



Making a difference...together

**Minutes of the Wilderness Mountain Water Service Commission
Held Friday 24 September 2010
CRD Integrated Water Services – Goldstream Conference Room
479 Island Highway, Victoria, BC**

Present: Yale Shap (C), Mark LeBlanc, Rob Hancock
CRD Juan de Fuca Electoral Area Director: Mike Hicks
CRD Staff: Colwyn Sunderland, Local Services Engineering Coordinator, Stewart Irwin,
Senior Manager Water Quality, Tim Tanton, Senior Manager, Infrastructure Engineering,
Scott Mason, Manager Regional Infrastructure

Public: 13 Members of the public

Chair Shap called the meeting to order at 2 p.m.

1. Approval of Agenda

The following changes were made to the agenda:

- Move Item 3 to follow Item 5.

MOVED by Rob Hancock, **SECONDED** by Mark LeBlanc that the agenda of the Wilderness Mountain Water Service Commission meeting of 24 September 2010 be approved as amended.

CARRIED

2. Approval of Minutes of 09 June 2010

The following changes were made to the minutes:

- Item 3, referring to Item 8 of minutes of January 29 – change first bullet to read: *Mr. Hull confirmed, based on a previous legal opinion concerning a similarly operated water system, that the Wilderness Mountain water users are responsible for all costs arising from the operation and liability of the utility.* (To be confirmed by Mr. Hull)
- Item 5 – change 3rd bullet to read: construction of a barn could raise contamination from THM's and animals.
- Item 7 – correct spelling of name: Stewart Irwin

MOVED by Director Hicks, **SECONDED** by Rob Hancock that the minutes of the Wilderness Mountain Water Service Commission meeting of 09 June 2010 be adopted as amended.

CARRIED

3. Proposed Transfer of Ownership of Watershed Lands

Staff presented a written report regarding the proposed transfer of ownership of 7.8 ha of land to the CRD, including the primary water supply source and catchment land for the Wilderness Mountain water service.

Discussion relating to Recommendation a):

- Land use issues and Development Permit.
- Property taxes on the donated land.
- Costs for approvals.

MOVED by Director Hicks, **SECONDED** by Rob Hancock that the Wilderness Mountain Water Service Commission:

Recommend that the Capital Regional District Board have no objection to the subdivision of Lot 3, Plan VIP73608 as proposed by the owner subject to transfer of ownership of the 7.8 ha remainder to the Capital Regional District for the purpose of community water supply and verification at the owner's cost by a registered BC Land Surveyor that the area of the proposed Lot 2 that falls outside the Wilfred Reservoir catchment area is sufficient for construction of a permanent dwelling and a septic field.

CARRIED

Discussion relating to Recommendation b):

- Clarification of costs and expenses relating to the transfer of land to the CRD.
- Protection of watershed land upon CRD ownership.
- Parcel tax upon creation of new lot.
- Existing driveway and road to building site.
- Costs relating to the transfer of land – who should pay.

MOVED by Director Hicks, **SECONDED** by Rob Hancock that the Wilderness Mountain Water Service Commission:

Authorize the expenditure of up to \$10,000 from the Wilderness Mountain Water Service Capital Reserve Fund for staff time and expenses relating to the transfer of the land to the Capital Regional District.

CARRIED

Discussion relating to Recommendation c)

- Conservation covenant and owner's request for dedication of park land. Dedication of park land is not a water service mandate.
- Costs associated with renaming of the lake.
- CRD is not in a position to support a request to rename the lake.

MOVED by Director Hicks, **SECONDED** by Rob Hancock to table Recommendation c) for future consideration.

CARRIED

4. Water Treatment Upgrade

Staff presented a written report detailing required upgrades to water treatment for the Wilderness Mountain water service to comply with current regulatory standards and improve operational performance. Funding provided through an infrastructure grant and loan authorization is insufficient to complete a new treatment plant based on the originally proposed Dissolved Air Flotation (DAF) process. All grantable work must be completed by March 31, 2012.

The following topics were discussed:

- Availability of future grant programs.
- Dissolved Air Flotation (DAF) plant may exceed treatment needs and be a higher cost alternative resulting in a possible additional borrowing.
- Timelines and action plan – to be added to the consultant's Terms of Reference.
- Timing for receipt of consultant's report.
- Need to present information to the residents at AGM.

MOVED by Director Hicks, **SECONDED** by Mark LeBlanc that the Wilderness Mountain Water Service Commission:

- a) Authorize the expenditure of up to \$50,000 from the capital project budget for staff time, materials and expenses to design and construct improvements to the Wilfred Reservoir pumphouse including ultraviolet disinfection units, new chlorine dosing pump and a magnetic flow meter; and
- b) Authorize the expenditure of up to \$20,000 from the capital project budget for staff time and consulting services to evaluate options for further water treatment upgrades based on source water quality data, and to recommend a treatment upgrade plan that meets project scope, cost, schedule and regulatory requirements.

CARRIED

5. Signage for Water Supply Lands and Infrastructure

Presently there is no signage at the end of the private road leading to the water tanks. A chain and lock are in place but the public are accessing the property.

Staff were directed to bring a recommendation to the commission with respect to providing sign(s) in appropriate locations.

6. Review of Action List

The action list was reviewed and updated.

7. New Business

- An update was provided by Stewart Irwin on the current reservoir level.
- Consideration of expansion of water system.
- Chair Shap noted that the East Sooke Fire Hall responded to a recent fire on Mount Matheson and noted that the fire department performed professionally and competently, and that the hydrants, tank, pump and infrastructure were able to support the five hoses that were used to fight the fire.
- Questions brought forward from the Fire Department to be addressed by CRD staff:
 - How much water is in the reservoir?
 - How much does the pump output have?
 - How to get to water if the water truck is required?
- Tree fall in upper reservoir.
- Who owns the land that the tanks are situated on?
- Standpipe maintenance.

**Wilderness Mountain Water Service Commission
Minutes of 24 September 2010
Page 4**

Input from the Public

- Questions regarding public access to the reservoir site.
- Water restriction/advisory suggestion.
- Third party liability insurance – details to be provided to the commission.

8. Adjournment

The meeting was adjourned at 4:25 p.m.