It Happens
Septic Design | Installation | Inspection
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It Happens Wastewater Inc.
2262 Eagle Bay Rd,
Blind Bay BC V0E 1H1
info@ithappens.ca

March 26, 2025

Columbia Shuswap Regional District
Planning Department
555 Harbourfront Drive NE
Salmon Arm, BC V1E 4P1

Good afternoon Laura,

Subject: Letter of Support for a TUP for short term rental Application – 1038 Wharf Road, Scotch Creek BC

I'm writing to support the Temporary Use Permit (TUP) for a short term rental application for lot #1 of the fifteen home subdivision at 1038 Wharf Road, Scotch Creek, BC. This is a four bedroom home with occupancy up to 9 persons seasonally. I recently assessed the onsite septic system servicing 10 lots, including Lot #1 for this project and prepared a compliance report (dated March 07, 2025). Within the 10 lots, 8 contain residential homes, while 2 contain RV units. Total bedrooms across the 8 lots is 24 bedrooms plus four RV clean outs for seasonal use for the two remaining lots. This aligns with the system's design flow of 1,324 l/day under the Sewage Disposal Regulation.

The system, featuring a 5,000 US gallon main settling tank and two 1,000 US gallon lift stations, was inspected on March 5th, 2025 under Sewage Disposal Regulation guidelines. Despite wet conditions preventing test holes and no Confined Space Entry to keep costs down, my visual assessment found the components intact and capable of handling the estimated 1,324 l/day for each of the ten homes. This is in compliance with the Sewage Disposal Regulation (SDR) capacity requirements.

Please feel free to contact me at 250-253-2059 or info@ithappens.ca if you need more details.

Sincerely,
Rodric Van Woerkom
Owner/Operator It Happens Wastewater Inc.
ROWP Private Inspector
250-253-2059

Rodric Van Woerkom
Owner/Operator

REGISTERED ONSITE WASTEWATER PRACTITIONER
ASTTBC
RODRIC VAN WOERKOM
IN MP PIP
OW0640
2025-03-26

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Rodric van Woerkom

Registered Onsite Wastewater Practitioner

Blind Bay B.C. V0E 1H1

1-250-253-2059 email: info@ithappens.ca

Preliminary Septic System Compliance Report

For a Ten-Home Subdivision at 1038 Wharf Road, Scotch Creek BC.
Prepared for Columbia Shuswap Regional District (CSRD) Temporary Use Permit Application
Date of Report: March 07, 2025
Prepared by: Rodric Van Woerkom, ROWP Private Inspector (PIR)
ASTTBC Registration Number: OWO640
Contact Information: 250-253-2059 info@ithappens.ca

1. Introduction

This preliminary compliance report has been prepared to evaluate the onsite wastewater treatment system serving the ten-home subdivision located at 1038 Wharf Road, Scotch Creek, British Columbia. The assessment was conducted in accordance with the ASTTBC Practice Guidelines for Private Inspectors (Residential), the Sewage Disposal Regulation (SDR), and the Sewerage System Standard Practice Manual (SPM) Version 3, as maintained by the BC Ministry of Health. The purpose of this report is to confirm the system's compliance with regulatory standards for a Temporary Use Permit (TUP) application submitted to the Columbia Shuswap Regional District (CSRD).

The septic system under review consists of a 5,000 US gallon main settling tank and two 1,000 US gallon lift stations, designed to manage domestic sewage from ten residential units. This report details the system's design, condition, capacity, and operational status based on a visual inspection, historical records (if available), and standard practice evaluation.

2. Property and System Overview

- **Property Address:** 1038 Wharf Road, Scotch Creek, BC
- **Legal Description:** Lot1- Sec27- Twp 22- Range11- W6M- KDYD- Plan 9920-except plan 28905
- **Subdivision Details:** Ten single-family residential homes
- **System Type:** Type 1 pressure
- Components (approximately)
    - Main Settling Tank: 5,300 US gallons (18,927 liters)
    - Lift Stations: Two, each 1,000 US gallons (3,785 liters)
    - Discharge Area: To be specified based on further site inspection; pressure distribution field
- **Daily Design Flow Estimate:** Based on SDR guidelines, 10 homes × 1324 l/per day per home (typical for a 3-bedroom residence) = 13,242/day x 2 retention time=26490 l or 7000usg. Adjusted flow to be confirmed with occupancy and bedroom count.
- **Date of Inspection:** March 6th, 2025

3. Methodology

This inspection adhered to ASTTBC Private Inspector (Residential) guidelines, including:

- Review of available system records (e.g., filing documents with the local health authority, Interior Health).
- Visual inspection of accessible components (settling tank, lift stations, discharge area).
- Assessment of site conditions (soil, topography, proximity to water bodies).
- Evaluation against SDR and SPM standards for design, construction, and maintenance.

Note: Invasive testing (e.g., dye tests, excavation) was not conducted unless specifically requested by CSRD or required by site conditions. Any limitations (e.g., buried components, lack of historical records) are noted in Section 7.

4. System Assessment

4.1 Main Settling Tank 5,000 USG plus to 1,000 USG lift stations (approx.)

- **Capacity:** 7,000 US gallons settling volume exceeds the minimum SDR requirement for 10-homes, each consisting of 3 bedrooms (e.g., 2727 l or 600iG tank). Adequate for Type 1 treatment.
- **Condition:** No visible cracks, watertight seals intact; baffles found to be adequately sized and straight.
- **Maintenance History:** Last pumped 2023. Recommended pumping every 2 years per SPM.
- **Compliance:** Meets SSR Section 7(1)(b) for watertight construction and sufficient capacity and SDR Daily Design Flow wise

4.2 Lift Stations (2 × approximately 1,000 USG)

- **Capacity:** Each 1,000 US gallons, total 2,000 US gallons. Adequate as a buffer for peak flows and some settling.
- **Condition:** No cracks or corrosion found.
- **Effluent Transport:** Gravity to settling tanks
- **Compliance:** Meets SPM standards for lift station design and SSR Section 7(1)(c) for treatment method integration.

4.3 Discharge Area & Pump Chamber

- **Type:** Pressure distribution field, exact dimensions to be confirmed if required.
- **Size:** approx. 75 feet by 105 feet
- **Condition:** No ponding or surfacing observed. No diversions found.
- **Setbacks:** >30 meters from surface water.
- **Compliance:** Pending soil assessment and verification of setbacks per SPM.
- **Pump chamber:** approximately 600usg. Duplex pump system controlled by a Rhombus IFS control panel.

4.4 Site Conditions

- **Soil Type:** Suspect Sandy loam, to be confirmed / determined via percolation test or test pits
- **Topography:** Gentle slope 2%, no flooding risk.
- **Proximity to Water:** >30 meters per SSR. (Any wells within 30m to be decommissioned)

5. Findings

- **Capacity:** The system's 5,000 USG settling tank and 2,000 USG lift stations appear sufficient for a daily design flow of approximately 1324 l/day, per household or 3 bedrooms under the SDR.
- **Condition:** System components appear functional with no immediate signs of failure.
- **Regulatory Compliance:** Preliminary assessment suggests compliance with SDR as well as the application of a Temporary Use Permit of the CSRD for one of the dwellings.
- subject to full site verification.

6. Recommendations

1. **Site Inspection:** Complete a detailed on-site evaluation to confirm component conditions, discharge area size, and setbacks. Install access ports for the maintenance of the dispersal area.
2. **Maintenance Plan:** Establish a maintenance schedule (e.g., annual pump checks, tank pumping every 2 years) per SPM Section 5. Create better access to distal ends of the dispersal area.

7. Limitations

- Historical records unavailable at the time of drafting (A filing search was conducted from Interior Health).
- Discharge area specifics (size, soil loading rate) require follow up on-site measurement.
- Assumptions made based on typical 3-bedroom homes; actual flow may vary.

8. Certification

I, Rodric Van Woerkom, a Registered Onsite Wastewater Practitioner (ROWP) Private Inspector Residential (PIR) with ASTTBC, certify that this report was prepared based on the information provided and aligns with ASTTBC guidelines. A full inspection will confirm the findings and recommendations herein.

2025-03-17

Signature:
Date: March 17, 2025

9. Attachments

- Site plan showing system layout.
- Photographs of components.
- Maintenance records (Not available).
- Filing documents with Interior Health not applicable.

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Appendix A

Statement of general conditions

This document does not constitute any form of warranty or guarantee, nor does it provide assurance of continued performance to any degree of the system evaluated. It Happens Wastewater Inc (IHWW)and its agents expressly disclaim any warranty or guarantee anything expressed or implied arising from this septic system evaluation.

Reliance on Provided Information

IHWW has relied on the accuracy and completeness of the information provided by its client the home owner and by other professionals. We are not responsible for any deficiency in this document that results from a deficiency in this information.

Standard of Care

We exercise a standard of care consistent with that level of skill and care ordinarily exercised by members of the profession currently practicing under similar conditions.This information is only our opinion as viewed in the snapshot of time that we were on the site assessing the system.

Review

We recommend that our client engage IHWW to review this document and discuss our conclusions and recommendations.

Limitation of Liability Clause

In all cases the liability of It Happens Wastewater Inc. and/or Rodric van Woerkom's is limited to the fees charged. By accepting and using this report the client accepts IHWW and Rodric van Woerkom's liability are limited in this way

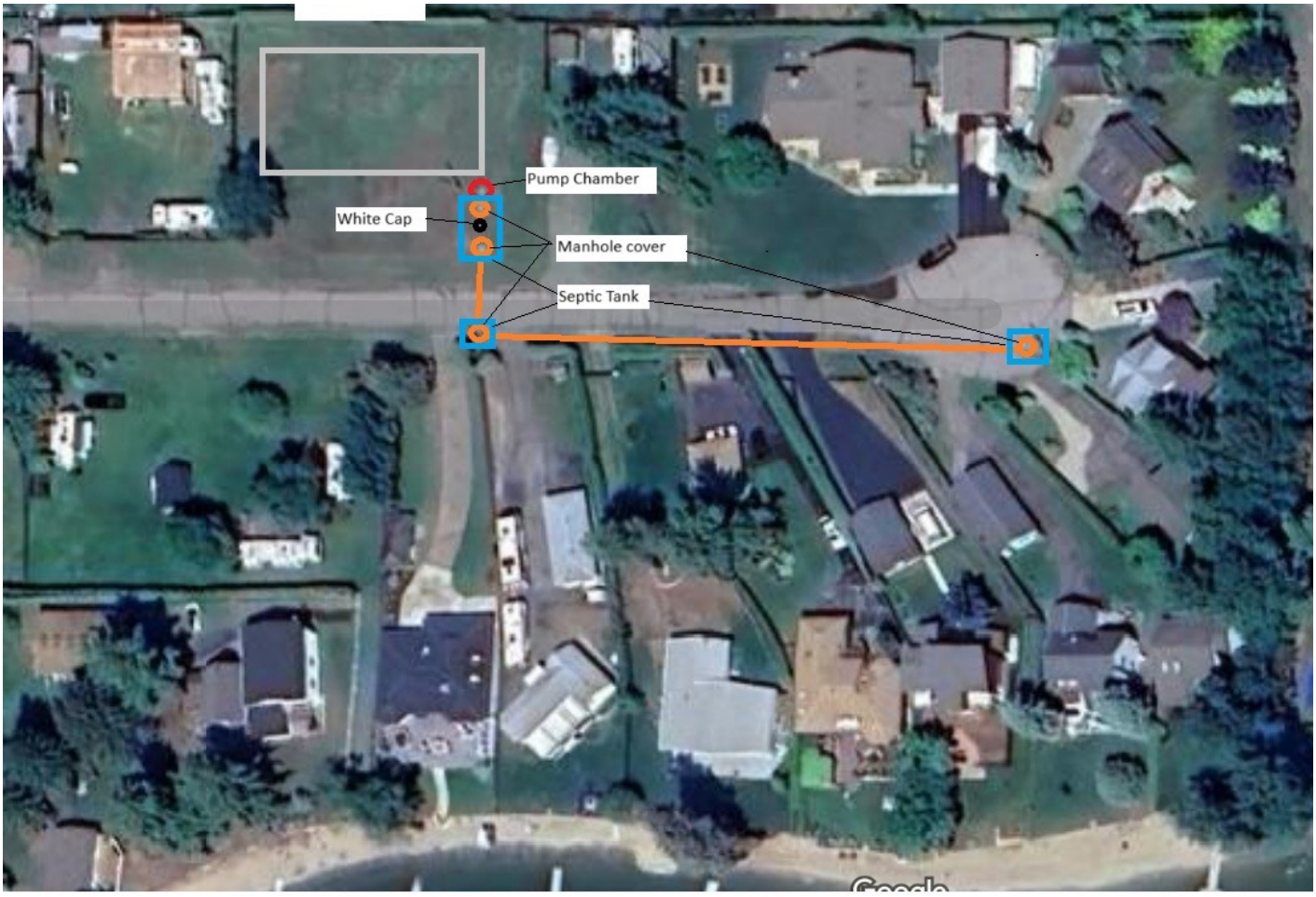

***Photo 1**. Site plan*

***Photo 2**. Lift station west*

***Photo 3**. Lift station east manhole access cover.*

***Photo 4**. Lift station west*

***Photo 5**. Settling tanks.*

***Photo 6**. Inside the pump chamber. Duplex pumps/high level alarms.*

***Photo 7**. Rhombus control panel. Pump A: 3200 doses. Pump B :3250 doses. Average of 253h of run time each. Audible and visual alarm operating normally.*

***Photo 8**. Weather conditions- Cloudy with less then 5mm POP. 6 degrees.*