

Memorandum

Late Addition Supplemental to Items 12.2 & 12.3

1-500 Lower Ganges Road, Salt Spring Island, BC Telephone **(250) 537-9144** FAX: (250) 537-9116

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867** ssiinfo@islandstrust.bc.ca www.islandstrust.bc.ca

Date May 16, 2012 File Number: SS-SUB-2002.7

SS-SUB-2005.29

To Salt Spring Island Local Trust Committee for May 17, 2012 Meeting

From Caitlin Brownrigg

Planner 1

Local Planning Services

Staff recommendations are unchanged.

Re Supplemental Water Reports for SS-SUB-2002.7 and SS-SUB-2005.29

On May 14, 2012 the Salt Spring Island office of the Islands Trust received two additional reports regarding agenda items 12.2 and 12.3. These reports are attached to this memo as Appendix A and B. Well 14138 is associated with subdivision application SS-SUB-2005.29 and well 14175 is associated with subdivision application SS-SUB-2002.7. The wells that are described in the appended reports were drilled to replace wells that EBA Engineering Consultants in their reports dated July 2, 2010 recommended not be used for any purpose.

Respectfully submitted by:

Caitlin Brownrigg
Planner 1

Reviewed by Leah Hartley, Regional Planning Manager

Appendix A: Water Quantity and Quality Report Well #14138 Appendix B: Water Quantity and Quality Report Well #14175

Supplemental to Items 12.2 & 12.3 Appendix A

Gooding Hydrology



WATER QUANTITY AND QUALITY REPORT WELL ID #14138 On On Proposed Lot 1, W 1/2 DL26, N Saltspring Island

For Mel Topping, Saltspring Island, B.C.

By Dave Gooding, P.Eng. Gooding Hydrology Saltspring Island

April 2011

Introduction

Gooding Hydrology was engaged by Mel Topping to prepare a potable water report for a well (ID Tag# 14138) on a proposed lot 1, located south of the Hydro R.O.W. in the W ½ of DL26, North Saltspring Island, BC. The location of the well is shown below on the CRD Atlas background, with the DL lines visible, in figure 1 below. GPS location of the well head, taken by the driller, is given as 48° 50.725'N, 123° 31.949'W. The well was drilled to replace Well #24977, on the same lot.

Figure 1: Well location



Well Description

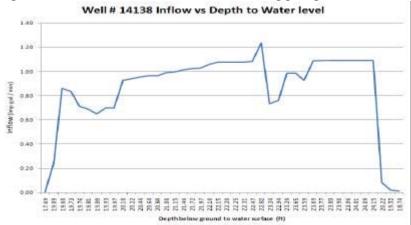
Well 14138 was drilled by Albert Kaye & Sons December 14-18, 2010. The well log is attached as Appendix 1. Well was drilled to 300 ft, with the top 18 ft cased. The well log shows a 10 ft overburden of clay, then bedrock. The remaining 290 feet drilled was layers of conglomerate and shale (conglomerate 10-75 ft depth, shale 75-125 ft, conglomerate 125-225 ft, shale 225-240 ft, conglomerate 240 to bottom of well at 300 ft). Groundwater inflows were picked up at the bottom edge of each shale layer, estimated by the driller at 2 gpm in the upper shale strata, 4 gpm in the lower.

Well Pumping Test

Albert Kaye & Sons performed a 12 hour pump test of the well on March 8, 2011. Pumping data form and graph is attached as Appendix 3. Pumping rate was adjusted from 2 gpm down to ³/₄ gpm in the first 10 minutes, then steadied at 1.09 gpm through the 90 min mark. At the 2 hr mark it was found flow had risen to 1.25 gpm, so it was adjusted down, and varied with minor adjustments from ³/₄ to 1 gpm through to the 6 hr mark, where it stabilized at 1.09 gpm for the remainder of the for 12 hrs. Total drawdown was 6.46ft.

After pumping was stopped, water level in the well recovered quickly. Water level rose 3.93 ft in the first hr, 0.9 ft in the second hr, then 0.58 ft in the third hr, for a total of 5.41 ft in three hours (to 1.09 ft below the original static level).

Figure 2: Groundwater inflow to well during pump test



Groundwater inflows to the well during the pump test were calculated from the test data, and are shown graphically in figure 2 to left. Inflow varied with pumping rate, to as high as 1.24 gpm during the hour of 1.25 gpm pumping.

Well Capacity

The pump test method used does not determine the maximum rate of flow the well is capable of producing. The test performed established that under the groundwater conditions of the time of pumping, well 14138 is capable of producing over 1 gpm under sustained pumping, or over 1440 imperial gallons per day, (over 6,500 liters per day), and recovered rapidly after pumping. Its flow capacity under continuous use and varying conditions exceeds the 1600 liter/day minimum requirement for a residential lot. No adverse effects of continuous use of this amount of water, on available water quality or quantity for surrounding potable water sources, could reasonably be expected.

Water Quality

A water sample was taken February 15, and analyzed by Agrichem Analytical. Their Drinking Water Report is attached as Appendix 2. The water sample met the Health Canada Guidelines for Potability, and Islands Trust standards, for all the parameters tested. Aesthetic Objectives not met for pH, iron, and turbidity are treatable.

Dave Gooding, P.Eng.

Appendix 1: Well log Original well construction report attached Red lettering indicates minimum mandatory information. See reverse for notes & definitions of abbreviations. 481630 B.C. KH Owner name: M. Toppung 1 Mailing address: PO 270 Town Ganges. Prov. B.C. Postal Code VBK2V9 Well Location: Address: Street no. Town or Legal description: Lot / Plan D.L. Block Sec. Twp. Rg. Land District (and) Description of well location (attach sketch, if nec.): NAD 83: Zone: m or Latitude (see note 3): UTM Easting: m or Longitude: Method of drilling: Ø air rolary ☐ cable tool ☐ mud rolary ☐ auger ☐ driving ☐ jetting ☐ excavating ☐ other (specify): Orientation of well: Method (see note 4): Class of well (see note 5): Sub-class of well: Water supply wells: indicate intended water use: 🗷 private domestic: 🗌 water supply system: 🔘 irrigation: 🖂 commercial or industrial: 🦳 other (specify): Lithologic description (see notes 7-14) or closure description (see notes 15 and 16)
From To Relative Colour Hardness Description (Use recommended terms on reverse. List in order of decreasing amount, if applicable)
Water-bearing Estimated Flow (USgm)
Observations (e.g., fractured, weethered, well sorted, sitly wash), closure details 0 10 10 75 75 125 125 225 225 240 240 300 Casing details Screen details Casing Material / Open Hole Thickness Drive Shoe From ft (bgt) Type (see note 18) it (bgl) Slot Size ft (hgl) ft (ball-18 0 Surface seal: Type: cement. Intake: Screen Deen bottom Uncased hole Deoth: Method of installation: Poured Pumped Thickness: in Screen type: Telescope Pipe size Backfilt: Type: Depth ft Screen material: ☐ Stainless steel ☐ Plastic ☐ Other (specify): Liner: PVC Other (specify): Screen opening: Continuous slot Slotted Perforated pipe Screen bottom: Ball Plug Plate Other (specify): Diameter: in Thickness: Filter pack: From: It To: It From: ft (bgf) To: ft (bgf) Perforated: From: ft (bgf) To: ft (bgf) Type and size of material: Developed by: Final well completion data: Total depth drilled: /O ft Finished well depth: 3 co ft (bgl)
Final stick up: 19 in Depth to bedrock: 1 O ft (bgl)
SWL: ft (blue) Estimated well yield: 6 USgpm ☑ Air lifting ☐ Surging ☐ Jetting ☐ Pumping ☐ Bailing Other (specify): Total duration: Artesian flow: USgpm, or Artesian pressure: ft Well yield estimated by: Type of well cap: Well disinfected: Yes 🗵 No Where well ID plate is attached: Council ☐ Pumping [X] Air lifting ☐ Bailing ☐ Other (specify): Rate: (c) USgpm Duration: 1/2 hrs SWL before test It (bloc) Pumping water level: It (bloc) Well closure information: Reason for closure: Obvious water quality characteristics: Method of closure: Poured Pumped Fresh Salty Clear Cloudy Sediment Gas Sealant material: Backfill material:

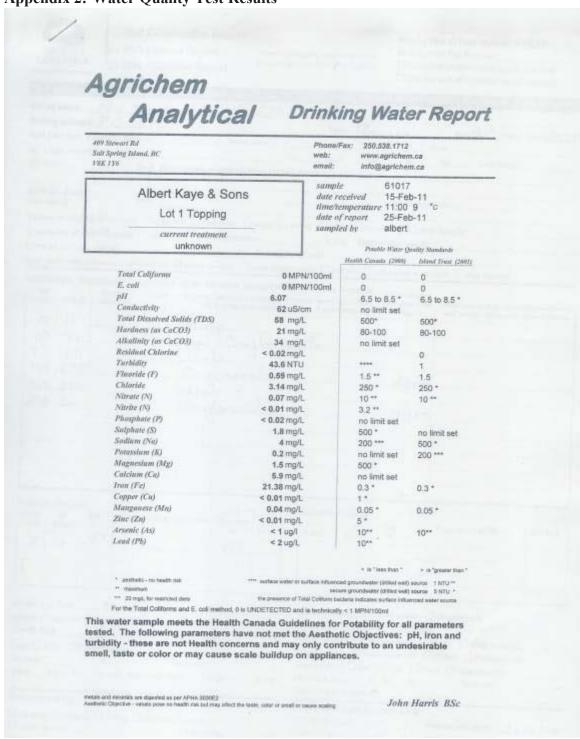
Water sample collected:

Colour/odour:

Well driller (print dearly):

Details of closure (see note 17):

Appendix 2: Water Quality Test Results



Appendix 3: Pumping Test Data and Graph

ALBERT KAYE & SONS DRILLING LTD.

200 Musgrave Road Salt Spring Island, BC., V8K 1V5 (250) 653 4757

PUMP TEST DATA

CLIENT NAME:	Mel Toppin	g	SURFACE COORDINATES:	
ADDRESS:	Juniper plac	e or road?	north 48 degrees 50.725 west 123 degree	s 31.949
LOT No.:	well tag# 141	38 Lot#1	ELEVATION:	261 meters
DATE:				(GPS READING +/- 24")
START TIME:	16:30			
WELL DEPTH:	300	FEET		
WELL FLOV:	6.00	GPM		
GL - MP:		FEET		
STATIC LEVEL:	17.69	FEET		

STATIC LEVEL:	17.69				
ELAPSED TIME	READING FROM				
10	19.09				
2	19.60				
3	19.73				
-4	19.76				
5	19.81				
6	19.89				
7	19.93				
8	19.97				
9	20.10				
10	20.22				
12	20.44				
14	20.64				
16	20.84				
18	21.00				
20	21.15				
25	21.46				
30	21.72				
35	21.97				
40	22.10				
45	22.15				
50	22.20				
55	22.25				
60	22.31				
90	22.47				
120	22.82				
150	23.24				
180	22.94				
7000	G0 175 9 127 127 217 1				

210

240

270

300

360

420

480 540

600

660

720

780

840

23.29

23.65

23.59

23.69

23.77

23,83

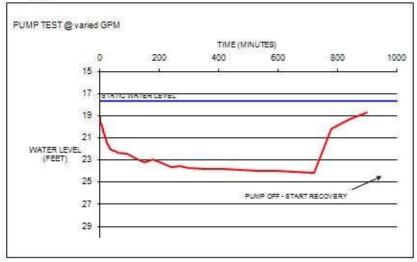
23.96

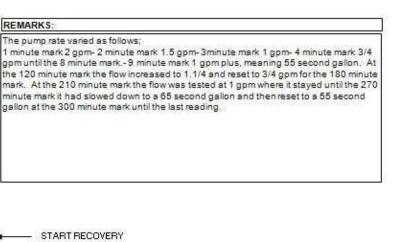
24.01

24.09 24.15

20.22

19.32 18.74







WATER QUANTITY AND QUALITY REPORT WELL ID #14175 On Lot 26

For Mel Topping, Saltspring Island, B.C.

By Dave Gooding, P.Eng. Gooding Hydrology Saltspring Island

April 2011

Introduction

Gooding Hydrology was engaged by Mel Topping to prepare a well report for the well (Ministry Well ID Tag# 14175) on lot 26, located north of the Hydro R.O.W. in the W ½ of DL26, North Saltspring Island, BC. The location of the well is shown below on the CRD Atlas background, with the DL lines visible. GPS location of the well head taken by the driller is given as N 48° 50.974', W 123° 31.979'. This well was drilled to replace Well #26793, on the same lot.

Figure 1: Well location



Well Description

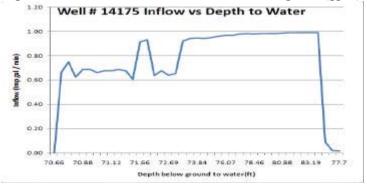
Well 14175 was drilled by Albert Kaye & Sons December 8-10, 2010. The well log is attached as Appendix 1. Well was drilled to 200 ft, with the top 18 ft cased. After 10 ft of gravel and clay, drilling to 125 ft was in conglomerate. Water was found in the sandstone strata between 125 and 160 ft depth. Flow was estimated by the driller at 4 gallons per minute (gpm).

Well Pumping Test

Albert Kaye & Sons performed a 12 hour pump test of the well on March 11, 2011. Pumping data form and graph is attached as Appendix 3. Pumping was done at a rate varying between ¾ and 1 gpm for the first 35 minutes, then at a steady 1 gpm for the remainder of the 12 hrs, with total volume pumped approximately 720 imperial gallons. Water level in the well dropped 7.1 ft over the 12 hour pump, 3.6 ft in the first hour. For the remainder of the pump test, the hourly draw down of the well's water surface level gradually decreased to 0.55 ft per hour. Total draw down during the test was 14.4 ft. After pumping was stopped water level in the well recovered at an average rate, 4.26 ft in the first hour, 1.04 ft in the second hour, and 0.76 ft in the third hour (3 hr total 6.06 ft).

Inflow of groundwater to the well was calculated from the pump test data, shown in figure 2 below. Note that there is no time scale, with each reading given an even interval, therefore the left side of the graph shows the first hour, the right half the remaining 11 hours. Inflow increased gradually as the test progressed (as the pressure head of water level in the well decreased). It is estimated that if pump ing had been continued at a steady rate of 1 gpm, the inflow would balance with outflow, and water surface level would remain steady before depth to water reached 90 ft (still 30 ft above the fractured sandstone acquifer), and that this well is capable of producing a sustained flow of 1 gpm.

Figure 2: Groundwater inflows to well during test (gpm)

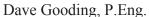


Well Capacity

Under the groundwater conditions of the time of pumping, well 14175 demonstrated that is capable of producing 1 gpm under sustained pumping, or 1440 imperial gallons per day, (over 6,500 liters per day). Under continuous use, its flow capacity under varying hydrologic conditions could reasonably be expected to exceed the 1600 liter/day minimum requirement for a residential lot. This use can not reasonably be expected to adversely affect the water quality or quantity available from existing surrounding sources of potable water.

Water Quality

A water sample was taken February 15 by Albert Kaye, and analyzed by Agrichem Analytical. Their Drinking Water Report is attached as Appendix 2. The water sample met the Health Canada Guidelines for Potabilty, and Islands Trust standards, for all the parameters tested. The sample did not meet the Aesthetic Objectives for hardness and manganese, but these are treatable with a water softener.



Appendix 1: Well log

Red lett	tering ind	licates mini	mum mand	atory infor	mation.			S	ee reverse	for notes &	definitions of abl	breviations.
Owner n	ame:	481	630	B.C.	Rth							
Mailing a	ddress:	00	270				Town	Pan	0.00	Prov	v. BC Postal Co	odeVPK1 V
Well Loc	ation: Ad	dress: Stree	it no.		Street nan	ne		a	7	Town		-
or Lega	descript	ion: Lota	Plan			D.I	. Block	Sec.	Twp.	Rg.	Land District	
PID:		- (and Descri	iption of w	ell locatio	n (attach s	ketch, if nec.)					
NAD 83:	Zone:		and) UTM N	lorthing:			m		Latitude (s	see note 3):		
see note			UTME	asting:			T IT		Longitude	Market Constitution		
					otary 🗆 a	uger 🗌 dr	iving jettir	ig 🗆 exc	avating 🔲	other (specify)		
Orientati	on of wel	I: W vertical	horizontal	Ground	delevation		ft (asl) Metho	d (see note	4):		
	well (see					Sub-class						
Nater supp	ply wells: in:	dicate intended	i water use: X	private dom	estic 🗌 wa	ater supply s	system imig	ation 🗆 c	ommercisi or	industrial	other (specify):	
Lithold	ogic des	scription (see notes 7-1	(4) or clo	sure des	cription	1 (see notes 1	5 and 16)	Water-bea	rina		
From ft (bgl)	ft (bgf)	Relative Hardness	Colour				ended terms o mount, if applica		Estimated (USgpn	Flow Observ	vations (e.g., fractum orted, sitty wash), c	
0	10			Orver	val a	· cla	40					
10	125			Come	· hour	unto s	3					
125	160			0	117	VUIE.	751		11			
				250	ndesla	ne			49	pm-		
160	200			Con	glome	wate	3.			-		
					3							
										19.7		
										1		
									1			
Casino	details				1000000		Screen	details				
From	To		sing Material /	Open Hole	Wall	Drive	From	To	Dia	Type	(see note 18)	Slot Size
ft (hgl)	ft (bgf)	in:			in	Shoe	# (bgl)	ft (bgl)	in	2.5	Marchaeles.	7000
0	19'	7"			185							
					70000							
									9			
			1		200220		total III	c T	7	The state of		
Surface se	SERVICE SERVICE		nent.		Depth:	п				om Unca	sed hole	
		Poured	☐ Pumped			In	270 000 100		scope DP	The state of the s	TT out - t t	
Backfilt Ty				-	Depth:						Other (specify	
Liner: 🗌 f	PVC L	Other (specify	/):	400000000000000000000000000000000000000							Other (specify):	ipe
Diameter:	B.O. V. T.	in	D- 6 - 1 1 1	Thickness:		in	Filter pack:		fi To:	ft.	Thickness:	- 4
From:	ff (bgf). To	tt (bgi)	Perforated: I	rom: ft	(bgl) To:	ft (bgl)	Type and s			1900	THURINGS.	ir
Develo	ped by:						-		pletion d	ntar		
			Som Fore	28 (1996) 4 (4)			Total depth				of well don't.	
		ang L. Jetti	ng [] Pumpi		200	1	Final stick		140		Control of the Contro	OO ft (bgl
Other (Notes:	specify)			Total	duration:	1 hrs	SWL:	160	ft (blo		ted wall yield:	
	old cett	nated by					Artesian flo	W.			lesian pressure:	fi dogpin
The state of the state of		nated by:		e feno-% h			Type of we	II cap:		1000	Well disinfected:	The latest
Pumping Z Air lifting Balling Other (specify): Rate: USgpm Duration: hrs			Where well		attached:	Casin						
SWL befor	-		c) Pumping			ft (bloc)			formatio	n:	J	
			haracteris			10000	Reason for	closure:				
	22 Control of the State of the		Cloudy		Gas		Method of o	losure: 🗆	Poured [Pumped		
Colour/ode					ample colle	etad.	Sealant ma			Backt	fill material:	
				viater s	ompre cose	war.	Details of ol	osure (see	note 17):			
well dr	iller (prin	(clearly):	ann.	V								
ame (fir	rst, tast) (see note 19	n: OliBai	malla	-							

Appendix 2: Water Quality Test Results

Agrichem Analytica	/ Dri	nki	ing Wate	r Report	
409 Stewart Rd Salt Spring Island, BC VBE 1Y6	-	Phone/Fex: 250.538.1712 web: www.agrichem.ca email: info@agrichem.ca			
Albert Kaye & Son Lot 26 Topping	s	time/te date of	mple 61016 te received 15-Feb-11 we/temperature 11:00 10 °C te of report 25-Feb-11 mpled by albert		
unknown			Potable Water Qu	akty Standards	
			Hoshi Casasis (2000)	Island Trast (2001)	
Total Coliforms E. coli pH Conductivity Total Dissolved Solids (TDS) Hardness (as CaCO3) Alkalinity (as CaCO3) Residual Chlorine Turbidity Fluoride (F) Chloride Nitrate (N) Nitrite (N) Phosphate (F) Sulphate (S) Sodium (Na) Potossium (M) Magnessium (Mg) Calcium (Ca) Iran (Fe) Copper (Cu) Manganese (Mu) Zinc (Zu) Arsenie (Ax)	0 MPN/1 7.54 394 uS/cm 269 mg/L 175 mg/L 137 mg/L 2.6 NTU 0.78 mg/L 4.0.01 mg/L < 0.01 mg/L < 0.02 mg/L 13.8 mg/L < 0.01 mg/L < 0.02 mg/L 12.25 mg/L 13.8 mg/L 12.8 mg/L 0.21 mg/L 48.8 mg/L 0.21 mg/L 0.01 mg/L < 0.01 mg/L 4 ug/l		0 0 6.5 to 8.5 + no limit set 500* 80-100 no limit set 1.5 ** 250 * 10 ** 3.2 ** no limit set 500 * 200 *** no limit set 500 * 10 ** 10 **	0 0 6.5 to 8.5 * 500* 80-100 0 1 1.5 250 * 10 ** no limit set 500 * 200 ***	
Lead (Pb)	10 ug/L		< is "less than"	> is "greater than "	
woothelds - no health risk merchan 20 regif, for restricted dists	the presence of Tab	Cottons I	nord prouphwater (diffect well scare groundwater (diffect well becterte indicates surface infi-	0 source 5 NTU *	
For the Total Contains and E. col method. This water sample meets the Healt tested. The following parameters manganese - these are not Health smell, taste or color or may cause	th Canada Guidel have not met the concerns and ma	ines fo Aesth y only	or Potability for a etic Objectives: contribute to an	hardness and	

Appendix 3: Pumping Test Data and Graph

GPM

200 Musgrave Road Salt Spring Island, BC., V8K 1V5 (250) 653 4757

PUMP TEST DATA

CLIENT NAME: Mel Topping ADDRESS: Juniper road

LOT No.: Vell tag# 14175 Lot #2
DATE: March 8th 2011

START TIME:

PUMP RATE:

 WELL DEPTH:
 200
 FEET

 WELL FLOW:
 GPM

 GL - MP:
 FEET

 STATIC LEVEL:
 69.36
 FEET

SURFACE COORDINATES:

north 48degrees 50.974 west 123 degrees 31.979

ELEVATION: 250 meters

(GPS READING +#-24')

ELAPSED TIME	READING FROM				
1	70.66				
2	70.73				
3	70.73				
4	70.83				
5	70.88				
6	70.93				
7	71.00				
8	71.06				
9	71.12				
10	71.17				
12	71.29				
14	71.52				
16	71.66				
18	71.77				
20	71.95				
25	72.25				
30	72.69				
35	73.07				
40	73,39				
45	73.62				
50	73.84				
55	74.07				
60	74.27				
90	75.24				
120	76,07				
150	76.86				
180	77.42				

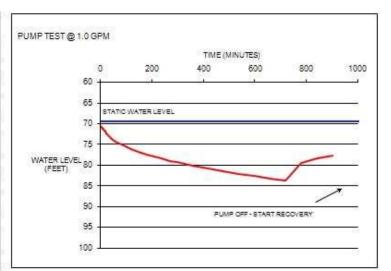
210

240 270

300

360 420

480



REMARKS:

Flow was set at 3/4 gpm until the 14 minute mark were it stayed at 1 gpm until the 18 minute mark were it was 3/4 gpm until the 35 minute mark. At the 35 minute mark the flow was set to 1 gpm where it stayed until the end of the testing.

540 82.09 600 82.65 660 83.19 720 83.76 START RECOVERY 79.50 780 840 78.46 900 77.70 1440

NB. ALL READINGS FROM GROUND LEVEL TO 1/100 TH OF A FOOT

77.89 78.46

78.92

79.33 80.14

80.88

81.49