



Making a difference...together

**REPORT TO LYALL HARBOUR / BOOT COVE WATER LOCAL SERVICE COMMITTEE
INFORMATION REPORT, FEBRUARY 15, 2016**

**SUBJECT ISLANDS TRUST REFERRAL (SA-TUP-2015-2) FOR PROPOSED CAMPSITE
AT 100 EAST POINT ROAD, SATURNA ISLAND – CRD FILE LHBCW-16-001**

ISSUE

The Islands Trust has referred an application for a Temporary Use Permit (TUP) for parcel 100 East Point Road (applicant Saturna Point Holdings Inc.) to the Capital Regional District (CRD) Integrated Water Services Department (CRD/IWS) for comment as it relates to the Lyall Harbour Boot Cove Water Service managed by the CRD Lyall Harbour/Boot Cove Water Service Committee (LHBCWSC).

BACKGROUND

A referral (land use application) for a TUP for parcel 025-674-102 located at 100 East Point Road, Saturna Island, was issued by the Islands Trust to many stakeholders including the CRD/IWS for comment. The property is currently zoned ISR – Industrial Storage & Repairs and in recent years it has been used as a "garden centre and storage yard". The applicant wishes to temporarily use the property for a 10 tent site campground with a laundry, washroom, and shower facility and, therefore, has made an application to Islands Trust for a TUP.

The CRD LHBCWSC manages the community water system on Saturna Island. The subject parcel is located within the established Lyall Harbour Boot Cove Water Service Area (Bylaw 513). The water service area includes 171 parcels of which 150 currently have a water service connection including the parcel at 100 East Point Road which has a 25 mm water service pipe installed to its property.

Water meters were installed to all service connections prior to 2010 and are currently being used for operational purposes and not for billing. The water service is paid through an annual parcel tax and a user fee, based on single family equivalents (SFE) allocated to each parcel. In accordance with Bylaw 3847, (the fees and charges bylaw), the parcel at 100 East Point Road has been allocated one SFE and the amount of water historically used by this parcel has been well within a typical SFE. The property owner has been paying a parcel tax and user fee for the water service.

A condition being imposed by Islands Trust, related to water use include that " 2. g) Only tent camping is permitted" (IT staff report for the meeting of January 21, 2016). Although not regulated by the CRD/IWS water utility, the applicant noted in their proposal that "Currently, gray water conservation for toilets is being planned...". The applicant further indicated to Islands Trust that high efficiency washing machines, shower heads, limited personal consumption, toilets utilizing rain water, and coin operated appliances would result in an annual consumption of nearly the

same as the average SFE or about 200 cubic metres per year and a maximum daily demand of about 770 litres.

In 2012, the water treatment process was upgraded and designed to meet the current and future demands for all 171 parcels within the service area based on historical water use. The water treatment plant was designed for a summer maximum daily demand flow of 2.27 litres per second. Based on records, the actual maximum daily demand is about 1.5 litres per second. Therefore, the spare capacity within the plant of 0.77 litres per second is available for the future 21 parcels that currently do not have service.

The total annual consumption of all customers in 2014 was 17,874 cubic metres which equates to about 119 cubic metres per customer based on 150 existing customers (2014 Annual Report). However, some customers do not use the service and so their annual consumption is zero which lowers the overall average. On the other end of the scale, some customers use water that is several times higher than the average, and although there is no mechanism in the Bylaw to restrict the amount of water a customer can use, most customers are good at conserving water.

As previously noted, the subject parcel at 100 East Point Road already has a water service and have been paying for that service, so under the bylaw, they are entitled to use the service. As long as the water consumption of the proposed campground is nearly the same as the average SFE at about 200 cubic metres per year and a maximum daily demand of around 770 litres there should not be any noticeable impacts to the water service. The applicant will still have to comply with the all the relevant Bylaws for the service.

ALTERNATIVES

Alternative 1

That the Lyall Harbour/Boot Cove Water Local Service Committee receive this report for information.

Alternative 2

That the Lyall Harbour/Boot Cove Water Local Service Committee request staff for additional information.

IMPLICATIONS

Alternative 1 – The subject property at 100 East Point Road already has a water service and have been paying for that service. The existing water system was upgraded in 2012 to meet the current and future demands within the service area. As long as the water consumption of the proposed campground is nearly the same as the average SFE or about 200 cubic metres per year and does not exceed a maximum daily demand of about 770 litres there should not be any noticeable impacts to the water service. There are no conditions in the bylaw or the Lyall Harbour Boot Cove Water Service that would restrict water service or the consumption of water to the parcel at 100 East Point Road. However as condition of the TUP, if approved by Islands Trust, it is recommended that the water use be monitored for this proposal, by means of quarterly reading of the water meter, to confirm that the proposed campground does not exceed the average and maximum limits proposed by the applicant; and to confirm that there are no impacts to the water

service. The Committee could then reconsider any future requests by the applicant based on quantified information.

Alternative 2 – Staff can prepare a subsequent report to provide additional information that may be requested the Committee.

CONCLUSION

The CRD/IWS received a referral from Islands Trust for the proposed year-round 10 tent site campground. Islands Trust requested comments from CRD LHBCWS prior to making a decision on the temporary use permit. The subject parcel related to the campground is a current customer of the water system and they have been paying for the water service. As long as the water consumption of the proposed campground is nearly the same as the average SFE or 200 cubic metres per year and does not exceed a maximum daily demand of 770 litres there should not be any noticeable impacts to the water service. However as condition of the TUP, if approved by Islands Trust, it is recommended that the water use be monitored for this proposal, by means of quarterly reading of the water meter, to confirm that the proposed campground does not exceed the average and maximum limits proposed by the applicant; and to confirm that there are no impacts to the water service. The Committee could then reconsider any future requests by the applicant based on quantified information. Other aspects of the TUP such as parking, on-site plumbing, wastewater disposal, etc. are subject matters for other agencies/jurisdictions.

RECOMMENDATION

That the Lyll Harbour/Boot Cove Water Local Service Committee receive this report for information.

Scott Mason, B.Sc., P.Eng.
Manager, Water Engineering and Planning
Infrastructure Engineering

Malcolm Cowley, P.Eng.
Acting Senior Manager
Infrastructure Engineering
Concurrence

Ted Robbins, BSc, C.Tech.
General Manager, Integrated Water Services
Concurrence

SM:ls