



VILLAGE OF BELCARRA
CORPORATE POLICY NO. 184



Title: Conditions Requiring Connection to Potable Water Service

Approval Date: February 13, 2012

Amended:

Rescinds:

Legislative Basis:

The Community Charter authorizes municipalities to provide for services, laws and other matters for community benefit and to regulate, prohibit and impose requirements in relation to such services.

Purpose:

To specify conditions under which properties fronting Belcarra Potable Water Utility (BPWU) will be required to connect to the BPWU. This Policy will provide direction in preparing relative regulatory bylaws.

Policy:

To protect the health of persons, to ensure protection of property and the financial sustainability of BPWU; properties meeting certain conditions, will be required to connect to the BPWU.

There are properties receiving Well water from existing private, shared and group domestic water supply sources, where the water supply sources are subject to contamination and/or are vulnerable to contamination (*Hydrogeology Assessment of the Belcarra Aquifer, British Columbia, February 2005*) posing a potential health threat.

There are properties receiving water from shared and group domestic water supply sources which do not have legal rights to the water source.

Schedule A to this policy sets out the conditions which will warrant a property be required to connect to the BPWU.

Schedule A, Policy No 184
Conditions Requiring Connection to Potable Water Service

Existing Potable Water Sources Required to Connect to BPWU	Rationale
Private shared well on another property for Domestic Use*1, No registered easement.	The guest user has no rights to access the Well for repairs, maintenance and water quality assurance.
Private shared well when use is both Domestic*1 and Non-Domestic*2 uses; and where the owner of the well chooses to connect to BPWU.	The integrity of water quality becomes compromised.
<ul style="list-style-type: none"> - Private closed well on municipal land. - Group or Community closed well on municipal, crown or park lands. - Private open water source located on municipal, crown or park lands. 	FHA regulation requires “owners” of a system (water supplier) to provide potable water to users of the system. If a municipality allows water to be taken from a well on public property, the municipality can be required to provide safe drinking water should the system prove unsafe.
<ul style="list-style-type: none"> - Licenced private open water source. - Unlicensed private open water source. 	Community protection from wildfires becomes compromised as aerial suppression tactics using chemical retardants cannot be used near a potable water source.
<ul style="list-style-type: none"> - Development of a new lot. - Re-development of an existing lot. 	No new wells will be permitted as a domestic or non-domestic water source.
<ul style="list-style-type: none"> - Domestic Use*1 failing to meet pre-treatment potability testing parameters defined in the Building and Plumbing Bylaw** 	Annual water sampling to ensure the Domestic potable water source continues to meet Building and Plumbing Bylaw Potable Water test parameters.

FHA*

Open Water Source

Domestic Use*1

Non-Domestic Use*2

Building and Plumbing Bylaw**

Fraser Health Authority

Potable water sources not contained within a drilled deep well-casing or deep bedrock shaft and protected from surface water.

Potable water defined as potable by the Building and Plumbing Bylaw.

Potable or not; Water is used for non-domestic purposes.

Building and Plumbing Code Regulation Bylaw No. 355, 2003, as amended and its successor.