

**ADVISORY PLANNING COMMISSION MINUTES**  
**DISTRICT OF HIGHLANDS**  
**Wednesday, September 7, 1994 - 7:30 p.m.**  
**Caleb Pike House, 1598 Millstream Road, Victoria, B.C.**

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**In Attendance:** Carol Lester (Chairperson), M. McLean, J. Kuijt, V. Fletcher, A. Pellett, P. Robbins

**Also Present:** Mayor R. McMinn; B. Vogel, Councillor; W. Carrilho, APC Member; Bruce Woodbury, Administrator

**Meeting Time** The Chairman asked if the Commission Members would like to change the start time of Meetings to 7:00 p.m. in order to facilitate an earlier ending time. It was the consensus of the Members that the start time for Meetings be kept at 7:30 p.m.

**Healthy Community** The Chairman informed the Commission Members that the Environment Advisory Committee is hosting a meeting tomorrow night at Councillor Revelles to discuss an application for Healthy Communities Initiative funding. Mr. Kuijt will attend on behalf of the Commission.

**Bylaw 19**

**Section 13.11B.02(1)**

Be amended by adding the following:

a) **GROUNDWATER SOURCES**

Where groundwater is to be the source of supply, a report prepared by a Professional Engineer whose field of competence lies within the groundwater field shall be submitted. The groundwater report, presented in computer and written format, should discuss such points as hydrogeologic setting, aquifer boundaries, recharge conditions, water quality, and possibility of contamination. The report shall include a site plan showing location of the well sites and locations of any unsuccessful test wells. The report shall also include, where available, information from well logs and locations of all wells within the entire water basin(s) within, or partly within, the development area.

b) **WELL LOCATION, CONSTRUCTION, TESTING AND DISINFECTION**

Wells shall be located, constructed, tested and disinfected in accordance with the Guidelines for Minimum Standards in Water Well Construction, Province of British Columbia (Groundwater Section, Water Management Branch, June 1992).

The exterior of the well casing shall be adequately sealed to prevent entry of surface contaminants into the well.

c) WATER QUANTITY

The total developed dependable yield of the well shall equal, or exceed, 4,000 litres per day. The groundwater source shall be capable of sustaining this rate of flow continuously without utilizing more than 70% of the available drawdown below the lowest seasonal static water level.

Upon completion of drilling and construction of the well, a well test shall be carried out to determine if the well is capable of meeting the design maximum demand of 4,000 litres per day. This test shall involve continuous pumping at a constant discharge rate for a minimum of 6 hours. Measurements of both drawdown and recovery levels in the well shall be taken at time intervals short enough to adequately record any rapid drawdown during the start of pumping and any rapid recovery after the pump is shut down.

d) WATER QUALITY

At least one sample of the pumped well water shall be taken near the end of the well test and sent for chemical analyses. These analyses shall include all major ions, iron and manganese, and tests for other metals if known to be present in the groundwater of the area. A sample for bacteriological analysis shall also be taken and must meet the requirements of the Capital Regional District Health Department for potable water.

CARRIED

Section 13.11B.02(1)

That the following section be added:

Section 12.0.03 of this By-Law does not apply to this Zone.

CARRIED

Environmental Impact Study

That it be recommended that a preliminary environmental impact study be provided by the applicant prior to approval of the rezoning and that a comprehensive environmental impact study be carried out prior to approval of the proposed subdivision.

CARRIED

Residential Sprinkler Systems

That it be recommended that a requirement for the installation of residential sprinkler systems be included as part of the Statutory Building Scheme.

CARRIED

MOTION 28-94

MOVED BY M. McLEAN

SECONDED BY J. KUIJT

THAT, the Advisory Planning Commission carry on after the deadline of 11:00 p.m.

CARRIED

MOTION 29-94

MOVED BY P. ROBBINS

SECONDED BY A. PELLET

THAT the above changes to proposed Bylaw 19 be recommended to the District of Highlands Council

CARRIED

Next Meeting September 28, 1994.

MOTION 30-94

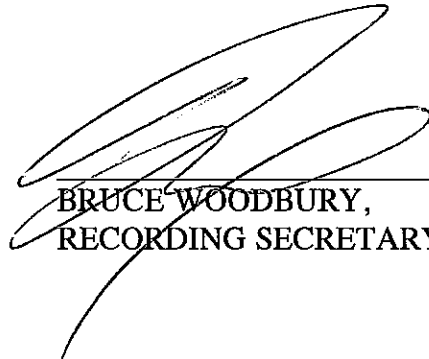
MOVED BY J. KUIJT

SECONDED BY P. ROBBINS

THAT the Meeting adjourn at 11:45 p.m.

CARRIED

  
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CAROL LESTER, CHAIRPERSON

  
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BRUCE WOODBURY,  
RECORDING SECRETARY