



**REPORT TO ELECTORAL AREA SERVICES COMMITTEE
MEETING OF WEDNESDAY, OCTOBER 16, 2013**

SUBJECT REQUEST FOR RESIDENTIAL WATER CONNECTION

ISSUE

Consider a request for a water connection to the new Capital Regional District (CRD) water service line to the East Sooke Fire Hall to address a health issue with an existing well service.

BACKGROUND

A new water service line is being constructed to service the new East Sooke Fire Hall on East Sooke Road on Lot A, Sooke District Plan VIP89336 (Appendix 1). This water line will pass directly in front of 6124 East Sooke Road and the owners are requesting a residential service connection.

The Regional Growth Strategy (RGS) under initiative 1.1 Keep Urban Settlement Compact states in Action 5:

5. The CRD and member municipalities agree not to further extend urban sewer and water services, or increase servicing capacity to encourage growth beyond designated official community plan limits at the date of adoption of the Regional Growth Strategy bylaw, outside the Regional Urban Containment and Servicing (RUCS) Policy area generally described on Map 3, except to address pressing public health and environmental issues, to provide fire suppression or to service agriculture.

The servicing policies in the East Sooke Official Community Plan (OCP), Bylaw No. 3718 state that in accordance with the RGS, water and sewer services will not be extended, nor hookup permitted, outside the settlement containment areas unless it is to address extraordinary circumstances of risk to public and environmental health from water contamination, or from wildfire hazard.

The East Sooke Fire Hall is located outside the Settlement Containment Area designated under the East Sooke OCP. The water extension to the Fire Hall was deemed to be an extraordinary circumstance to provide for fire protection, in accordance with the RGS and OCP servicing policy.

The existing residential properties at 6094 and 6062 East Sooke Road obtained water from a well located on the fire hall site. As part of the purchase agreement with the owner of 6094 East Sooke Road for the fire hall site, connections to the water line were provided to replace the service from the well for this existing development.

The water line will pass only one other developed property at 6124 East Sooke Road. This property is located outside the Settlement Containment Area (Appendix 1). The owners have requested a connection to the water line and have provided a letter from Vancouver Island Health Authority (VIHA) which states that the water quality from their existing well service does not meet the objectives outlined in Health Canada "Canadian Drinking Water Guidelines" nor does it meet the requirements outlined under Schedule A of the *Drinking Water Protection Regulation* (Appendix 2). Based on these findings VIHA would support the property at 6124 East Sooke Road being connected to the community water system when the service line becomes available.

ALTERNATIVES

That the Electoral Area Services Committee recommends to the Capital Regional District Board:

1. Subject to approval by the Juan de Fuca Water Distribution Commission that a residential service connection be provided to 6124 East Sooke Road to address a pressing health concern with the existing well, in accordance with RGS servicing policy.

2. The Juan de Fuca Water Distribution Commission not provide a residential connection for the property at 6124 East Sooke Road, as the property lies outside the designated Settlement Containment Area in the East Sooke OCP, Bylaw No. 3717.

IMPLICATIONS

Environmental Implications

The water quality from their existing well service on 6124 East Sooke Road does not meet the objectives outlined in Health Canada “Canadian Drinking Water Guidelines” nor does it meet the requirements outlined under Schedule A of the *Drinking Water Protection Regulation*. The proposed water connection would alleviate the health concern with the existing well water quality.

Growth Management Implications

The property owners are experiencing water quality problems with their existing well service for a parcel located outside the Settlement Containment Area. It is also noted that as the parcel is 0.92 ha in size it cannot be subdivided. The proposed water connection would address a pressing health concern with the existing well service, in accordance with RGS servicing policy. There are no other existing developments which lie outside the Settlement Containment Area that could be serviced by the extension of the water line to service the East Sooke Fire Hall.

Financial Implications

It is recommended that the owners bear the full cost of the connection to their property, so that the East Sooke Fire Hall servicing costs are unaffected by the connection request from 6124 East Sooke Road.

SUMMARY

The property owners of 6124 East Sooke Road are experiencing water quality problems with their existing well service. The CRD water line to the East Sooke Fire Hall passes directly by the subject property. The proposed water connection would address a pressing health concern with the existing well service, in accordance with RGS servicing policy. The RGS and the East Sooke OCP servicing policy both provide for consideration of a water extension to address a public health issue. It is recommended that the owners bear the full cost of the connection to their property, so that the East Sooke Fire Hall servicing costs are unaffected by the connection request from 6124 East Sooke Road.

RECOMMENDATION

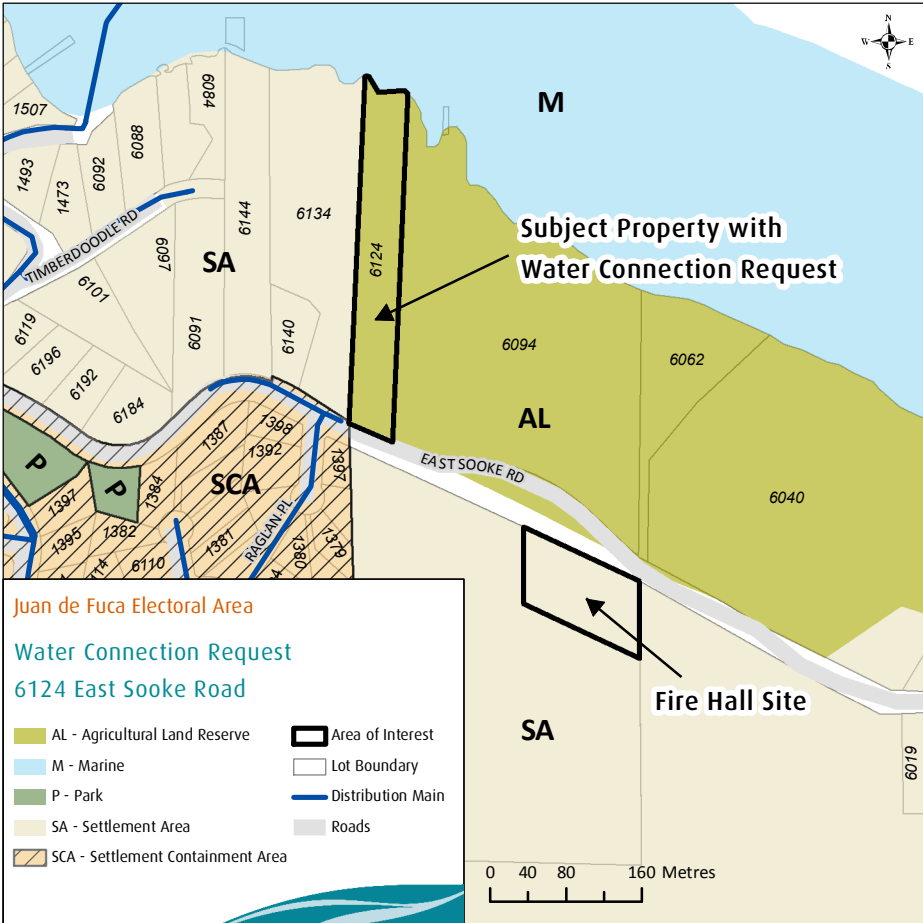
That the Electoral Area Services Committee recommends to the Capital Regional District Board, subject to approval by the Juan de Fuca Water Distribution Commission, that a residential service connection be provided to 6124 East Sooke Road to address a pressing health concern with the existing well, in accordance with RGS servicing policy.

****Original Signed****

June Klassen, MCIP, RPP
Manager Local Area Planning

Marg Misek-Evans, MCIP, RPP
General Manager
Planning and Protective Services
Concurrence

Robert Lapham, MCIP, RPP
Chief Administrative Officer
Concurrence

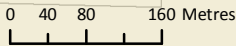


**Subject Property with
Water Connection Request**

Fire Hall Site

Juan de Fuca Electoral Area
Water Connection Request
6124 East Sooke Road

- AL - Agricultural Land Reserve
- M - Marine
- P - Park
- SA - Settlement Area
- SCA - Settlement Containment Area
- Area of Interest
- Lot Boundary
- Distribution Main
- Roads





Excellent care - for everyone, everywhere, every time.

September 16, 2013

Paul Jones
6124 East Sooke Road
Sooke, BC V9Z 0Z9

Dear Mr. Jones,

Re: Water Quality Results for 6124 East Sooke Road

This office has received the water quality analysis you submitted to this office dated September 5, 2013 from MB Labs Ltd.

The water quality results do not meet the objectives outlined in Health Canada "Canadian Drinking Water Guidelines" nor do not meet the requirements outlined under Schedule A of the *Drinking Water Protection Regulation*.

Based on these findings this office would be in support of your property, 6124 East Sooke Road, being connected to the community water system when the service line becomes available.

Feel free to contact me at 250.519.3645 if you have any questions or concerns regarding these matters.

Sincerely,



Rory Beise
Environmental Health Officer

c.c.: June Klassen, CRD Local Area Planning, 2-6868 West Coast Road, Sooke, BC, V9Z 0S9

RB/gch