

REGIONAL DISTRICT OF NANAIMO

P O L I C Y

SUBJECT:	<i>Groundwater - Application requirements for rezoning of un-serviced lands</i> (Current Planning)	POLICY NO: B 1.21 CROSS REF.:
EFFECTIVE DATE:	February 22, 2011	APPROVED BY: BOARD
REVISION DATE:		PAGE: 1 of 2

PURPOSE

To standardize the information required at the rezoning stage to confirm that the potable water needs of proposed lots or use can be met.

POLICY

Based on the policies and objectives of the Official Community Plan (OCP) and given the existing limitations to ensure standards are being satisfied through the subdivision process and in recognition that well drilling and testing on proposed lots may be onerous and undesirable at the rezoning stage, the following approach will be taken when considering un-serviced lands (with respect to community water) for rezoning:

1. Where a lot is the subject of a rezoning application to reduce the minimum lot size in order to facilitate a subdivision, a preliminary hydrogeological assessment completed by a qualified professional (P. Eng or P. Geo registered in BC) must be completed and submitted as part of the rezoning application.

The report must confirm that in the opinion of the qualified professional:

- a) a minimum year-round potable water supply of 3.5m³ (3500 l) per day can be provided for each parcel being proposed, and that,
- b) the proposed well(s) will have no adverse impacts on surrounding wells, groundwater resources, and receiving waters.

The report must be received and reviewed prior to proceeding to the Board for introduction of the associated amendment bylaw.

Prior to final adoption of the amendment bylaw a covenant must be registered on title which will require that the wells be constructed and tested, and a report submitted to the RDN prior to final approval of subdivision. The report must comply with the requirements as outlined below.

If the application involves the rezoning of lands to permit subdivision of lands that are currently occupied by dwellings, each with their own well, and the rezoning will not result in additional residential density, a preliminary hydrogeological assessment is not required provided the applicant proceeds with the well testing and associated report to the satisfaction of the Regional District.

2. Where a lot is the subject of a rezoning application to permit multiple units, commercial, institutional or industrial use, a preliminary hydrogeological assessment completed by a qualified professional (P. Eng or P. Geo registered in BC) must be completed and submitted as part of the rezoning application.

The report must confirm that in the opinion of the registered professional:

- a) a minimum year-round potable water supply to support the proposed use can be provided on the parcel, and that,
- b) the proposed well(s) will have no adverse impacts on surrounding wells, groundwater resources and receiving waters.

The report must be received and reviewed prior to proceeding to the Board for introduction of the associated amendment bylaw.

Prior to final adoption of the amendment the applicant must receive source approval from the Vancouver Island Health Authority.

Well report requirements:

The intent of the well report is to confirm that the well can adequately service the proposed lot and that it meets current well regulations. The report must be completed, dated and signed by a qualified professional and include/confirm the following:

- the date when the well was drilled along with a copy of the driller's log (if available);
- the well identity number as indicated on the plate secured to the well;
- photographs of the well identity tag, 'stick up', and general location of the well;
- that the water meets the Canadian Drinking Water Standards. The report should include the test results of the well water and to have been completed within 6 months of the date of the report. The report must also identify where the parameters may have exceeded the Drinking Water Guidelines;
- that pump testing has been completed and witnessed by a qualified professional. The pump testing is required to have been run for the greater of 12 hours or until the water level stabilizes at the pumping rate of at least 2.5 litres/minute with a well recovery period monitored for the greater of 6 hours or until the water level recovers to a minimum of 90% of its pre-pumping water level. This pump test should be conducted only during the months of July through November (lowest water table).

Confirmation that the well meets the minimum well standards as outlined in the BC Ground Water Protection Regulations as enacted on November 1, 2005 and as amended from time to time which includes the following:

- is at minimum 30m from potential sources of contamination, including but not limited to: agricultural buildings, septic fields, animal pens/runs, refuse and compost piles, areas of fertilizer/herbicide use or storage, above or below ground storage tanks, and parking areas;
- is outside of a floodplain, or if within a floodplain measures taken/required to protect the well;
- is accessible for maintenance;
- has a secure and watertight cap;
- the well head is at minimum 300mm above the adjacent finished grade, and the ground around the well head is sloped away from the well casing.