



Shuswap Septic & Site Preparation

Steven Rogers

4741 56th St NW

Salmon Arm BC V1E 0B2

Cell (250) 803-3456

Business Number – 81499 8811 RT0001

A Performance Inspection Report:

Re: [REDACTED] 2252 Eagle Bay Road, Blind Bay. V0E 1H1.

Roll: 20-789-07889.010. PID: 028-748-131. Lot 2, Plan EPP3040, Sec 19, Twn 22, Rng 10, MERIDIAN W6, KDYD.

10th January 2025 File: #567

At your request, I attended this property to carry out a **performance inspection** of the onsite sewage treatment system serving the home with the aim of determining its condition, location, operation and suitability to support a temporary use permit application for a seasonal short-term rental. This inspection meets or exceeds the industry standard as set out in the *Standard Practice Guidelines for the Inspection of Onsite Wastewater Systems* published by the Applied Science Technologists and Technicians of BC (ASTTBC). As a Registered Onsite Wastewater Practitioner through ASTTBC, an Inspector is required to meet or exceed these requirements and undertake this work in the best interests of the client at all times.

System Records:

To assist with assessing the system's capabilities and performance requirements, a copy of the following documents was provided to me by Interior Health: See attached documentation.

Permit to Construct	Designed For	Authorization to operate	As-Built Drawings	Operation & Maintenance Plan
YES. RSS. April 2014	3 Bedroom, 3620 sq/ft	YES. LOC. April 2014	YES	YES

Maintenance Records		Not declared.

Type of Sewage System Present:

The property has a single onsite sewage system. The residence is served by a Jet J500 treatment plant, a pump chamber and a pressurised dispersal area. Today this is referred to a Type 2, pressurised system. The home was formerly served by a potable water well. The well has been replaced by a lake water intake. The 30M well setback no longer applies to this property. All setbacks to a nearby body of water are easily met.

Expected Performance Summary:

The provincial requirements for the size and features used in a sewage system have changed over the years but the expected performance of a system has not. Wastewater should be securely collected in the tank without leakage, backup or damage, freely travel through each component and be distributed through each dispersal pipe in the field in a uniform manner without interference from soil, roots, sewage sludge, groundwater or damage. Wastewater entering a dispersal area should freely seep out and down into non saturated soils below the pipes. **In short, the system should perform in the manner intended by its design.**

SUITABILITY FOR FUTURE NEEDS:

By today's standards (SPM VIII. Sept. 2014) a 4-bedroom, 3620sq/ft home could produce 1900 litres per day (It's classed as a 5 bedroom home due to the large square footage). The Jet J500 treatment plant can treat 500 imperial gallons or 2273 LPD. The system is adequately sized and suitable for your future needs. By today's standards (SPM VIII. Sept. 2014) a single-family dwelling has a per person flow of 350 LPD. $2273/350 = 6.5$ persons. The system predates the SPM regulations and older systems are often slightly undersized. $6.5 \text{ persons} + 25\%$ would give a building suitable for 8 persons.

Evaluation of System Condition:

Transport pipe to tank: The transport pipe from the home was viewed with a pipe camera. Graded correctly and free from any defects.

Septic Tank, Combined Treatment Plant: The first component of the sewage system is the Jet J500 treatment plant, its location identified in the attached diagram. Plastic risers to surface allows for easy location and maintenance. The top of the tank can be found 48" below the surface. Multiple compartment and concrete in construction. The inlet and outlet baffles were both in place. Both PVC with serviceable effluent filter in the outlet baffle. The centre compartment contains an aerator to promote favourable bacterial action and produce Type 2 effluent. All operating as designed with an alarm panel nearby in case of failure/power loss. All components within the treatment plant were found to be in good condition and no other concerns were noted at this point. From this point all wastewater flows from the home were observed. All wastewater flows entered the tank in a normal manner.

The tank walls above the fluid line were examined with a camera and were found to be free of cracks or other items of concern and the fluids in the tank were found to be at the normal operating level. Based on the amount of solids found within the tank, the tank is not due for pumping. No scum residue was found on interior surfaces above the normal operating levels and no folds or fractures were found on the scum layer that would indicate fluctuations in the fluid level or a true backup of fluids inside the tank since it was last pumped out.

Transport Pipe to Pump Chamber: Graded correctly. No issues.

Pump Chamber: The second component of the sewage system is the concrete pump chamber. Its location identified in the attached diagram. The top of the pump chamber can be found 12" below the surface. A plastic riser to surface allows for easy location and maintenance. The chamber was found to be at the correct level and proved to be leak free. The internal concrete surfaces were found to be in good condition. Free of any major defects. The 2" interior piping was in good condition and was functioning as designed. The pump and dual float control were cycled numerous times and found to be in good working order. The pump was quiet and working well. The pump chamber is alarmed in the event of pump failure. This alarm panel was proven to be fully functional.

Pressurised Dispersal Area: The third component of the septic system is the septic field. Nothing comes to surface in the field area. I can confirm that the grass coverage is uniform with no significant dips or depressions noted. No wet or suspicious areas were found on or below the dispersal field and during a flow test, all wastewater flows from the home were confirmed to arrive at the treatment plant, pump chamber and dispersal area in a normal manner.

Summary of System Performance: Today's inspection found a suitably sized, septic system in good working condition and wastewater flows travelled through the system in a normal manner. Based on these observations, this system is operating in a normal manner as intended by its design. Please see photographs taken during the inspection for further reference.

Next Steps: The tank should be pumped every three to five years. Just follow all recommendations in the original Maintenance Plan. Use only septic friendly cleaning products. If not already done, the upgrading to some water saving appliances within the home would reduce demands on the system and extend its operating life.

DISCLAIMER: The information contained in this document accurately describes the conditions observed on the date of the inspection. No indication is made or implied that the conditions described herein are representative of the functioning of the septic system beyond the inspection date. The limit of liability is the cost of this inspection. If there are any queries regarding this report, please contact Steven Rogers at the above address and numbers.

Steven Rogers.

ROWP.

s-rogers@live.ca

250-803-3456

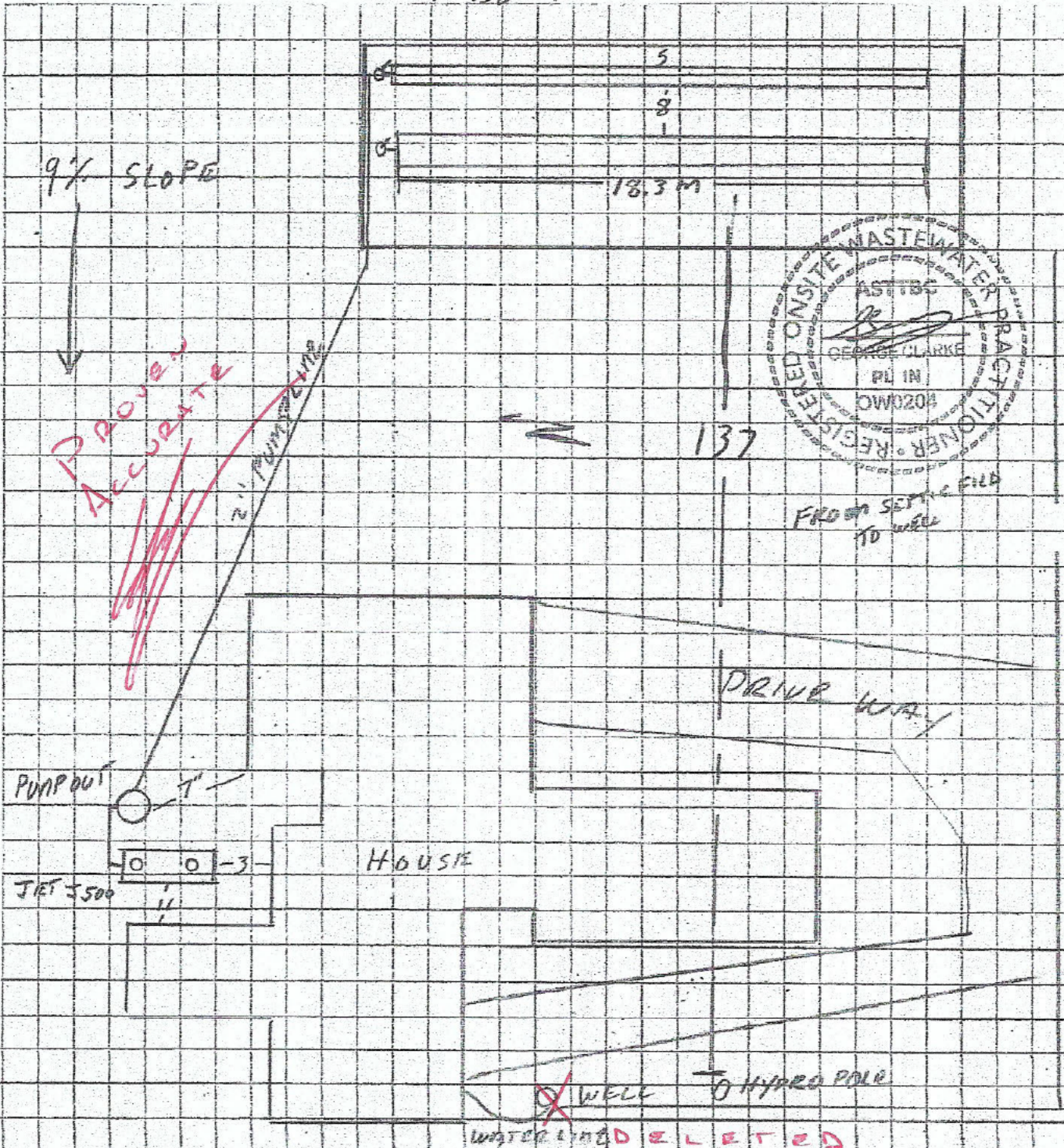




Bulldog Excavating Ltd.
3608 McBride Road
Blind Bay, BC V0E 1H1
T: 250-804-9646
F: 250-835-2192

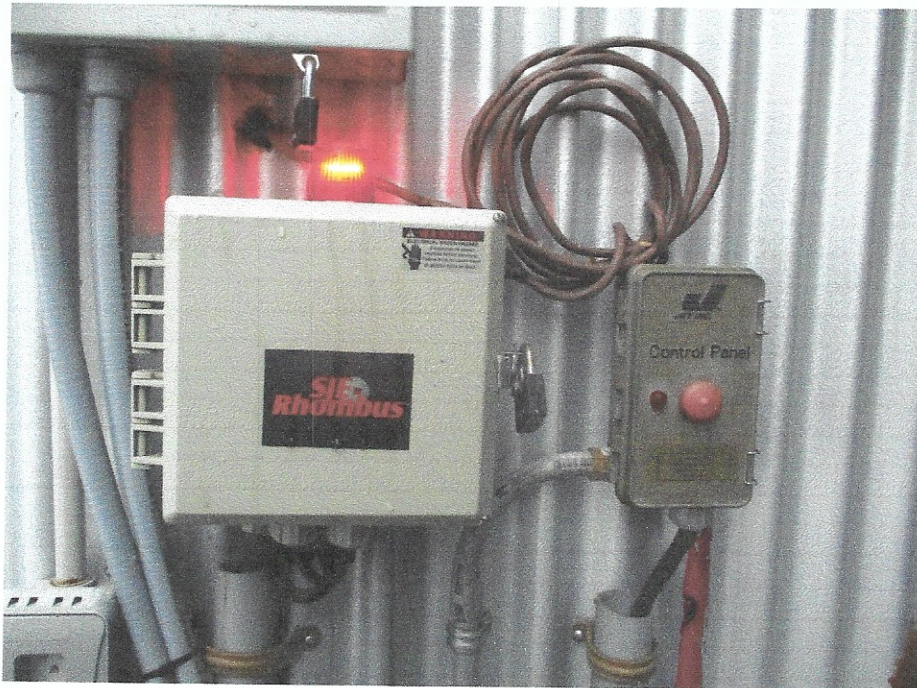
Folio:	Reg. Owner:
23-789-07889.005	[REDACTED]
Legal Description/ Civic address of Lot:	
LOT 2 S 19 TWP 22 R10 W6M KOYD PLAN EPP 3040	
Date:	By: George Clarke
APRIL 24/14	Page 1 of 1

AS BUILT





Transport line to tank



Pump chamber and
aerator alarm panels



Transport line to pump chamber

Note: Filter removed



Cycling pump in pump chamber



Interior Health

POSTED
Apr 8/14

RECORD OF SEWERAGE SYSTEM

Please complete this entire form. If the form is incomplete, the filing may not be accepted and it will be returned to the Authorized Person.

TAX ASSESSMENT ROLL# 20-789-07889.010		<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ALTERATION		<input type="checkbox"/> REPAIR <input type="checkbox"/> AMENDMENT/UPDATE ONLY		<input type="checkbox"/> ORDER ATTACHED	
1. LOT INFORMATION Where sewerage system is to be constructed		LEGAL DESCRIPTION LOT 2, S. 19, TWP. 22, R. 10, W6M, KDYD PLAN EPP 3040					
		STREET ADDRESS OR GENERAL LOCATION 2252 EAGLE BAY ROAD			CITY BLIND BAY		POSTAL CODE VOE 1H1
2. OWNER INFORMATION		MAILING ADDRESS (PO BOX #, SUITE #, STREET #, STREET NAME) [REDACTED]					
		CITY [REDACTED]	PROVINCE BC	POSTAL CODE [REDACTED]		TELEPHONE NUMBER [REDACTED]	
3. AUTHORIZED PERSON INFORMATION		NAME OF AUTHORIZED PERSON GEORGE CLARKE					
		MAILING ADDRESS (PO BOX #, SUITE #, STREET #, STREET NAME) 3608 MCBRIDE ROAD					
		CITY BLIND BAY	PROVINCE BC	POSTAL CODE VOE 1H1	TELEPHONE NUMBER 250-804-9646	REGISTRATION NUMBER OW0204	
4. FACILITY INFORMATION		SEWERAGE SYSTEM WILL SERVE: <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING <input type="checkbox"/> OTHER (SPECIFY):		NO. OF BEDROOMS 3	EST. DAILY SEWAGE FLOW (l/day) 1700	TOTAL LIVING AREA (m ²) INCL. FINISHED BSMT 3620	LOT SIZE (ha) 1.14
5. SITE INFORMATION		DISTANCE OF PROPOSED DISCHARGE AREA FROM (IN METRES): 32m WATER LINES N/A STREAM OR LAKE N/A BREAKOUT POINT 31m OWN WELL		DEPTH OF EXISTING FILL IN THE DISCHARGE AREA (cm) 9	TOTAL DEPTH TO HIGHEST WATER TABLE OR RESTRICTIVE LAYER (cm) OVER 91cm	<input checked="" type="checkbox"/> SOIL TEXTURE AND STRUCTURE INFO ATTACHED <input type="checkbox"/> PERMEAMETER AND/OR PERCOLATION RATES ATTACHED	
		NEIGHBOURING WELLS DOMESTIC WATER		DISCHARGE AREA WILL BE <30m TO ANY SOURCE OF DRINKING WATER: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		SLOPE (%) 9%	
		ARE THERE ANY RESTRICTIVE COVENANTS/EASEMENTS WHICH WILL AFFECT THE DESIGN OR LOCATION OF THE SEWERAGE SYSTEM? IF YES, PLEASE EXPLAIN AND ATTACH SUPPORTING DOCUMENTS. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
6. SYSTEM INFORMATION		VERTICAL SEPARATION BETWEEN BOTTOM OF DISCHARGE AREA TO HIGHEST WATER TABLE OR RESTRICTIVE LAYER (cm) OVER 61cm		TOTAL FINISHED DEPTH TO HIGHEST WATER TABLE OR RESTRICTIVE LAYER (cm) OVER 91cm	TREATMENT METHOD <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3	IF TYPE 2 OR 3 IS PROPOSED, GIVE MAKE MODEL: JET J 500	TREATMENT CAPACITY (l/day) 500
		SEPTIC TANK MANUFACTURER LEKO		MATERIAL OF SEPTIC TANK CONCRETE	LIQUID VOLUME OF TANK(S) (litres) 500		EFFLUENT PUMP <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
		DISCHARGE AREA <input type="checkbox"/> BED <input checked="" type="checkbox"/> TRENCH <input type="checkbox"/> OTHER (SPECIFY): <input type="checkbox"/> SAND MOUND <input type="checkbox"/> LAGOON: SIZE (m ²)		METHOD OF EFFLUENT DIST. <input type="checkbox"/> GRAVITY <input checked="" type="checkbox"/> PRESSURE <input type="checkbox"/> OTHER		LOADING RATE (l/day/m ²) 59	
7. PLANS AND SPECIFICATIONS		<input checked="" type="checkbox"/> PLOT PLAN (TO SCALE) AND SPECIFICATIONS ARE ATTACHED, AS PER THE STANDARD PRACTICE MANUAL					
8. FREEDOM OF INFORMATION		This form is required to administer the Sewerage System Regulation (326/2004) and the collection of personal information complies with the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection or use of this information, please contact your local Health Protection Office.					
9. AUTHORIZED PERSON'S SIGNATURE AND SEAL		The information on this form is accurate and true to the best of my knowledge. I am an Authorized Person according to Sewerage System Regulation BC Reg 326/2004. The plans and specifications attached to this form are consistent with standard practice and will not contribute to a health hazard. <input checked="" type="checkbox"/> I have consulted with the Ministry of Health's publication "Sewerage System Standard Practice Manual". <input type="checkbox"/> I have consulted with another source of standard practice - copy attached, or listed here:					
AUTHORIZED PERSON'S SEAL		OFFICE USE ONLY					
		RECEIPT NUMBER 426918		DATE ACCEPTED FOR FILING			
		DATE FORM RECEIVED APR - 4 2014					
DATE APR 4, 2014		Health Protection, Salmon Arm Interior Health Authority		FILING NUMBER 002443 NX0155837704001			



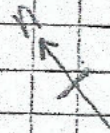
Bulldog Excavating Ltd.
3608 McBride Road
Blind Bay, BC V0E 1H1
T: 250-804-9646
F: 250-835-2192

Folio:	Reg. Owner:
23-789-07889.000	
Legal Description/ Civic address of Lot:	
Lot 2, S. 19, Twp. 22, R. 10, W6M, KDYD Plan EPP 304	
Date:	By: George Clarke
APRIL 4/14	
Page	of
1	1

PROPOSED AS-BUILT

COVERED AREA

18.3 m
INFILTRATOR 84 STD 34"



311 m to PROPOSED

DRIVE WAY

WELL

WELL

WATER LINE

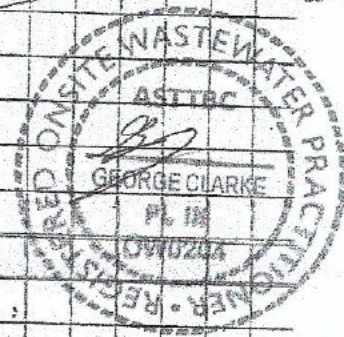
HOUSE

500 SET

TREATMENT PLANT

PUMP OUT

000 0.5





Interior Health

7889.010

**Sewerage System
Letter of Certification**

POSTED
APR 30 2014
002443

Tax Assessment Roll #: 23-789-07889.010 Date: APRIL 24/14
(Day/Month/Year)

To: Interior Health

Re: Sewerage system at: 2252 EAGLE BAY RD BLIND BAY
Street Address or General Location

LOT 2519 TWP 22 RIO WILM KOYO PLAN BPP 3040
Legal Description

Planner: GEORGE CLARKE Installer: GEORGE CLARKE


Owner: [REDACTED]

The construction of the proposed sewerage system on the above described property was completed on APRIL 24/14
(Day/Month/Year)

I, the undersigned, am an authorized person as defined in the Sewerage System Regulation, BC Reg. 326/2004 and certify that:

1. the owner will be provided with
 - a copy of the sewerage system plans and specifications as they were built;
 - a maintenance plan for the sewerage system that is consistent with standard practice; and,
 - a copy of this letter of certification;
2. the sewerage system has been constructed in accordance with standard practice;
3. the sewerage system has been constructed substantially in accordance with the plans and specifications filed with the Health Authority;
4. the estimated daily domestic sewage flow through the sewerage system will be less than 22,700 litres; and,
5. if operated and maintained as set out in the maintenance plan, the sewerage system will not cause or contribute to a health hazard.

A plan of the sewerage system as it was built and a copy of the maintenance plan for the sewerage system have been appended to this letter.

<p>AUTHORIZED PERSON'S SEAL</p> 	<p>DATE LETTER OF CERTIFICATION ACCEPTED</p> <p>RECEIVED</p> <p>APR 28 2014</p> <p>Health Protection, Salmon Arm Interior Health Authority</p>
---	---



Bulldog Excavating Ltd.
3608 McBride Road
Blind Bay, BC V0E 1H1
T: 250-804-9646
F: 250-835-2192

Folio: Reg. Owner:
23-789-07889.005

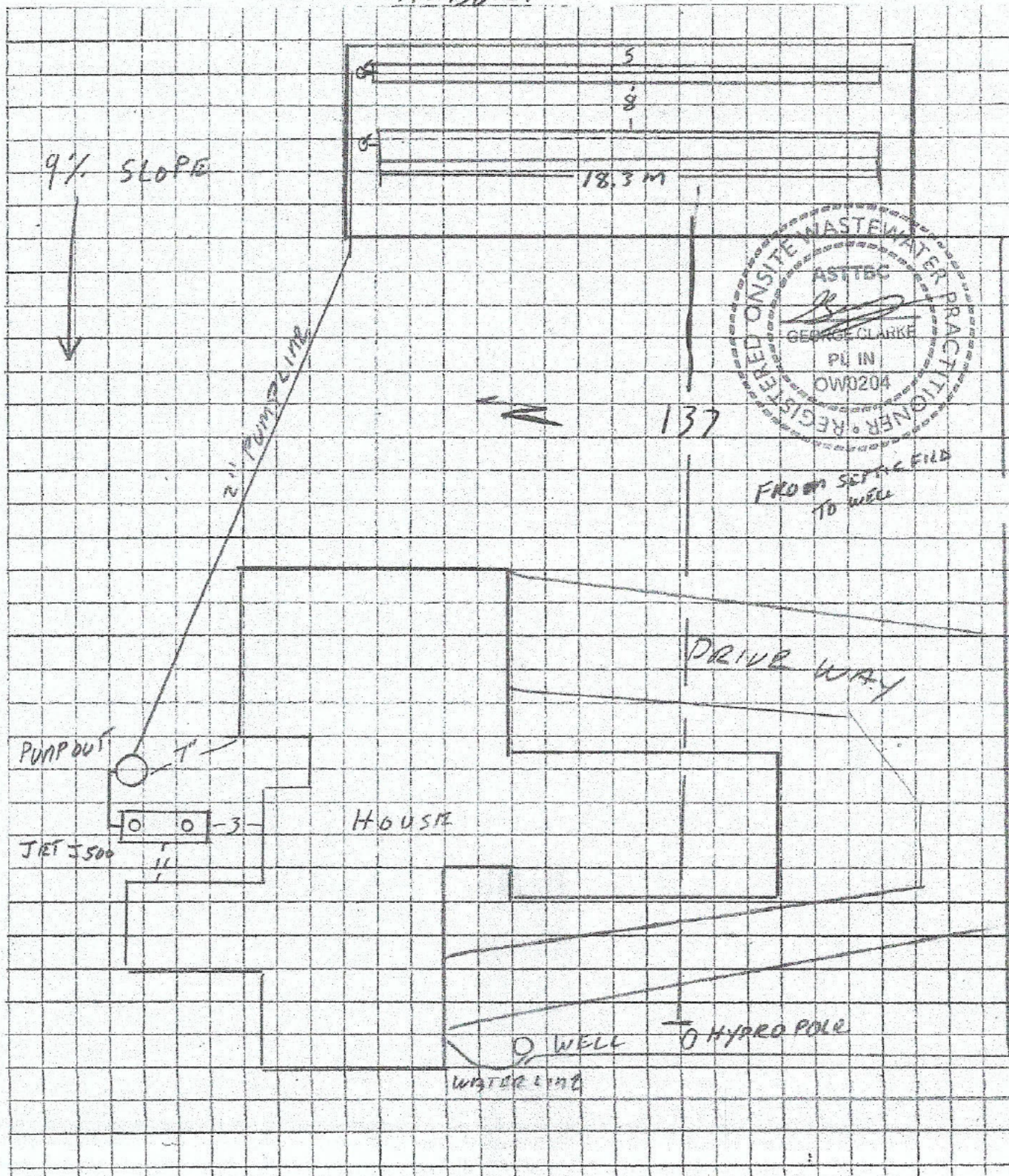
Legal Description/ Civic address of Lot:
LOT 2 S 19 TWP 22 R10 W6M K0YD PLAN EPP 3040

Date:
APRIL 24/14

By: George Clarke

Page of
1 1 1

AS BUILT



BULLDOG EXCAVATING LTD.

SEWERAGE SYSTEM MAINTENANCE PLAN

Pure water is important to the quality of life we enjoy in British Columbia. How we dispose of wastewater once we've used it is crucial to the health of our families and our communities.

In rural areas, individual sewage disposal (or septic) systems use natural treatment and filtration to clean wastewater before it is dispersed underground.

When septic systems work properly, they are efficient, inexpensive to maintain and environmentally friendly: when they fail, they cause odours, water pollution and major expense.

By properly maintaining sewage disposal systems, homeowners play a significant role in protecting our health and natural resources.

MAINTAINING A SEWAGE DISPOSAL SYSTEM

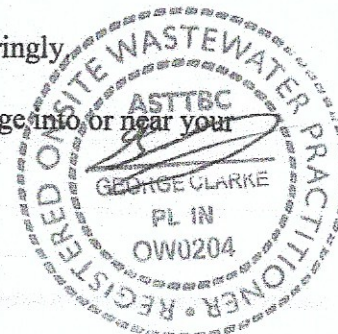
The key to a healthy septic system is to protect the tank and drain field from becoming clogged with solids. This means having the tank pumped regularly, conserving water and keeping harmful material out of the system.

- Keep a sketch showing the location of the septic tank, distribution box and disposal field in relation to a fixed point, such as your house. The form called "Sewage System Plan and Septic Specifications" (as built) is included with this Certification package and includes the sketch as described above.
- Provide suitable markings for access hatches. All access hatches should be water tight to keep surface water from getting in. Using a "riser" over access ports will make access easier.

PREVENTING PROBLEMS - DO'S AND DON'TS

Outside

- Do not allow cars, trucks, or snowmobiles to drive or park over any part of the disposal system.
- Do not plant trees with large root systems in the disposal field area.
- Plant grass on your drain field rather than trees or shrubs. Water sparingly.
- Do not allow surface water, roof drains or perimeter drains to discharge into or near your sewage disposal system.



- If pools of water appear on a disposal area, contact your Planner/Installer of your system or Environmental Health Officer for advice.

Inside

- The rule of thumb is "if you didn't eat it, then you don't flush it".
- Ensure that there are not dripping faucets or continually running toilets that may overload the sewage disposal system with water.
- Do not use additives that claim to stimulate bacterial growth in you septic system. This stimulation breaks down solids in you tank and forces them into your drainage field.
- Do not use excessive amounts of bleach or other cleaners.
- Do not dump toxic chemicals, oils, paints or solvents down the toilet. These can leach into the groundwater and poison the environment.
- Ensure that your system is large enough for your needs. Adding bedrooms or suites puts extra pressure on the system.
- We do not recommend installing garburators.
- Do not flush away cigarette butts, filters, sanitary napkins, tampons, newspapers, disposable diapers, facial tissue, paper towel, hair, plastic, metal or rubber items, coffee grounds, tea leaves, grease or fats. They can plug a septic tank or drain field.
- Use water sparingly.
- Try to spread your laundry throughout the week as opposed to doing it all in one day.

REMEMBER

A plugged tank or disposal field can cause sewage to back up into the house or seep into the environment. This can present a health hazard and be very expensive to repair or replace. It is important to watch for signs that your system may be failing.

WARNING SIGNS

- Slow or backed up drains
- Patches of lush growth over the drain field
- Unpleasant odours around the yard
- Sewage surfacing on lawns or in ditches

IMPORTANT NOTE

- Inspect your septic tank and effluent filter every year. Servicing depends mainly on the number of people using the system and the daily flow of sewage.
- Service (pump) your septic tank every two years.
- Remove sludge in the spring rather than in the fall to avoid loading the septic tank with undigested solids during the cold months.
- Do not scrub your tank clean. Leave a small amount of sludge to renew bacterial activity.
- Check your phone book of listing of firms equipped to service septic tanks.

TREATING SEWAGE DISPOSAL SYSTEMS AFTER FLOODS

- Note that flooding will usually not cause serious damage to septic tanks.
- Do not pump the septic tank out if the water table is near the surface of the ground. Hydraulic pressure may cause it to lift.
- Do not use the sewage disposal system before flood waters recede below the distribution trenches. If you do, you may damage the sewage disposal field.

INFORMATION PROVIDED BY:

- *Septic System Maintenance Pure & Simple*, distributed by Environmental Health Foundation of Canada, Environment Canada-Fraser River Action Plan, and Central Fraser Valley Union Board of Health.
- *BC HEALTH FILES - Maintenance and Operation of Sewage Disposal Systems*, Ministry of Health Services, Health File #21a, Summer 2000
- *Proper Sewage Disposal - Vital to Your Health Environment*, Ministry of Health and Ministry Responsible for Seniors.