, the DWO will:

- Review all submissions, including any rationale for a proposed reduction in sample frequency from that specified in the legislation.
- Consider source type and integrity, system size, sample history (if any), compliance history (if any), water quality, disinfection/treatment methods, inherent system risk etc
- Assess raw water sampling requirements
- Determine whether THM/HAA sampling is to be required (where chlorine is applied)

The DWO will set the frequency for chemical/physical scans based on system characteristics such as source type and security, also considering any results from previous testing.

Water Supplier responsibilities:

- Submit evidence to support any proposed changes or reductions in sampling frequency.
- Meet all requirements of the monitoring program, retaining all results for future reference.

7. Maintenance and Operating Procedures

Written maintenance and operating procedures are required to ensure system operations are smooth and effective. These procedures should comprise a logbook with daily, weekly, and monthly tasks, and require the person responsible to initial the logbook upon completion of a task.

Water Supplier responsibilities:

- Develop written operating and maintenance procedures appropriate to the system
- Monitor source water and treatment or disinfection equipment (i.e. chlorine residuals, turbidity etc) Consult user manuals to inform this process.
- Initiate record keeping and retain all records for reference and inspection purposes

8. Source Protection

Depending system size, the plan may include signage, limits on land use, purchase of land, zoning restrictions, controls on industry/resource harvesting etc. Resources should be focused on areas under water system control. The plan should demonstrate that the water supplier knows what impacts the water source may be subject to, how to prevent or mitigate harm to water users in the event of a contamination event. The DWO may be able to provide written resources to assist in developing a source protection plan.

Water Supplier responsibilities:

- Establish and adhere to a source protection plan

9. Emergency Response Plan (ERP)

An ERP will inform system response to any threat to water user health. It will outline required actions in each type of emergency, with up to date contact information for all individuals who may be required for assistance. The DWO may be able to provide an ERP template, particularly for small systems.

Water Supplier responsibilities:

- Prepare an ERP, ensure familiarity and accessibility to staff, and conduct annual plan reviews.

10. Operator Training

For large systems, the Environmental Operators Certification Program (EOCP) will provide a rating to indicate training requirements for the water system operator. The rating considers source, complexity of disinfection/ treatment, size of system etc. Training requirements for small system operators are at the discretion of the DWO, but Water Safe (or equivalent) is generally a minimal requirement.

Where there will be a delay in securing a trained operator, the DWO may have additional requirements to ensure the operational needs of the system are met in the interim (i.e. contract with an offsite certified operator to visit the system and provide required oversight.)

Water Supplier responsibilities:

- Determine training requirements and develop and adhere to a plan to meet requirements
- Plan for succession through the provision of training to an alternate staff member

11. Annual Report

Water suppliers are required to make an annual report to water users.

The report will provide

- bacteriological results
- chemical results
- description of upgrades or major work on the system
- planned upgrades
- expected rate increases and justifications
- Additional information specific to the system

The DWO may provide instruction on expected annual report content or release date, or may attach related requirements as terms and conditions to the operating permit. Depending on system size and other characteristics, the water supplier may post the report in a common area, include a copy with the water bill, post it to the water system website and notify water users that this has been done etc.

Water Supplier responsibilities:

- Prepare annual reports to water users and provide a copy to the DWO.
- Ensure adherence to report release date and any additional report contents specified by the DWO

12. Ongoing Contact with DWO

The DWO may contact the water supplier to arrange inspections, to obtain audit samples, to discuss operator training, to inform of possible changes or additions to terms and conditions of the operating permit, or for a variety of other reasons.

The water supplier must inform the DWO of any emergency or other atypical occurrence in system operations, and may contact the DWO at any time with questions or concerns.

Water Supplier responsibilities:

- Inform the DWO in an case of known or suspected water contamination or other emergency, but do not allow any delay in taking necessary precautions as per the ERP (i.e. issuance of a Public Notice)
- Ensure the availability of a qualified operator to accompany the DWO on inspections

WATER SOURCE MONITORING – APPROVAL OF NEW SOURCES

MINIMUM UNTREATED WATER SOURCE QUALITY PARAMETERS TO BE ANALYZED

SOURCE TYPE: SURFACE WATER

MICROBIOLOGICAL(1)

Total Coliform
Non-coliform (background) bacteria
Escherichia coli
Heterotrophic Plate Count

PHYSICAL/CHEMICAL

Alkalinity
Ammonia
Arsenic
Chloride
Colour
Conductivity (2)
Corrosiveness (3)
Fluoride
Hardness
Metals Scan (4)
Nitrate
Nitrite
Organic Nitrogen
pH
Selenium
Sulphate
Total Dissolved Solids
Total Organic Carbon (5) (6)
Turbidity

Notes:

(1) Bacterial analysis must be conducted at an approved laboratory (see attached list).
(2) Conductance/Specific Conductance.
(3) Calcium Carbonate saturation/Langelier's index.
(4) At least: aluminum, barium, boron, cadmium, calcium, chromium, copper, iron, lead, magnesium, manganese, molybdenum, nickel, phosphorous, potassium, silver, sodium, zinc (expand if mineralized to include mercury).
(5) If Turbidity less than 1.0 mg/L Dissolved Organic Carbon may be used as an alternative to Total Organic Carbon.
(6) If Total Organic Carbon greater than 2.5 mg/L analyze for Tannins and Lignin and perform a trihalomethane formation potential test (if chlorine is being used as the method of disinfection).

1. Analysis of additional parameters may be required based on the results of initial analysis and on potential impact by nearby sources of contamination or polluting sources. If industrial, agricultural or pesticide pollution is suspected, identify what chemicals may have been used and analyse for most likely indicator parameters. If petroleum pollution is suspected (underground fuel storage) analyse for alkyl benzene compounds. If parasitic pollution suspected, *Giardia lamblia* and/or *cryptosporidium* analysis may be required.

2. Analyses must be sufficiently accurate so that the minimum detectable concentration is less than 10% of **Drinking Water Protection Act,** the ***Drinking Water Protection Regulation*** or the Guidelines for Canadian Drinking Water Quality where applicable. Other analysis must provide sufficient information to reasonably assess the water suitability for drinking purposes and to determine what, if any, treatment might be needed. Analyses must be conducted in accordance with methods prescribed in "Standard Methods for the Examination of Water and Wastewater" (latest edition) or other acceptable procedures.

WATER SOURCE MONITORING – APPROVAL OF NEW SOURCES

MINIMUM UNTREATED WATER SOURCE QUALITY PARAMETERS TO BE ANALYZED

SOURCE TYPE: SHALLOW WELLS, DEEP WELLS, and SPRINGS

MICROBIOLOGICAL(1)

Total Coliform
Non-coliform bacteria
Heterotrophic Plate Counts
Escherichia coli
Iron and Sulphur Bacteria (deep wells)

PHYSICAL/CHEMICAL

Alkalinity
Ammonia
Arsenic
Chloride
Colour
Conductivity (2)
Corrosiveness (3)
Fluoride
Hardness
Metals Scan (4)
Nitrate
Nitrite
Organic Nitrogen
pH
Selenium
Sulphate
Sulphide (as hydrogen sulphide) (5)
Total Dissolved Solids
Total Organic Carbon (6) (7)
Turbidity

Notes:
1. Bacterial analysis must be conducted at an approved laboratory (see attached list).
2. Conductance/Specific Conductance.
3. Calcium Carbonate saturation/Langelier's index.
4. At least: aluminum, barium, boron, cadmium, calcium, chromium, copper, iron, lead, magnesium, manganese, molybdenum, nickel, phosphorous, potassium, silver, sodium, zinc (expand if mineralized to include mercury).
5. For deep wells: On site or preserve sample, or use alternative method of confirming that water has satisfactory odour.
6. If Turbidity less than 1.0 mg/L Dissolved Organic Carbon may be used as an alternative to Total Organic Carbon.
7. If Total Organic Carbon greater than 2.5 mg/L analyze for Tannins and Lignin and perform a trihalomethane formation potential test (if chlorine is being used as the method of disinfection).

1. Analysis of additional parameters may be required based on the results of initial analysis and on potential impact by nearby sources of contamination or polluting sources. If industrial, agricultural or pesticide pollution is suspected, identify what chemicals may have been used and analyse for most likely indicator parameters. If petroleum pollution is suspected (underground fuel storage) analyse for alkyl benzene compounds. If parasitic pollution suspected, *Giardia lamblia* and/or *cryptosporidium* analysis may be required.

2. Analyses must be sufficiently accurate so that the minimum detectable concentration is less than 10% of Guidelines for Canadian Drinking Water Quality, the **Drinking Water Protection Act** or the ***Drinking Water Protection Regulation*** where applicable. Other analysis must provide sufficient information to reasonably assess the water suitability for drinking purposes and to determine what, if any, treatment might be needed. Analyses must be conducted in accordance with methods prescribed in "Standard Methods for the Examination of Water and Wastewater" (latest edition) or other acceptable procedure.

VANCOUVER ISLAND health authority

APPLICATION FOR DRINKING WATER SYSTEM

COMPLETE ONE APPLICATION ***IN FULL*** FOR ***EACH*** DRINKING WATER SYSTEM
USING BLOCK PRINTING WHERE POSSIBLE AND COMPLETELY FILLING IN APPROPRIATE BOX(ES) ■

STATUS | NEW FACILITY | CHANGE TO EXISTING FACILITY | OWNER CHANGE

WATER SYSTEM

SYSTEM NAME

SYSTEM OFFICE ADDRESS

CITY | POSTAL CODE

TELEPHONE | FAX | EMAIL

SYSTEM MAILING ADDRESS | SAME AS SYSTEM OFFICE OR:

SEND INVOICE TO | SAME AS SYSTEM OFFICE OR:

SYSTEM'S REGISTERED OWNER OR LEASEE

REGISTERED OWNER/LEASEE NAME

MAILING ADDRESS

CITY | POSTAL CODE

TELEPHONE | FAX | EMAIL

SOCIETY
SOLE PROPRIETOR
PARTNERSHIP
INCORPORATED

SYSTEM CONTACT

CONTACT NAME | POSITION | TELEPHONE

ADDRESS | FAX

CODED WATER SYSTEM FEATURES

SOURCE NUMBER OF UNIQUE SOURCES_____
Name eg. Fallen Lake (Specify Lake or River Name)

NAME #1_____
NAME #2_____
NAME #3_____
NAME #4_____

SOURCE	STATUS	TREATMENT	DISINFECTION

CODES

SOURCE	STATUS	TREATMENT	DISINFECTION
A - SURFACE WATER	1 - INACTIVE	1 - SLOW SAND	1 - CHLORAMINATION
B - SHALLOW WELL (< 50' DEEP)	2 - SEASONAL	2 - RAPID SAND	2 - CHLORINATION
C - DEEP WELL (> 50' DEEP)	3 - STANDBY	3 - PRESSURE	3 - OZONATION
D - INFILTRATION GALLERY	4 - COMBINED	4 - MICROFILTRATION	4 - ULTRAVIOLET
	5 - DEMAND	5 - ULTRAFILTRATION	5 - NONE
	6 - PRIMARY	6 - ELECTRODIALYSIS REVERSAL	6 - OTHER - EXPLAIN BELOW*
	7 - SOLE	7 - REVERSE OSMOSIS	
		8 - NONE	
		9 - OTHER - EXPLAIN BELOW*	

* EXPLANATIONS OF TREATMENT OR DISINFECTION PROCESSES

#1_____ #3_____

#2_____ #4_____

DISTRIBUTION NUMBER OF CONNECTIONS

___ > 20,000 (DWP) | 10,001 - 20,000 (DWM) | 301 - 10,000(DWT) | 15 - 300(DWC) | 2 - 14(DWS)

1 - SERVES PUBLIC (DWQ) | 1 HAULER (DWH)

EMERGENCY RESPONSE PLAN ATTACHED YES ___ NO | SAMPLING FREQUENCY SCHEDULE ATTACHED YES NO

MAXIMUM NUMBER OF CONNECTIONS PROPOSED_____ ***ESTIMATED POPULATION SERVED***_____

VERIFICATION

APPLICANT SIGNATURE
I hereby certify that the information set out by me in this application is true and correct to the best of my knowledge and belief. I acknowledge that it is an offence to supply false or inaccurate information on this application.

DATE

PROPOSED OPERATIONAL DATE

PRINT NAME

PLANS INCLUDED YES NO

FOR OFFICIAL USE ONLY

	DATE	INITIALS
REC'D from Customer		
POSTED		
SENT TO P.H. ENGINEER		
APPROVED BY P. H. ENGINEER		
SENT TO M.H.O./EHO		
APPPROVED BY M.H.O./EHO		
PERMIT SENT		

FACILITY TYPE	Init.
FACILITY #	
AMOUNT PAID	
METHOD OF PAYMENT	

August 2015

Salmon Beach Water Well Inventory

McElhanney

McElhanney Consulting Services Ltd.
Suite 1, 1351 Estevan Road
Nanaimo, BC
V9S 3Y3

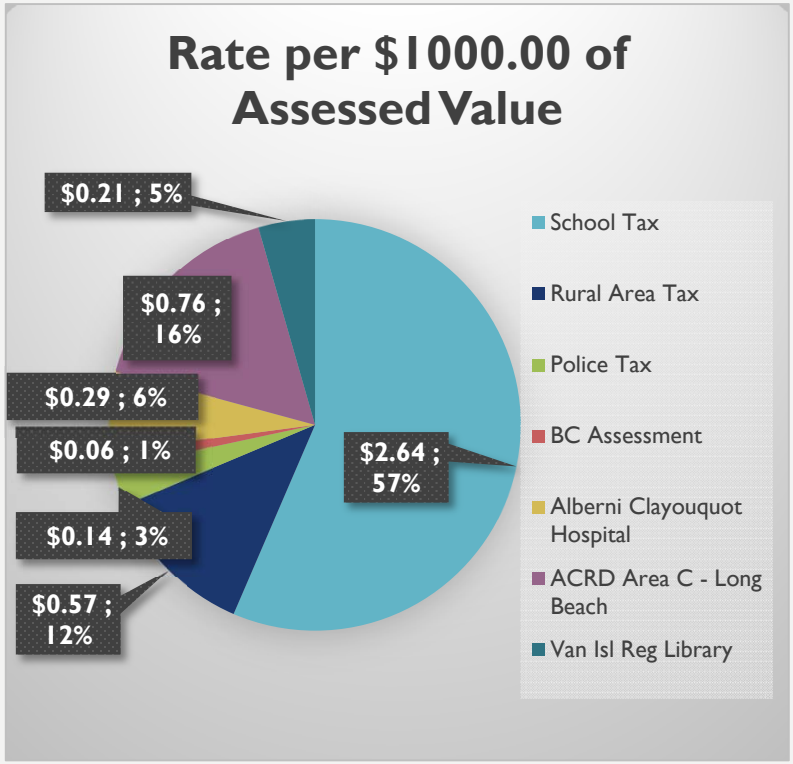
Contact: Russ Irish
Phone 778-762-0666
Email: rirish@mcelhanney.com

2231-37503-01

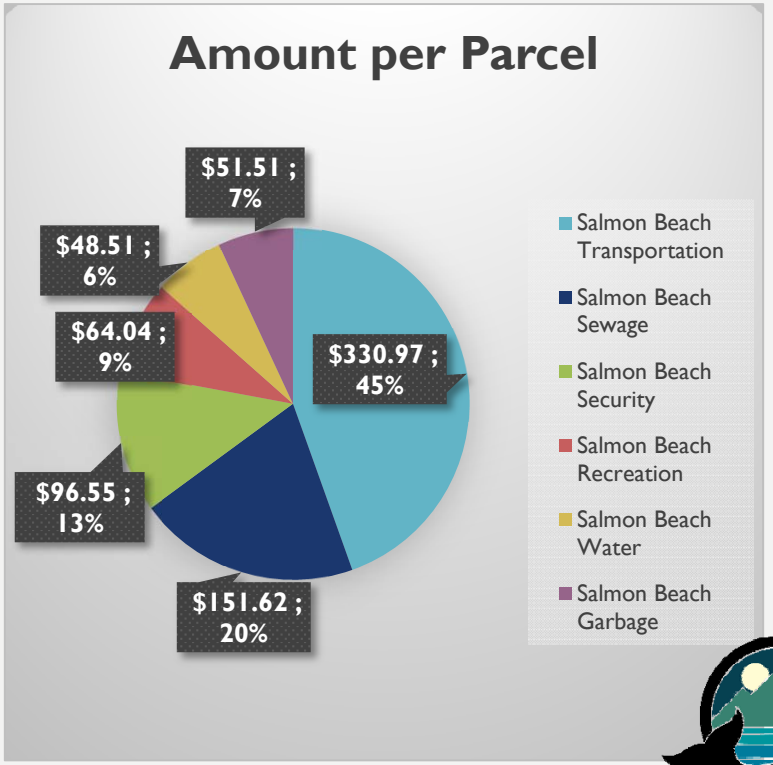
SALMON BEACH PROPERTY TAXES WHERE DOES MY MONEY GO???

THERE ARE TWO METHODS IN WHICH YOUR PROPERTY TAXES IN SALMON BEACH ARE LEVIED: ASSESSED VALUE & AMOUNT PER PARCEL

ASSESSMENT TAX FOR REGIONAL & PROVINCIAL SERVICES



PARCEL TAXES FOR SALMON BEACH LOCAL AREA SERVICES



SALMON BEACH PROPERTY TAXES WHERE DOES MY MONEY GO???

Assessment Portion of Property Tax

This method of taxation is used for the Provincial and Regional services provided to Salmon Beach. A tax rate is applied to the value of land and improvements of the property.

Over 70% of the assessment based tax collected from Salmon Beach pays for Provincial taxes including School Tax, Rural Area Tax, Police Tax & BC Assessment.

The 30% of the assessment based tax collected from Salmon Beach pays for Regional District services including: general government costs, planning, building inspection, parks, library, 911 telephone service, West Coast Landfill, Long Beach Airport and the Alberni-Clayoquot Regional Hospital District.

Parcel Tax Portion of Property Tax

Salmon Beach local services were established as a parcel tax meaning that each of the 380 lots pay an equal amount even though the value of the land and improvements vary.

FREQUENTLY ASKED QUESTIONS

WHY DO I PAY MORE TAXES IN SALMON BEACH THAN IN OTHER AREAS WHERE I LIVE?

You most likely live in a place with a larger population and tax base which results in lower tax rates. Salmon Beach consists of only 380 recreational lots (no commercial) therefore infrastructure can seem costly. Also, because the lots are recreational you are ineligible to apply for the Home Owner Grant for the property.

WHY DO MY SALMON BEACH TAXES KEEP GOING UP?

The assessed value of your property may have increased over time due to improvements that you have made. Also, the level of service has also increased as Salmon Beach has developed.

DOES MY SALMON BEACH TAX MONEY PAY FOR OTHER REGIONAL DISTRICT SERVICES?

Each service of a Regional District is independent meaning that money cannot be transferred between services. For example, revenue raised for Salmon Beach Water cannot be used in Bamfield.