

		POLICY AND PROCEDURE MANUAL
Category: Water System	Number: C-WAT.19	WELL WATER QUALITY – AESTHETIC AND HEALTH PARAMETERS
Type: <input checked="" type="checkbox"/> Policy <input type="checkbox"/> Procedure	Authority: <input checked="" type="checkbox"/> Council <input type="checkbox"/> Administrative	Approved By: <input checked="" type="checkbox"/> Council <input type="checkbox"/> Chief Administrative Officer <input type="checkbox"/> Department Head
Office of Primary Responsibility: Development Services		
Date Adopted: August 19, 2013	Council Resolution No: RC13/520	Date to be Reviewed: August 2014
Manner Issued: Internet, Pipeline		

BACKGROUND:

Approving Officers are appointed under Section 77 of the *Land Title Act* by the District Council to independently exercise the duties and authority specified in the *Land Title Act*, the *Municipal Act*, and other provincial legislation to consider and approve subdivision applications. Section 86 of the *Act* authorizes the Approving Officer to “personally examine” the information relevant to a subdivision application. Prior to granting approval to a subdivision application, the District’s Approving Officer and Deputy Approving Officers review subdivision plans and servicing requirements for consistency with District bylaws and policies. The provision of potable water (for each proposed residential lot) is required prior to the Approving Officer granting final subdivision approval.

PURPOSE:

For properties not within an area serviced with municipal water, the applicant must provide proof of potable water on each new and existing lot within a subdivision. As part of this process, a report is prepared by a Qualified Professional (QP) having experience in hydrology. District of Mission Subdivision Control Bylaw 1500-1985, states that water quality must meet the parameters established by the federal Guidelines for Canadian Drinking Water Quality prior to subdivision approval. This policy provides further direction for issues related to the treatment of potable water supply.

POLICY:

1. In addition to the provision in the Subdivision Control Bylaw that existing and new wells providing domestic water supply to properties in rural subdivisions are required to meet the health related water quality parameters contained within the Guidelines For Canadian Drinking Water Quality, all well reports for rural subdivisions shall include a water quality analysis for all aesthetic and health parameters, along with a statement of potential health impact from the groundwater professional who is certifying the well.
2. Where the groundwater professional recommends treatment of the well water for one or more aesthetic parameters which exceed the maximum acceptable concentrations in the Guidelines for Canadian Drinking Water Quality, the applicant shall register a restrictive covenant in a form acceptable to the Approving Officer over each lot in the subdivision for

which treatment of well water is required. The restrictive covenant shall save harmless the District and shall prescribe the manner in which the treatment system be installed and maintained by the property owner as a condition of using the well water from that lot for domestic supply. Such a treatment system must be designed by a Qualified Professional.

3. Where the groundwater professional recommends treatment of the well water for one or more of the health parameters¹ which exceed the maximum acceptable concentrations in the Guidelines For Canadian Drinking Water Quality, the applicant shall register a restrictive covenant in a form acceptable to the Approving Officer over each lot in the subdivision for which treatment of well water is required. The restrictive covenant shall save harmless the District and shall prescribe the manner in which the treatment system be installed and maintained by the property owner as a condition of using the well water from that lot for domestic supply. Such a treatment system must be designed by a Qualified Professional.
4. In cases where a restrictive covenant is required, the covenant shall provide details on the type of treatment system to be provided and the maintenance schedule as directed by the Qualified Professional.
5. Where it has been determined that a well water treatment system is required in order to meet aesthetic and/or health parameters, the Building Inspector may withhold the final building inspection until such time as the District has been provided with confirmation, from a Qualified Professional, that the required water treatment system has been installed and is functioning as prescribed.

RELATED POLICIES, PROCEDURES, AGREEMENTS AND/OR BYLAWS:

***** END OF POLICY *****

RECORD OF AMENDMENTS/REVIEW

<u>Policy #</u>	<u>Date Adopted</u>	<u>Date Reviewed</u>	<u>Amended (Y/N)</u>	<u>Date Reissued</u>	<u>Authority (Resolution #)</u>

¹ Wells which demonstrate arsenic concentrations in excess of 25ppb will be considered untreatable and must not be used for any purpose.