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**REPORT TO PORT RENFREW UTILITY SERVICES COMMITTEE  
MEETING OF MONDAY, JUNE 22, 2015**

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**SUBJECT     WATER SERVICE APPLICATION FOR 6504 PARKINSON ROAD**

**ISSUE**

An application for a water service connection was received by the Capital Regional District (CRD) April 24, 2015 and is brought forward for consideration by the Port Renfrew Utility Services Committee.

**BACKGROUND**

An application for a water service connection was received by the CRD for the property located at 6504 Parkinson Road (refer to Figure 1 for location of the subject property) this property is located in the Snuggery Cove water service area. A supplementary proposal from the engineering consultant working on the behalf to the applicant is also attached (Attachment #1). In doing so the applicant is requesting a "temporary" service connection from Parkinson Road and a "permanent" connection from Powder Main Road.

The applicant is requesting to install a "temporary" connection for eight recreational vehicles from the 19 mm diameter water service connection that was installed at the time of installing the water main on Parkinson Road in 2005. The applicant intends to install a backflow prevention device and overland service pipe on the property to connect with an existing distribution system on site.

The applicant had previously requested water service from the CRD but was denied due to capacity concerns within the existing Port Renfrew water system.

It should be noted that the applicant had been pursuing the construction of an independent water supply, treatment and distribution system onsite to support the development. The water had potability issues and therefore, the request was made to connect to the CRD system.

Further, the applicant plans to extend water service from the intersection of Power Main Road and Osprey Place onto the adjacent parcel under a future subdivision. In doing so, it will reconfigure the existing lots into many lots and create a new Ministry of Transportation and Infrastructure (MOTI) road. They intend to extend CRD water main along the future road and service the new lots and the existing RV Park and terminate their proposed "temporary" service.

Generally, the applicant is making the following requests:

1. That a "temporary" water service be approved for lot 6504 Parkinson Road to service the current RV Park with an estimated 7 to 8 RV units.
2. That a "permanent" connection be approved from the intersection of Powder Main Road and Osprey place across a separate parcel to service 6504 Parkinson Road; and
3. That approval be given for a future subdivision.

Further, the applicant is offering contributions to increase the capacity of the Port Renfrew water system and in stating "there is an opportunity to redirect funds related to the construction for the

beneficial use of the Snuggery Cove Water Service Area and the CRD".

The applicant is not requesting sewer service as this is proposed to be provided on-site by the developer. The CRD staff have reviewed the application and the following information identifies the issues and steps to move forward based on CRD bylaws 1792 "A Bylaw to Make Rules for the Provision, Operations and Administration of the Local Services for the Supply of Water" and bylaw 3924 "Fees and Charges for Utility Services within the Southern Gulf Islands and Juan de Fuca Electoral" related to the water system of Port Renfrew Committee. Other issues related to land use, subdivision approval, building permits, Building Codes etc. have not been considered in this report, and must be considered by the appropriate regulatory authorities having jurisdiction.

Issues and Discussion:

"Temporary" Service - Bylaw 1792 does not allow for the approval of a "temporary" service connection. Any approved connection shall comply with the Bylaw. Issues with the current proposal related to health and safety and hydraulics. Should a service be granted and replicated by other plans in the future, the applicant will be responsible for the cost of terminating the connection.

Water System Capacity – It has been known for some time that the Port Renfrew water system has limited capacity. Should demand increase due to new development, the existing level-of-service will be impacted.

The applicant is offering to complete water system improvements (refer to attached MSR letter of April 24, 2015) including the design and construction of a new well pump, booster pump and associated controls and a financial contribution for a future increase of storage. Should the committee agree to having the work completed then the upgrades should increase the water system supply capacity of the existing Port Renfrew water system, however the immediate needs for an increase in storage capacity are not addressed. In the past other developments have contributed amenities to the water system that have provided increased capacity and reliability, including the genset and H2S scrubber.

Water Usage/Demand (Bylaw 3924) – the proposed development has varying proposed uses, RV units, potential cabins with accommodation lofts, seasonal versus year-round. A certified statement and subsequent agreement would be required from the applicant identifying the number and types of water uses on site. It is proposed to install an appropriately sized water meter at the service location on Parkinson Road for the purpose of determining water usage to verify the appropriate Single Family Equivalent in accordance with the Fees and Charges Bylaw 3924.

Water Service Size – a 19mm diameter service exists on Parkinson Road from the water main to the property line. This size of service is a typically related to providing a single family dwelling with water service and not a multi-unit development. If many units are to be serviced from the service, then a hydraulic design should be undertaken to ensure it is appropriately sized so that the customers are not unduly provided with reduced pressure.

Should the existing service have to be increased in size, then the applicant will have to pay for the termination of the existing service connection and installation of a new one from the water main. Engineering design report identifying demands, peak flow, onsite pressure and the effects of the development on the existing Port Renfrew water system should be resolved/studied by the developers consultant.

On-Site Distribution System – it is understood that the applicant had been pursuing the installation of a new well, treatment system and on-site distribution system. Written certification shall be required to certify that:

1. The well is not interconnected with the on-site distribution system and in turn connected to the Port Renfrew water system and further, that the well will never be reconnected.
2. The onsite distribution system and service line on private property is compliant with the BC Plumbing and Building Codes.
3. The on-site system is compliant with the *Drinking Water Protection Act* (append any issued Construction Permit(s) for reference).
4. The on-site system has been disinfected and pressure tested.
5. The pipe and service line to the property is not at risk of freezing (Bylaw 1792); and
6. The service will be maintained to the standard of the BC Plumbing Code the customer supply line and other plumbing on premises owned or occupied by the customer that is connected to the system.

Due to the risk of operating a RV Park with multiple plumbing fittings which are accessible (versus concealed plumbing in a house) to the users for water and wastewater, it is proposed that the applicant install a backflow prevention device at the property line to isolate the system on-site from the PRUSC system, especially if booster pumping is involved.

Bylaw Fees and Charges – applicable fees as stated in Bylaw 3924 determined after application and approval.

"Permanent" Service from Powder Main – the applicant also proposes to obtain a "permanent" connection to service 6504 Parkinson Road from a future extension of the water system from the intersection of Powder Main Road and Osprey Place. The applicant owns both parcels of land and it is not allowed to service one parcel of private land across another as proposed, even though both parcels are owned of the same ownership. The applicant also has plans to subdivide the second parcel and creating several new lots and an extension of Powder Main Road and therefore extend the PRUSC water main along the alignment. The CRD does not have a current referral for subdivision for the adjacent parcel. When CRD receives a referral for subdivision then CRD will be in a position to comment further.

Developer/Applicant Offerings:

The MSR letter identifies a proposed contribution in exchange for water servicing approval for 15 SFE's (equating to 55 RV units as per the MSR letter) as follows:

- \$80,000 contribution to complete new well pump, booster pump, associated controls.
- \$30,000 to complete future upgrades to the water storage facilities

The applicant is suggesting 'an approximate valuation of \$7,500 per SFE, however, CRD is in the process of determining the actual proposed water development cost charges. Of further note, the 15 SFE's proposed by MSR were based on an equivalence of 55 RV units – the actual SFE and/or unit equivalence based on the type of building scheme, must be agreed upon between the developer and the CRD prior to negotiating an amenity contribution.

## **ALTERNATIVES**

### **Alternative 1**

That the Port Renfrew Utility Services Committee approve in principle a water service connection for 6504 Parkinson Road, from the Parkinson Road water main, subject to the following conditions:

1. Developer to provide a conceptual plan for ultimate 55 unit RV development.
2. RV development will be a non-year round operation and the sites will be serviced for RV use only and will not contain servicing for ancillary buildings.
3. The water service complying with all relevant bylaws and applicable codes for servicing (CRD land use approvals, Building Code, MOTI, etc.).
4. The applicant providing an amenity contribution to water system capacity improvements on a component by component basis.
5. Providing certification that the onsite water system is suitable for connection.

### **Alternative 2**

That the Port Renfrew Utility Services Committee not approve a water service connection to 6504 Parkinson Road.

## **IMPLICATIONS**

**Alternative 1** – By approving the service connection in principle subject to the conditions as noted, the water service could provide water service to the development, provided that improvements are made to increase the capacity of the system for which the developer is offering.

**Alternative 2-** By not approving a water service connection the water service is not burdened with an increase in demand.

## **CONCLUSIONS**

An application was received for water service for 6504 Parkinson Road and the applicant proposes to install a temporary service and to be followed by a permanent service in conjunction with a future subdivision along Powder Main Road. The proposal has several issues that need to be addressed before an application for service can be approved, including technical details, issues related to water system capacity and health and safety. The applicant has offered to make contributions to the water service.

## **RECOMMENDATION**

That the Port Renfrew Utility Services Committee approve in principle a water service connection for 6504 Parkinson Road, from the Parkinson Road water main, subject to the following conditions:

1. Developer to provide a conceptual plan for ultimate 55 unit RV development.
2. RV development will be a non-year round operation and the sites will be serviced for RV use only and will not contain servicing for ancillary buildings.
3. The water service complying with all relevant bylaws and applicable codes for servicing (CRD land use approvals, Building Code, MOTI, etc.).
4. The applicant providing an amenity contribution to water system capacity improvements on a component by component basis.
5. Providing certification that the onsite water system is suitable for connection

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

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Peter Sparanese, P.Eng.  
Senior Manager, Infrastructure Engineering  
and Operations  
Concurrence

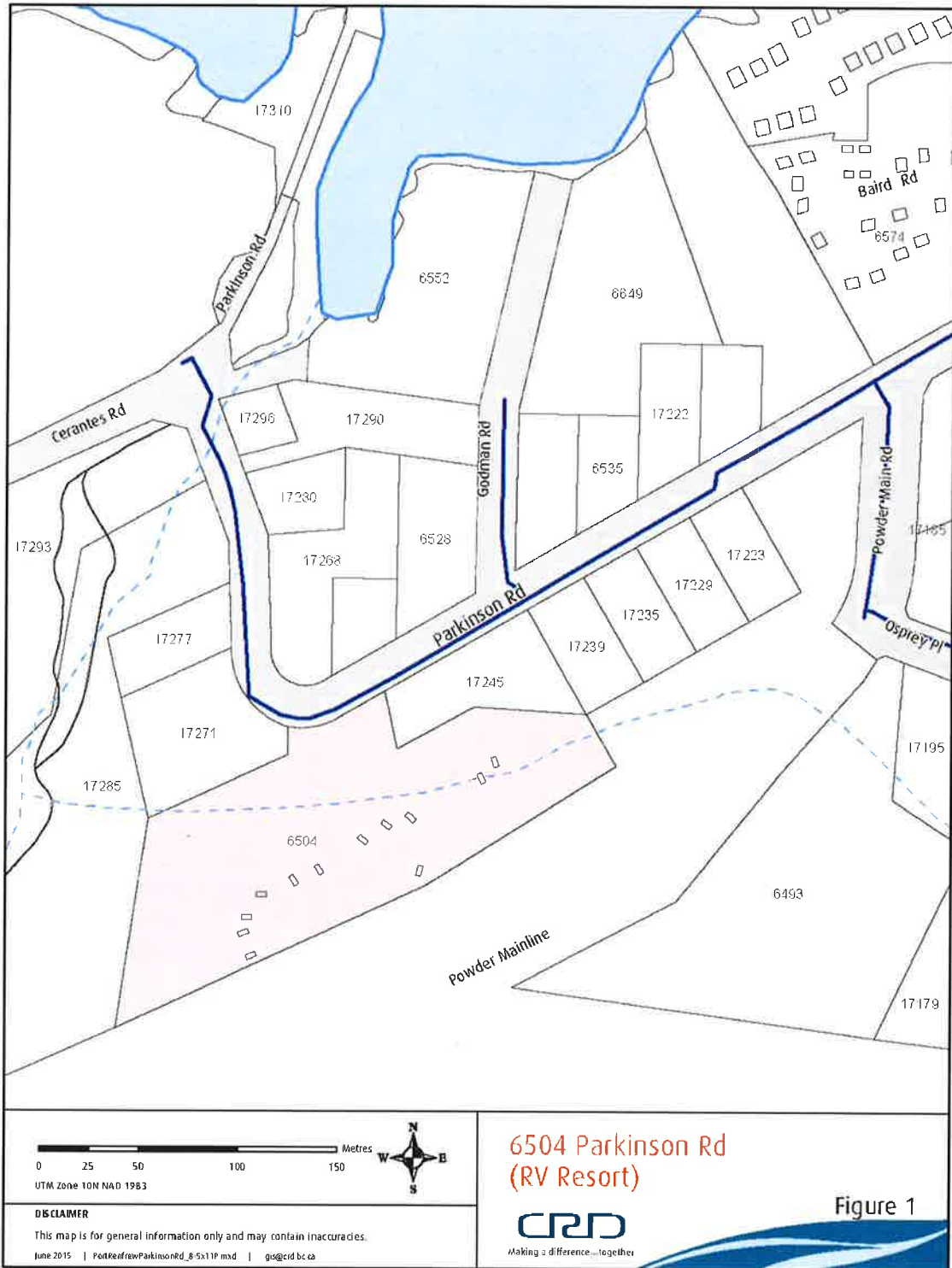
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Ted Robbins, B.Sc., C. Tech  
General Manager, Integrated Water Services  
Concurrence

JM/SM:ls

Attachments:

- Figure 1
- Application for service connection
- Letter dated April 24, 2015.



# Capital Regional District Application for Connection to Sewer/Water Utility

PLEASE PRESS HARD YOU ARE MAKING FOUR (4) COPIES

Pursuant to the regulations applicable to the Utility indicated below

I, Mike Seymour (MSZ Solutions Inc.), being the owner or acting with the owner's consent hereby make application for a utility connection to the property indicated below.

I agree to be subject to all Bylaws, Rules and Regulations and to pay such rates as are thereby specified.

Name of Owner <u>0793633 BC Ltd.</u>		Name of Contractor <u>Tray Dorrner</u>	
M A D I R E S S	Street <u>311 - 185-911 Yates St.</u>	Street <u>Baird Road.</u>	
	City <u>Victoria</u>	City, Village <u>Port Renfrew</u>	
	Prov. <u>BC</u> Postal Code <u>V8V 4Y9</u>	Prov. <u>BC</u> Postal Code _____	
	Phone No. <u>250.388.9911</u>	Phone No. _____	

Utility/Utilities to which a connection is requested.

**SEWER UTILITIES**

- Magic Lake Estates
- Ganges
- Mallview Estates
- Port Renfrew
- Other (specify) \_\_\_\_\_

**WATER UTILITIES**

- Magic Lake Estates
- Fernwood
- Highland
- Port Renfrew
- Lyall Harbour/Boot Cove
- Other (specify) \_\_\_\_\_

Description of Property to which a connection is requested.

Street Address (if applicable) 6504 Parkinson Road (Boulder Main Road)

Legal Description - Lot Number 5 Section DL17 Plan No. VIPS7304

Tax Assessment Folio Number 137.733.6751

INTENDED USE OF PROPERTY Seasonal RV Resort

Date April 24, 2015 Signature of applicant 

FOR OFFICE USE ONLY

Date application received \_\_\_\_\_ Drawings received: Yes \_\_\_\_\_ No \_\_\_\_\_

Application reviewed by \_\_\_\_\_ Date payment received \_\_\_\_\_

Date work order issued \_\_\_\_\_ Date installation complete \_\_\_\_\_

Your application for a utility connection has been approved as detailed below. This connection will be installed upon receipt of the connection fee and necessary approvals. The fee for this connection is: \$ \_\_\_\_\_

Details of Connection: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

# MSR SOLUTIONS INC.

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April 24, 2015

File: 14-178

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

By email: [sparanese@crd.bc.ca](mailto:sparanese@crd.bc.ca)

**Attention: Peter Sparanese, P.Eng., Senior Manager**

**Reference: Port Renfrew RV Resort – Request for Water Services**

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## INTRODUCTION

Further to our various meetings with the Capital Regional District, Integrated Water Services, and the Juan de Fuca Local Area Director, Mr. Mike Hicks, we are requesting on behalf of Port Renfrew RV Resort (0793633 BC Ltd.), to apply to the Port Renfrew Utility Services Committee to allow immediate interim use of the existing water service, and for an extension of the Powder Main Road, water system to the entrance as soon as approvals can be obtained from Island Health (VIHA) for the watermain extension.

The property is currently subject to Stop Work Orders as a result of incomplete water treatment works. There is an opportunity to redirect funds related to the construction for the beneficial use of the Snuggery Cove Water Service Area and the CRD. This would then meet minimum servicing levels within the service area to allow the use of the existing water connection, and remove the Order through the building department.

## CRD COSTS AND DESIGN FLOW CHARACTERIZATION

The CRD establishes water consumption based on a single family home typical usage or Single Family Equivalent (SFE). The CRD references their Bylaw No. 3847 (*A Bylaw to Provide for Fees and Charges Payable for Utilities and Street Lighting within the Southern Gulf Islands and Juan de Fuca Electoral Areas*). The Bylaw establishes service connection fees as costs of engineering design, approvals and inspections; construction costs to complete the works; and administration costs of an additional 15%. The minimum connection charge is noted at \$400, and an annual user charge of \$203.38.

The annual charge is based on the ratio of daily winter water consumption to a typical single family home at 1,360 Lpd. The Port Renfrew Water and Sewer Service Areas also note the unit calculation will be based on the **Minimum Daily Design Flow** as specified in the ***Sewerage System Standard Practice Manual***, Version 2.



The SPM V2 identifies seasonal recreational vehicle sites at 365 Lpd, or at approximately 3.7 RV sites to a SFE. We also considered the original Sewage Disposal Regulation (rescinded) with SFE at 1363 Lpd and RV site at 454 Lpd (3:1 ratio), and the current SPM V3 with 1300 Lpd and 340 Lpd respectively (3.8:1). On the basis of the bylaw, the ratio is established at 3.7:1. The Port Renfrew RV Resort with 55 RV sites equates to 15 SFE.

**WORKS REQUIRED FOR CONNECTION TO WATER SYSTEM**

**ONSITE WORKS APPROVED**

Onsite distribution works have been approved and constructed to serve the RV Resort. The Port Renfrew RV Resort is in receipt of construction approval from VIHA for onsite treatment and storage works. Costs are identified at approximately \$110,000 to provide water to the 55 RV sites. Works are pending the opportunity of a resolution with the CRD on providing an alternative water supply.

**TEMPORARY WORKS**

The property is provided with a 19 mm water connection on Parkinson Road. It is proposed to provide a 25 mm reduced flow backflow preventer (RPBP) and 25 mm Series 160 continuous roll polyethylene pipe to the existing 100 mm service connection line as a temporary measure. This will remain in place until works are completed as noted below, and will allow for the removal of the Stop Work Orders on the site. The RPBP protects the water system in the event of a break in the RV resort water supply line, and the line will be laid on the surface to mitigate any impacts to the Defiance Creek riparian areas, during the temporary use, and will be removed after connection to works off Powder Main Road.



**PERMANENT WORKS**

The main access to the property is off Powder Main Road, near Osprey Place. A 150 mm diameter water main extension approximately 115 metres long is required in accordance with the CRD water standards along a main road. A 100 mm water service complete with double check valve, Sensus flow meter and bypass assembly will be provided at the property frontage. We understand this work will require submission of design drawings and approvals from CRD

IWS, and Island Health prior to construction. These works would be completed, with approval of an agreement to supply water to the RV Resort. We estimate the value of this work for the watermain and meter, with connections at \$55,000, including engineering, taxes and contingencies.

**CRD OFFSITE WORKS**

In discussions with CRD Integrated Water Services, they have noted the ability to provide water to site subject to various upgrading requirements. The water system is currently considered to be operating at capacity due to restrictions at the groundwater well (\$20,000 to upgrade) and the booster pump (\$40,000 to upgrade), which with improvements, would provide additional water supply for upwards of 287 SFE. With additional water, other improvements would be required at the water treatment plant for associated controls (\$20,000) to better regulate flows at the reservoir. The proposed works if completed, would increase the water supply from the current 4.5 L/s (70 USgpm) to the capacity of the H2S scrubber at 7.3 L/s (115 USgpm). This is more than sufficient for the Port Renfrew RV Resort.

**PROPOSAL FOR CONSIDERATION BY UTILITY COMMISSION**

The Port Renfrew Utility Commission has included the Port Renfrew RV Resort within the Snuggery Cove Water Service Area, and the property has been contributing to those costs, but has been unable to connect to the water system due to the lack of capacity in the system.

0793633 BC Ltd., (Port Renfrew RV Resort) is proposing a contribution of \$80,000 to complete the above noted works, and would undertake the design, construction and completion in accordance with the CRD standards. They would also be responsible for the temporary water service extension from the Parkinson Road water meter, and the extension along Powder Main Road at their own cost. 0793633 BC Ltd., will contribute an additional \$30,000 for future upgrades of the water storage facilities, which have not been finalized, subject to further CRD input. This contribution would be provided in May 2016, assuming a resolution is provided.

In return, the PRUC will agree to provide the RV Resort with 15 SFE water allotments for the 55 RV units and ancillary structures (11 SFE now and 4 additional SFE in May 2016). This equates to an approximate valuation of \$7,500 for a SFE connection to the PRUC, in addition for servicing costs associated with extending of service to the site.

**SUMMARY**

The proposed works as identified by the CRD at \$80,000 can meet the immediate demands of the Port Renfrew RV Resort within the existing Snuggery Cover Water Service Area. There is an opportunity for the both parties to accept the above noted solutions which will provide immediate benefits to the Port Renfrew water system at no additional expense to the existing water users. The developments, will provide an immediate boost to the community and lifestyle, which will help in the longer term of creating a vibrant and sustainable Port Renfrew.

We believe the above is a workable solution, and request the CRD to support the Port Renfrew Utility Commission and Local Area Director in allowing the contributions to be provided by 0793633 BC Ltd., as noted above, and the improvements to be installed.

In the interim, we request 0793633 BC Ltd., be allowed to use the existing water service to the property from Parkinson Road for potable water needs.

We would be pleased to meet with you at your convenience to discuss and finalize an interim agreement with the various parties, such that the temporary water service can be provided now, and the remaining works pursued through the regulatory approval channels.

If you have any questions, or require additional information, please contact the undersigned.

Sincerely,

**MSR SOLUTIONS INC.**



Mike Seymour, ASCT, Eng. L.  
Manager, Water & Wastewater Systems

cc 0793633 BC Ltd., Mr. Jack Julseth and Mr. David Flaig  
Juan de Fuca Local Area Director, Mr. Mike Hicks