



Galiano Island Board of Variance Meeting Agenda

Date: February 18, 2025

Time: 12:30 p.m.

Location: Electronic Meeting

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. SELECTION OF BOARD OF VARIANCE CHAIR

4. MINUTES

4.1 August 19, 2021 (attached)

5. APPLICATIONS

5.1 PL-BOV-2024-0273 (Carothers) - Staff Report (attached)

6. ADJOURNMENT



DRAFT

Galiano Island Board of Variance Minutes of a Hearing

Date: August 19, 2021
Location: Electronic Meeting (Zoom Webinar)

Members Present: Priscilla Ewbank, BOV Member
Priscilla Zimmerman, BOV Member

Regrets: Jim Petrie, BOV Member

Staff Present: Phil Testemale, Planner 2 – Secretary to the Board of Variance
Carly Bilney, Recorder
Dionne LoForte, Planning Assistant (Host)

Applicant Representatives: Rob Gathercole, Applicant

1. CALL TO ORDER

Planner Testemale called the meeting to order at 11:30 a.m. and acknowledged that the meeting was taking place on the traditional territories of the Coast Salish Peoples.

2. APPROVAL OF AGENDA

By general consensus the agenda was approved as presented.

3. SELECTION OF BOARD VARIANCE CHAIR

Planner Testemale asked for nominees for the position of chair. Member Zimmerman nominated herself and the nomination was accepted. No further nominations were made.

GL BOV-2021-001

It was Moved and Seconded

that the Galiano Island Board of Variance appoint Member Zimmerman as the Board of Variance Chair.

CARRIED

4. MINUTES

4.1 February 15, 2016

By general consent the Board of Variance meeting minutes of February 15, 2016 were adopted as presented.

5. APPLICATIONS

5.1 GL-BOV-2021.1 (Gathercole) – Staff Report

Planner Testemale provided a summary of the Staff Report related to GL-BOV-2021.1 (Gathercole).

Chair Zimmerman invited questions from the Board for the planner and the following comments were made:

- It is the obligation of the property purchaser to satisfy themselves that everything is legal on the property;
- This application is understandable given the increasingly onerous structural considerations needed as building codes change;
- There is considerable frontage between the road and where the deck extends; and
- It makes sense to structurally upgrade the building.

Chair Zimmerman summarized the following *Local Government Act* requirements by stating:

Section 542 establishes that the board of variance may order an exemption to the prohibition if the board of variance:

- a) has heard from the applicant and any person notified under section 541,*
- b) finds that undue hardship would be caused to the applicant if the bylaw or section 531 (1) is complied with, and*
- c) is of the opinion that the variance or exemption does not do any of the following:*
 - *result in inappropriate development of the site;*
 - *adversely affect the natural environment;*
 - *substantially affect the use and enjoyment of adjacent land;*
 - *vary permitted uses and densities under the applicable bylaw;*
 - *defeat the intent of the bylaw.*

GL-BOV-2021-002

It was MOVED and SECONDED,

That, having considered the matters set out in s.542(1)(c) of the *Local Government Act*, and having found that undue hardship would be caused to the applicant if Article 5.3.8.1 of the Galiano Island Land Use Bylaw is complied with, the Galiano Island Board of Variance approve application GL-BOV-2021.1 (Gathercole) to permit an existing building (dwelling) to be sited within 5.85 metres of the front lot line, and an existing attached structure (deck) within 4.13 metres of the front lot line as shown on Schedule A of the GL-BOV-2021.1 Notice of Hearing.

CARRIED

6. ADJOURNMENT

By general consent the meeting was adjourned at 12:00 p.m.

Recorder

Date

File No.: GL-BOV-2024-0273
(Carothers)

DATE OF MEETING: February 18, 2025
TO: Galiano Island Board of Variance
FROM: Kim Stockdill, Island Planner
Southern Team
SUBJECT: Board of Variance Application
Applicant: Michael Carothers
Location: 61 Cemetery Road

REPORT SUMMARY

The purpose of the report is for an appeal to the Board of Variance to vary the Galiano Island Land Use Bylaw No. 127, 1999 (LUB) for the **front and interior side lot line setbacks and the setback to the natural boundary of the sea** to permit a sewage absorption field, septic tanks, and retaining wall on the subject property.

The proposed variances are to the “Setbacks from Watercourses” provisions under **General Regulations** and the “Minimum Setbacks” provisions for the **Small Lot Residential (SLR) Zone** of the LUB, as shown in Figure 2 specifically as follows:

1. Subsection 2.15 which states that Sewage absorption fields must be sited at least 30 metres from the natural boundary of the sea is varied to permit a sewage absorption field within **9.1 metres** of the natural boundary of the sea.
2. Article 5.3.8.1 which states that building and structures must be sited at least 7.5 metres from front lot line is varied to permit structures (retaining wall and septic tanks) within **7.1 metres** from a front lot line.
3. Article 5.3.8.2 which states that building and structures must be sited at least 6.0 metres from each interior side lot line is varied to permit structures (retaining wall and septic tanks) within **0.4 metres** from an interior side lot line.

This application is being made under Section 540 (a) (i) of the *Local Government Act* for a variance to a bylaw respecting the siting, size or dimensions of a building or other structure.

APPLICANT’S RATIONALE

As further described in the letter submitted by the applicant and included as Attachment 1, the rationale for the requested variances is summarized as follows:

- The existing septic field is old and failing, and the old septic tanks for the main house were located under the deck of the house. To bring the system to modern septic standards, much larger tanks are required, and they will not fit under the deck where the old tanks are as the space is limited.
- Galiano Septic was hired to complete the work and they, along with a septic engineer, developed a plan to join the cabin to the septic field for the house. This plan requires an upgrade to the size of the settling tanks to accommodate the addition of the cabin and the new bathroom at the house to one septic field.

- The site is a steep slope comprised of midden material. The majority of the property is a registered archaeological site and to work respectfully regarding the history of the property, the owners hired an archaeologist consultant - Erin Willows from Millennia Research in Victoria. Due to the archaeological characteristics of the property, Erin Willows informed the owners that the tanks could not be buried anywhere on the property as it would require removing a significant amount of undisturbed midden material and would not be approved by Archaeology BC.
- Galiano Septic recommends placing the tanks above ground in the area of the property marked on the site plan. This means they would be located in the required setback from the side property line. This area of the property is relatively level and the only suitable location for the tanks to be located due to the steep slopes on the rest of the property and the inability to dig the tanks in.
- A low rock retaining wall will be built around the septic tanks and then covered with dirt as the tanks need to be protected from UV light. The septic engineer hired by Galiano Septic indicates that this is an adequate method of protecting the tanks. This also will help camouflage the tanks as in a short amount of time the mound of dirt over the tanks will blend in with the surrounding landscape with grass, moss and other vegetation growing on it.

BACKGROUND

The application is being made in advance of an Islands Trust Building Permit Preliminary Plan Review and CRD Building Permit application. If granted, the variance would permit the construction of a sewage absorption field, septic tanks, and retaining wall on the subject property (Figure 2).

The property is a 0.55 ha (1.37 acres) waterfront lot at the end of Cemetery Road on Active Pass (Figure 1). It is well treed and slopes easterly towards the foreshore. There is a principal dwelling on the northern end of the property and a cottage as shown in Figure 3.

Staff visited the property on February 6, 2025. Additional site context is included in Attachment 2, maps and photos are included in Attachment 3, and the septic report as Attachment 4.

Figure 1 – Subject Property

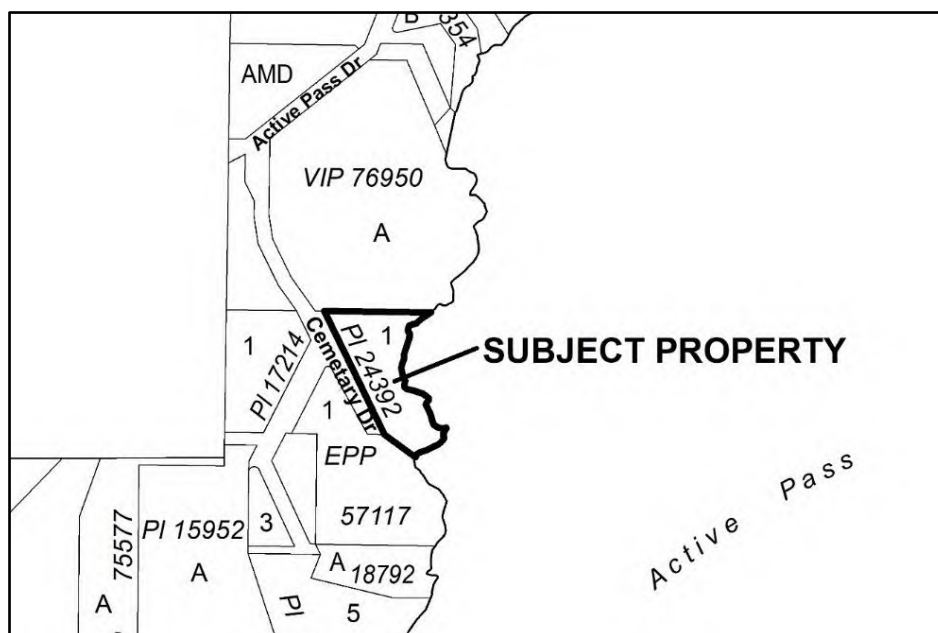


Figure 2 – Site Plan (portion of subject property)

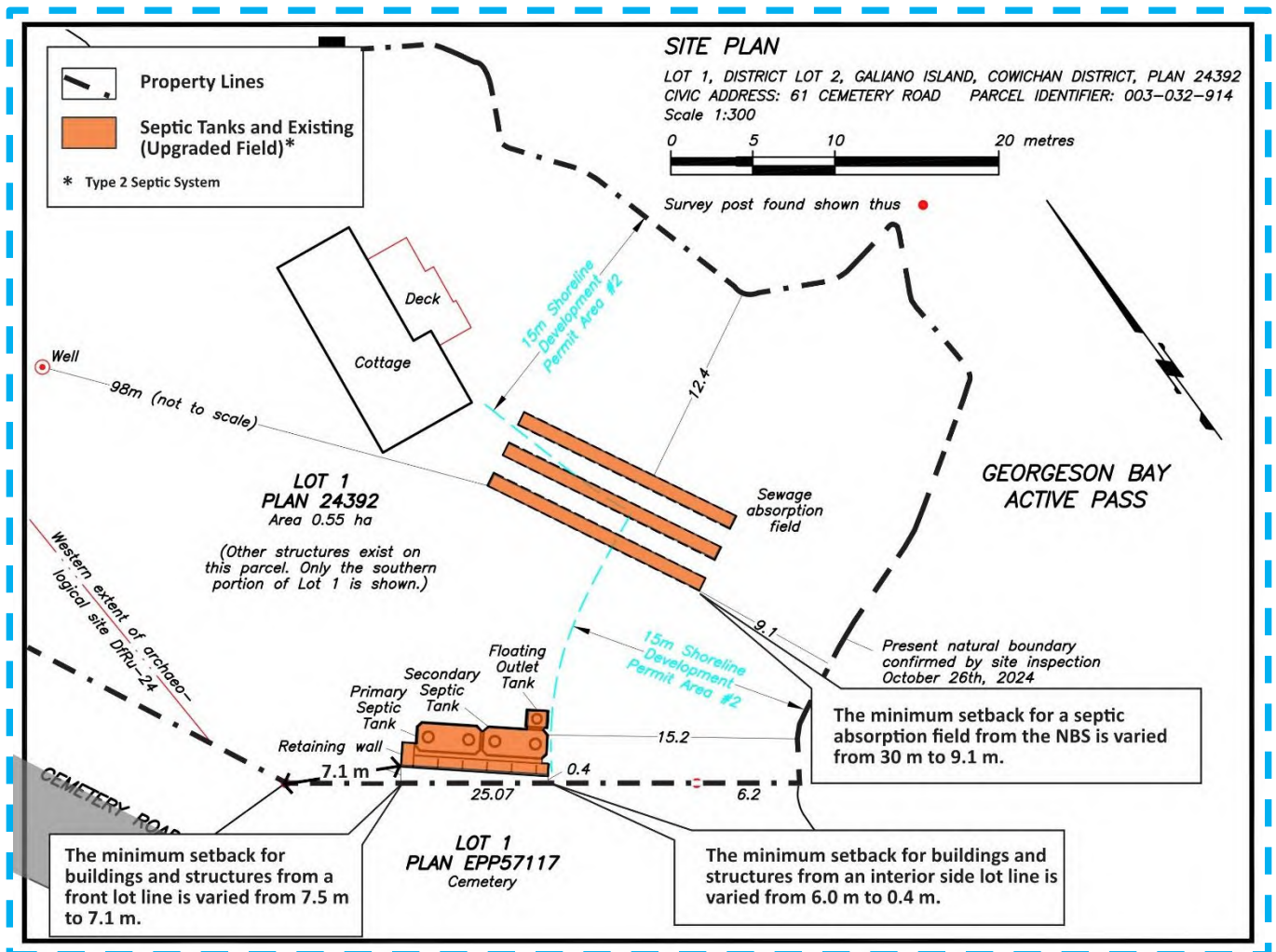
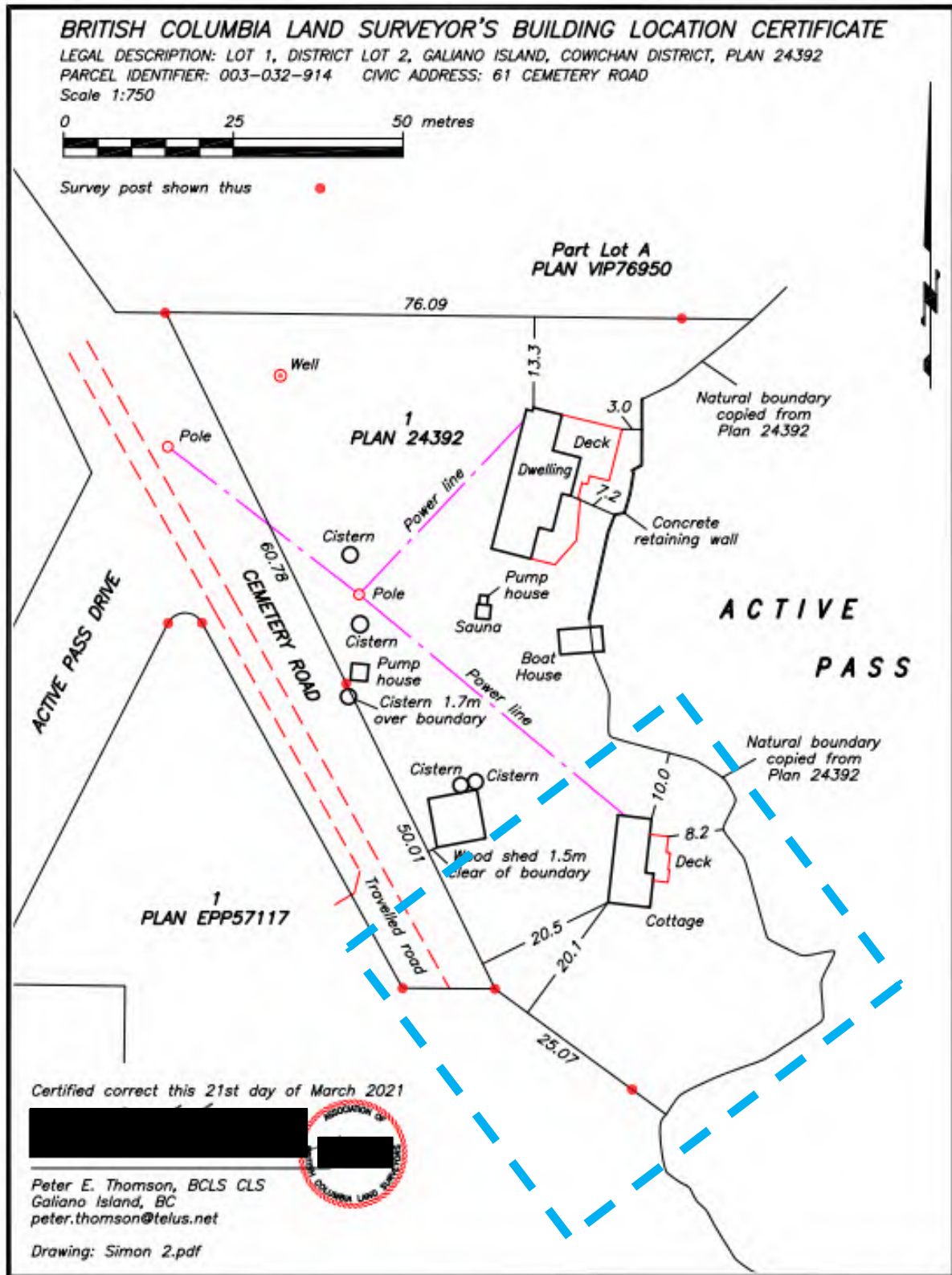


Figure 3 – Site Plan (blue area notes area of Figure 2)



ANALYSIS

Official Community Plan:

The subject property is designated as **SLR - Small Lot Residential** in the Galiano Island Official Community Plan 108, 1995. There are two **Development Permit Areas** designated on the property.

Land Use Bylaw

The subject property is zoned **Small Lot Residential (SLR)** in the Galiano Island Land Use Bylaw No 127, 1999. The residential and accessory uses of the property conform to the zone.

ISSUES AND OPPORTUNITIES

Impact in Neighbouring Properties

As the proposed development would encroach into a front and interior side lot line setbacks that abut a cemetery, and also the setback to the natural boundary of the sea, staff are of the opinion that the proposed variances would have minimal impacts to site lines or other enjoyment and use of the adjacent properties.

Minor Variance & Undue Hardship

The *Local Government Act* (LGA) establishes that a Board of Variance may order that a *minor* variance be permitted provided that the Board finds that *undue hardship* would be caused to the applicant if the variance is not granted (see 'Legislative Context' – below).

The applicants have provided a response on the question of what they deem to be the *undue hardship* if the variance is not granted (Attachment 4).

The Intent of the Regulations being Varied

Section 542 (c) (v) of the LGA states that the Board may grant a minor variance if the Board is of the opinion that the variances do not defeat the intent of the bylaw. Although the Board must form its own opinion, the following assessment of the intent of the regulations may assist:

The intent of the setback from the natural boundary of the sea are:

- Protection of the natural environment, and more specifically the sensitive shoreline.
- Align LUB regulations with those for the Ministry of Health and Island Health.
- Limiting the visual impact of development on adjacent properties and the public realm.
- Establishing a consistent development pattern within a local area.
- Protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
- Maintaining a rural character.

The intent of the front and interior side yard setbacks are:

- Limiting the visual impact of development on adjacent properties.
- Establishing a consistent development pattern within a local area.
- Protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
- Maintaining a rural character.
- Establishing certainty with respect to residential development by maintaining consistent siting regulations.

- Maintaining a rural character.

Potential Impacts of Granting the Variance

Granting a variance can potentially create an expectation in the community with regard to future applications. As variances consider the unique circumstances pertaining to a particular situation that may warrant the relaxation of a specific zoning regulation each application should be evaluated on its own merits. In this case, the variance being sought is relatively non-impactful, the building was constructed seventeen years ago, and there have been no concerns raised by neighbours.

CONSULTATION

Notices were circulated to all adjacent properties (Attachment 5). In addition, copies have been posted on island bulletin boards and the Islands Trust website under Galiano Island.

At the time of writing there has been no correspondence received in response to the notification. Any submissions received after the agenda is published will be sent directly to Board of Variance members and will be presented by staff at the February 18, 2025 meeting.

First Nations

The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. The proposed structures will be located within an existing archaeological site.

The applicant subsequently hired a Registered Professional Consulting Archaeologist (RPCA) to complete an Archaeologist Assessment. The RPCA recommends the following in the assessment:

"It is recommended that the septic tank stay above ground to prevent additional impacts to archaeological site DfRu-24. The above ground design was one of the proposed measures outlined in the notification letters provided to First Nations and the Archaeology Branch following the identification of ancestral remains at 61 Cemetery Rd. This is one of the several design measures proposed to avoid unnecessary disturbance of the site. Furthermore, the risk of disturbing ancestral remains in this area is considered high.

A general recommendation based on the observations of the present studies, which have identified significant intact archaeological deposits in this portion of DfRu-24, is to minimize future ground disturbance where possible through design. Where avoidance through design is not possible, a research-guided approach should be developed early in project planning in consultation with First Nations to collect data from the remaining intact portions of DfRu-24 before they are destroyed."

Note, Archaeologist Assessments cannot be released publicly.

As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation.

Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas staff will forward the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on *Heritage Act* compliance to the applicant.

STATUTORY REQUIREMENTS

Legislative Context

Section 536 of the LGA stipulates that any local government that has adopted a zoning bylaw must establish a Board of Variance. Each LTC has a Board of Variance.

A person may apply to the Board of Variance for an order to vary certain zoning bylaw provisions where an applicant can adequately demonstrate, to the satisfaction of the Board, that compliance with the bylaw provisions would cause the applicant undue hardship.

It is up to the Board of Variance to determine what constitutes a minor variance and whether or not undue hardship has been proven.

This application is being made under Section 540 (a) (i) of the LGA where:

A person may apply to a board of variance for an order under Section 542 if the person alleges that compliance with any of the following would cause the person hardship:

- (a) a bylaw respecting*
 - (i) the siting, dimensions or size of a building or structure*

Section 542 establishes that the board of variance may only order that a minor variance be permitted from the requirements of the bylaw, if the board of variance:

- (a) has heard from the applicant and any person notified under section 541,*
- (b) finds that undue hardship would be caused to the applicant if the bylaw or 531 (1) is complied with, and*
- (c) is of the opinion that the variance or exemption does not do any of the following:*
 - i. result in inappropriate development of the site;*
 - ii. adversely affect the natural environment;*
 - iii. substantially affect the use and enjoyment of adjacent land;*
 - iv. vary permitted uses and densities under the applicable bylaw;*
 - v. defeat the intent of the bylaw;*
 - vi. vary the application of an applicable bylaw in relation to residential rental tenure.*

Further, Section 542 (2) establishes that the board of variance must not make an order that would:

- (a) be in conflict with a covenant registered under section 219 of the Land Title Act or section 24A of the Land Registry Act, R.S.B.C., c. 208;*
- (b) deal with a matter that is covered in a land use permit or covered in a land use contract*
- (c) to (e) deal with matters covered by a phased development agreement; a floodplain specification; or apply to a property with heritage protection applies.*

Staff confirm that the following requirements set out in LGA section 542 (1) and (2) have been met. Specifically:

1. The statutory notification has been undertaken.
2. The variance would not vary permitted uses or densities.
3. The variance would not defeat the intent of the bylaw.
4. The variance would not vary residential rental tenure.
5. The variance would not be in conflict with any covenants, permits, land use contract, phased development agreement, floodplain, or heritage protection provisions.

In considering the appeal, the Board should be satisfied that the requirements under LGA Section 542 (1) and (2) are met:

- 1. That the proposed variance is of a minor nature;
- 2. That the owner would experience a hardship if the appeal is not granted;
- 3. That the variance would not result in inappropriate development of the site;
- 4. That the variance would not result adversely affect the natural environment;
- 5. That the variance would not result substantially affect the use and enjoyment of adjacent land; and
- 6. That the variance would not result defeat the intent of the bylaw.

Draft motion for consideration:

That, having considered the matters set out in s.542 (1)(c) of the *Local Government Act*, and having found that undue hardship would be caused to the applicant if s.531 (1) of the *Local Government Act* is complied with, the Galiano Island Board of Variance approve application GL-BOV-2024-0273 (Carothers) as presented and shown on Schedule A of the GL-BOV-2024-0273 Notice of Hearing.

Submitted By:	Kim Stockdill, Island Planner	February 10, 2025
Concurrence:	Robert Kojima, Regional Planning Manager	February 10, 2025

ATTACHMENTS

- 1. Rationale statement from applicant
- 2. Site Context
- 3. Plans & Photos
- 4. Septic Report
- 5. Notice

61 Cemetery Rd Variance Application - Project Narrative

This variance application is a request for a variance to allow septic tanks to be located within the property setback on the side boundary of the property at 61 Cemetery Road on Galiano Island. The property has 2 dwellings - a cabin and a main house. The septic field for the cabin is many decades old with just a single line and it is failing. At the same time renovations are being completed on the main house, including the addition of a bathroom.

The failing septic field at the cabin along with the renovation work on the house required work to be done on the septic system. The property owners hired Galiano Septic to complete the work and they, along with a septic engineer, developed a plan to join the cabin to the septic field for the house. This plan requires an upgrade to the size of the settling tanks to accommodate the addition of the cabin and the new bathroom at the house to one septic field.

The old septic tanks for the main house were located under the deck of the house. To bring the system to modern septic standards, much larger tanks are required, and they will not fit under the deck where the old tanks are as the space is limited. This site is a steep slope comprised of midden material. The majority of the property is a registered archaeological site and to work respectfully regarding the history of the property, the owners hired an archaeologist consultant - Erin Willows from Millennia Research in Victoria. Due to the archaeological characteristics of the property, Erin Willows informed the owners that the tanks could not be buried anywhere on the property as it would require removing a significant amount of undisturbed midden material and would not be approved by Archaeology BC. With the restriction of not being able to bury the septic tanks, Galiano Septic altered their design and came up with the plan of placing the tanks above ground in the area of the property marked on the site plan. This means they would be located in the required setback from the side property line. This area of the property is relatively level and the only suitable location for the tanks to be located due to the steep slopes on the rest of the property and the inability to dig the tanks in.

Galiano Septic has brought the tanks to the site already though the system is not yet set up and connected. If the Variance request is approved, then a low rock retaining wall will be built around the tanks and the tanks will then be covered with dirt with the low retaining wall there to help hold the dirt in place. The tanks need to be protected from UV light and the suggestion of a small rock retaining wall and dirt mounded over the tanks came from the septic engineer hired by Galiano Septic as an adequate method of protecting the tanks. This also will help camouflage the tanks as in a short amount of time the mound of dirt over the tanks will blend in with the surrounding landscape with grass, moss and other vegetation growing on it. The final position of the tanks would be between 2 and 2.5 metres from the property line, with the tanks running on an angle more or less parallel with the property line.

The property line has been recently surveyed and is well marked. The proposed site of the two septic tanks along with the smaller floating outlet tank are best shown in the attached Septic System Site plan in detail B.

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	Lot 1, District Lot 2, Galiano Island , Cowichan District, Plan 24392
PID	PID: 003-032-914
Civic Address	61 Cemetery Road
Lot Size	0.55 ha (1,37 ac)

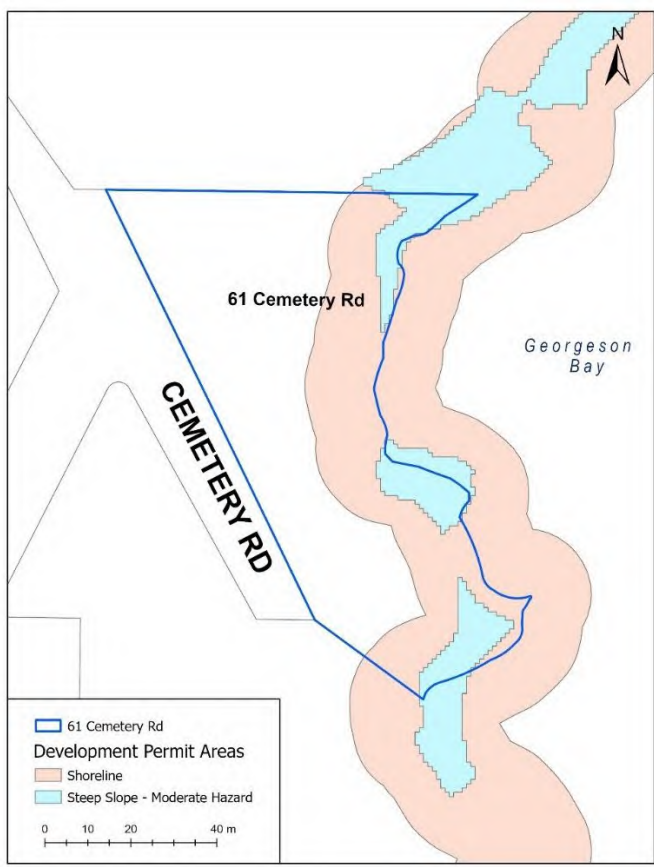
LAND USE

Current Land Use	Residential (SLR)
Surrounding Land Use	Residential

HISTORICAL ACTIVITY

File No.	Purpose
GL-BP-2023.2	Building Permit referral for renovation to dwelling.

POLICY/REGULATORY

Official Community Plan Designations	The property is designated SLR – Small Lot Residential in in the Galiano Island Official Community Plan No. 107 Development Permit Areas 2 – Shoreline and 7 – Steep Slopes (Medium) designated on the subject property  The map shows the subject property, 61 Cemetery Rd, situated on Galiano Island. The property is bordered by Georgeson Bay to the east. The map highlights two development permit areas: Shoreline (orange) and Steep Slope - Moderate Hazard (light blue). A legend in the bottom left corner identifies the symbols for 61 Cemetery Rd, Development Permit Areas, Shoreline, and Steep Slope - Moderate Hazard. A scale bar indicates distances from 0 to 40 meters. A north arrow is located in the top right corner of the map area.
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Land Use Bylaw	The property is zoned as Small Lot Residential (SLR) in the Galiano Island Land Use Bylaw No. 127  <i>Ortho/Zoning Map</i>
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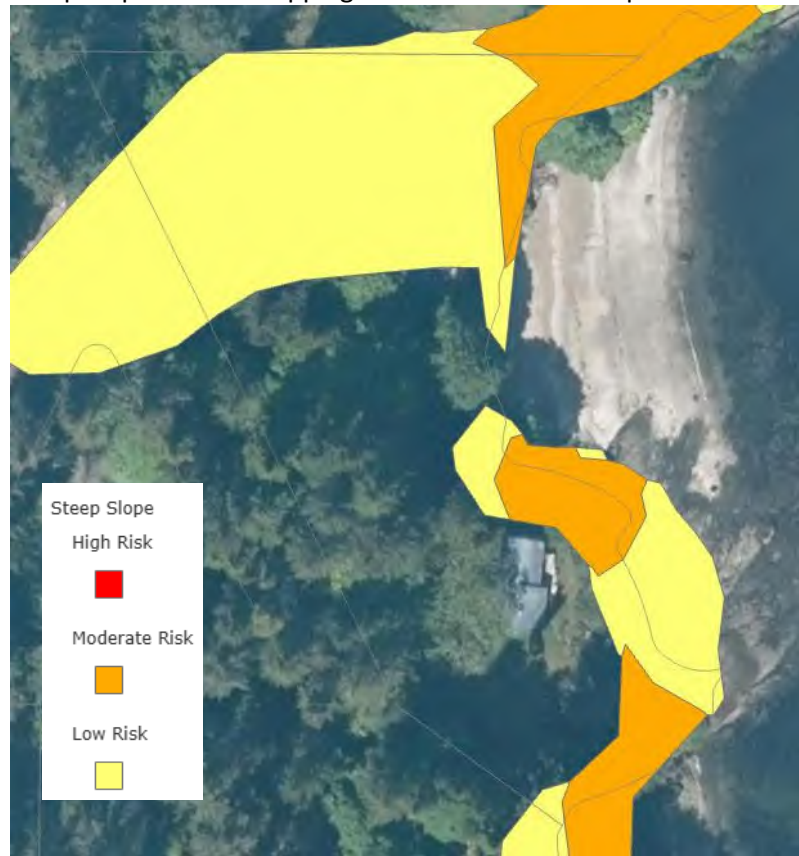
Other Regulations	N/A
Covenants	N/A
Bylaw Enforcement	N/A

SITE INFLUENCES

Islands Trust Conservancy	The application has no considerations for the Islands Trust Conservancy
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Plan.
Species at Risk	None
Sensitive Ecosystems	None listed in TAPIS

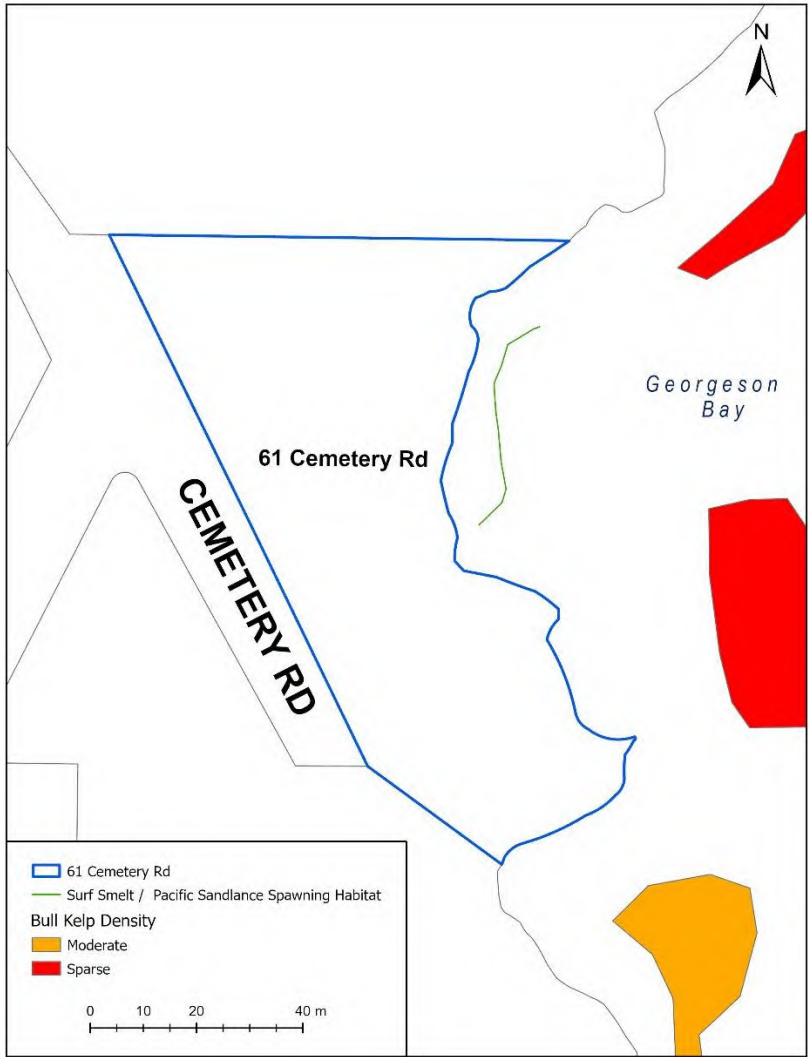
Hazard Areas

Steep Slope Hazard Mapping – Low & Moderate Slope



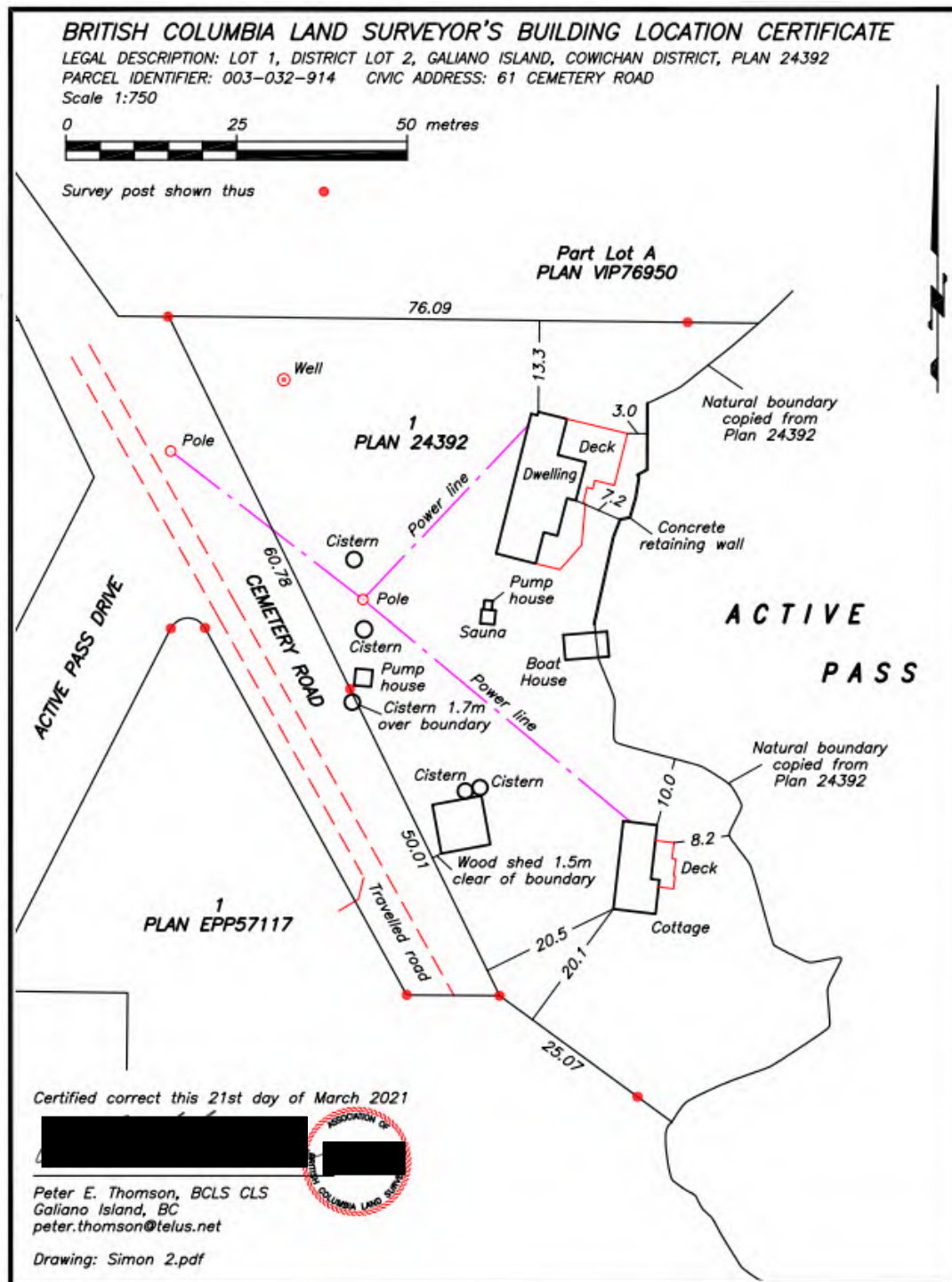
Contours (2 metres):



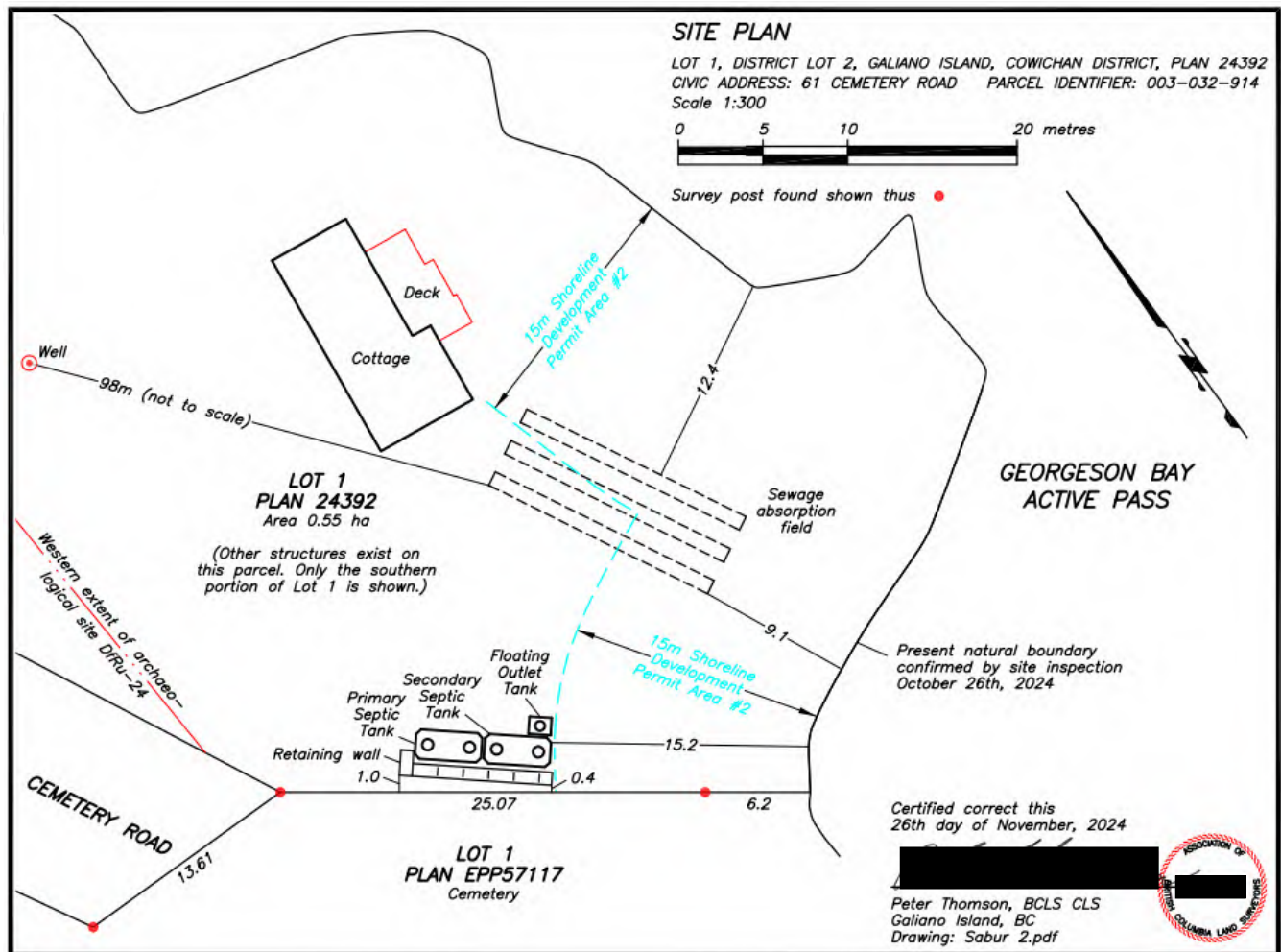
Archaeological Sites	Archaeological site on property (See report under 'First Nations' in staff report)
Climate Change Adaptation and Mitigation	GHG emission changes are linked to allowable density on the property and will not change with approval of the DVP.
Shoreline Data in TAPIS	 The map displays the coastline of Georgeson Bay. A blue line outlines the property boundary, with '61 Cemetery Rd' labeled along it. A green line indicates the 'Surf Smelt / Pacific Sandlance Spawning Habitat'. Bull Kelp Density is shown in two categories: 'Moderate' (yellow) and 'Sparse' (red). A legend in the bottom left corner identifies these features. A scale bar at the bottom indicates distances from 0 to 40 meters. A north arrow is located in the top right corner. <i>Marine Sensitive Ecosystem Mapping</i>

ATTACHMENT 2 – PLANS & PHOTOGRAPHS

2.1 SURVEY PLAN (FULL PROPERTY)



2.2 SURVEY PLAN (AREA WITH VARIANCES)



2.3 PHOTOGRAPHS



Figure 2.3.1 Septic Tanks (Looking South-East)



Figure 2.3.2 Septic Tanks and DPA boundary marker (Looking South-East)



Figure 2.3.3 Septic Tanks and DPA boundary marker (Looking South-West)



Figure 2.3.4 Septic Tanks and DPA boundary marker (Looking West)



Figure 2.3.5 Property line marker along interior lot line adjacent to septic tanks (Looking West)



Figure 2.3.6 Property line marker along interior lot line adjacent to septic tanks (Looking South)



Figure 2.3.7 Sewage absorption field location (Looking East)



Figure 2.3.8 Sewage absorption field location (Looking North)



27 December 2023

Vancouver Island Health Authority
#201 – 771 Vernon Avenue
Victoria, BC V8X 5A7

via email: gateway_office@viha.ca

RE: Amendment to Record of Sewerage System – GV22/289
Civic Address: 61 Cemetery Road, Galiano Island, BC
PID: 003-032-914

Dear Sir / Madam:

Please find enclosed amendment to Record of Sewerage System GV22/289 for the above noted property.

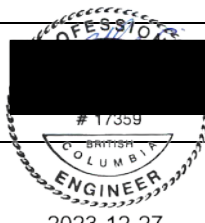
Note: This filing has a reduced setback to the well. No changes to the design impact the conditions surrounding the well, as such the original filed hydrogeologist report supporting the design remains valid.

If you have any questions do not hesitate to contact me at the number below.

Sincerely,
BWD Engineering Inc.



Brent Dennis, P. Eng.
Cell: 604.789.2204

RECORD OF SEWERAGE SYSTEM				FILING # (OFFICE USE ONLY):	
1. <u>PROPERTY INFORMATION</u> 	☐ NEW CONSTRUCTION	☐ ALTERATION	☒ REPAIR	☒ AMENDMENT – ORIGINAL FILING #: GV22/289	
	TAX ASSESSMENT ROLL #: 01-764-02142.000			PID #: 003-032-914	
	LEGAL DESCRIPTION (PLAN, LOT, DISTRICT LOT, BLOCK NUMBERS): Lot 1, DL 2, Galiano Island Cowichan District, Plan 24392				
	STREET (CIVIC) ADDRESS OR GENERAL LOCATION: 61 Cemetery Road			CITY: Galiano Island	
2. <u>OWNER INFORMATION</u>	NAME OF LEGAL OWNER: Asha Kaushal & Abbas Sabur			MAILING ADDRESS: [REDACTED]	
	PHONE: [REDACTED]	CITY: [REDACTED]	PROV: BC	POSTAL CODE: [REDACTED]	
3. <u>AUTHORIZED PERSON INFORMATION</u>	NAME OF AUTHORIZED PERSON: Brent Dennis, P. Eng.		REGISTRATION #: 17359	MAILING ADDRESS: 15822 - 106A Ave	
	PHONE: 604-789-2204	EMAIL: brent.dennis@bwdengineering.com	CITY: Surrey	PROV: BC	POSTAL CODE: V4N 1K7
4. <u>STRUCTURE INFORMATION</u>	SEWERAGE SYSTEM WILL SERVE: ☒ SINGLE FAMILY DWELLING ☐ OTHER STRUCTURE (SPECIFY) ☐ OTHER DWELLING (SPECIFY) and separate cottage				
	THE DESIGN DAILY DOMESTIC SEWAGE FLOW IS (CHECK ONE): ☒ LESS THAN OR EQUAL TO 9 100 LITRES ☐ MORE THAN 9 100 LITRES BUT LESS THAN 22 700 LITRES				
5. <u>SITE INFORMATION</u>	DEPTH OF NATIVE SOIL TO SEASONAL HIGH WATER TABLE OR RESTRICTIVE LAYER (cm): 120		INFORMATION RESPECTING THE TYPE, DEPTH AND POROSITY OF THE SOIL IS ATTACHED ☒ YES ☐ NO		
	GPS LOCATION OF SYSTEM (DECIMAL DEGREES) LATITUDE: <u>48.863162</u> LONGITUDE: <u>-123.350596</u>				
	HORIZONTAL ACCURACY (m) <u>10</u> ☒ RECREATIONAL GPS ☐ DIFFERENTIAL GPS				
6. <u>DRINKING WATER PROTECTION</u>	WILL THE SEWERAGE SYSTEM BE LOCATED LESS THAN 30m FROM A WELL? ☒ YES ☐ NO IF YES, ATTACH A PROFESSIONAL'S REPORT AND SPECIFY THE INTENDED DISTANCE <u>23</u> (m) DISTANCE OF PROPOSED SEWERAGE SYSTEM TO THE CLOSEST SURFACE WATER <u>>30</u> (m)				
7. <u>SYSTEM INFORMATION</u>	SEWERAGE TREATMENT METHOD: ☐ TYPE 1 ☒ TYPE 2 ☐ TYPE 3				
8. <u>LEGAL OR REGULATORY CONSIDERATIONS</u>	☒ CONSTRUCTION OF THE PROPOSED SEWERAGE SYSTEM WILL NOT CONFLICT WITH LEGAL INSTRUMENTS REGISTERED ON THE PROPERTY.		IS THIS FILING SUBMITTED AS THE RESULT OF AN ORDER FROM THE HEALTH AUTHORITY? ☐ YES (ATTACH A COPY OF THE ORDER) ☒ NO		
9. <u>PLOT PLAN AND SPECIFICATIONS</u>	☒ PLOT PLAN (TO SCALE) AND SPECIFICATIONS ARE ATTACHED ☒ THE PLANS AND SPECIFICATIONS ARE CONSISTENT WITH STANDARD PRACTICE SOURCE OF STANDARD PRACTICE: ☒ MINISTRY OF HEALTH STANDARD PRACTICE MANUAL ☐ OTHER				
10. <u>AUTHORIZED PERSON'S SIGNATURE</u>	SIGNATURE: [REDACTED]		OFFICE USE ONLY		
	DATE: [REDACTED]		FILING ACCEPTED DATE: [REDACTED]		
				RECEIPT NUMBER:	

2023-12-27

TITLE SEARCH PRINT

2022-06-08, 11:00:57

File Reference:

Requestor: Brent Dennis

Declared Value \$1729000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

VICTORIA

Land Title Office

VICTORIA

Title Number

CA9142616

From Title Number

CA6365092

Application Received

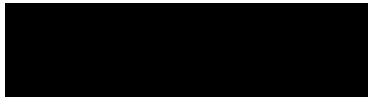
2021-06-29

Application Entered

2021-07-13

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

ASHA PEARL KAUSHAL, LAW PROFESSOR
ABBAS HUSSEIN SABUR, LAWYER

AS JOINT TENANTS

Taxation Authority

Capital Assessment Area

Description of Land

Parcel Identifier:

003-032-914

Legal Description:

LOT 1, DISTRICT LOT 2, GALIANO ISLAND, COWICHAN DISTRICT, PLAN 24392

Legal Notations

NONE

Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

CA9142617

Registration Date and Time:

2021-06-29 10:49

Registered Owner:

THE TORONTO-DOMINION BANK

Nature:

ASSIGNMENT OF RENTS

Registration Number:

CA9142618

Registration Date and Time:

2021-06-29 10:49

Registered Owner:

THE TORONTO-DOMINION BANK

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

File Reference:

Declared Value \$1729000

2022-06-08, 11:00:57

Requestor: Brent Dennis

Pending Applications

NONE

PLAN N° 24392

Deposited in the Land Registry Office at Victoria B.C.
this 7th day of June 1971.

PLAN OF SUBDIVISION OF REMAINDER LOTS 1&2 PLAN 5228

AND PART LOT A PLAN 3584 LOT 2 GALIANO ISLAND

COWICHAN DISTRICT

Scale: 1 inch = 50 feet

Legend

Bearings Astronomic derived from Plan 17214.
Corners are marked by 1/2" Sq. Galv. Iron Bars and
referenced by Triangular Cedar Posts in Rock Mounds.
Iron Pipe found shown thus • o.i. Pipe.
1/2" Sq. Galv. Iron Bar found shown thus • o.i.P.
1/2" Sq. Galv. Iron Bar set shown thus • ir

This Plan need not comply with Clause (b) of
Section 86 of the Land Registry Act.

Assistant Deputy Attorney-General.

Approved under the Land Registry Act
this 23 day of March 1971

Approving Officer
Planning Director
Capital Regional District

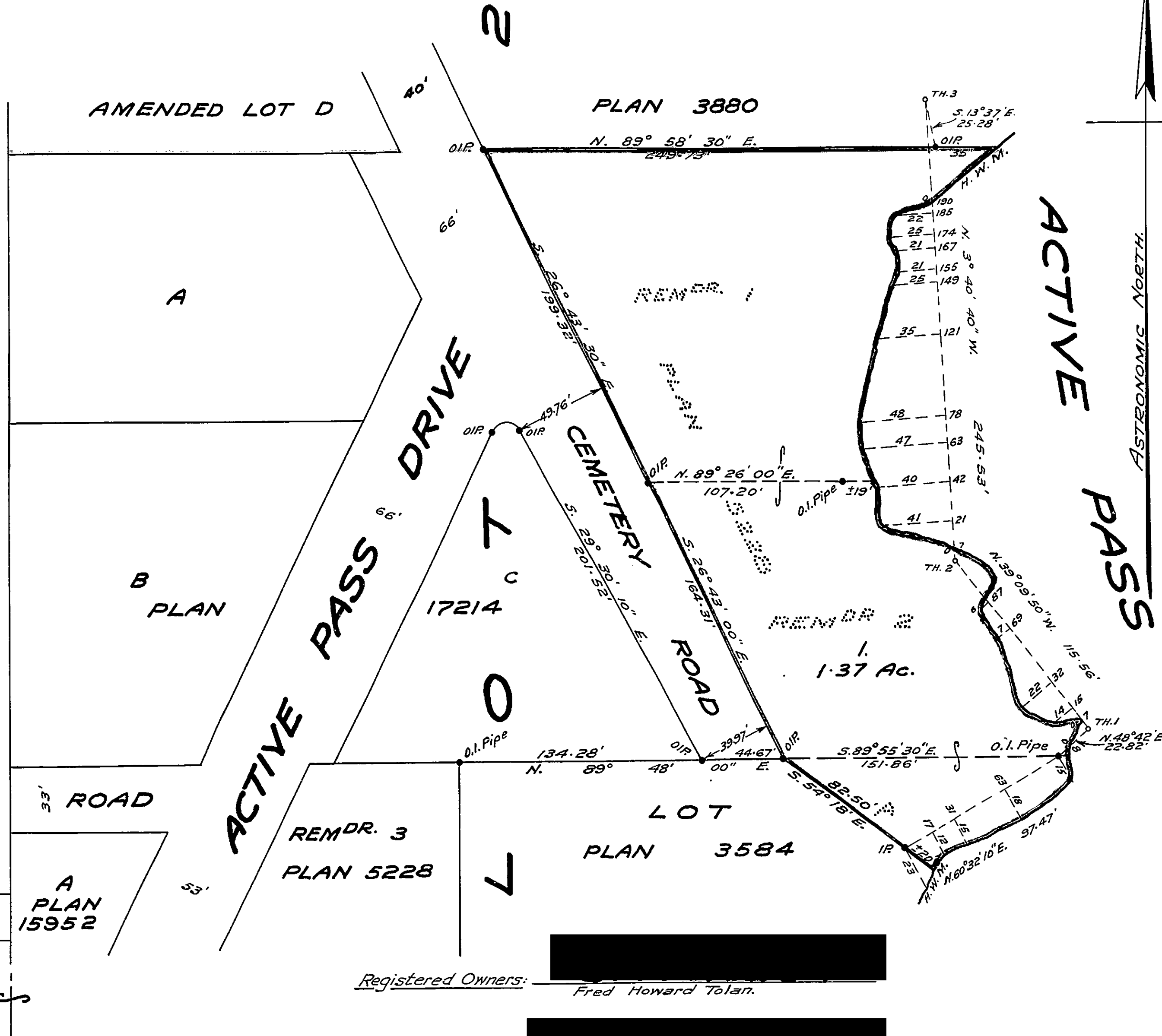
I, A.W. Wolfe-Milner of Ganges Harbour,
British Columbia Land Surveyor, make oath
and say that I was present at and did personally
superintend the survey represented by this
plan and that the survey and plan are correct.
The said survey was completed on the 10th day
of April 1970.

Sworn before me this 8th day of May 1970. J.C.L.S.

A Notary Public in and for the
Province of British Columbia

LOT 8

6
107



Registered Owners: Fred Howard Tolan.

Lois Wilfred Tolan.

Witness as to
Both Signatures:

2301 N.E. 65th, Seattle, WA 98115 - Secretary
Address. Occupation.

This Plan Lies Within The Capital Regional District

A. W. Wolfe-Milner FB. LL/793.
B.C. Land Surveyor CB. 170.
Ganges Harbour B.C. M/S. G.302.



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61 CEMETERY RD GALIANO

Area-Jurisdiction-Roll: 01-764-02142.000



Favourite



Compare



Print



Total value

\$1,914,000

2022 assessment as of July 1, 2021

Land	\$1,401,000
Buildings	\$513,000
Previous year value	\$1,333,000
Land	\$1,021,000
Buildings	\$312,000

Questions about this property assessment? Visit our Property assessment FAQ (</property/faqs>) or Contact us (</property/contact>) if you have questions.

Visit our BC Assessment interactive market trends maps (<http://bcagis.maps.arcgis.com/apps/MapSeries/index.html?appid=ba3d56fb4c144727896b25989bdf00d2>) for assessed value changes in your area, and our Property tax page (<https://info.bcasessment.ca/propertytax>) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services (<https://info.bcasessment.ca/services-and-products/Pages/Buy-and-Exchange-Data.aspx>)

Property information

Are the property details correct?

Year built 1951

Description	1 STY house - Standard
Bedrooms	3
Baths	2
Carports	C
Garages	G
Land size	1.37 Acres
First floor area	1,522
Second floor area	
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

Lot 1 Plan VIP24392 District Lot 2 Land District 16 Portion
GALIANO ISLAND

PID: 003-032-914

Sales history (last 3 full calendar years)

Mar 24, 2021	\$1,729,000
--------------	-------------

Manufactured home

Width

Length

Total area

Comments

Property has more than one structure; Property Details are for main building only

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

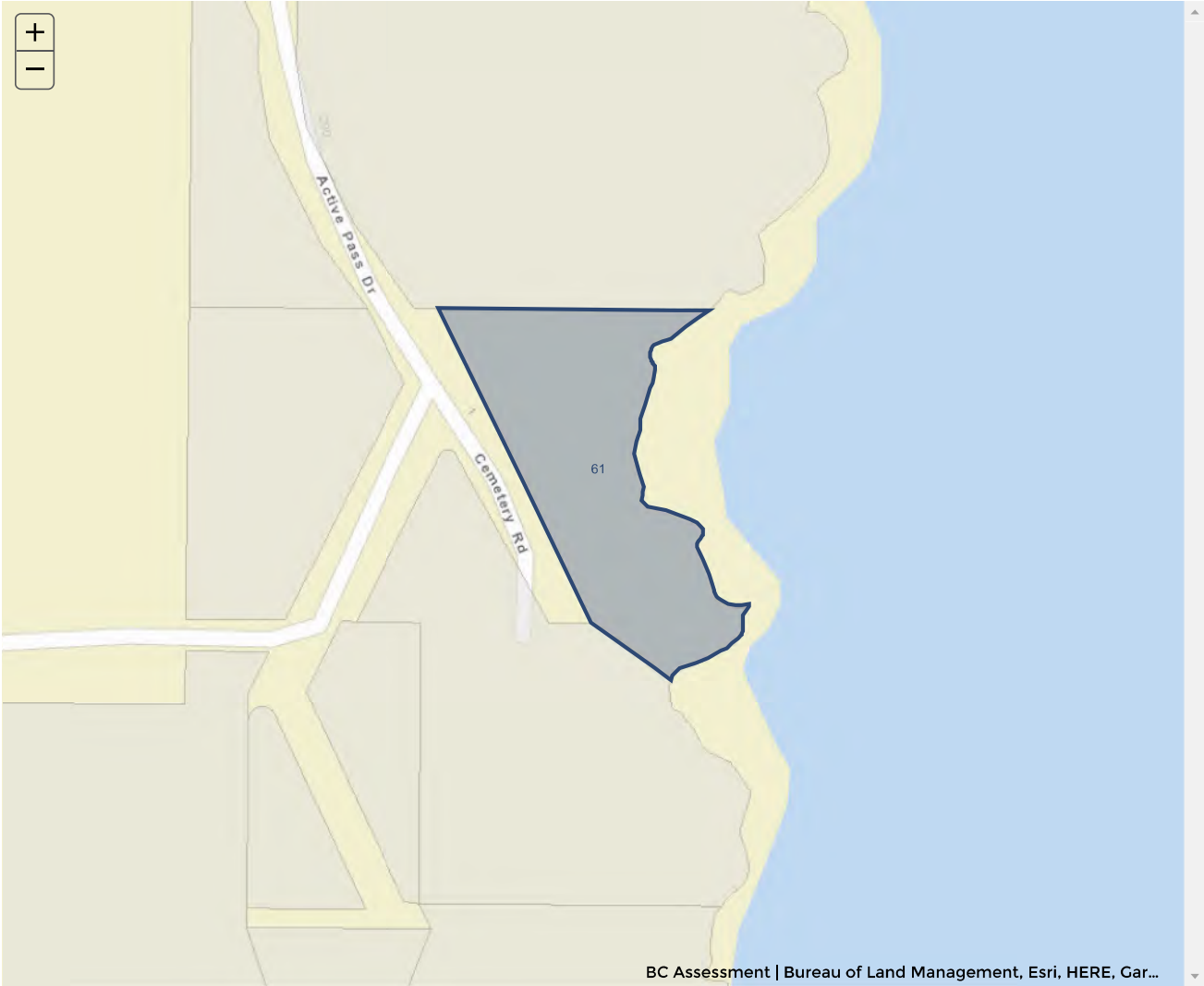
Register now for free

Already have an account? Log in (/Home/LoginInfo)

Map

Neighbouring properties

Sample sold properties



Neighbouring properties

Sample sold properties

ONSITE WASTEWATER SYSTEM
CONSTRUCTION PLAN & SPECIFICATIONS

CIVIC ADDRESS: 61 Cemetery Road, Galiano Island, BC
PARCEL IDENTIFIER: 003-032-914
LEGAL DESCRIPTION: Lot 1, DL 2, Galiano Island, Cowichan District, Plan 24392
BC ASSESSMENT: 01-764-02142.000

CONTENTS	
SHEET #	TITLE
1	COVER PAGE
2	SYSTEM DESCRIPTION & CONSTRUCTION NOTES
3	SITE & SYSTEM DESIGN (1)
4	SITE & SYSTEM DESIGN (2)
5	DESIGN DETAILS (1)
6	DESIGN DETAILS (2)

Filing #:

LEGEND

B. W. DENNIS
17359
BRITISH COLUMBIA
ENGINEER
2023-12-27

-		DD/MM/YY
01	Issued for Amendment	DD/MM/YY
0	Issued for RSS Filing	23/06/22

REV	DESCRIPTION:	DATE:

BWDENGINEERING INC.

Brent Dennis, P.Eng.
brent.dennis@BWDEngineering.com
Mobile: 604-789-2204
15822-106A Ave. Surrey BC V4N 1K7
www.BWDengineering.com

Permit to Practice: 1002193

CLIENT:

Abbas Sabur

OWNER:

Abbas Sabur

PROJECT NAME:

61 Cemetery Road, Galiano Island

TITLE:

Cover Page

DESIGN BY: BWD	DRAWN BY: JD	DATE (DD/MM/YY): 31/05/22	SHEET #: 1 of 6
PROJECT NO: 22110	DRAWING NO: 22110-001	REVISION: 01	

SYSTEM DESCRIPTION AND FUNCTION

The new wastewater system will service an existing 3-bedroom residence and a 1-bedroom cottage. All existing septic systems are removed or abandoned except for the main house pump tank and the cottage septic tank which are converted into lift stations by others. No other existing equipment is reused. There are no future expansion plans.

All sewage from the main house exits through a single line from the east side of the building below grade by gravity to the lift station. The lift station is equipped with a high-level alarm. A single sewage pump, controlled by simple demand floats, pumps the sewage to the primary septic tank.

All sewage from the cottage exits from the west side of the structure below grade by gravity to the lift station. The lift station is single chamber with a high-level alarm. A single sewage pump, controlled by simple demand floats, pumps the sewage to the primary septic tank.

The effluent from the primary septic tank then flows by gravity to the secondary septic tank which is equipped with an outlet filter and high-level alarm. The effluent then flows by gravity to the floating outlet tank which subsequently demand doses the treatment and dispersal field. The floating outlet tank is equipped with a dose counter.

Secondary treatment is provided by an Eljen In-Ground, Type 2 Combined Treatment and Dispersal System. This system incorporates three trenches of Eljen GSF A42 modules. The Eljen GSF further moderates the dosing and ensures that the effluent is properly treated prior to being released to the environment. The Eljen GSF also moderates the rate of infiltration further protecting the native soils.

The distal lines in the field are equipped with shut off valves at the proximal end. There is a clean out at the distal end of the lines as well. Also, the field has two combination observation / sampling ports per the site plan.

PROJECT SPECIFIC NOTES

- 1. This system is NOT designed for backwash from a water softener or water filter.
- 2. This system is NOT designed for use of a garburator.
- 3. This system is NOT designed for floor drains, roof down spouts or any other water source not specifically noted.
- 4. This system is NOT designed for condensate from a high efficiency furnace.
- 5. This system IS designed for residential wastewater only.

SYSTEM PARAMETERS

DDF	2000 L/day	
HLR	Required: 50 L/m ² /day	Actual: 47.6 L/m ² /day
LLR	Required:320 L/m/day	Actual: 134 L/m/day
Field Type	Trenches	
Treatment System	Type 2 – Combined Treatment and Dispersal System	
Distribution	Uniform – Demand Dose	

EQUIPMENT SPECIFICATIONS

Tank - Main House Lift Station (Existing)	Canwest RKP150
Pump – Main House Lift Station	By Others
Alarm Panel – Main House Lift Station	Rhombus Tank Alert EZ
Tank - Cottage Lift Station (Existing)	Galcon 600 Single Chamber
Pump – Cottage Lift Station	By Others
Alarm Panel – Cottage Lift Station	Rhombus Tank Alert EZ
Primary Septic Tank	Canwest RKS1400LP Single Chamber
Secondary Septic Tank	Canwest RKS1400LP/2 c/w PL122 Filter and HLA Reed Switch
HLA - Secondary Septic Tank	Rhombus Tank Alert EZ
Floating Outlet Tank	Canwest RKFT 230
Dose Counter – Floating Outlet Tank	Rissy Plastics Model DC3
Secondary Treatment System	Eljen GSF – (36) A42 Modules (12 modules per row, 3 row)
Sampling Devices	Canwest - (2) Pan Lysimeters located and piped per design

EQUIPMENT NOTES:

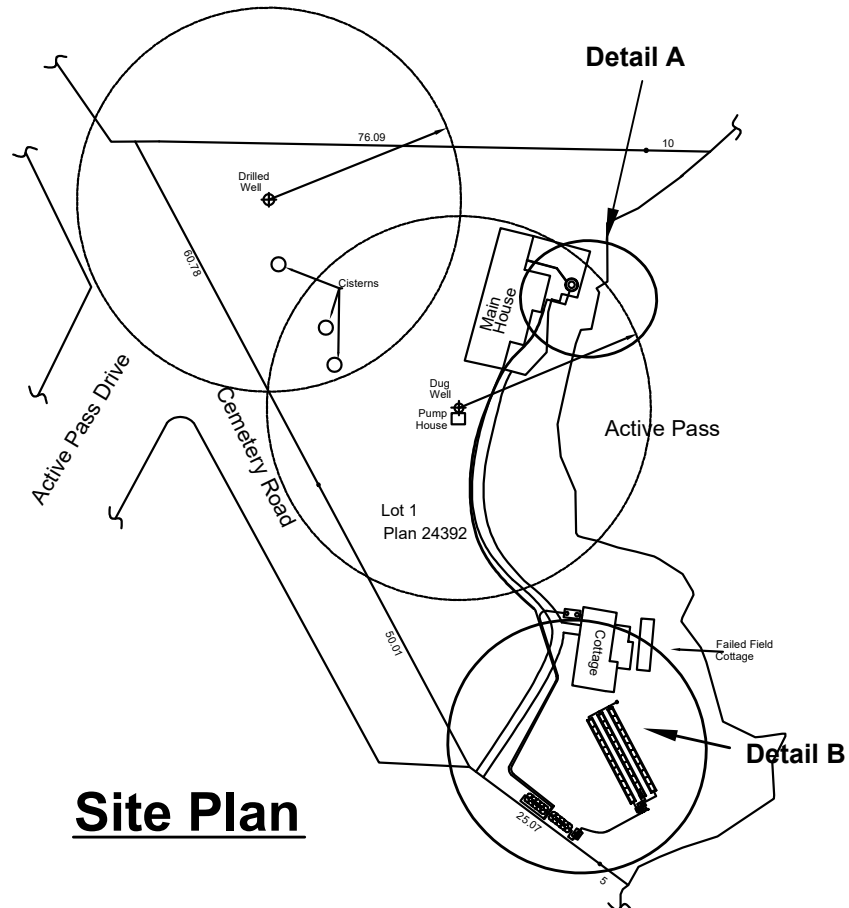
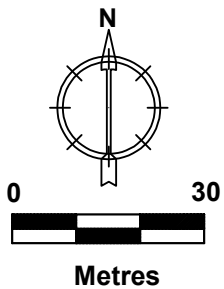
- All supplier drawings must be reviewed for acceptance by the Engineer prior to final commitment.
- Equivalent substitutions must be approved by the Engineer in writing.
- All equipment manuals to be retained and forwarded to the Engineer.

CONSTRUCTION NOTES

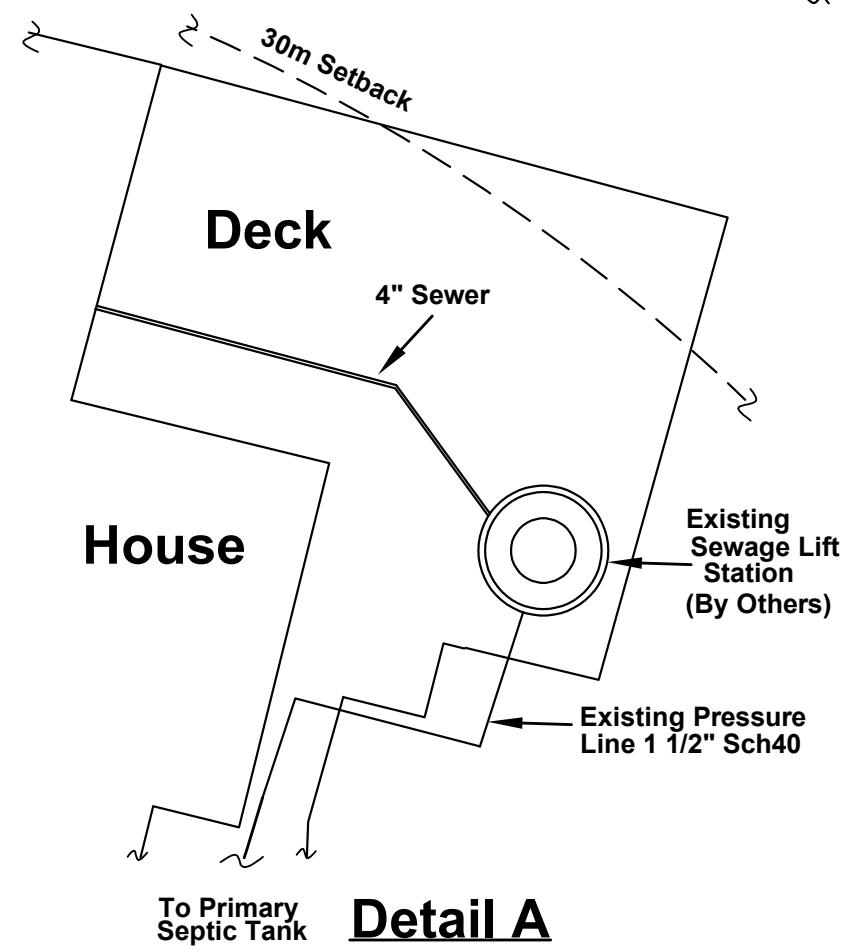
1. Construction Management by Owner
 2. Site Meetings / Inspections:
 - a) Project review (kick off) meeting on site is required prior to construction.
 - b) Final Inspection and commissioning are required prior to the system being put into service.
 - c) Further inspections, if required, will be determined at the kick-off meeting.
- Note: Owner is responsible for scheduling site meetings and inspections.**
3. All work to be completed by Galiano Septic Ltd. or a ROWP Certified Installer approved by the Engineer in writing.
 4. Any changes to the design must be approved by the Engineer in writing prior to installation.
 5. **Electrical Notes:**
 - All electrical design is by others and must comply with BC Provincial Electrical Code.
 - Electrical Design to be reviewed by the Engineer prior to installation.

- Junction Boxes are NOT to be located inside the septic tank or below grade.
 - All Conduit to be sealed at both ends.
 - Reed Switch from Septic Tank Filter to be wired to Tank Alert EZ panel.
 - Alarm Panels and all JB's to have cover from direct weather.
 - Floats to be mounted on a separate post, not on pump or discharge piping. Post to be mounted in a SIM/Tech pipe support.
 - Elevation of floats to be per BWD Engineering Design, not manufacturer's catalog suggestions.
 - Pumps, Floats, and Reed Switch must have enough cable to be removed from the tank without disconnection of the cable.
6. All building plumbing by others.
 7. All septic plumbing to meet BC Plumbing Code and BC SPM-V3.
 8. The pump is located directly on the floor of the pump tank. There is no additional riser block used.
 9. Dispersal Field Notes:
 - a) Field construction to take place during dry weather only.
 - b) Organic Layer, existing chambers and any contamination or heavy overburden to be removed from basil area prior to mound sand fill placement. The soils to be removed may be reused as topsoil. Contaminated soils to be disposed of properly.
 - c) Basil Area to be gently scarified to remove smearing prior to system placement as required.
 - d) All fill and specified sand to meet Eljen 2021 Design and Installation Manual for BC and BC SPM-V3 specification for washed mound sand.
 - e) This field system does not require venting.
 - f) Observation ports extend to Basil Area (native soil) per BC SPM-V3. Two required, located per the site plan, and installed per BWD Engineering drawings.
 - g) Lysimeter Pans. Two required, located as noted on the site plan and installed per BWD Engineering drawings.
 - h) Finished Landscaping to direct surface water to drain away from field and must avoid pooling.
 - i) Distribution piping is end fed.
 10. All tanks are placed on prepared surface at grade, then buried under a soil berm. Final installation to be approved by the engineer.
 11. All field pressure piping is schedule 40 PVC. All pressure mains are 2-inch municipal HDPE, all gravity lines are 4-inch sewerage class. Field piping per design drawings.
 12. This design complies with and must be installed in accordance with the 2021 Eljen GSF Design and Installation Manual for BC and the BC SPM V3.
 13. Installer must follow project guidance on BWD Installer Information and Project Check List document provided under separate cover.
 14. Installer must complete and return BWD Installer's Letter of Certification, provided under separate cover.
 15. **ARCHEOLOGICAL SPECIAL NOTE**
The site is a designated archeological site. All work must comply with standards set by the archologist. The intent of the design is to only disturbed soils that have been previously disturbed by the installation of the existing septic systems.

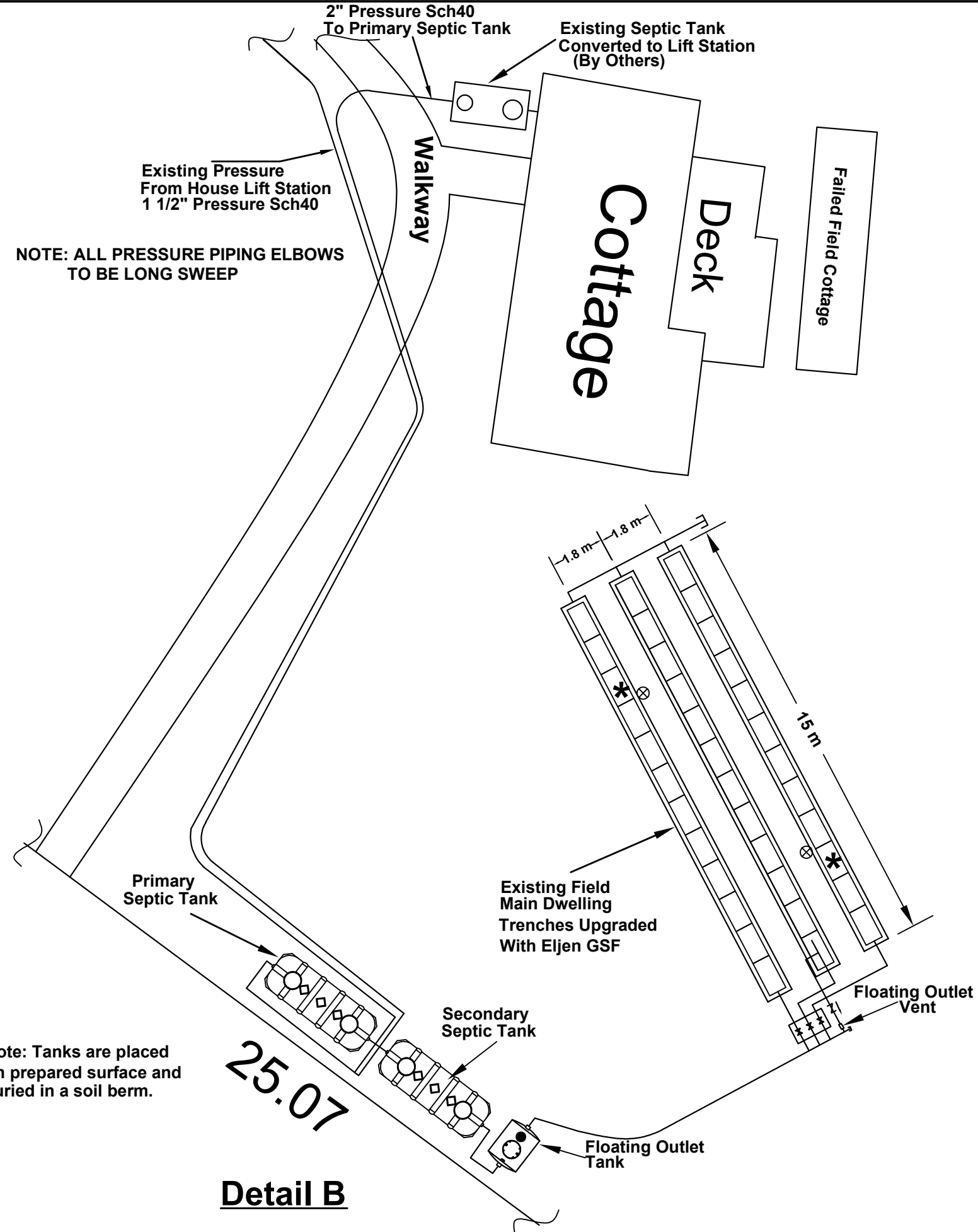
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01	Issued for Amendment	DD/MM/YY	
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REV:	DESCRIPTION:		DATE:
Brent Dennis, P.Eng. brent.dennis@BWDEngineering.com Mobile: 604-789-2204 15822-106A Ave. Surrey BC V4N 1K7 www.BWDEngineering.com			
Permit to Practice: 1002193			
CLIENT: Abbas Sabur			
OWNER: Abbas Sabur			
PROJECT NAME: 61 Cemetery Road, Galiano Island			
TITLE: System Description & Construction Notes			
DESIGN BY: BWD	DRAWN BY: JD	DATE (DD/MM/YY): 31/05/22	SHEET #: 2 of 6
PROJECT NO: 22110	DRAWING NO: 22110-001	REVISION: 01	



Site Plan



Detail A



Detail B

NOTE: ALL PRESSURE PIPING ELBOWS TO BE LONG SWEEP

Filing #:

LEGEND

⊠

Test Hole

⊗

Observation Port

⊕

Well

✱

Pan Lysimeter

B. W. DENNIS

17359

BRITISH COLUMBIA

ENGINEER

2023-12-27

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BWD

ENGINEERING INC

Brent Dennis, P.Eng.

brent.dennis@BWDEngineering.com

Mobile: 604-789-2204

15822-106A Ave. Surrey BC V4N 1K7

www.BWDEngineering.com

Permit to Practice: 1002193

CLIENT:

Abbas Sabur

OWNER:

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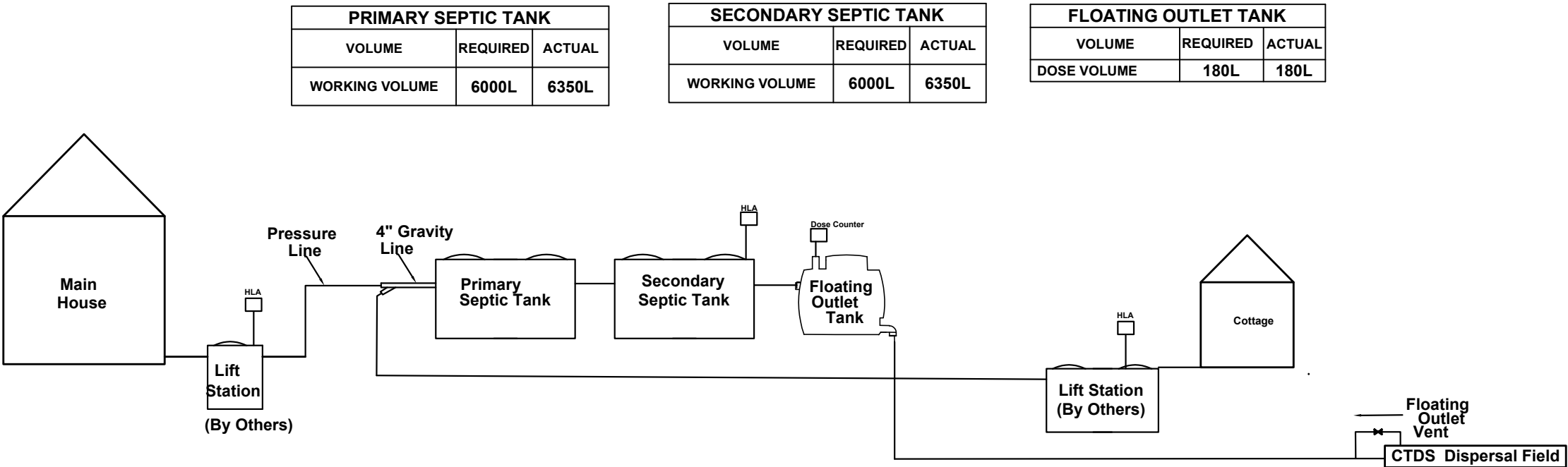
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61 Cemetery Road, Galiano Island

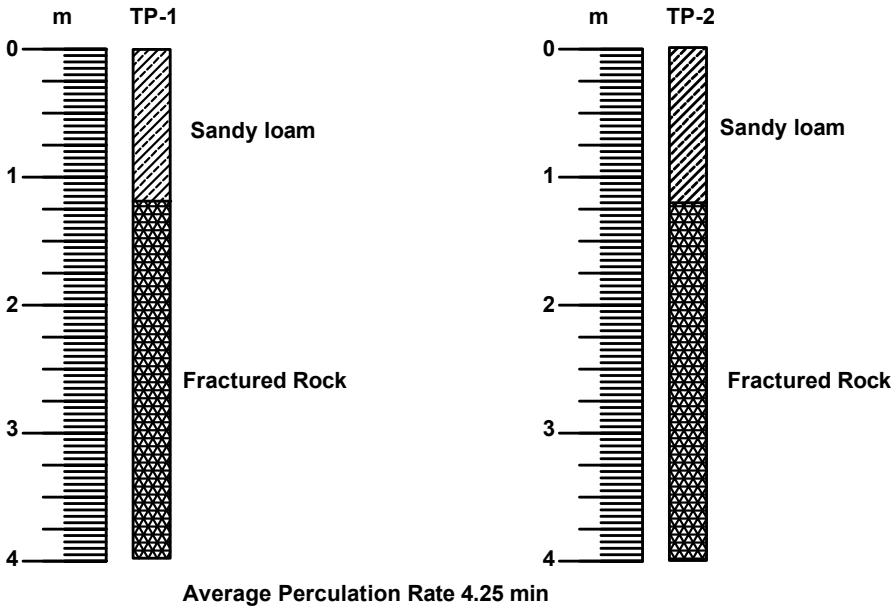
TITLE:

SITE & SYSTEM DESIGN (1)

DESIGN BY:	DRAWN BY:	DATE (DD/MM/YY):	SHEET #:
BWD	JD	31/05/22	3 of 6
PROJECT NO:	DRAWING NO:	REVISION:	
22110	22110-001	01	



ELEVATION - PROCESS & CONTROL



TEST PIT - SOILS & HYDRAULICS
(Taken from Stevens Excavating Due to Archeological Concerns)

Filing #:

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BRITISH COLUMBIA

ENGINEER

2023-12-27

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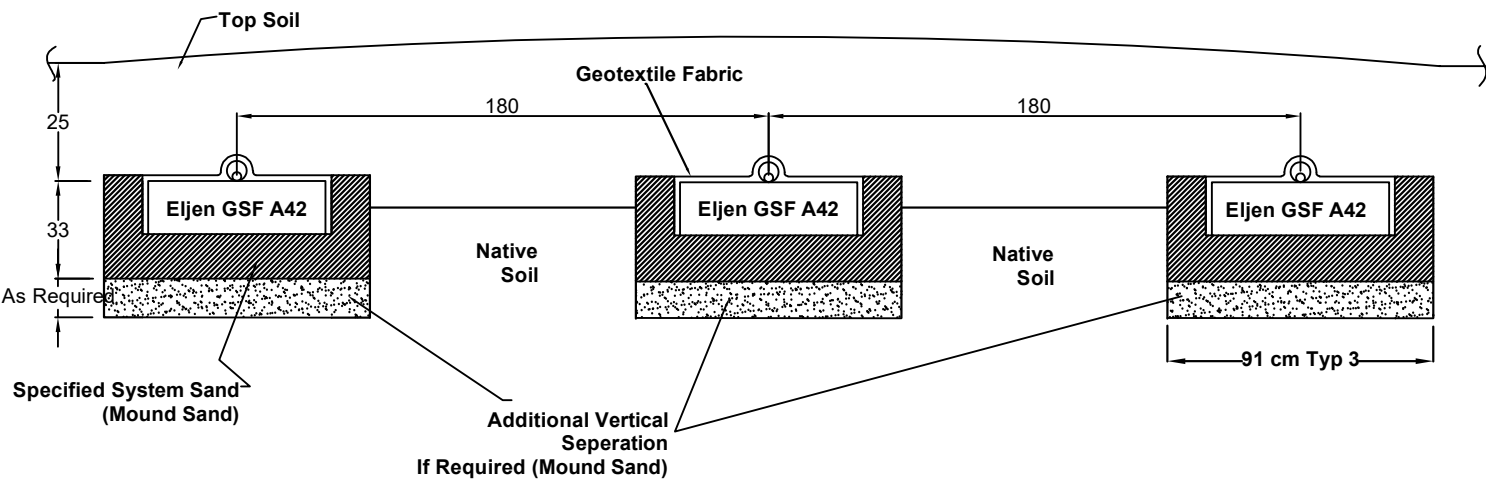
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61 Cemetery Road, Galiano Island

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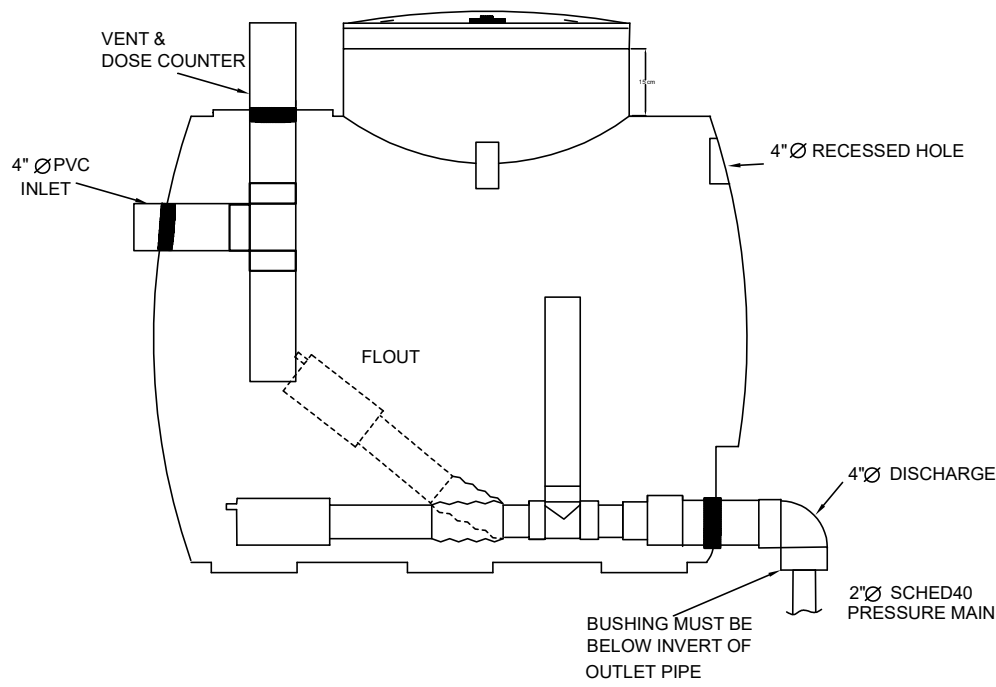
SITE & SYSTEM DESIGN (2)

DESIGN BY:	DRAWN BY:	DATE (DD/MM/YY):	SHEET #:
BWD	JD	31/05/22	4 of 6
PROJECT NO:	DRAWING NO:	REVISION:	
22110	22110-001	01	

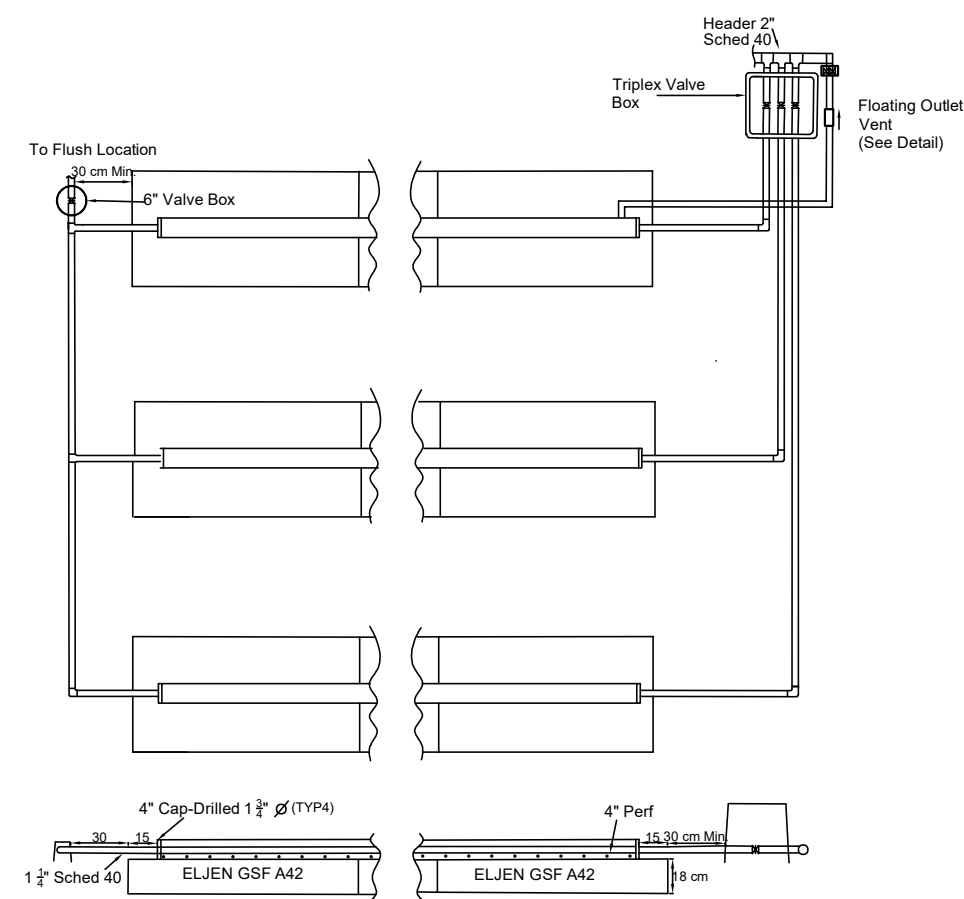


- Notes:
- If depth of bury is greater than 45cm, system must be vented.
 - Top Soil To Be Crowned For Settling And Water Run Off

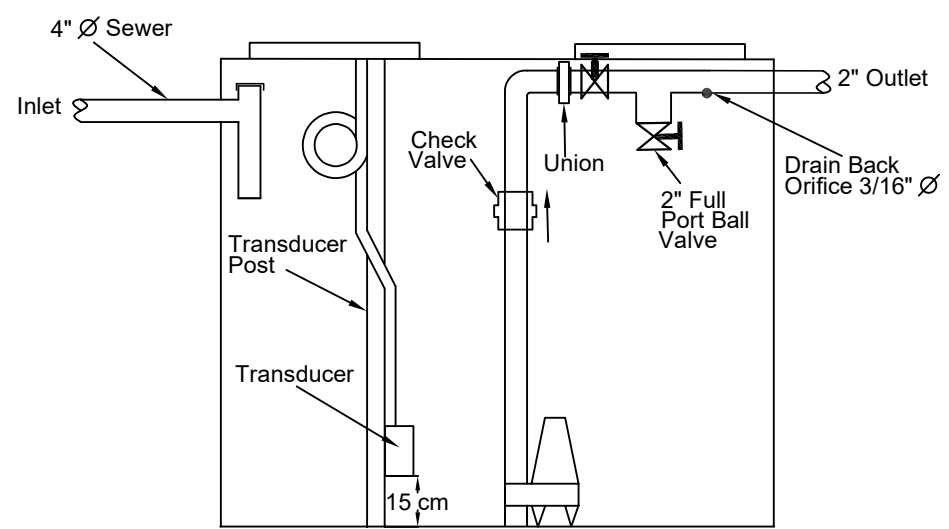
Field Section



Floating Outlet Tank Assembly



Distribution Piping Detail



Lift Station Assembly

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17359
BRITISH COLUMBIA
ENGINEER
2023-12-27

Notes: Details Not to Scale.
Dimensions in cm.

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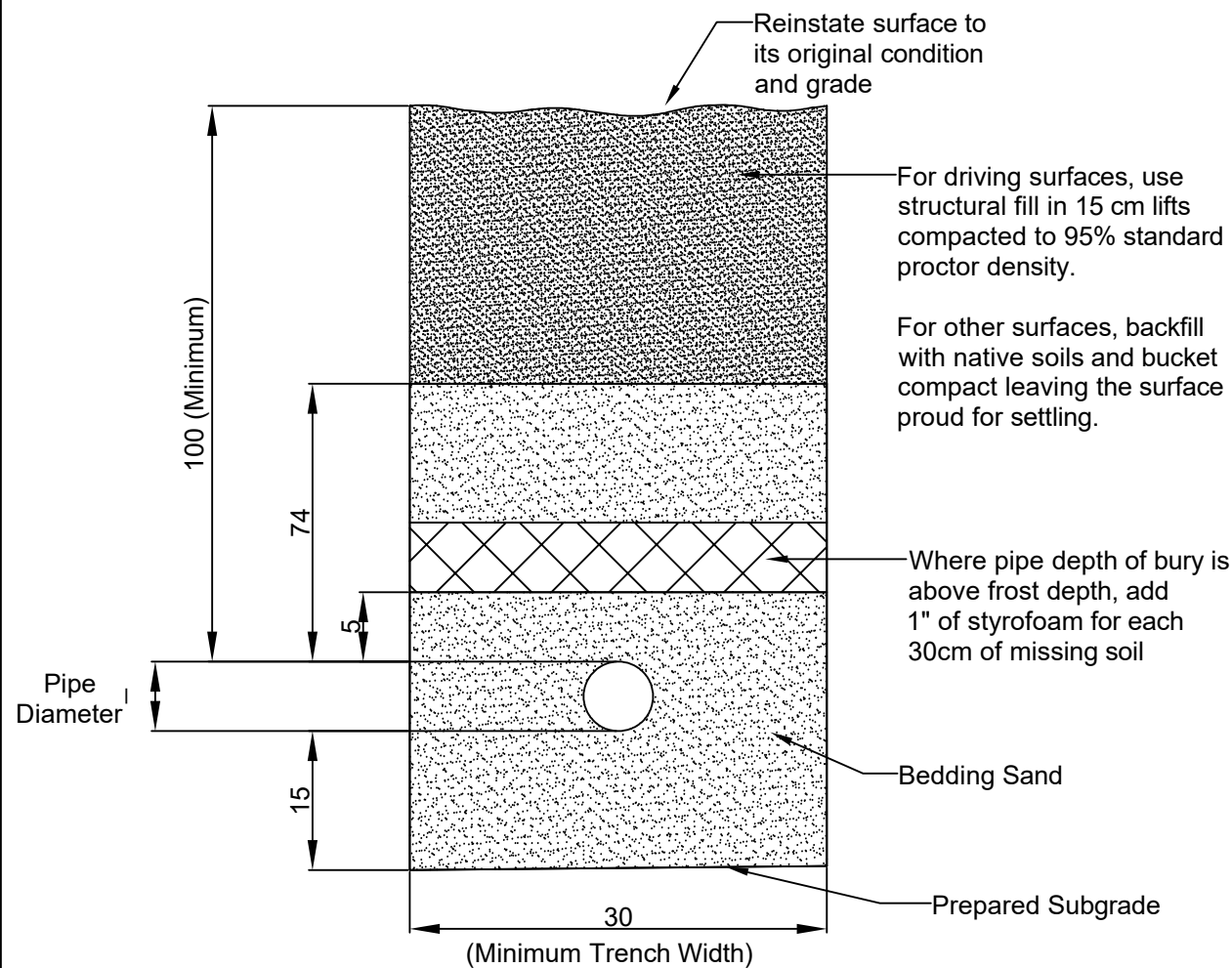
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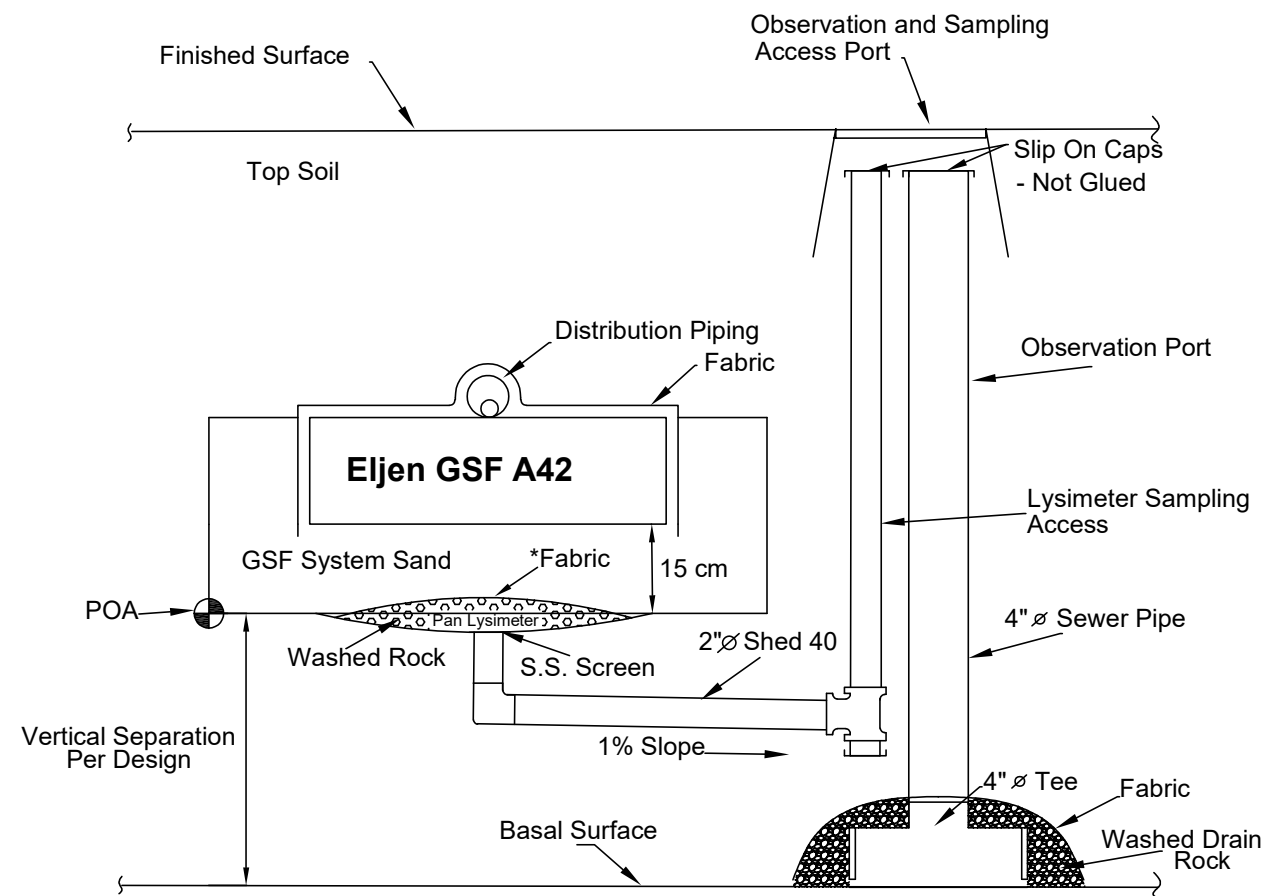
TITLE:

DESIGN DETAILS (1)

DESIGN BY: BWD	DRAWN BY: JD	DATE (DD/MM/YY): 31/05/22	SHEET #: 5 of 6
PROJECT NO: 22110	DRAWING NO: 22110-001	REVISION:	01



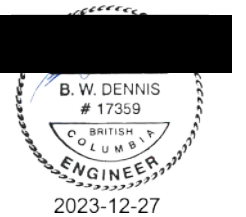
Pipe Trench Detail



Observation Port & Pan Lysimeter Detail

Filing #:

LEGEND



**Notes: Details Not to Scale.
Dimensions in cm.**

-		DD/MM/YY
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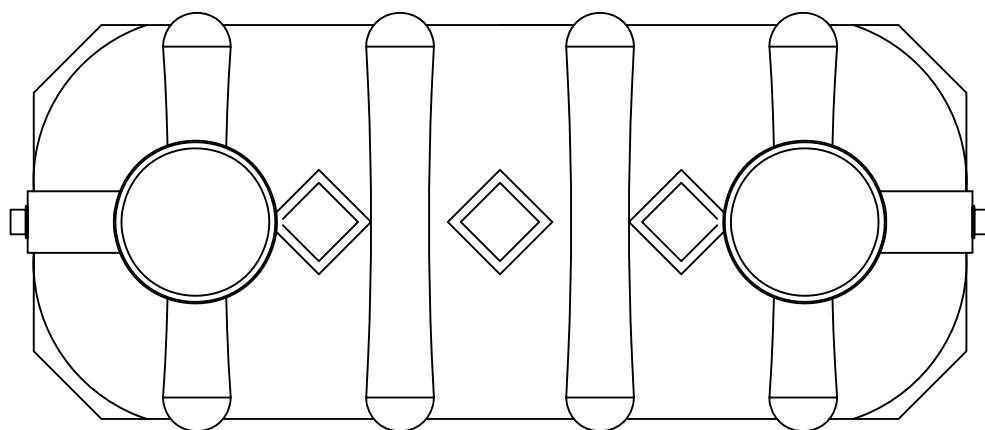
CLIENT:
Abbas Sabur

OWNER:
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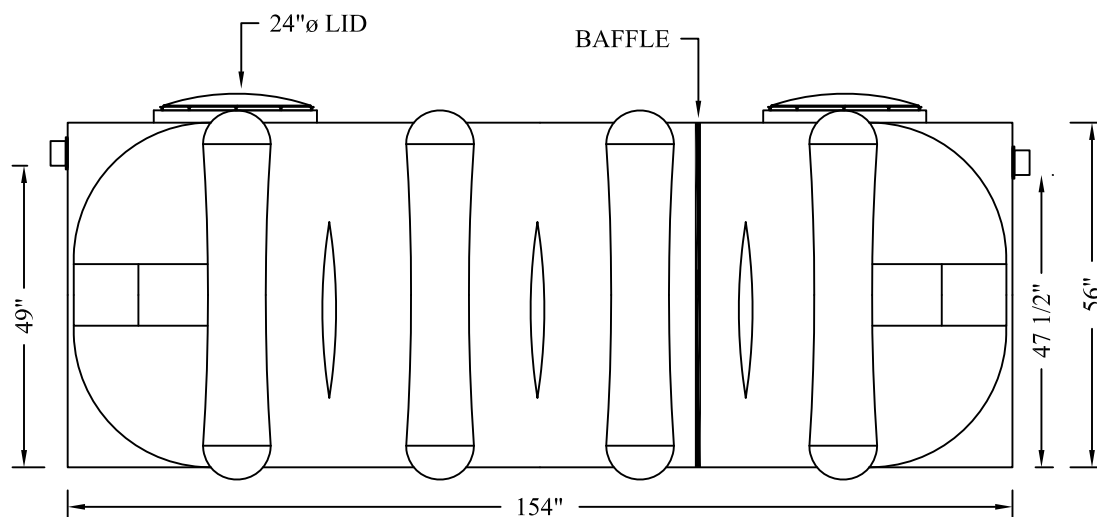
PROJECT NAME:
61 Cemetery Road, Galiano Island

TITLE:
DESIGN DETAILS (2)

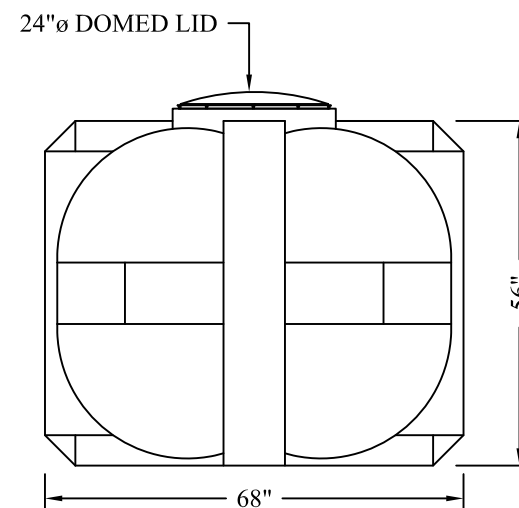
DESIGN BY: BWD	DRAWN BY: JD	DATE (DD/MM/YY): 31/05/22	SHEET #: 6 of 6
PROJECT NO: 22110	DRAWING NO: 22110-001	REVISION:	01



TOP VIEW



SIDE VIEW



END VIEW

NOTES:	PROJECT MODEL No. RKS1400LP/2 LOW PROFILE DUAL CHAMBER SEPTIC TANK			
TOTAL VOLUME LITERS: U.GALS:	 CANWEST TANKS & ECOLOGICAL SYSTEMS LTD. www.canwest-tanks.com			
LENGTH METRIC (mm): IMPERIAL:				
DATE: DRAWN BY: L J	REV No.	SCALE:	SHEET OF	DWG REF.

PL-122 Filter

The PL-122 was the original Polylok filter. It was the first filter on the market with an automatic shut-off ball installed with every filter. When the filter is removed for regular servicing, the ball will float up and prevent any solids from leaving the tank. Our patented design cannot be duplicated.

Features:

- Offers 122 linear feet of 1/16" filter slots, which significantly extends time between cleaning.
- Has a flow control ball that shuts off the flow of effluent when the filter is removed for cleaning.
- Has its own gas deflector ball which deflects solids away.
- Installs easily in new tanks, or retrofits in existing systems.
- Comes complete with its own housing. No gluing of tees or pipe, no extra parts to buy.
- Has a modular design, allowing for increased filtration.

PL-122 Installation:

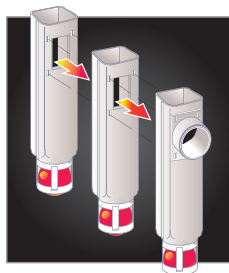
Ideal for residential waste flows up to 3,000 gallons per day (GPD). Easily installs in any new or existing 4" outlet tee.

1. Locate the outlet of the septic tank.
2. Remove the tank cover and pump tank if necessary.
3. Glue the filter housing to the outlet pipe, or use a Polylok Extend & Lok if not enough pipe exists.
4. Insert the PL-122 filter into tee.
5. Replace and secure the septic tank cover.

PL-122 Maintenance:

The PL-122 Effluent Filter will operate efficiently for several years under normal conditions before requiring cleaning. It is recommended that the filter be cleaned every time the tank is pumped, or at least every three years.

1. Do not use plumbing when filter is removed.
2. Pull PL-122 cartridge out of the tee.
3. Hose off filter over the septic tank. Make sure all solids fall back into septic tank.
4. Insert filter back into tee/housing.



Polylok offers the only filter on the market where you can get more GPD by simply snapping our filters together!

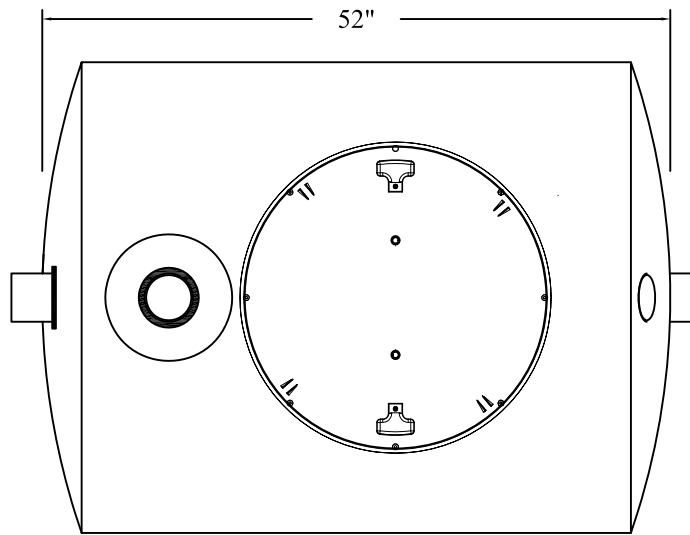
Patent Numbers
6,015,488 & 5,871,640



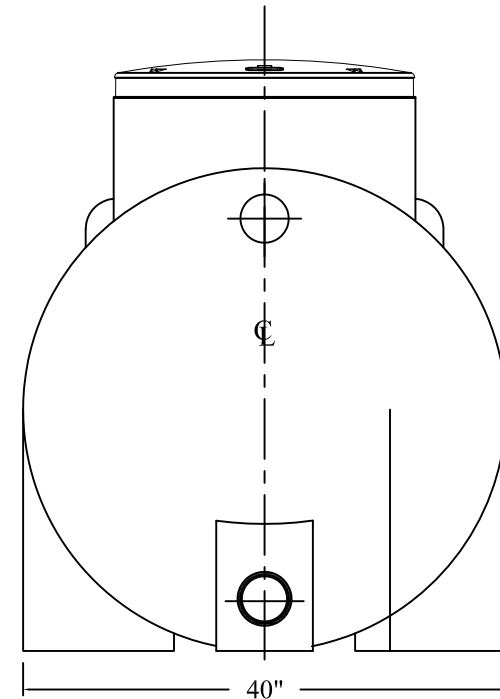
Filter Ready Adapter
Connects to Septic Tank Wall



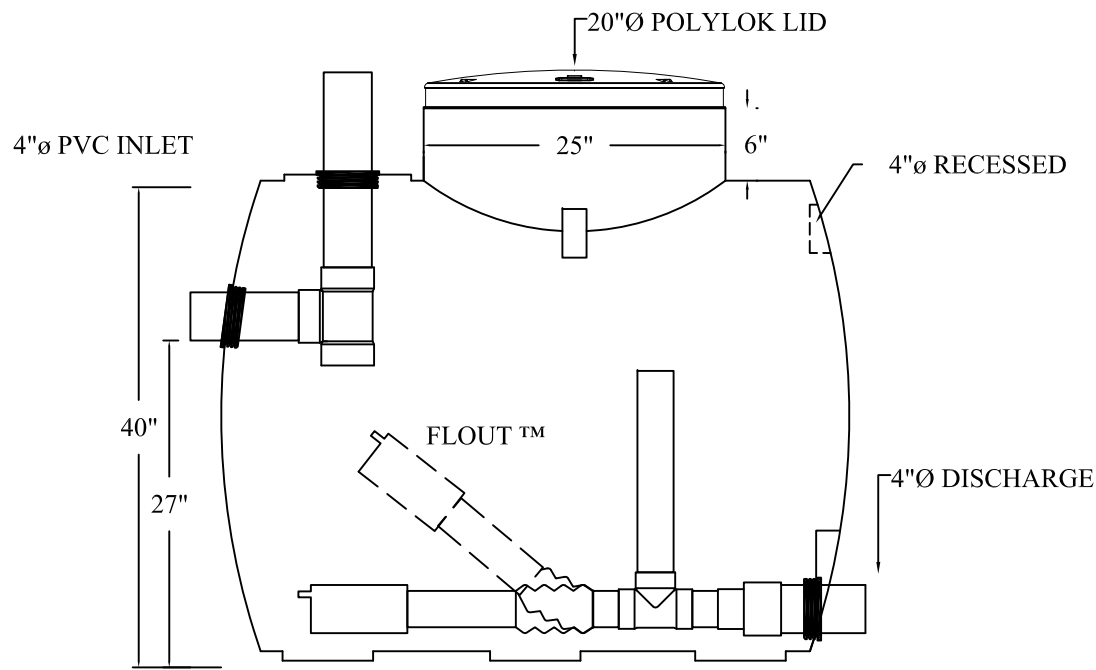
Outdoor SmartFilter[®] Alarm
Polylok, Zabel & Best filters accept the SmartFilter[®] switch and alarm.



TOP VIEW



END VIEW



SIDE VIEW

Dose Volumes: 30 - 60 IG
136 - 272 L

PROJECT:

TRIP TANK
FLOATING OUTLET (FLOUT)
INSTALLED INTO RKC230 - 230 I.GALS TANK
DOSING VOLUME TBD

QUOTE #:

DATE:

DRAWN BY: L J



CANWEST TANKS &
ECOLOGICAL SYSTEMS LTD.
www.canwest-tanks.com Tel: 604.580.3030

REV No.

SCALE:

DWG REF.:

SHEET OF



Flout® DOSE COUNTER Model DC3 INSTALLATION INSTRUCTIONS

(#'s) = Illustration Figure Numbers

ABOUT THE COUNTER:

The DC3 Counter is a mechanical tally counter for monitoring the fill/empty cycle of a dosing chamber or similar vessel. It requires no batteries or wiring. It is housed in a water resistant enclosure. It is controlled by a weighted "Activator" (3) suspended by a non-corrosive wire. An internal seal allows the wire to trigger the counter while keeping out water and contaminants. A dessicant pouch (1) helps to minimize moisture within the enclosure. The Counter mounts on 3"(75mm) Sch 40 pipe. A rise and fall of 6" (150mm) is required to cycle the counter*.

MOUNTING THE COUNTER:

The Counter may be mounted inside or outside of the chamber. Brackets, pipe, fittings, and hardware are supplied by the installer.

The Activator (3) may hang free (8,10,12) or be "pipe mounted" inside a 3" pipe (9,11). Pipe mounting is the preferred method if there is turbulence or a chance of entanglement of the pull wire with other equipment in the chamber. IMPORTANT: The pipe must be vertical, must allow liquid to enter (bevel bottom), and be vented (1/2" hole) above the highest water line to prevent an air pocket from forming (9,11).

Inside mounting may use a short piece of 3" pvc pipe and brackets (8), or be "pipe mounted" (9).

Outside mounting requires a passage through the chamber ceiling. The Counter may be above grade on an extended stand pipe (5), flush with grade (6), or in a "Hand Hole" (7).

Passage thru the chamber ceiling may be pre-cast or drilled. Some methods are: A 3 inch pipe coupler cast in (10), "pipe mounted" through a 4 inch sleeve cast in, with a 3x4 inch "Fernco" coupler" (11), or free hanging through a small hole with the stand pipe attached to an overturned closet flange (12). When using a small hole, an large access hole must be nearby to attach the Activator.

SETTING THE ACTIVATOR:

A minimum of 6" (150mm) liquid rise and fall is required for the counter to work but below 8" (200mm) proper setting is critical. For a low rise/fall, a Low Profile Activator (LPA) is available*. The Activator (3) comes with 10 ft. (3m) of stainless steel pull wire attached. If more is needed, use stainless steel picture wire. Splice securely.

The Activator is semi-buoyant and will sink on it's own. As long as the bottom of the Activator is above the lowest water level and the top is below the highest level the counter will work.

Determine the dimension "H" (4) from the top of the installed standpipe to the highest liquid level. Unwind the wire and pass it through the Eye (1). Set the wire to same dimension "H"(4)from the underside of the cap (4) to the eye bolt on the Activator (3). Twist the wire multiple times and trim the excess, leaving a bit of extra wire if adjustment is needed. Dimension "L" may also be used. Set the bottom of the Activator to the lowest water level. The semi-buoyant Activator will keep the pull wire taught to prevent tangling.

Lower the Activator into the stand pipe, slip the cap onto the pipe, and lock with the setscrew(1). DO NOT GLUE!

If using method (12), remove the wire from the Activator. Attach the wire to the eye. Mark the dimension "D"(4) on the wire with a marker or tape, pass it down the stand pipe and through the small hole. Push the cap onto the pipe, and lock with the setscrew(1). DO NOT GLUE!. Using the access hole, attach the Float at the mark. Twist multiple times and trim the wire leaving a bit extra for adjustment.



Rissy Plastics, llc
350 Cedar Lane
Torrington, CT 06790 USA
860-482-1645 877-221-4426
flout.net tanxrus@aol.com

Dose Counter instruction 2015 reduced

TESTING:

Remove the clear cover and label plate (2) (if equipped). The activator lever (1) should be down. Test fill the chamber. The lever should rise before the chamber reaches maximum depth. If the lever does not rise, remove the Counter and increase the length of the wire. As the chamber empties, the Float will pull the lever back down, registering a count.

FINISHING UP:

Reset the counter by rotating the knob (1). Using an indelible marker, fill in the start-up date and dose capacity on the label plate (2) (if equipped). Do not remove the dessicant (1). Replace the cover. Do not overtighten the screws.

MONITORING:

Each dose cycle will raise the count by one. Multiply the count times the dose capacity to find out the amount of liquid dosed. If the system is in use but no count is registered, inspect the counter float and the operation of the dosing devices, otherwise call for service.

MAINTENANCE

Little is necessary. If moisture accumulates inside, remove the cover and allow it dry out. If the cover becomes difficult to see thru from scratches and outside dirt, spray and wipe it with WD40 to clear it up.

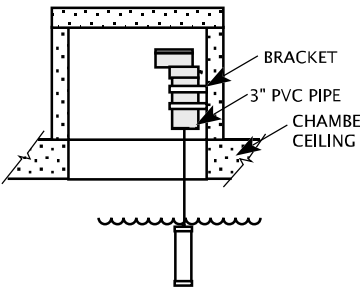


FIG. 8
INSIDE MOUNT-FREE HANGING

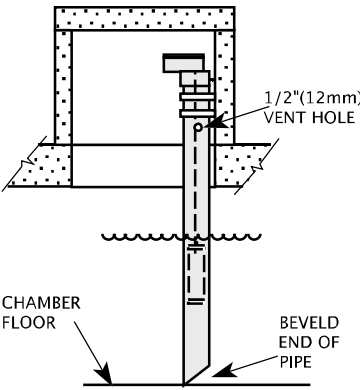


FIG. 9
INSIDE "PIPE MOUNT"

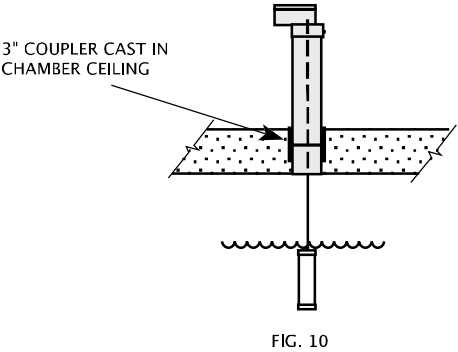


FIG. 10

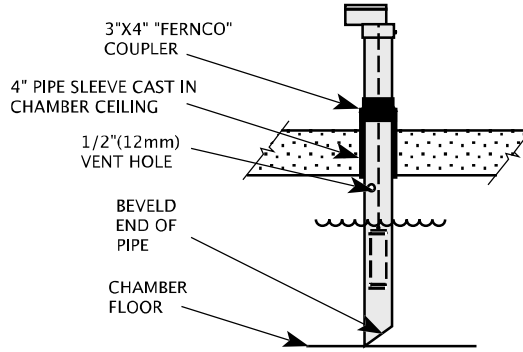


FIG. 11

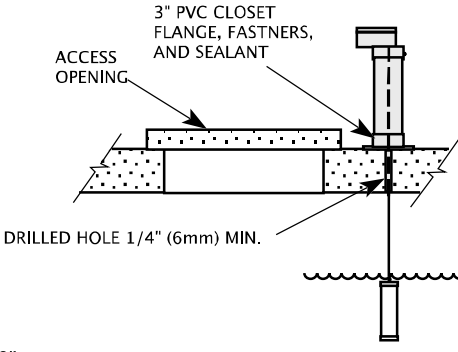


FIG. 12

*LOW PROFILE ACTIVATOR

The standard Activator can be used down to a 6"(150mm) rise/fall however, settings below 8" (200mm) are more critical to make. Therefore, below 8" a Low Profile Activator (LPA) is advisable.

The LPA has a larger diameter. If pipe mounting is used, a 4" (100mm) pipe and a 3"x4" coupler are required.

Counter model DC4 is supplied with an LPA and is 4" pipe ready.

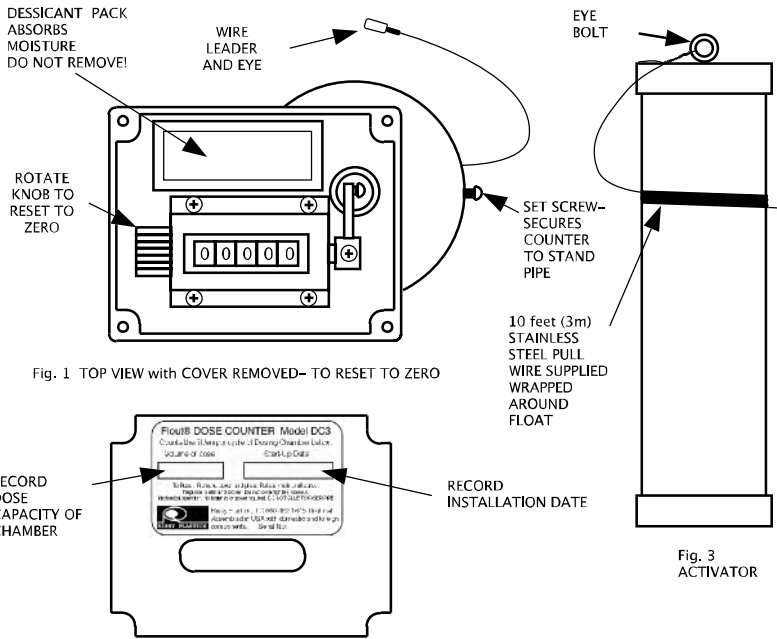


Fig. 1 TOP VIEW with COVER REMOVED- TO RESET TO ZERO

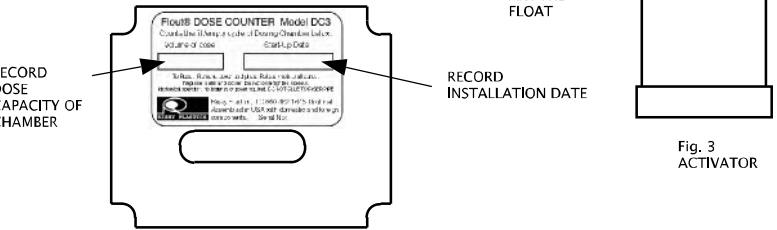


Fig.2 COVER PLATE VIEW

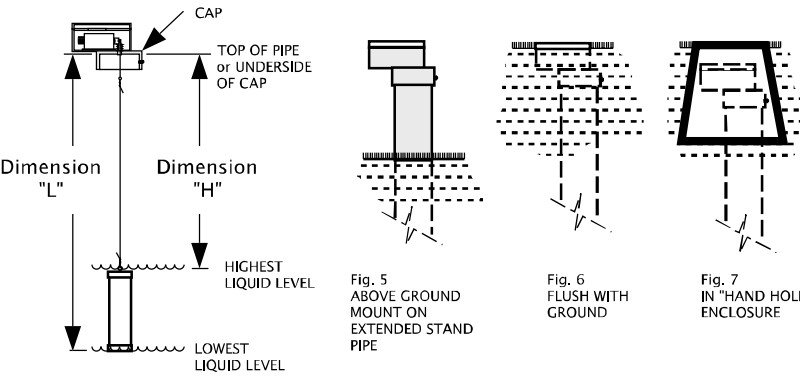


Fig. 4
SETTING LENGTH OF PULL WIRE

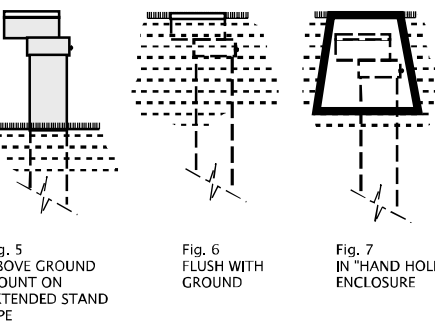


Fig. 5
ABOVE GROUND
MOUNT ON
EXTENDED
STAND
PIPE

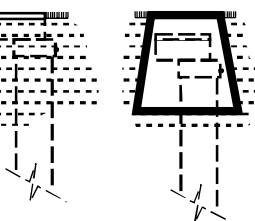


Fig. 6
FLUSH WITH
GROUND



Fig. 7
IN "HAND HOLE"
ENCLOSURE



Canwest Tanks & Ecological Systems Ltd.

INSTALLATION INSTRUCTION **Polyethylene Underground Tanks**

- The tank is constructed for direct burial, confirm depth of burial before installing.
 - Most poly tanks are approved for two (2) ft. of earth cover. If in doubt contact Canwest
 - LP series & RKP300 & 500, are rated for or up to four (4) ft. of earth cover.
 - Do not locate tank under pathway of vehicles or heavy equipment.
 - Keep tank away from large roots and sharp rocks.
Extra caution must be taken in **clay, heavy soil or fine sand.**
 - If used as holding tank, pump or siphon chamber, ensure that the tank is adequately vented to prevent internal pressure
 - Do not install tank in areas with high water table.
-

EXCAVATION

Remove all clay, rocks and debris from the excavation

Allow enough clearance around the tank to correctly place the back-fill around the tank.

Bedding should be leveled pea gravel, 6" deep, minimum in soil terrain and 12" deep minimum where clay or rock is present.

PLACING THE TANK

Prior to placing tank, check for any shipping damage.

LP SERIES TANKS ONLY. Check that the internal support pipes are in place after shipping

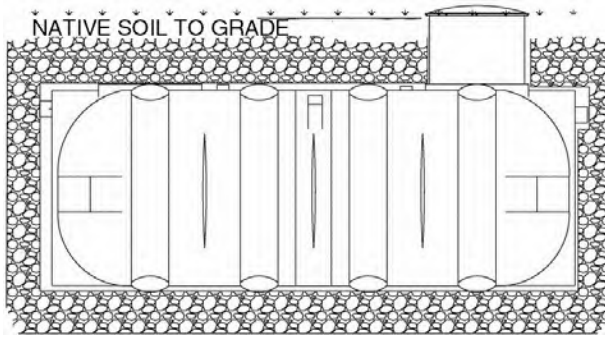
Ensure that the tank is FIRMLY EMBEDDED IN PEA GRAVEL and that the tank is level, before starting to backfill. Shape bedding to the contours of the underside of tank to eliminate voids that later can cause settling of the tank

If necessary add water to the tank for stabilization

BEFORE BACK FILLING

Install riser(s), if needed, and the manway lid, and cover open pipe connections prior to starting the back fill.

CAUTION: Keep the lid in place during and after installation



III. 1.

**Tank must be bedded & back filled with 12" Pea Gravel around the tank.
Back-fill evenly around tank to avoid shifting the tank side to side.
Inlet – outlet must be level end to end, to ensure gravity flow**

Shape bedding to the contours of the underside of tank to eliminate voids that can cause settling of the tank and bring it out of position. !

**Important: Back-fill must be properly placed completely surrounding the tank
–see III 1.**

DURING installation of the tank

- Check often that the tank is level during back filling.
- Back-fill to grade level.

PIPE CONNECTIONS

- Make solvent weld pipe connections to pre-plumbed tank, only when tank is firmly secured and unlikely to shift during remaining back-filling.
- Be sure that the pipe connections are supported by compacted backfill material so as not to sag or move.

IMPORTANT

The burial instructions for Polyethylene Tanks in all under-ground applications must be followed to ensure proper operation and usage of the tank as well as to prevent damage to the tank.

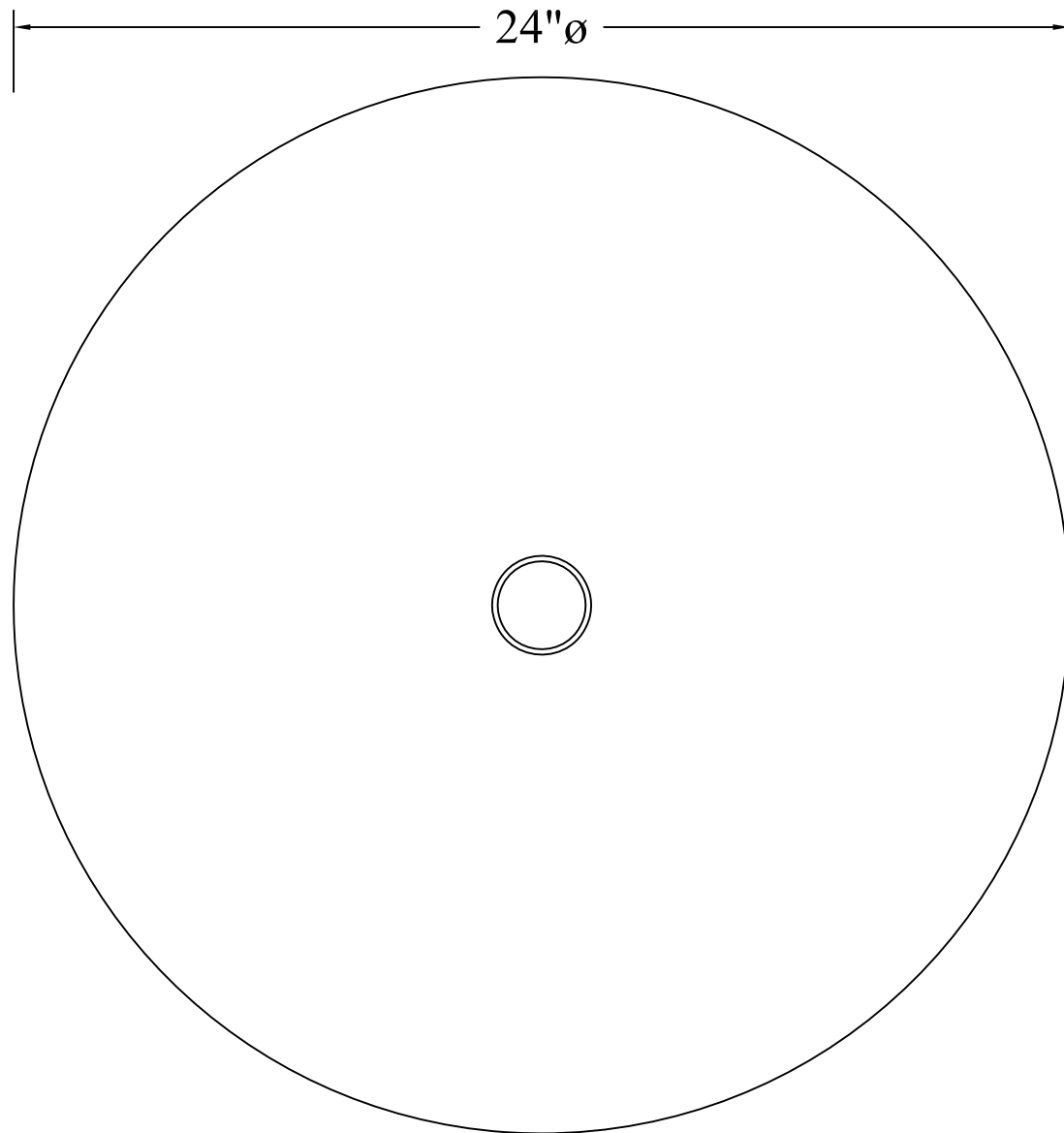
Note that these instructions are especially important where the ground contains rocks or clay.

**Failure to follow the burial instructions, as they are defined in this text, will void the warranty
In circumstances not covered in this text, please contact factory before installing the tank.**

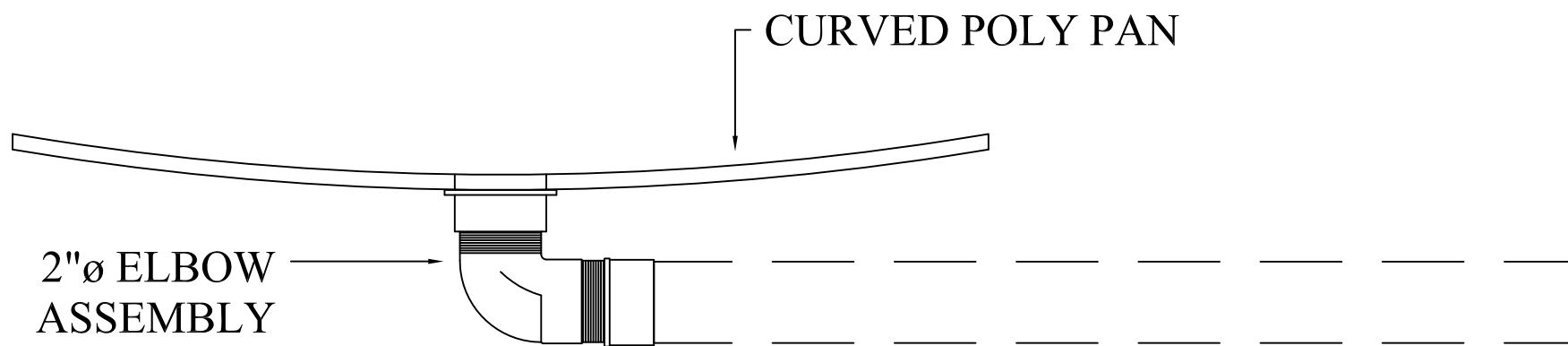
Backfill Material

**Pea Gravel is naturally rounded aggregate 6 mm in nominal size,
(ranging from 3 to 20 mm, clean and free flowing).**

Crushed Stone is angular material with a particular size of not less than 3 mm nor more than 13 mm diameter, and clean.



TOP VIEW



PROJECT:				
PAN LYSIMETER				
QUOTE #:		CANWEST TANKS & ECOLOGICAL SYSTEMS LTD.		
DATE:		www.canwest-tanks.com Tel: 604.580.3030		
DRAWN BY: L J	REV No.	SCALE:	DWG REF.:	SHEET OF

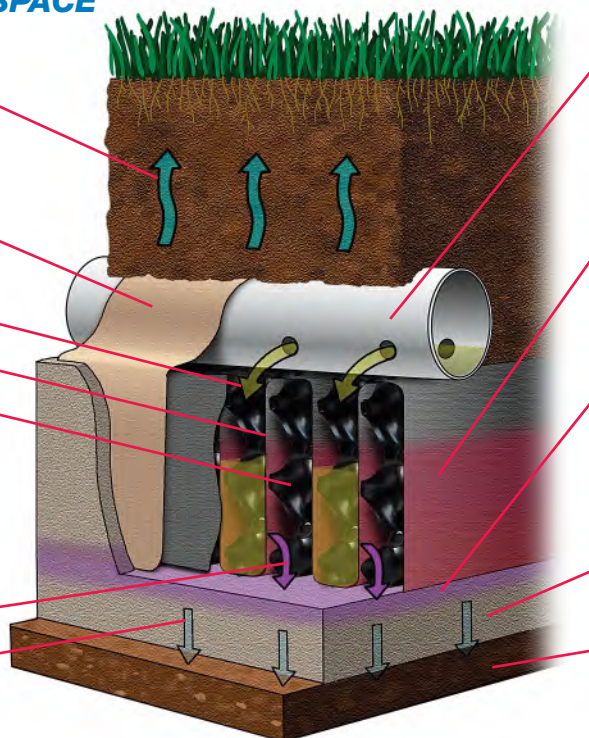
Only the Eljen GSF Geotextile Sand Filter Pretreats Effluent with a Patented Two-Stage Bio-Matt™

When your installation requires more performance in less space, the Eljen GSF delivers. With Eljen's patented two-stage Bio-Matt™ pre-treatment process the GSF applies a better than secondary treated effluent to the soil, increasing the soil's acceptance rate. The result is superior treatment in the smallest area possible when compared to other onsite technologies.



ELJEN'S EXCLUSIVE FOLDED DESIGN PROVIDES THE MAXIMUM TREATMENT SURFACE AREA IN A MINIMUM OF SPACE

- **Porous Top of the Eljen GSF** allows evapotranspiration and oxygen exchange for better effluent treatment.
- **Anti-Siltation Fabric** keeps fines out of the Eljen GSF
- **Untreated Effluent**
- **Bio-Matt™ Fabric**
- **Cusped Plastic Core** provides separation between layers of Bio-Matt™ fabric. Maintains structural integrity of modules & aids oxygen transfer. Increases treatment surface area & effluent storage capacity.
- **Filtered Effluent**
- **Treated Effluent**



Perforated Pipe
distributes effluent to the Eljen GSF. Pipe is secured to the GSF Modules with preformed metal clamps.

Primary Treatment Zone
forms on Bio-Matt™ fabric. Significant fabric provided for every ft² of soil interface.

Secondary Treatment Zone
forms at sand layer. Long term acceptance rate of this biomat layer is significantly increased as compared to conventional systems.

Specified Sand Layer
provides additional filtration

Native Soil or Fill
provides final filtration

FLEXIBLE SITE INSTALLATION

- Trench or bed layouts
- Level or sloped sites
- Mound or in-ground installations
- D-Box or serial distribution

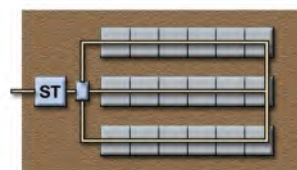
TRENCH SYSTEM—Straight or Curved



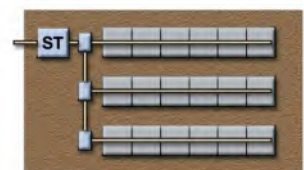
IN-GROUND SYSTEM



BED SYSTEM



SERIAL DISTRIBUTION SYSTEM



MOUND SYSTEM



SLOPED SYSTEM—In-Ground or Mound



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GALIANO ISLAND BOARD OF VARIANCE

NOTICE OF HEARING

NOTICE is hereby given pursuant to Section 541 of the *Local Government Act* to the persons who deem that their interest in property is affected that there will be an **electronic hearing** of the Galiano Island Board of Variance held on **February 18, 2025 starting at 12:30 p.m.**

The Board will consider the following appeal: **PLBOV20240273 (Carothers)**

Re: **61 Cemetery Road**

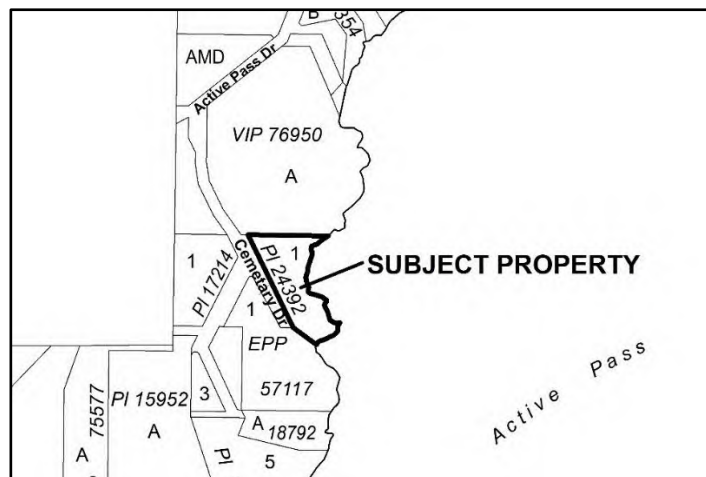
Legally described as: Lot 1, District Lot 2, Galiano Island, Cowichan District, Plan 24392.
(PID: 003-032-914)

The purpose of the appeal is to:

Allow for a variance to Galiano Island Land Use Bylaw 127, 1999 (LUB) respecting the siting, size or dimensions of a building or other structure. The proposed variances are to the “Setbacks from Watercourses” provisions under **General Regulations** and the “Minimum Setbacks” provisions for the **Small Lot Residential (SLR) Zone** of the LUB, as shown on the attached Schedule ‘A’ specifically as follows:

1. Subsection 2.15 which states that Sewage absorption fields must be sited at least 30 metres from the natural boundary of the sea is varied to permit a sewage absorption field within **9.1 metres** of the natural boundary of the sea.
2. Article 5.3.8.1 which states that building and structures must be sited at least 7.5 metres from front and rear lot lines is varied to permit structures (retaining wall and septic tanks) within **7.1 metres** from a front lot line.
3. Article 5.3.8.2 which states that building and structures must be sited at least 6.0 metres from each interior side lot line is varied to permit structures (retaining wall and septic tanks) within **0.4 metres** from an interior side lot line.

The general location of the subject property is shown on the sketch below:



Any person whose property may be affected by an appeal to a Board of Variance has the right to be heard and give evidence at the hearing, or to be represented by some other person authorized by them in writing to do so.

Written submissions may be delivered as follows:

1. To the Secretary to the Galiano Island Board of Variance, at the office of Islands Trust #200 - 1627 Fort Street, Victoria, BC, V8R 1H8, telephone (250) 405-5157, fax (250) 405-5155, or by email to southinfo@islandstrust.bc.ca, before **4:30 p.m. Friday, February 7, 2025**.
2. After **4:30 p.m. Friday, February 7, 2025** by attending the hearing on **February 18, 2025** and making a representation to the Galiano Island Board of Variance.

Enquiries or questions should be directed to: Kim Stockdill, Island Planner at (250) 405-5157, for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867; or by fax (250) 405-5155; or by email to: southinfo@islandstrust.bc.ca.

All applications are available for review by the public. Written comments made in response to this notice will also be available for public review. A copy of the notice and additional information including how to connect to the **electronic hearing** can also be viewed on the Islands Trust webpage: <https://islandstrust.bc.ca/event/galiano-board-of-variance-meeting/>

Kim Stockdill
Secretary to the Galiano Island Board of Variance

PLBOV20240273 (Carothers)
Schedule A
Site Plan of Proposed Variance

