



Making a difference...together

**MINUTES OF A MEETING OF THE WILDERNESS MOUNTAIN WATER SERVICE COMMISSION Held Thursday July 30, 2020 in the Goldstream Conference Room, 479 Island Highway, Victoria, BC**

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**PRESENT: Commissioners:** Director M. Hicks (Chair); D. Pepino; D. Tallyn; M. Lechowicz

**Staff:** I. Jesney, Senior Manager, Infrastructure Engineering; J. Marr, Acting Senior Manager, Water Infrastructure Operations; S. Orr (recorder)

The meeting was called to order at 2:00 pm.

**1. APPROVAL OF RESOLUTION**

1. That this resolution applies to the Wilderness Mountain Water Service Commission for the meetings being held between July 1, 2020 and December 31, 2020.
2. That the attendance of the public at the place of the meeting cannot be accommodated in accordance with the applicable requirements or recommendations under the *Public Health Act*, despite the best efforts of the Wilderness Mountain Water Service Commission because:
  - a. The available meeting facilities cannot accommodate more than (8) people in person, including members of the Wilderness Mountain Water Service Commission and staff, and
  - b. There are no other facilities presently available that will allow physical attendance of the Wilderness Mountain Water Service Commission and the public in sufficient numbers; and
3. That the Wilderness Mountain Water Service Commission is ensuring openness, transparency, accessibility and accountability in respect of the open meeting by the following means:
  - a. By allowing the public to hear or participate via teleconference or electronic meeting software,
  - b. By providing notice of the meeting in newspaper or local notice Board, including the methods for providing written or electronic submissions,
  - c. By making the meeting agenda, as well as the other relevant documents, available on the CRD website, and directing interested persons to the website by means of the notices provided in respect of the meeting,
  - d. By strongly encouraging the provision of, and subsequently receiving and distributing to members, written correspondence from the public in advance of the meeting, and
  - e. By making the minutes of the meeting available on the CRD website following the meeting.

**MOVED** by Commissioner Pepino, and **SECONDED** by Commissioner Lechowicz,  
That the Wilderness Mountain Water Service Commission adopt the resolution as presented.

**CARRIED**

**2. APPROVAL OF AGENDA**

The following items were added:

8. New Business
  - 8.1 - 2020 Annual General Meeting
  - 8.2 - Correspondence

- 8.3 - Debt Repayment

**MOVED** by Commissioner Tallyn, and **SECONDED** by Commissioner Pepino,  
That the agenda be approved as amended.

**CARRIED**

**3. ADOPTION OF MINUTES OF JUNE 15, 2020**

**MOVED** by Commissioner Pepino, and **SECONDED** by Commissioner Tallyn,  
That the Minutes of June 15, 2020 be adopted.

**CARRIED**

**4. CHAIR'S REMARKS**

The Chair did not have any remarks.

**5. WM 20-03 PROPOSED PROJECTS UPDATE**

I. Jesney provided a summary of the report and updated the Commission on some unplanned projects required for ongoing water system operation.

Discussion took place and staff answered questions from the Commission regarding:

- Hazardous tree removal
- Access road improvement
- Mold remediation at the treatment buildings
- Budget process and project funding

**MOVED** by Director Hicks, and **SECONDED** by Commissioner Tallyn,

That the Wilderness Mountain Water Service Commission approve projects #1, #3 and #4 to be funded in 2020 by the Community Works Fund.

**CARRIED**

**6. WM 20-04 RURAL AND NORTHERN COMMUNITIES FUND GRANT OPPORTUNITY**

I. Jesney provided a summary of the report as presented and stated that a provincial grant funding opportunity is available, *Investing in Canada Infrastructure Program – British Columbia - Rural and Northern Communities Infrastructure Grant*, and the closing date is October 22, 2020.

Discussion took place and staff answered questions from the Commission regarding:

- Island Health Filtration Deferral and water quality
- Source Water Vulnerability Study
- Project funding
- Consultant procurement

**MOVED** by Commissioner Tallyn, and **SECONDED** by Commissioner Pepino,

That the Wilderness Mountain Water Service Commission recommends to the Electoral Areas Committee and the Capital Regional District Board:

That staff be directed to prepare and submit an application for an Investing in Canada Infrastructure Program – British Columbia - Rural and Northern Communities Infrastructure.

**CARRIED**

**7. WM 20-05 WILLIAM BROOK DAM- DISPOSITION OF IMPROVEMENTS TO LANDS**

I. Jesney provided a summary of the report and stated the last direction from the Wilderness Mountain Water Service Commission was to dispose of the William Brook Dam reservoir and related improvements.

Discussion took place and staff answered questions from the Commission regarding:

- Property access and liability
- Water quality
- Emergency water supply
- Source Water Vulnerability Study

The Commission decided that more information was needed regarding source water vulnerability study and water quality.

**MOVED** by Commissioner Pepino, **and SECONDED** by Commissioner Lechowicz,

That this report be referred back to staff for additional information.

**CARRIED**

**8. NEW BUSINESS**

**8.1 Annual General Meeting**

Discussion took place and staff answered questions from the Commission about the upcoming nomination and voting process.

**8.2 Correspondence**

I. Jesney introduced copies of correspondence as circulated:

- Letter from Island Health, dated July 19, 2017, re: Wilderness Mountain Water System 706 Cains Way
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- Letter from Island Health, dated November 15, 2017, re: Wilderness Mountain Water System, 706 Cains Way
- Letter from Island Health, dated December 6, 2017, re: Wilderness Mountain Water System, 706 Cains Way
- Permit to Operate, Island Health, dated January 11, 2018
- Wilderness Mountain Drinking Water System Inspection Report, Island Health, dated March 3, 2020
- Letter from Island Health, dated July 21, 2020, re: Wilderness Mountain Water System, 706 Cains Way
- Drinking Water Treatment Objectives, Version 1.1, dated November 2012

- Copy of Thurber Engineering Ltd. report to Doug Funk, dated June 30, 2020, re: William Brook Dam Geotechnical Assessment

**MOVED** by Commissioner Pepino, **and SECONDED** by Commissioner Lechowicz,  
That the correspondence be received for information.

**CARRIED**

**8.3 Debt Repayment**

Commissioner Pepino stated he would like information regarding the debt repayment schedule and the time frame to start paying it back.

**MOVED** by Commissioner Pepino, **and SECONDED** by Commissioner Tallyn,  
That the Wilderness Mountain Water Service Commission direct staff to report back to the Commission on the anniversary date of the debt.

**CARRIED**

**9. ADJOURNMENT**

**MOVED** by Commissioner Pepino, **and SECONDED** by Commissioner Tallyn,  
That the meeting be adjourned at 3:50 pm.

**CARRIED**

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Chair

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Secretary



December 6, 2017

Ted Robbins  
General Manager, Integrated Water Services  
Capital Regional District  
479 Island Highway  
Victoria, BC V9B 1H7

Dear Mr. Robbins,

**Re: Wilderness Mountain Water System (Capital Regional District),  
706 Cains Way, Sooke, BC, V9Z 1C5**

Further to the letter dated November 15, 2017 submitted to this office, the filtration deferral will remain in place provided the following operating permit conditions are accepted:

1. A minimum UV dosage of 40 mJ/cm<sup>2</sup> and a residual of no less than 0.5 mg/L chloramines are to be maintained throughout the water supply to ensure adequate levels of disinfection are being achieved.
2. The water supplier is required to develop and implement a drinking water source (watershed) protection plan for the Wilfred Reservoir.

The suggested alternative to condition No. 2 noted above is the feasibility study of the current source versus connection to the CRD municipal system, which has been accepted by this office. Moreover, the CRD shall provide updates to this office on the progress of the suggested completion timelines listed in your November 15, 2017 letter.

Section 8(4) of the Drinking Water Protection Act states:

*The drinking water officer or an issuing official may change the terms and conditions of an operating permit if the officer or issuing official considers this advisable, but must first consult with the water supplier respecting the proposed changes and must consider any comments of the water supplier in response.*

As an issuing official, I have proposed the aforementioned operating permit conditions to update Wilderness Mountain Water System Operating Permit (No.: 64006902).

Please respond in writing within 30 days of receiving this notice if you wish to comment on the proposed changes to your permit. Your comments will be considered before a final decision is made.

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**Gateway Office**

201 - 771 Vernon Avenue, Victoria, BC V8X 5A7

Tel: 250-519-3401 | Fax: 250-519-3402

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

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Be advised that, short of judicial review, this is your only opportunity to influence the outcome of this process. Changes to the terms and conditions of an operating permit are not subject to reconsideration or review under Section 39.1 of the *Drinking Water Protection Act*.

Note that compliance with dates in the timeline is required regardless of funding availability.

Moreover,

It is expected that this office is provided with any updates towards completion of each of the Activity required on the permit's Terms and Conditions.

If you have any questions, please contact the undersigned.



Kazuhiro Takeuchi, B.Sc., B.Tech., CPHI(C)  
Environmental Health Officer

c.c.: Dr. Richard S. Stanwick, M.D., M.Sc., F.R.C.P.C., F.A.A.P. – Chief Medical Health Officer,  
Fort Royal Medical Centre  
Dr. Murray Fyfe, M.D., M.Sc., F.R.C.P.C. – Medical Health Officer, Fort Royal Medical Centre  
Christoph Moch – CRD Manager Water Quality Operations, 479 Island Highway, Victoria, BC  
Craig Nowakowski, B.Tech (EnvH), CPHI(C) – Supervisor,  
Health Protection and Environmental Services, Gateway Office  
Rory Beise, BSc, B.Tech (EnvH), CPHI(C) – Drinking Water/Land Use Consultant, Gateway Office  
Joanne Lum, B.Tech, BSc, CPHI(C) – Senior Environmental Health Officer, Gateway Office

KT/jj



island health

HEALTH PROTECTION

**PERMIT**  
**to OPERATE**  
**A WATER SUPPLY SYSTEM**

Water System Name: **WILDERNESS MOUNTAIN WATER SYSTEM**  
Premises Number: **64006902**

Premises Address: **706 Cains Way  
Sooke, BC  
V9Z 1C5**

Water System Owner: **Capital Regional District Water**

Capital Regional District Water is hereby permitted to operate the above potable water supply system and is required to operate this system in accordance with the Drinking Water Protection Act and in accordance with the conditions set out in this operating permit and conditions established as part of any construction permit.

The water supply system for which this operating permit applies is generally described as:

Service Delivery Area: **Wilderness Mountain Water System**  
Source Water: **Wilfred Reservoir**  
Water Treatment methods are: **Cartridge Filtration**  
Water Disinfection methods are: **UV & Chlorine**

Number of Connections **15-300 (DWC) (71)**

Operating conditions specific to this water supply system are in Appendix A.

Date: January 11, 2018

Issued By:   
Kazuhiro Takeuchi, Environmental Health Officer

**This permit must be displayed  
in a conspicuous place and is not transferable**

Place Decal Here

**APPENDIX A**

**WATER SYSTEM OPERATING CONDITIONS FOR**

**WILDERNESS MOUNTAIN WATER SYSTEM**

**706 Cains Way**

**Sooke, BC, V9Z 1C5**

1. A minimum UV dosage of  $40 \text{ mJ/cm}^2$  and a residual of no less than 0.5 mg/L chloramines are to be maintained throughout the water supply to ensure adequate levels of disinfection are being achieved.
2. The water supplier is required to conduct the feasibility study, which has been accepted by this office, of the current source supply versus connection to the CRD municipal system. The feasibility study shall be completed in accordance with the timelines set out in the November 15, 2017 letter sent to this office. Moreover, updates on the progress of the aforementioned timelines shall be provided to this office.

Date: Jan 11, 2018



**Kazuhiro Takeuchi, Environmental Health Officer**



# DRINKING WATER SYSTEM INSPECTION REPORT

Health Protection

SYSTEM NAME <i>Wilderness Mountain Water System</i>	E.H.O. NAME <i>KAZ Takewick</i>
ADDRESS <i>706 Cairns Way, Sooke</i>	POSTAL CODE SYSTEM NUMBER
OPERATOR <i>CPD Water</i>	INSPECTION DATE (DMY) TIME SPENT (Hrs. - nearest 1/4) <i>03 / Mar / 2020</i>

SYSTEM TYPE (CHECK One)

> 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)

TYPE OF INSPECTION

INITIAL  
  ROUTINE

COMPLAINT  
  FOLLOW-UP

**CRITICAL HAZARD**

These items relate to Public Health Safety & MUST RECEIVE IMMEDIATE ATTENTION

Microbiological Contamination of Raw Water Supply Due to:

301 Flood  
 302 Sewage  
 303 Industrial  
 304 Agriculture  
 305 Other (Specify) \_\_\_\_\_  
 306 Chemical Contamination of Raw Water Supply  
 307 Contamination of Finished Water - Reservoir  
 308 Contamination of Finished Water - Mains  
 309 Cross-Connection  
 310 Use of Unapproved Source  
 311 Interruption of Treatment  
 312 Inadequate Treatment  
 313 Other (Specify) \_\_\_\_\_

**SANITATION & MAINTENANCE**

These items must be corrected within a designated time period

314 Improper Maintenance of Distribution System  
 315 Improper or No Disinfection of New or Repaired Main  
 316 Source Unprotected and Subject to Contamination  
 317 Inadequate or Improper Construction of Water Works  
 318 Inadequate Microbiological Analysis Data  
 319 Inadequate Chemical Analysis Data  
 320 Interruption of Treatment  
 321 Inadequate Treatment  
 322 Emergency Response Plan  
 323 Other (Specify) \_\_\_\_\_

CODE	FINDINGS AND ACTIONS REQUIRED
	<ul style="list-style-type: none"> <li>• Routine inspection conducted. Pre-filters has been changed to a 20 micron then a 5 micron followed by another set of 20 and a 5 micron cartridge filters; no other changes to this system since the last routine inspection conducted in June of 2018.</li> <li>• 706 lots are serviced</li> <li>• UV dosage kept at 40 mJ/cm<sup>2</sup> or higher</li> <li>• Turbidity at 0.6 NTU during site visit.</li> <li>• Good sampling history. Water is tested for bacteria at least 4x a month.</li> <li>• Good documentation (turbidity, chlorine and UV dosage data available)</li> <li>• Annual Report for 2018 is available. (See CPD website)</li> </ul>
*	<p>As per condition "2" on this system's Operating Permit, ensure the timelines on the Nov 15, 2017 letter are followed through in order to achieve Surface Water Treatment Objectives (SWTO) compliance. At time of inspection, update on timelines were discussed with the Manager of Water Distribution Engineering. Inland Health will follow-up with the CPD at the end of May, 2020.</p>

At the time of inspection this system has a hazard rating of  HIGH  MODERATE  LOW  Issue Permit  Conditions of Permit

FOLLOW UP  VISIT  PHONE Date *30 / May / 2020*

Sent to:

RECEIVED BY *m. weaver @ CPD . BC OR* PRINT NAME *Michael Weaver* E.H.O. *[Signature]*

July 21, 2020

File: 5240-20  
Wilderness Mountain Water System

Mr. Kazuhiro Takeuchi, BSc, BTech, CPHI(C)  
Environmental Health Officer  
Island Health, Gateway Village Health Unit  
Suite 201 – 771 Vernon Avenue  
Victoria, BC V8X 5A7

Dear Mr. Takeuchi,

**RE: WILDERNESS MOUNTAIN WATER SYSTEM (CAPITAL REGIONAL DISTRICT),  
706 CAINS WAY, SOOKE, BC**

This letter is to provide your office with an update to the Capital Regional District's (CRD) letter of November 15, 2017 in regard to the Wilderness Mountain Water System (WMWS) and revised plans to meet the *Drinking Water Treatment Objectives (microbiological) for Surface Water Supplies in British Columbia* (SWTO). The original plan and timeline proposed to achieve the SWTO included an options and feasibility study beginning in 2018, which would have resulted in the design, construction and commissioning of improvements by June 2020. Unfortunately, the CRD is unable to meet this timeline.

The CRD retained Colquitz Engineering Ltd. to prepare the options and feasibility study for water supply to the WMWS which was completed November 2018. Colquitz Engineering Ltd. conducted a high-level evaluation of the following options for supplying water:

Option 1

Construction of a new treatment plant (Dissolved Air Flotation) to comply with Island Health's requirement, with raw water still supplied by the Wilfred Reservoir.

Option 2

Water Supply from the Juan de Fuca Water Distribution System, with four sub-options:

- a) Rocky Point supply via Beecher Bay with the new water main following the existing roadway and going through the Beecher Bay First Nation (longest alignment at 10.3 km).
- b) Rocky Point supply via Matheson Lake Park Road with the new water main aligned through private property adjacent to the Matheson Lake Regional Park (shortest alignment at 2.5 km).
- c) East Sooke System supply with the water main aligned along the road (second longest alignment at 7.7 km).

- d) Sooke System supply with the water main aligned along existing easements and roadways (third longest alignment at 9.8 km).

Option 3

Groundwater source to replace the surface water source.

Options 2a & 2d were eliminated from further review as they were considered cost prohibitive due to the anticipated costs associated with the long water main. Option 3 was also removed from further consideration as a cursory review of existing well yield data in the area indicated there would likely be inadequate groundwater sources. The consultant prepared preliminary capital cost estimates for Options 1, 2b & 2c and the net present value (NPV) for the 50 year life cycle costs. The NPV included expected capital, operational and maintenance costs. The capital costs below are based on Class D estimates that include the design and construction of the infrastructure, 40% project contingency, 15% engineering allowance, and 10% CRD administrative and operational costs. Capital and NPV costs for the three options are summarized below:

Option	Capital Cost	50-year NPV
Option 1, New Treatment Plant	\$4,230,000	\$9,330,000
Option 2b, Rocky Point Supply via Matheson Lake	\$5,660,000	\$6,310,000
Option 2c, East Sooke System Supply	\$14,830,000	\$15,640,000

Based on the analysis, it was recommended that the CRD pursue Option 2b and it was proposed that the WMWS infrastructure would become part of the Juan de Fuca Water Distribution Service. The operational costs would be encompassed within the Juan de Fuca water rates (paid by each customer based on volume of water consumed) and the debt associated with the new capital costs to fund the connection would be borne by the properties within the WMWS area.

The report and recommendation was presented to the WMWS Commission on November 27, 2018 and members of the public at the Annual General Meeting of November 28, 2018. All options were seen as cost prohibitive to the public and the WMWS Commission without grant funding.

The CRD on direction from the WMWS Commission applied for the Investing in Canada Infrastructure Program (ICIP) – Rural and Northern Communities grant for up to 100% funding for eligible costs on January 22, 2019. The CRD was notified March 18, 2020 that they were not successful with the Grant Application.

The CRD and the WMWS commission plan to meet the *Drinking Water Treatment Objectives (microbiological) for Surface Water Supplies in British Columbia (SWTO)* with the following updated schedule:

- 1) Source Water Vulnerability Study to determine the vulnerability of the source water and its viability as an ongoing water source. (currently being undertaken)
- 2) Examine less costly options to provide conventional filtration on the existing treatment plant and water source to meet Island Health objectives if the existing water source is viable long term. (Fall 2020)
- 3) Apply for the second intake of Investing in Canada Infrastructure Program (ICIP) – Rural and Northern Communities grant for up to 100% funding for eligible costs for either a conventional filtration option (if viable) or connection to the Juan de Fuca Water System.

(Grant Submission Deadline October 22, 2020; grant announcement waiting period November 2020 – May 2021)

- 4) Referendum to borrow funds to design and construct improvements. Timing dependent on when CRD receives grant results (June 2021 – December 2021)
- 5) Design, construction and commissioning of improvements (January 2022 - July 2023 for Option 2b or January 2022 – July 2022 for Conventional Filtration Upgrade Option)

Note that the proposed revised plan and timeline is subject to funding availability, results of grant application and approval by the CRD Board.

Please confirm Island Health's acceptance of this revised plan. Should you wish to discuss this plan or the CRD's current operating permit, or if you have any questions or require additional information, please contact me at [trobbsins@crd.bc.ca](mailto:trobbsins@crd.bc.ca) or 250.360.3061

Yours truly,



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