



Making a difference...together

**REPORT TO BEDDIS WATER SERVICE COMMISSION  
MEETING OF TUESDAY, MAY 8, 2012**

---

**SUBJECT      REQUEST TO WITHDRAW PROPERTY FROM THE BEDDIS WATER SERVICE AREA**

**ISSUE**

The owners of 1217 Beddis Road have requested that the property be withdrawn from the Beddis Water Service area.

**BACKGROUND**

The Capital Regional District (CRD) has received a request (attached) from the owners of 1217 Beddis Road, Lot A, Plan VIP 51010, Section 76, Cowichan Land District, Portion South Salt Spring Island, to withdraw the property from the Beddis Water Service area. The property is not receiving water service from the Beddis system and is currently being serviced by a private well. To service the property from the Beddis Water system, a watermain extension of approximately 120 metres would be required, at the Beddis Water Service's expense. It appears this situation results from the subject property being subdivided from the original parcel that is in the service area with an abutting watermain.

In order to withdraw the subject property from the Beddis Water Service area, a bylaw to amend the service area boundary, Bylaw No. 3835, Beddis Water Service Establishment Bylaw No.1, 2004, Amendment Bylaw No.1, 2012, will be required.

**ALTERNATIVES**

1. That the Beddis Water Service Commission recommend to the CRD Board that Bylaw No. 3835, Beddis Water Service Establishment Bylaw No. 1, 2004, Amendment Bylaw No. 1, 2012, be introduced, and read a first time, read a second time and read a third time, to withdraw the subject property from the Beddis Water Service area.
2. That the Beddis Water Service Commission recommend to the CRD Board, that the subject property remain in the Beddis Water Service area, and that the service area prepare for the required watermain extension, if and when the property owner requests water service.

**IMPLICATIONS**

Alternative 1:

By withdrawing the subject property from the Beddis Water Service area, the property owner will discontinue paying the parcel tax for the service and the Beddis Water Service will not be responsible for the required watermain extension. If the property is removed from the service area, the annual parcel tax revenue will decrease by \$449.63 (2012 rate).

**Beddis Water Service Commission – May 8, 2012**  
**Re: Request to Withdraw Property from the Service Area**  
**Page 2**

Alternative 2:

If the subject property remains in the service area, if the property owner requests water service, the Beddis Water Service would be responsible for the required watermain extension at a cost estimated at \$60,000, and the acquisition of a statutory right of way.

**CONCLUSION**

The owners of 1217 Beddis Road have requested that the property be withdrawn from the Beddis Water Service area, as they are not receiving water service from the Beddis system and have serviced the property by a private well. To provide water service from the Beddis Water system to the property, a 120 metre watermain extension would be required at the Beddis Water Service's expense.

**RECOMMENDATION**

That the Beddis Water Service Commission recommend to the CRD Board that Bylaw No. 3835, Beddis Water Service Establishment Bylaw No. 1, 2004, Amendment Bylaw No. 1, 2012, be introduced, and read a first time, read a second time and read a third time, to withdraw the subject property from the Beddis Water Service area.



Ted Robbins, B.Sc., C.Tech.  
Senior Manager, Water Management



J.A. (Jack) Hull, MBA, P.Eng.  
General Manager, Integrated Water Services  
Concurrence



Kelly Daniels, CAO  
Concurrence

*per*

TR:ls  
Attachments: 3

CAPITAL REGIONAL DISTRICT

BYLAW NO. 3835

\*\*\*\*\*

**A BYLAW TO AMEND BYLAW NO. 3188, BEDDIS WATER SERVICE ESTABLISHMENT  
BYLAW NO. 1, 2004**

\*\*\*\*\*

The Board of the Capital Regional District, in open meeting assembled, enacts as follows:

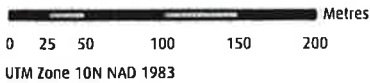
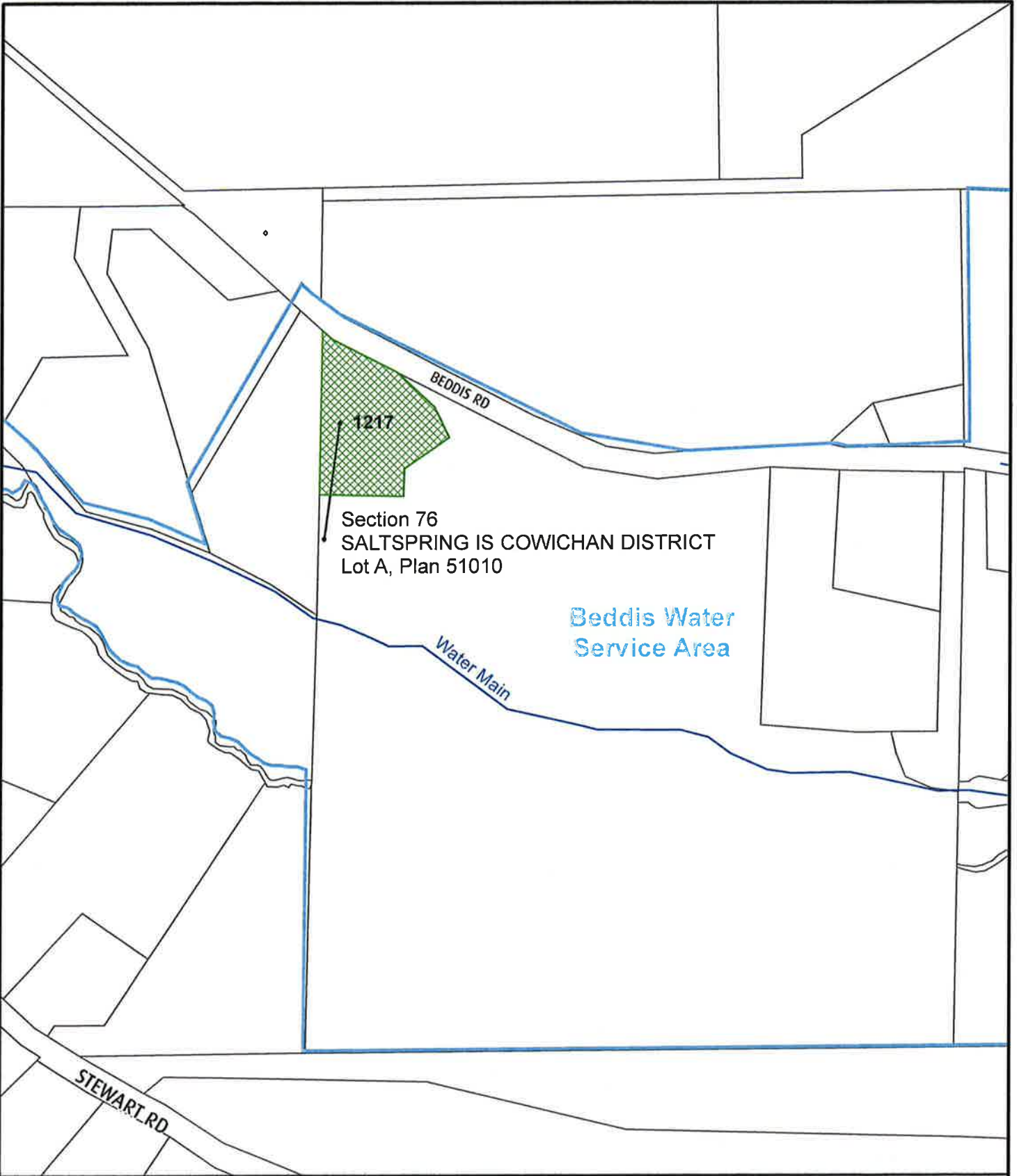
1. Bylaw No. 3188, "Beddis Water Service Establishment Bylaw No. 1, 2004", is hereby amended as follows:  
  
By deleting Schedule "A" and substituting therefore the attached Schedule "A", which removes Lot A, Plan VIP 51010, Section 76, Cowichan District.
2. This Bylaw may be cited as "Beddis Water Service Establishment Bylaw No. 1, 2004, Amendment Bylaw No. 1, 2012".

READ A FIRST TIME THIS	DAY OF	2012
READ A SECOND TIME THIS	DAY OF	2012
READ A THIRD TIME THIS	DAY OF	2012
CONSENTED TO BY THE DIRECTOR OF THE ELECTORAL AREA OF SALT SPRING ISLAND THIS	DAY OF	2012
APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS	DAY OF	2012
ADOPTED THIS	DAY OF	2012

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
CORPORATE OFFICER

FILED WITH THE INSPECTOR OF MUNICIPALITIES THIS DAY OF 2012



UTM Zone 10N NAD 1983



## Request for Exclusion - 1217 Beddis Rd Beddis Water Service

**CRD**

Making a difference...together

### DISCLAIMER

This map is for general information only and may contain inaccuracies.

March 2012 | RequestforExclusionBeddisWaterService.mxd | gis@crd.bc.ca



Arnold A. Brown & Elizabeth M. Zook  
1217 Beddis Road, Salt Spring Island, BC V8K 2C8  
Phone: 250-537-7902  
E-mail: [ezook@shaw.ca](mailto:ezook@shaw.ca)

February 28, 2012

Integrated Water Services Department  
Capital Regional District  
479 Island Highway, Victoria, BC, V9B 1H7

Attention: Ted Robbins  
Senior Manager, Water Management Division

Re property: 1217 Beddis Road, Salt Spring Island, BC V8K 2C8  
Lot A, Plan VIP51010, Section 76, Cowichan Land District,  
Portion SOUTH SALT SPRING (PID: 010-386-213)

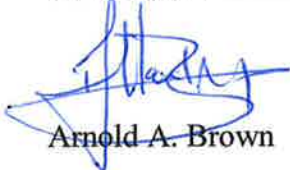
As per our previous e-mails, please accept this letter as a formal request to withdraw the above property from the Beddis Water Service Area. Upon review of the newly posted map of the Beddis Water System and in confirmation with yourself, it has come to our attention that our property is not adjacent to the system's water main. We do not have access to the system.

We can confirm that we have a well on the property. Attached you will find a water well record and a drinking water report. These were submitted to the CRD building inspection office and we were granted a building permit (#SS11-015).

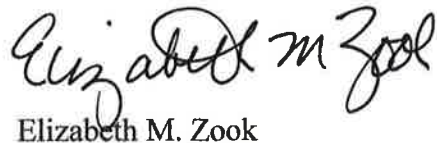
We would appreciate removal of this property from the service area and the bylaws this year (2012). We have already paid three years through property taxes into this system.

Thank you for your attention to this matter.

PROPERTY OWNERS



Arnold A. Brown



Elizabeth M. Zook

Encls:

# WATER WELL RECORD

Date 20 01 81

N.T.S. MAP 2 W.L.L. No. E Date 19 81 Well Type N

Owners Name & Address Ren Spencer, Box 463, Ganges, B. C. V0S 1E0

Legal Description & Address \_\_\_\_\_

**Descriptive Location**

1. TYPE OF WORK 1  New Well 2  Reconditioned  
3  Deepened 4  Abandoned

2. WORK METHOD 1  Cable tool 2  Bored 3  Jetted  
4  Rotary a  mjt b  lar c  reverse  
 Other \_\_\_\_\_

3. WATER WELL USE 1  Domestic 2  Municipal 3  Irrigation  
4  Comm. & Ind.  Other \_\_\_\_\_

**4. DRILLING ADDITIVES**

5. MEASUREMENTS from 1  ground level 2  top of casing  
casing height above ground level \_\_\_\_\_

9. CASING: 1  Steel 2  Galvanized 3  Wood  
Materials 4  Plastic 5  Concrete  
 Other \_\_\_\_\_

Pipe Diameter	units
from _____	ins
to _____	ft
Thickness _____	ins
Weight _____	lb/ft

Pitless unit \_\_\_\_\_ ft 1  above 2  below ground level  
1  Welded 2  Cemented 3  Threaded 1  New 2  Used

Perforations: \_\_\_\_\_

Shoe (s): \_\_\_\_\_

Open hole, from \_\_\_\_\_ to \_\_\_\_\_ ft Diameter \_\_\_\_\_ ins

Grout: \_\_\_\_\_

10. SCREEN: 1  Nominal (Telescope) 2  Pipe Size  
Type 1  Continuous Slot 2  Perforated 3  Louvre  
 Other \_\_\_\_\_

Material 1  Stainless Steel 2  Plastic  Other \_\_\_\_\_  
Set from \_\_\_\_\_ to \_\_\_\_\_ ft below ground level

RISER, SCREEN & BLANKS			units
Length _____			ft
Diem. I.D. _____			ins
Slot Size _____			ins
from _____			ft
to _____			ft

Fittings, top \_\_\_\_\_ bottom \_\_\_\_\_

Gravel Pack \_\_\_\_\_

11. DEVELOPED BY: 1  Surging 2  Jetting 3  Air  
4  Bailing 5  Pumping  Other \_\_\_\_\_

12. TEST 1  Pump 2  Ball 3  Air Date 20 01 81  
Rate \_\_\_\_\_ USgpm Temp \_\_\_\_\_ °C SWL before test \_\_\_\_\_ ft  
Water Level \_\_\_\_\_ ft after test of \_\_\_\_\_ hrs

DRAWDOWN in ft				RECOVERY in ft			
mins	WL	mins	WL	mins	WL	mins	WL

13. RECOMMENDED PUMP TYPE \_\_\_\_\_ RECOMMENDED PUMP SETTING \_\_\_\_\_ RECOMMENDED PUMPING RATE \_\_\_\_\_ USgpm

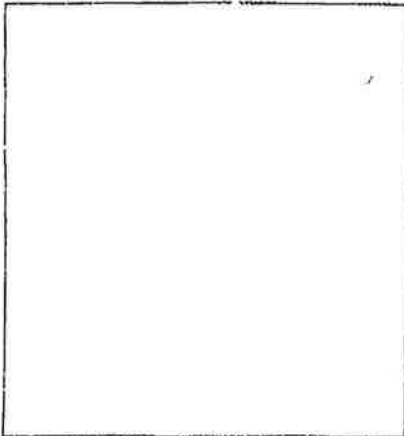
14. WATER TYPE: 1  Fresh 2  Salty 3  Clear 4  Cloudy  
colour \_\_\_\_\_ small \_\_\_\_\_; gas 1  yes 2  no

15. WATER ANALYSIS: 1 Hardness \_\_\_\_\_ mg/L  
2 Iron \_\_\_\_\_ mg/L 3 Chloride \_\_\_\_\_ mg/L  
4 pH \_\_\_\_\_ Field Date \_\_\_\_\_

**7. CONSULTANT**

Address \_\_\_\_\_

**8. WELL LOCATION SKETCH**



SITE I.D. No \_\_\_\_\_

Lab Date 20 01 81

**16. FINAL WELL COMPLETION DATA**

Well Depth 250 ft Well Yield \_\_\_\_\_ USgpm  
Static Water Level \_\_\_\_\_ ft Atmosp. Flow \_\_\_\_\_ USgpm Pressure Head \_\_\_\_\_ ft  
Back filled \_\_\_\_\_  
Well Head Completion \_\_\_\_\_

17. DRILLER J. O. R. G. L. N. S. O. N. H. \_\_\_\_\_

Signature J. O. R. G. L. N. S. O. N.

**18. CONTRACTOR**

Address Tri K Drilling Ltd.,  
3298 Galloway Rd.,  
Victoria, B. C.

Member, BCWDA  yes  no

# Agrichem Analytical Drinking Water Report

409 Stewart Rd  
Salt Spring Island, BC  
V8K 1Y6

Phone/Fax: 250.538.1712  
web: www.agrichem.ca  
email: info@agrichem.ca

**Sandra Smith**  
Lot A, Beddis Road  

---

*current treatment*  
none

sample 41011  
date received 29-Apr-08  
time/temperature 13:00 19 °C  
date of report 04-May-08  
sampled by Albert Kaye

*Potable Water Quality Standards*  
Health Canada (2004)    Island Trust (2001)

<i>Total Coliforms</i>	< 1	MPN/100ml	<1	<1
<i>E. coli</i>	< 1	MPN/100ml	<1	<1
<i>pH</i>	<b>6.31</b>		6.5 to 8.5 *	6.5 to 8.5 *
<i>Conductivity</i>	<b>236</b>	uS/cm	700 **	
<i>Arsenic (As)</i>	<b>1</b>	ug/l	10**	10**
<i>Hardness (as CaCO3)</i>	<b>109</b>	mg/L	80-100	80-100
<i>TDS (by calculation)</i>	<b>176</b>	mg/L	500	500
<i>Chloride</i>	<b>4.21</b>	mg/L	250 *	250 *
<i>Nitrate (N)</i>	<b>0.2</b>	mg/L	10 **	10 **
<i>Phosphate (P)</i>	<b>&lt;0.02</b>	mg/L	no limit set	no limit set
<i>Sulphate (S)</i>	<b>2.08</b>	mg/L	500 *	500 *
<i>Sodium (Na)</i>	<b>4</b>	mg/L	200 ***	200 ***
<i>Potassium (K)</i>	<b>0.3</b>	mg/L	no limit set	
<i>Magnesium (Mg)</i>	<b>3.8</b>	mg/L	500 *	
<i>Calcium (Ca)</i>	<b>37.5</b>	mg/L	no limit set	
<i>Iron (Fe)</i>	<b>0.17</b>	mg/L	0.3 *	0.3 *
<i>Copper (Cu)</i>	<b>&lt;0.01</b>	mg/L	1 *	
<i>Manganese (Mn)</i>	<b>&lt;0.01</b>	mg/L	0.05 *	0.05 *
<i>Zinc (Zn)</i>	<b>0.03</b>	mg/L	5 *	
<i>Turbidity</i>	<b>0.34</b>	NTU	****	1
<i>Fluoride (F)</i>	<b>&lt;0.02</b>	mg/L	1.5 **	1.5
<i>Alkalinity (as CaCO3)</i>	<b>102</b>	mg/L	no limit set	
<i>Residual Chlorine</i>	<b>&lt;0.02</b>	mg/L		0

< is "less than " > is "greater than "

- \* aesthetic - no health risk
- \*\* maximum
- \*\*\* 20 mg/L for restricted diets
- \*\*\*\* surface water or surface influenced groundwater (drilled well) source 1 NTU \*\*  
secure groundwater (drilled well) source 5 NTU \*
- the presence of Total Coliform bacteria indicates surface influenced water source

**This water sample meets the Health Canada guidelines for potability for all parameters tested. pH and Hardness are Aesthetic Objectives only.**

metals and minerals are digested as per APHA 3030E2  
Aesthetic Objective - values pose no health risk but may affect the taste, color or smell or cause scaling

*John Harris BSc*