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CE20140000228



Shuswap Septic & Site Preparation

Steven Rogers

4741 56th St NW

Salmon Arm BC V1E 0B2

(250) 833-5550

Cell (250) 803-3456

LR
DP

Business Number – 81499 8811 RT0001

A Compliance Inspection Report:

Re: Bill Wood, 5192 HWY 97b S.E. Salmon Arm V1E 2P7 6th May 2017 File: 106

At your request, I attended this property to carry out a **compliance inspection** of the onsite sewage treatment system serving the home with the aim of determining it's condition, location, operation and suitability for your needs. 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.

At the beginning of today's inspection Mr Wood indicated due to building changes and usage a rezoning application is necessary. The septic system would have to service the need for 7 bedrooms with a total of 3500 sq/ft (325 M/squared) of living space

System Records:

No records of the system were supplied by the owner .

Permit to Construct	Designed For	Authorization to operate	As-Built Drawings	Operation & Maintenance Plan
NO	NO	NO	NO	NO

<input type="checkbox"/> CAO	<input type="checkbox"/> Agenda	Ownership:
<input type="checkbox"/> Works	<input type="checkbox"/> Reg Board	File#
<input type="checkbox"/> SDS	<input type="checkbox"/> In Camera	
<input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Other Mtg	
MAY 19 2017 41		
<input type="checkbox"/> Ec Dev	RECEIVED	Ack Sent:
<input type="checkbox"/> IT	<input type="checkbox"/> Staff to Report	<input type="checkbox"/> Fax
<input type="checkbox"/> Parks	<input type="checkbox"/> Staff to Respond	<input type="checkbox"/> Mail
<input type="checkbox"/> SEP	<input type="checkbox"/> Staff Info Only	<input type="checkbox"/> Email
<input type="checkbox"/> HR	<input type="checkbox"/> Dir Mailbox	
<input type="checkbox"/> Other	<input type="checkbox"/> Dir Circulate	



CV

Maintenance Records	n/a	Owner declared that tank has been pumped in 2012 and 2017.
Land Title	n/a	Document not provided. Lot plan provided.

Type of Sewage System Present:

The property has a single onsite sewage system. It consists of two septic tanks, a pump chamber and a pressure fed dispersal field. Today this is referred to as a Type 1 system.

The home is served by a private well, which is located in the South East corner of the property.

Evaluation of System Condition:

Septic Tank: The first component of the sewage system is the septic tank. There are two on this property. The first one is located in between two buildings to the South of the property, its location identified in the attached sketch. This tank is within 30M of a well and should be decommissioned. Using a pipe camera I was able to prove that the outlet to this tank flows into the plumbing of the main house. The effluent from this property then flows into the second tank located to the rear of the main building. Please see attached plan for exact location. The tank is orientated in a South Easterly direction and was measured to have a capacity of 500 imperial gals or 2273 litres. From this point, all wastewater flows from the home were observed to enter the tank in a normal manner and no other concerns were noted at this point.

The tank walls above the fluid line were examined and were found to be free of cracks or other items of concern and the fluids in the tank are at the normal operating level. No scum residue was found on interior surface 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 true backup of fluids inside the tank since it was last pumped out.

Pump Chamber and Distribution Field: The next components of the sewage system is the pump chamber and field. There is little use in trying to prove the size and suitability of the pump chamber and distribution field. Due to the systems age and size it could not possibly process the effluent produced by a seven bedroom property.



NEXT STEPS - A 7 bedroom home would have a daily design flow of 2500L/day or 550 imperial gallons per day. After decommissioning the first tank (<30M well) you could use the existing collection system and the existing first tank. The existing pump chamber would need to be removed and a 1250 igal septic tank would need to be placed after the original 500 i gal tank. This would give you a total tank capacity of 1750 imperial gals- Enough to service a seven bedroom property.

A new pump chamber and pump with timed distribution controls would then need to be added after the new tank. This pressurised effluent would then discharge to and above ground sand mound. The footprint of which would be 31 metres long by 6 metres wide. There would also have to be room for a set-aside area (second field) separated by a 6 metre wide area. The proposed new field area is 1.7 M above the high water level of Gardiner Lake.

There is just enough room for two such areas. Please see attached diagram for their location. The two proposed field areas would also be the required 30 metres from a well and permanent fresh water body. The property would need to be professionally surveyed to establish the location of the property lines. If the necessary setbacks from these boundaries are in question Type 2 effluent could be produced which would reduce the footprint of the sand mound by 35%.

An interceptor drain would also need to be installed to the North East of the proposed sand mound location. This would catch any run off from the elevated land and road areas.

TO SUMMARISE: It is possible to build a system to service a seven bedroom, 3500 sq/ft. All setbacks as dictated by The SPM, Version 3, September 2014 both vertically and horizontally can be met.

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. 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





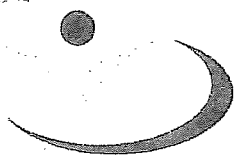
PROPOSED FIELD AREA



FILE 106



Bc 2133



Interior Health

Every day matters

May 18, 2016

Dan Passmore,
Columbia Shuswap Regional District
P.O. Box 978,
Salmon Arm, BC, V1E 4P1
dpassmore@csrd.bc.ca

Dear Mr. Passmore:

RE: File # Bylaw 2133
5192 Highway 97B
Lot 2, Section 32, Township 19, Range 9, W6M, KDYD, Plan 34453

<input type="checkbox"/> CAO	<input type="checkbox"/> Agenda	Ownership:
<input type="checkbox"/> Works	<input type="checkbox"/> Reg Board	File #
<input type="checkbox"/> DS	<input type="checkbox"/> In Camera	
<input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Other: N/A	
MAY 18 2016		
<input type="checkbox"/> Ec Dev	<input type="checkbox"/> Staff to Report	Ack Sent:
<input type="checkbox"/> IT	<input type="checkbox"/> Staff to Respond	<input type="checkbox"/> Fax
<input type="checkbox"/> Parks	<input type="checkbox"/> Staff In-C Only	<input type="checkbox"/> Mail
<input type="checkbox"/> SEP	<input type="checkbox"/> Dir Mailbox	<input type="checkbox"/> Email
<input type="checkbox"/> HR	<input type="checkbox"/> Dir Corporate	
<input type="checkbox"/> Other		

Thank you for providing an opportunity to provide comments on the above referenced referral. It is my understanding the proposal is a site specific amendment to the Country Residential Zone to allow 3 dwelling units on subject parcel, the parcel size is 0.99 acres, and it is serviced by onsite sewerage and private water systems.

A review has been completed. Due to the relatively small size of the parcel it is reasonable to assume the capacity of the subject parcel to be self sufficient in terms maintaining safe distances between water sources and onsite sewerage systems will be limited; especially as the amount of suitable land for onsite sewerage will be further restricted by the proximity of Gardiner Lake and Canoe Creek and the slope up to the highway. In addition, it is always advisable to have two areas of land identified for onsite sewerage; one for existing needs and another for the future when the initial field malfunctions (onsite sewerage systems have a limited a lifespan).

As such, I suggest this proposal should not be supported until a site specific onsite sewerage technical assessment of the subject lot is completed by Authorized Person under the *Sewerage System Regulation* and demonstrates the parcel is capable of being self-sufficient with the existing three dwellings. I also suggest sewerage back-up area(s) should be identified and protected with a restrictive covenant.

If you have any questions or concerns please feel free to contact me directly at 250-833-4114.

Sincerely,

Anita Ely, CPHI(C)
HBE Intake
Environmental Health Officer

Bus: 1-855-744-6328 ext. 4
Email: hbe@interiorhealth.ca
Web: interiorhealth.ca

Salmon Arm Health Unit
851-16th St NE, Box 627
Salmon Arm, BC V1E 4N7

Pl 2015-194-m 2