

**REGIONAL DISTRICT OF NANAIMO
AMMENDMENTS FOR LAKES DISTRICT AND SCHOONER COVE PDA
COMMUNITY WATER SYSTEM STANDARDS**

GENERAL

The water standards for design and construction for the Lakes and Schooner Cove areas are to be governed by the 2013 RDN Bylaw 500 –Community Water System Standards as modified by these supplemental specifications. All modifications contained in this document overrule the original document.

The physical and temporal limits of this document are as outlined in the RDN/bcIMC Phased Development Agreement (PDA).

Subsequent modifications to the RDN’s bylaw 500 will not apply to the PDA lands unless both parties agree in writing to modify them.

MODIFICATIONS TO CLAUSES IN BYLAW 500

Section 1.1 Requirement

The PDA will replace the “Subdivision Servicing Agreement”

Section 1.11 WallBrook Groundwater Well Approval Process

The process for applications involving the phased addition of each of the groundwater wells at the WallBrook site (2 sites located on Northwest Bay Road and legally described as PCL. C, DD 36525-N; and PT. D.L. 22, Plan 445R), shall be as follows:

- a) The applicant submits a Feasibility Review application per Section 1.4(1) above and in accordance with the Board Policy B1.21 and including: VIHA source approval letter; and Hydrology Report required per Section 2.6.1 above. The Hydrogeology Report shall rate the capacity of the proposed new well and all other wells in the WallBrook wellfield that have been dedicated to date by the Applicant, with the incremental or new capacity being ascribed to the proposed new community water wellfield. It is recognized that this will implicitly account for interference between wells.
- b) The RDN will reply in a timely manner (per Section 1.4(1) indicating either:
 - acceptance, in which case clarification shall be provided whether any optional provisions set out in the VIHA source approval letter are required by the RDN; or
 - resubmission required, in which case the letter shall set out how the application is not in compliance with the standards set out herein, and the Applicant may resubmit per subsection (a).
- c) The Applicant may then submit a Detailed Design application per Section 1.4(2) above.
- d) RDN to reply in a timely manner indicating, indicating either:
 - acceptance; or

- resubmission required, in which case the letter shall set out how the application is not in compliance with the standards set out herein.
- e) Upon completion of the construction of well infrastructure required per subsection (d) above, the parties shall arrange to connect the new well to the Community Water System, at which point:
- the well and related improvements shall become property of the RDN; and
 - DCC credits applicable to the Applicant's expenditures shall be provided.
- f) Water capacity attributable to the dedication a new well shall be recognized in the following increments:
- i) concurrent with completion and connection under subsection (e) above, a "Preliminary Capacity Rating" of the new incremental capacity of the wellfield concluded under the Feasibility Review (subsection (a) above) shall be made available firstly for the satisfaction of water requirements relating to any subdivision application(s) submitted by the Applicant prior to the connection of such well, and then generally for the use of the community water system; and
 - ii) a "Final Well Capacity Rating" shall be determined based on the results of a Hydrogeology report per subsection (a) above, and in accordance with RDN Board Policy b1.21, If and to the extent that the Final Well Capacity Rating is greater than the aggregate of the Preliminary Well Capacity Rating(s) ascribed to each of the WallBrook wells previously dedicated by the Applicant, such additional capacity in igpm shall be made available firstly to satisfy water requirements for any subdivision application(s) previously submitted by the Applicant, and then to the community water system generally. The RDN agrees to operate the wellfield as per the instructions of the hydrogeologist such that the well can be properly tested over one dry season.
- h) It is recognized that the RDN will own, control and operate the wells prior to the Final Well Capacity Rating, and shall therefore have sufficient opportunities to expose the wells to the demands required for testing, subject to the conditions to RDN's operation of community water wells in the wellfield prior to the Final Well Capacity Rating, as follows:

Section 2.5 Water Quality

This section is amended by requiring that deviations from this specification not only require board approval but also require written agreement from Fairwinds unless mandated by authorities with jurisdiction over their operation.

2.6 Supply Sources

1. Groundwater Source

The sixth paragraph stated as follows:

'The well completion report shall record results of well pumping tests which shall only occur during the late summer or early fall (August, September,

October as this time is generally the lowest ground water levels of the year), and contain conclusions as to the capability of the source with a 30% percent drawdown safety factor under conditions of zero surface recharge for 120 days (this figure may be reduced 100 days if authorized in writing by the RDN). All interference effects from adjacent constructed wells, on the assumption that they are all fully operational on a continuous basis over the same 120 day period, shall be allowed for in addition to the 30% drawdown safety factor. No safety factor is required to be added to the interference drawdown allowance. The Design Professional shall recommend a rated pumping capacity for the well which will be reviewed by the RDN and possibly agreed to; the RDN does have the discretion to de-rate the well pumping capacity further if in its opinion the aquifer is susceptible to decreasing ground water tables or historical well information from the area shows wells to decrease in capacity over time.'

Shall be modified to remove the extra de-rating mentioned above since the wells are to be measured later. The new section will read as follows:

'The well completion report shall record results of well pumping tests which shall only occur during the late summer or early fall (August, September, October as this time is generally the lowest ground water levels of the year), and contain conclusions as to the capability of the source with the standard MOE 30% percent drawdown safety factor under conditions of zero surface recharge for 120 days (this figure may be reduced 100 days if authorized in writing by the RDN). All interference effects from adjacent constructed wells, on the assumption that they are all fully operational on a continuous basis over the same 120 day period, shall be allowed for in addition to the 30% drawdown safety factor required by MOE. No safety factor is required to be added to the interference drawdown allowance. The Design Professional shall recommend a rated pumping capacity for the well which will be reviewed by the RDN and As per 1.11 f ii) the wells will be subject to a re- rating by the hydrogeologist and may be re-rated under the hydrogeologists direction.