Capital Regional District

625 Fisgard St.,
Victoria, BC V8W 1R7

Notice of Meeting and Meeting Agenda
Beddis Water Service Commission

Tuesday, June 2, 2026 | **1:00 PM** | **SIMS Boardroom, 124 Rainbow Road, Salt Spring Island BC**

Annual General Meeting

MS Teams Meeting Link

C. Cheeseman , G. Holman, M. McCormick , C. Smid,

The Capital Regional District strives to be a place where inclusion is paramount and all people are treated with dignity. We pledge to make our meetings a place where all feel welcome and respected.

Purpose of the Annual General Meeting

The agenda for the Annual General Meeting (AGM) is approved by the members of the Commission. The purposes (and hence the agenda items) of the meeting are:

• To have the last year's AGM minutes approved (by Commission members), and to present reports on the work of the Commission on the past year's operation, maintenance, capital upgrades and financial information of the service to the service residents and owners,
• To nominate members for appointment to the Commission, and
• To enable the public to share comments on subjects which relate to the work of the Commission. The Commission can identify (under "new business") issues on which it wants feedback at the meeting. Motions raised by the public at the AGM will be considered by the commission at a subsequent regular meeting.

The Annual General Meeting is for the 2025 fiscal year.

1. Territorial Acknowledgement

2. Approval of Agenda

3. Adoption of Minutes

3.1. 26-0485 Minutes of June 10, 2025 and February 10, 2026 Beddis Water Service Commission

Recommendation: That the minutes of the following meetings be adopted as circulated:
-June 10, 2025 Annual General Meeting (AGM)
-February 10, 2026 Special Meeting

Attachments: Minutes: June 10, 2025 AGM

Minutes: February 10, 2026 Special Meeting

4. Director and Chair's Report

5. Senior Manager's Report

6. Report

6.1. 26-0486 Beddis Water Service Annual Report 2025

Recommendation: There is no recommendation. This report is for information only.

Attachments: Beddis Water Service Annual Report 2025
Appendix A: Beddis 2025 Capital Projects List – Financial Summary
Appendix B: Beddis 2025 Statement of Operations and Reserve Balances

7. Election of Commissioners

2 positions

8. New Business

None

9. Outstanding Business

9.1. 26-0663 Beddis Water Service Historical Consumption Data

Recommendation: There is no recommendation. This report is for information only.

Attachments: Staff Report: Beddis Water Service Historical Consumption Data
Appendix A: Beddis Water Service Five Year Annual Consumption

9.2. 26-0664 Former Beddis Administration Office

Recommendation: There is no recommendation. This report is for information only.

Attachments: Staff Report: Former Beddis Administration Office
Appendix A: Map 162 Creekside Drive – Former Beddis Administration Office
Appendix B: Photo Former Administration Office

9.3. 25-0721 Blackburn Road Transfer Station

Recommendation: Verbal Dicussion

10. Adjournment

Next Meeting:

- Budget meeting TBA

Meeting Minutes - Draft

Beddis Water Service Commission

Tuesday, June 10, 2025 **1:00 PM** **SIMS Boardroom**
124 Rainbow Road
Salt Spring Island BC

Annual General Meeting

PRESENT:

COMMISSION MEMBERS: C. Cheeseman , G. Holman, M. McCormick , C. Smid,

STAFF: D. Ovington, Senior Manager, SSI Administration, J. Bilodeau, Manager, Local Services Water and Wastewater Ops, C. Hopp, Manager SSI Engineering, L. Xu, Manager, Local Service, Finance Services (EP), K. Vincent, Senior Financial Advisor, Finance Services (EP), and M. Williamson, Committee Clerk, (Recorder)

Electronic Participation- (EP)

These minutes follow the order of the agenda although the sequence may have varied.

The meeting was called to order at 01:05 pm.

1. Territorial Acknowledgement

D. Ovington provided a Territorial Acknowledgement.

2. Election of Chair

The Senior Manager, SSI Administration called for nominations for the position of Chair of the Beddis Water Services Commission for 2025.

Commissioner Smid nominated Commissioner Cheeseman, Commissioner Cheeseman accepted the nomination.

D. Ovington called for nominations a second time.

D. Ovington called for nominations a third time.

Hearing no further nominations, the Senior Manager, SSI Administration declared Commissioner Cheeseman of the Beddis Water Services Commission by acclamation.

3. Approval of Agenda

MOVED By Commissioner McCormick, SECONDED by Commissioner Smid,
That agenda for the June 10, 2025, Annual General Meeting of the Beddis Water Services Commission be approved as amended with the addition of the following items:
-Agenda Item 8.1. Capital Plan 2025-2029
-Agenda Item 8.2. SSI Centre Property
-Agenda Item 8.3. DAF residual
CARRIED

4. Adoption of Minutes

4.1. Minutes of November 7, 2024 Beddis Water Commission

MOVED By Commissioner McCormick, SECONDED by Commissioner Smid,
That the minutes of the November 7, 2024 be adopted as circulated.
CARRIED

5. Director and Chair's Report

Commissioner Cheeseman spoke regarding meeting with Province regarding Roberts Lake Licence.

Director Holman spoke regarding Carolyn Hopp being appointed as the SSI Engineer Manager.

6. Report

6.1. Beddis Water Service Annual Report 2024

D. Ovington presented the report.

This report was received for information.

- Both production and demand reached historic lows.
- Seasonal peak remained in July-August, consistent with past years.
- Pursing voter approval in 2025 to cover borrowing needs
- Concern noted about system reliability until borrowing is secured0

7. Election of Commissioner

Request for volunteers was advertised as per the requirements and staff confirmed no new nominations were received.

Commissioners Cheeseman and Smid have emailed their intent to serve on the commission for the January 1, 2026 to December 31, 2027 term. Their names will be submitted to the Board for appointment by acclamation.

8. New Business

8.1. Capital Plan 2025-2029

Discussion ensued regarding the Beddis Service Five-Year Capital Plan 2025-2029.

8.2. SSI Centre Property

MOVED By Commissioner Smid, SECONDED by Commissioner McCormick,
That the Beddis Water Service Commission requests the CRD staff to act as our advocate in regards to the zoning application in process at 355 Blackburn Road (PID 013-510-827, Salt Spring Yoga Centre) to ensure that the current use is compliant to water license, building code, and proper septic management and limits future development of the total number or residences on the property to compliance with existing rules.
CARRIED

8.3. DAF Residuals

Discussion regarding DAF residual dewatering and potential pilot test study.

9. Outstanding Business

9.1. Roberts Lake Water Licensing

The report was received for information.

Discussion regarding Robert lake water license request.

9.2. Blackburn road Transfer Station

MOVED By Commissioner Cheesemen, SECONDED by Commissioner McCormick,
The consideration of the agenda item be postponed to a future meeting.
CARRIED

10. Adjournment

MOVED By Commissioner Cheeseman, SECONDED by Director Holman,
That the Beddis Water Service Commission adjourn the meeting at 3:10pm.
CARRIED

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CHAIR

_____

SENIOR MANAGER

Meeting Minutes - Draft

Beddis Water Service Commission

Tuesday, February 10, 2026 **1:00 PM** **SIMS Boardroom**
124 Rainbow Road
Salt Spring Island BC

Special Meeting

PRESENT:
COMMISSION MEMBERS: C. Cheeseman, G. Holman, M. McCormick, C. Smid (EP)

STAFF: S. Henderson, General Manager, Electoral Area Services (EP); D. Ovington, Senior Manager, SSI Administration; C. Hopp, Manager SSI Engineering, SSI Administration; L. Xu, Manager, Local Area Services, Finance Services (EP); S. Cook, Engineering Technician, SSI Administration; and M. Williamson, Committee Clerk, (Recorder)

Electronic Participation- (EP)

These minutes follow the order of the agenda although the sequence may have varied.

The meeting was called to order at 1:32 pm.

1. Territorial Acknowledgement

D. Ovington provided a Territorial Acknowledgement.

2. Election of Beddis Water Service Commission Chair

The Senior Manager, SSI Administration called for nominations for the position of Chair of the Beddis Water Services Commission for 2026.

Commissioner McCormick nominated Commissioner Cheeseman, Commissioner Cheeseman accepted the nomination.

D. Ovington called for nominations a second time.

D. Ovington called for nominations a third time.

Hearing no further nominations, the Senior Manager, SSI Administration declared Commissioner Cheeseman Chair of the Beddis Water Services by acclamation.

3. Approval of Agenda

MOVED By Commissioner McCormick, SECONDED by Director Holman,
That agenda for the February 10, 2026, special Meeting of the Beddis Water Services Commission be approved as presented.
CARRIED

4. Presentations/Delegations

There were no delegations or presentations.

5. Special Meeting Matters

5.1. Capital Projects Funding - Beddis Water Service Voter Approval for Borrowing

Commissioner Smid joined the meeting electronically at 1:38pm.

MOVED by Commissioner Smid, SECONDED by Commissioner Cheeseman,
That the Beddis Water Service Commission recommends:

1. **That the petition process be initiated to borrow up to $320,000 over 10 years debt term to complete the capital improvement projects.**
2. **If the petition process is successful, that a loan authorization bylaw be advanced to the Electoral Areas Committee and Capital Regional District Board for readings and adoption; and**
3. **That staff complete the remaining steps required to secure the funds and begin the projects.**

CARRIED
OPPOSED McCormick

6. Adjournment

MOVED by Commissioner McCormick, SECONDED by Commissioner Smid,
That the Beddis Water Service Commission adjourn the meeting at 03:00pm.
CARRIED

_____
CHAIR

_____
SENIOR MANAGER

Beddis Water Service

2025 Annual Report

CRD | Drinking Water

INTRODUCTION

This report provides a summary of the Beddis Water Service for 2025. It includes a description of the service, summary of the water supply, demand, and production, drinking water quality, operations highlights, capital project updates and financial report.

SERVICE DESCRIPTION

The Beddis Water Utility is a rural residential community located on Salt Spring Island. The service was created in 1969 as the Beddis Waterworks District and became a CRD service in 2004. The Beddis Water Utility (Figure 1) is comprised of 143 parcels, of which 136 were taxable and 129 are presently connected to the system.

The utility obtains its drinking water from Cusheon Lake, a relatively small lake that lies within an uncontrolled multi-use watershed. The Capital Regional District (CRD) holds two licenses to divert a total of up to 102,850 m^3 per year. Cusheon Lake is subject to seasonal water quality changes and is affected by periodic algae blooms.

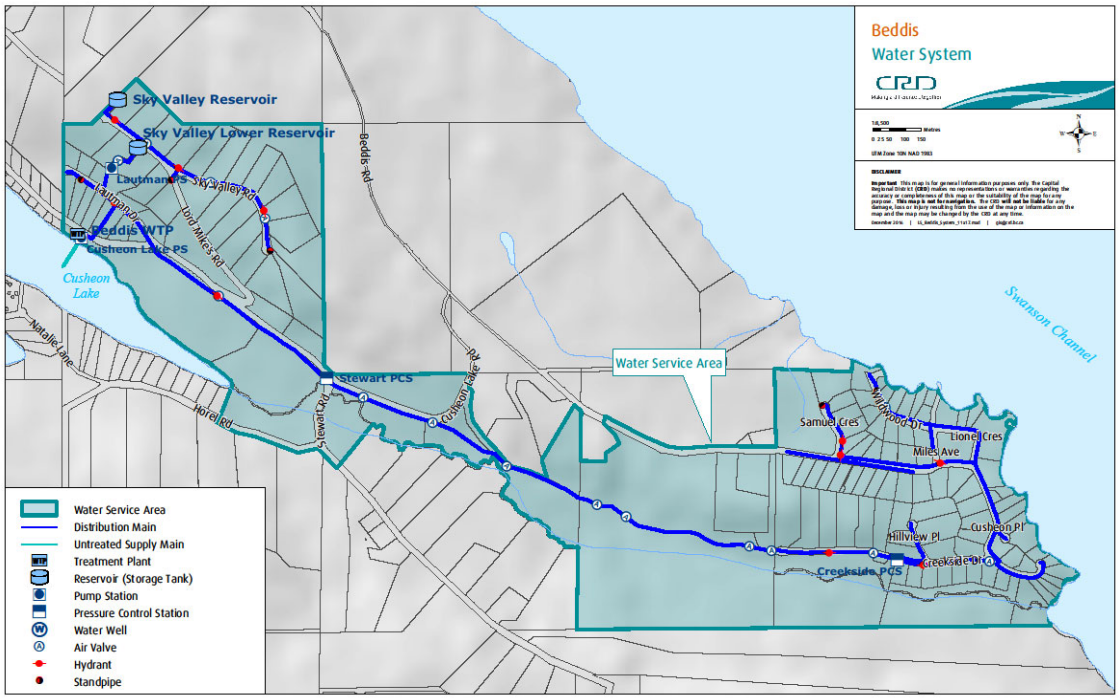

Figure 1: Beddis Water Service

The Beddis water system is primarily comprised of:

- water treatment plant (WTP) that draws water from Cusheon Lake and treats it at a location on Cusheon Road approximately 250m west of Lautman Drive. The water is treated using a rapid mix system, flocculation, dissolved air floatation (DAF) and filters, then UV and chlorination disinfection prior to being pumped, via the distribution system to reservoirs. The water treatment plant (WTP) design flow is rate is 16.35 m^3/hour (60 Igpm)
- approximately 7,200 m of water distribution pipe
- 1 pump station/re-chlorination station
- 2 water reservoirs – one 45 m^3 (10,000 Igal) and one 76 m^3 (16,700 Igal)
- fire hydrants, standpipes, and gate valves
- water service connections complete with water meters
- 2 pressure regulating stations (PCS) at Stewart Road and Creekside Drive

WATER PRODUCTION AND DEMAND

Referring to Figure 2, 17,373 cubic meters (m^3) of water was treated from Cusheon Lake in 2025 (water production); a 13% decrease from the previous year and is 27% decrease from the five-year rolling average. Water demand (customer water billing) for the service totalled 15,532 m^3 of water; a 2% decrease from the previous year and a 16% decrease from the five-year rolling average. Both production and demand were historic lows for the service area.

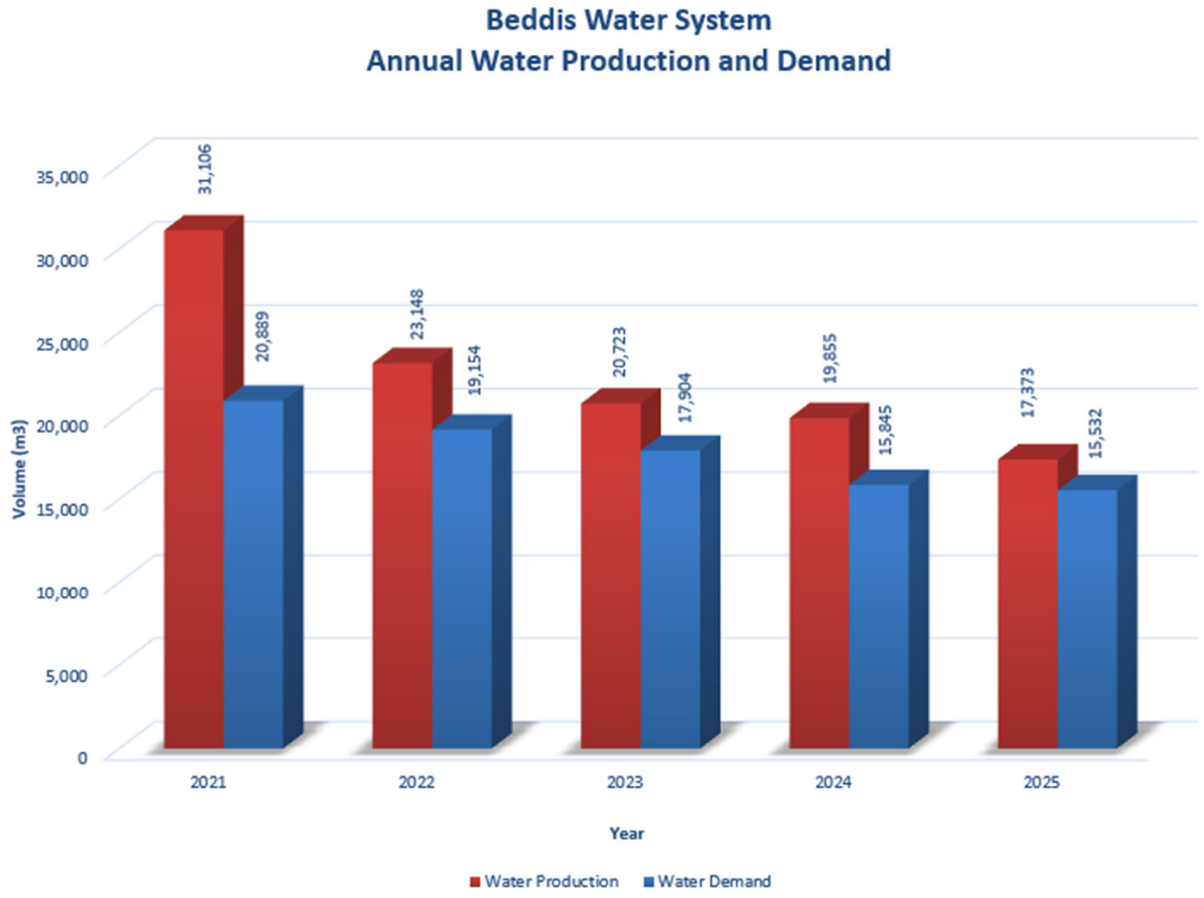

Figure 2: Beddis Water Service Annual Water Production and Demand

Water production by month for the past five years is shown in Figure 3. The monthly water production trends are typical for small water systems such as the Beddis water service with the greatest demand during the summer months.

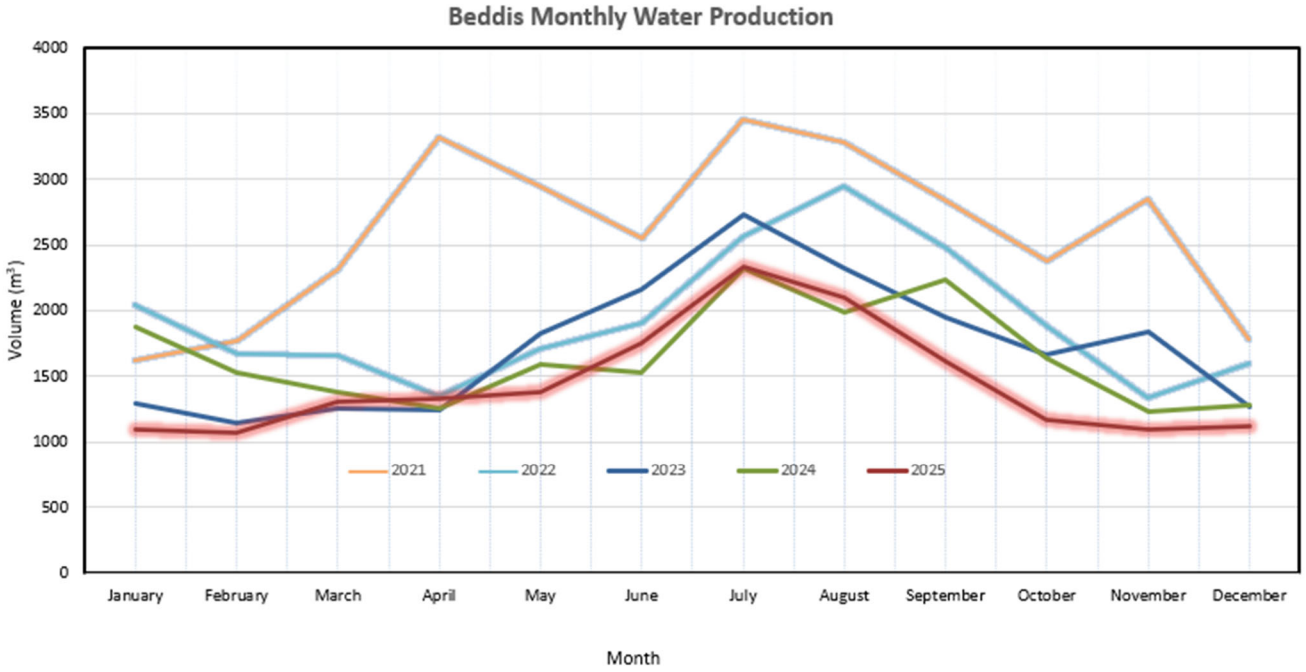

Figure 3: Beddis Water Service Monthly Water Production

The Beddis Water System is fully metered, and water meters are read quarterly. Water meter information enables water production and consumption to be compared in order to estimate leakage losses in the distribution system. The difference between water produced and water demand (total metered consumption) is called non-revenue water and includes filter backwash, distribution leaks, meter error, and unmetered uses such as fire hydrant usage, distribution system maintenance, and process water for the treatment plant. Non-revenue water is approximately 10% which is considered very low.

WATER QUALITY

In 2025, analytical results from the Beddis Water System showed that the drinking water was of good quality. Source water from Cusheon Lake was generally of good quality throughout the year, with mostly low algal concentrations. A short cyanobacteria bloom occurred at the end of September and lasted for about three weeks, with no adverse effect on treated water quality. Source water turbidity remained low and increased only slightly during the bloom period. Indicator bacteria (total coliforms) in the raw water were very low from November to May and higher during the warmer months. Manganese and iron concentrations in Cusheon Lake were elevated during all seasons except summer. Because the system does not include specific metal removal treatment, the aesthetic objective for manganese in the Guidelines for Canadian Drinking Water Quality (GCDWQ) was exceeded in the treated water during the November quarterly sampling event. Manganese concentrations above the aesthetic objective can cause water discolouration and create nuisance conditions for customers, although the maximum acceptable concentration (MAC) for manganese was never reached. Aside from this, the dissolved air flotation (DAF) treatment system performed very well under the observed source water conditions. Annual average concentrations of disinfection by-products were below the GCDWQ limits at both sampling locations, although a few individual results in 2025 approached or slightly exceeded the MAC for trihalomethanes

(THM), indicating the potential for exceedances if source water conditions are unfavourable or chlorine dosage is not carefully managed. Other than elevated water temperature during the summer, no other monitored water quality parameter exceeded guideline limits during the year.

The data below provides a summary of the water quality characteristics in 2025:

Raw Water:

- The raw water exhibited typically low concentrations of total coliform and *E. coli* bacteria throughout the year with significantly higher concentrations during the summer months. These higher bacteria concentrations during summer are easily addressed by the water treatment process.
- No *Giardia* cysts or *Cryptosporidium* oocysts were detected in 2025.
- The raw water samples indicated fluctuating and elevated concentrations of iron and manganese. Manganese concentrations exceeded the aesthetic objective throughout the year, whereas iron concentrations remained below the aesthetic objective during the summer months. This pattern aligns with the water colour results, which show that raw water colour was above the Health Canada aesthetic objective for most of the year, except during the peak of summer.
- The raw water was soft (median hardness 38.6 mg/L $CaCO_3$).
- The raw water turbidity (cloudiness) was often below 1 NTU with some higher peaks in the winter. Higher turbidity levels due to runoff effects during the wet season are typical for this water source. However, the highest recorded raw water turbidity was 2.5 NTU on September 24, 2025. This was caused by a cyanobacteria bloom from the end of September to mid-October.
- The median annual total organic carbon (TOC) concentration was 4.6 mg/L, indicating a moderate level of organic material in the lake. This is consistent with results from recent years, which have shown increasing algal activity in Cusheon Lake.

Treated Water:

- The treated water remained bacteriologically safe throughout the year. No samples tested positive for E. coli, and only one sample from the end of the distribution system showed a low level of total coliform bacteria during the year. A resample collected after the September 24 result was negative for all indicator bacteria, indicating that the original detection was likely due to sample contamination rather than a true water quality issue.
- Treated water turbidity remained well below the 1.0 NTU limit throughout the year, with an annual median of less than 0.15 NTU. The only exception was a single distribution system sample collected on the same day and at the same location as the total coliform detection on September 24, which was likely the result of improper sampling procedures. Overall, these results demonstrate the strong performance of the existing water treatment process and the consistently good quality of the drinking water.
- The annual average levels of the disinfection by-products trihalomethanes (TTHM = 71.0 µg/L) across the distribution system were below the MAC limits in the GCDWQ (100 µg/L). Individual results however were close or even above the MAC during May and September. Haloacetic acids (HAA) were not tested in 2025; historical data has shown that HAA concentrations are typically low when TTHM concentrations are low.
- The treated water total organic carbon (TOC) was in line with historical trends, with a median value of 2.0 mg/L. There is currently no guideline in the GCDWQ for TOC levels, however the USEPA suggests a treated water TOC concentration of < 2 mg/L as confirmation of effective treatment and disinfection by-product control.

- Manganese concentrations slightly exceeded the aesthetic limit set by the GCDWQ in November at both the water treatment plant and the end of the distribution system. The manganese health limit (MAC) was never reached. Iron concentrations remained below the aesthetic objective throughout the year, although higher values were observed during the fall and winter. Cusheon Lake is known for its potential to seasonally produce elevated iron and manganese levels, and such exceedances can result in water discolouration.
- The aesthetic limit for water temperature (15ºC) was exceeded from May until October. This is a common occurrence in this water system during the summer months.

Table 1 and 2 below provide a summary of the 2025 raw and treated water test results.

Water Quality data collected from this drinking water system can be reviewed on the CRD website:

https://www.crd.bc.ca/about/data/drinking-water-quality-reports

OPERATIONAL HIGHLIGHTS

The following is a summary of the major operational issues that were addressed during the 2025 operating period:

- Water System leak repairs:
  - 1465 Beddis Road water service repair
  - Samuel Cres standpipe repair
  - 1483 Beddis Road water service repair
  - Responded and isolated several identified water leaks on private property
  - Operations responded to aesthetic complaint that triggered additional flushing
- Water Treatment Plant corrective maintenance:
  - PLC analogue output card replaced for raw water flowmeter
  - Backwash supply valve programming
  - Rinse water sump pump replaced
  - UV lamp replacement

CAPITAL IMPROVEMENTS

The following are capital projects in progress or completed in 2025:

20-04 Beddis Water Intake and Screen
The intake project was a design build of a new intake structure including screened intake, pipe, vault and flushing components. The project was completed and has been commissioned. The guarantee period was completed on 28 April 2026, the holdback will be paid out and the project will be closed.

19-01 Safe Work Procedures
The safe work procedures have been developed as needed. This project has been closed..

21-04 Sky Valley New Booster Pump & Reservoir
The work includes evaluation and design for a new booster pump and reservoir as the Sky Valley Upper Reservoir is at the end of its serviceable life. The design would include a new reservoir to be built next to the existing Sky Valley Lower Reservoir with a booster pump to service the Upper Sky Valley pressure zone.

23-02 Beddis WTP Lifting Apparatus
Support for a lifting apparatus is required at ceiling level to lift the 80lb lid for the saturator and for a confined space entry apparatus over the DAF system. This project was closed following completion.

26-01 Beddis PRV Strainers
Install inline strainer Stewart Road PRS and Creekside Road PRS. Strainers provide a measure of filtration to minimize maintenance and assurance of supply of water. Operations has determined that this project is no longer required so it has been closed.

21-03 Public Engagement for Debt Funded Projects
This project funds public engagement for achieving approval for the two debt funded projects, the SCADA Upgrades project and the Electrical Upgrades project. This process was substantially started in 2026.

23-01 AC Pipe Decommissioning
The AC pipe was removed and disposed by a contractor specialized in hazardous materials. The project was completed in May 2025 and was closed.

24-06 Replacement of Floc Mixer motors and gearboxes
This project will provide the equipment and installation of new Flocculant Mixer motors and gearboxes in the DAF Water Treatment process tank.

The Capital Projects Financial Summary for 2025 can be found in Appendix A.

Upcoming Projects in 2026 include:

- 24-05 Ventilation for WTP and Pump Building
- 26-04 Design of WTP SCADA Upgrades
- 25-07 Investigate DAF Residual Disposal Alternatives
- 25-08 Review of Sky Valley Reservoir configuration and cost estimate

Following the 2026 petition and loan authorization process, the debt funded projects to begin in 2026 are 24-08 Construction of WTP SCADA Upgrades and 25-03 WTP Electrical Upgrades.

2025 FINANCIAL REPORT

Please refer to the attached 2025 Statement of Operations and Reserve Balances.

Revenue includes parcel taxes (Transfers from Government), fixed user fees (User Charges), water sales (Sale-Water), interest on savings (Interest earnings), transfers from the Operating Reserve Fund, and miscellaneous revenue such as late payment charges (Other revenue).

Expenses include all costs of providing the service. General Government Services include budget preparation, financial management, utility billing and risk management services. CRD Labour and Operating Costs include CRD staff time as well as the costs of equipment, tools, and vehicles. Debt servicing costs are interest and principal payments on long-term debt. Other Expenses include all other costs to administer and operate the water system, including insurance, water testing, and electricity.

The difference between Revenue and Expenses is reported as Net revenue (expenses). Any transfers to or from capital or reserve funds for the service (Transfers to own funds) are deducted from this amount, and it is then added to any surplus or deficit carried forward from the prior year, yielding an Accumulated Surplus (or deficit). In alignment with Local Government Act Section 374 (11), any deficit must be carried forward and included in the next year's financial plan.

WATER SYSTEM PROBLEMS - WHO TO CALL:

To report any event or to leave a message regarding the Beddis Water System, call either:

CRD water system emergency call centre: **1-855-822-4426 (toll free)**
1-250-474-9630 (toll)
CRD water system general enquiries (toll free): **1-800-663-4425**

When phoning with respect to an emergency, please specify to the operator, the service area in which the emergency has occurred.

Submitted by:	Dan Ovington, BBA, Senior Manager, Salt Spring Island Electoral Area
Concurrence:	Jason Dales, B.Sc, WD IV, Senior Manager, Infrastructure Operations
Concurrence:	Glenn Harris, Ph.D., R.P.Bio., Senior Manager, Environmental Protection
Concurrence:	Varinia Somosan, CPA, CGA, Sr. Mgr., Financial Services / Deputy CFO
Concurrence:	Stephen Henderson, MBA, P.G.Dip.Eng, BSc, General Manager, Electoral Area Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

Appendix A: 2025 Capital Projects List – Financial Summary
Appendix B : 2025 Statement of Operations and Reserve Balances

For questions related to this Annual Report please email: saltspring@crd.bc.ca

Table 1: 2025 Summary of Raw Water Test Results, Beddis Water System											
PARAMETER		**2025 ANALYTICAL RESULTS**				**CANADIAN GUIDELINES**	**2015 - 2024 ANALYTICAL RESULTS**			
Parameter Name	Units of Measure	Annual Median	Samples Analyzed	Range Minimum	Range Maximum	≤ = Less than or equal to	Median	Samples Analyzed	Range Minimum	Range Maximum
Physical Parameters/Biological										
Colour, True	TCU	**18**	17	13	39	≤ 15 AO	16	164	6	35
Hardness as $CaCO_3$	mg/L	**38.6**	5	35.9	41	No Guideline Required	35.9	43	17.9	42
pH	pH Units	Not tested in 2025				7.0-10.5 AO	7.2	32	6.1	7.7
Carbon, Total Organic	mg/L	**4.6**	12	4.2	5.2		4.5	93	1.5	9
Turbidity	NTU	**0.55**	17	0.35	2.5		0.8	173	< 0.14	11
Water Temperature	Degrees C	**16**	31	3.7	24.5	≤ 15 AO	14.95	444	3.3	26.6
Microbial Parameters										
Indicator Bacteria										
Coliform, Total	CFU/100 mL	**35**	17	< 1	290		84.5	170	<1	4600
E. coli	CFU/100 mL	**< 1**	17	< 1	4		< 1	172	<1	122
Hetero. Plate Count, 7 day	CFU/1 mL	Not tested in 2025					1200	64	170	11900
Parasites										
Cryptosporidium, Total oocysts	oocysts/100 L	**0.67**	2	<1	0.83	Zero detection desirable	< 1	22	< 1	4.4
Giardia, Total cysts	cysts/100 L	**<1**	2	<1	<1	Zero detection desirable	< 1	23	< 1	< 1
Algal Toxins										
Microcystin (Abraxis)	ug/L	< 1	3	< 1	< 1	1.5 MAC	<1	19	<1	<1
Anatoxin A	ug/L	Last analyzed in 2014					Last analyzed in 2014			
Cylindrospermopsin	ug/L	Last analyzed in 2014					Last analyzed in 2014			
Microcystin-RR	ug/L	Last analyzed in 2014					Last analyzed in 2014			
Microcystin-YR	ug/L	Last analyzed in 2014					Last analyzed in 2014			
Microcystin-LR	ug/L	Last analyzed in 2014					Last analyzed in 2014			
Total Microcystins	ug/L	Last analyzed in 2016				1.5 MAC	< 0.14	3	< 0.14	0.2
Nodularin	ug/L	Last analyzed in 2014					Last analyzed in 2014			
Metals										
Aluminum	ug/L as Al	**32.1**	5	4.6	142	2900 MAC / 100 OG	13.4	43	< 3	267
Antimony	ug/L as Sb	**< 0.5**	5	< 0.5	< 0.5	6 MAC	< 0.5	43	< 0.5	< 0.5
Arsenic	ug/L as As	**0.27**	5	0.21	0.35	10 MAC	0.28	43	< 0.1	0.76
Barium	ug/L as Ba	**6.2**	5	4.5	7.7	100 MAC	6.2	43	4.1	9.2
Beryllium	ug/L as Be	**< 0.1**	5	< 0.1	< 0.1		< 0.1	43	< 0.1	< 0.1
Bismuth	ug/L as Bi	**< 1**	5	< 1	< 1		< 1	43	< 1	< 1
Boron	ug/L as B	**< 50**	5	< 50	< 50	5000 MAC	< 50	43	< 5	< 50
Cadmium	ug/L as Cd	**< 0.01**	5	< 0.01	0.01	7 MAC	< 0.01	43	< 0.01	0.02
Calcium	mg/L as Ca	**10.6**	5	9.85	11.4	No Guideline Required	10	43	5.34	11.6
Chromium	ug/L as Cr	**< 1**	5	< 1	< 1	50 MAC	< 1	43	< 1	1.1
Cobalt	ug/L as Co	**< 0.2**	5	< 0.2	< 0.2		< 0.2	43	< 0.2	< 0.5
Copper	ug/L as Cu	**9.32**	5	7.56	11.1	2000 MAC / ≤ 1000 AO	6.95	43	4.21	32.5
Iron	ug/L as Fe	**131**	5	50.8	253	≤ 100 AO	138	43	< 10	389
Lead	ug/L as Pb	**0.58**	5	0.47	0.76	5 MAC	<0.5	39	0.28	2.76
Lithium	ug/L as Li	**< 2**	5	< 2	< 2		< 2	32	< 2	< 5
Magnesium	mg/L as Mg	**3.03**	5	2.73	3.07	No Guideline Required	2.71	43	1.1	3.14
Manganese	ug/L as Mn	**29.9**	5	22.5	76.6	120 MAC / ≤ 20 AO	35.3	43	10.5	80
Molybdenum	ug/L as Mo	**< 1**	5	< 1	< 1		< 1	43	< 1	< 1
Nickel	ug/L as Ni	**< 1**	5	< 1	< 1		< 1	43	< 1	3.2
Potassium	mg/L as K	**0.568**	5	0.469	0.668		0.537	43	0.148	0.754
Selenium	ug/L as Se	**< 0.1**	5	< 0.1	< 0.1	50 MAC	< 0.1	43	< 0.1	0.14
Silicon	mg/L as Si	**4260**	5	3610	5300		3880	43	1710	5160
Silver	ug/L as Ag	**< 0.02**	5	< 0.02	< 0.02	No Guideline Required	< 0.02	43	< 0.02	< 0.02
Sodium	mg/L as Na	**6.69**	5	5.85	7.39	≤ 200 AO	6.22	43	1.71	8.19
Strontium	ug/L as Sr	**73.3**	5	68.8	83	7000 MAC	69.1	43	18.1	86
Sulfur	mg/L as Si	**< 3** 3	5	<	3.5	3	< 3	43	<	5.7
Tin	ug/L as Sn	**< 5**	5	< 5	< 5		< 5	43	< 5	< 5
Titanium	ug/L as Ti	**< 5**	5	< 5	< 5		< 5	43	< 5	10.5
Thallium	ug/L as Tl	**< 0.01**	5	< 0.01	< 0.01		< 0.01	43	< 0.01	< 0.05
Uranium	ug/L as U	**< 0.1**	5	< 0.1	< 0.1	20 MAC	< 0.1	43	< 0.1	< 0.1
Vanadium	ug/L as V	**< 5**	5	< 5	< 5		< 5	43	< 5	< 5
Zinc	ug/L as Zn	**11.4**	5	6.1	15.5	≤ 5000 AO	9	43	< 5	35.6
Zirconium	ug/L as Zr	**< 0.1**	5	< 0.1	0.13		< 0.1	43	< 0.1	< 0.5

Table 2: 2025 Summary of Treated Water Test Results, Beddis Water System										
PARAMETER		2025 ANALYTICAL RESULTS				CANADIAN GUIDELINES	2015 - 2024 ANALYTICAL RESULTS			
Parameter Name	Units of Measure	Annual Median	Samples Analyzed	Range Minimum	Range Maximum	≤ = Less than or equal to	Median	Samples Analyzed	Range Minimum	Range Maximum
ND means Not Detected by analytical method used										
Physical Parameters										
Carbon, Total Organic	mg/L as C	**2**	12	1.8	2.9	Guideline Archived	2.04	109	1.14	5.3
Colour, True	TCU	**3**	50	< 2	9	≤ 15 AO	< 2	262	0.8	8
Hardness as $CaCO_3$	mg/L	**40.65**	20	35.6	49.4	No Guideline Required	37.8	132	29.8	53.1
pH	pH units	Not tested in 2025				7.0-10.5 AO	6.8	39	6.2	7.5
Turbidity	NTU	**0.15**	51	0.05	2.3	1.0 MAC	0.15	281	0.05	3.6
Water Temperature	Degress C	**13**	179	2	24.5	≤ 15 AO	11	3392	0.5	26.5
Microbial Parameters										
Indicator Bacteria										
Coliform, Total	CFU/100 mL	**< 1**	86	< 1	9	0 MAC	< 1	662	<1	1
E. coli	CFU/100 mL	**< 1**	86	< 1	< 1	0 MAC	< 1	661	<1	< 1
Hetero. Plate Count, 7 day	CFU/1 mL	Not tested in 2025					< 10	126	<1	280
Algal Toxins										
Microcystin (Abraxis)	ug/L	Not tested in 2025					<0.16	1	<0.16	<0.16
Anatoxin A	ug/L	Last analyzed in 2014					Last analyzed in 2014			
Cylindrospermopsin	ug/L	Last analyzed in 2014					Last analyzed in 2014			
Microcystin-RR	ug/L	Last analyzed in 2014					Last analyzed in 2014			
Microcystin-YR	ug/L	Last analyzed in 2014					Last analyzed in 2014			
Microcystin-LR	ug/L	Last analyzed in 2014					Last analyzed in 2014			
Total Microcystins	ug/L	Last analyzed in 2015				1.5 MAC	< 0.14	3	< 0.14	< 0.14
Nodularin	ug/L	Last analyzed in 2014					Last analyzed in 2014			
Disinfectants										
Disinfectants										
Chlorine, Free Residual	mg/L as Cl2	**0.67**	178	0.23	2.17	No Guideline Required	0.91	3558	0.05	2.5
Chlorine, Total Residual	mg/L as Cl_2	Not tested in 2025				No Guideline Required	1.08	2824	0.16	7
Disinfection By-Products										
Trihalomethanes (THMs)										
Bromodichloromethane	ug/L	**12**	24	8.5	16		11	154	6.5	20
Bromoform	ug/L	**< 1**	24	< 1	< 1		< 1	154	< 0.1	< 1
Chloroform	ug/L	**57.5**	24	30	100		56	154	28	130
Chlorodibromomethane	ug/L	**1.35**	24	< 1	2.5		1.3	154	<0.1	6.88
Total Trihalomethanes	ug/L	**71**	24	41	120	100 MAC	66	154	35	150
Haloacetic Acids (HAAs)										
HAA5	ug/L	Not tested in 2025				80 MAC	34.7	18	13	81.5
Metals										
Aluminum	ug/L as Al	**8.05**	20	< 3	34.5	2900 MAC / 100 OG	9.1	132	< 3	53.5
Antimony	ug/L as Sb	**< 0.5**	20	< 0.5	< 0.5	6 MAC	< 0.5	132	< 0.5	< 0.5
Arsenic	ug/L as As	**0.16**	20	0.11	0.29	10 MAC	0.31	132	<0.1	0.31
Barium	ug/L as Ba	**5.7**	20	4.4	6.6	100 MAC	5.65	132	4	7.5
Beryllium	ug/L as Be	**< 0.1**	20	< 0.1	< 0.1		< 0.1	132	< 0.1	< 0.1
Bismuth	ug/L as Bi	**< 1**	20	< 1	< 1		< 1	132	< 1	< 1
Boron	ug/L as B	**< 50**	20	< 50	< 50	5000 MAC	< 50	132	< 50	< 50
Cadmium	ug/L as Cd	**< 0.01**	20	< 0.01	0.011	7 MAC	< 0.01	132	< 0.01	0.019
Calcium	mg/L as Ca	**11.6**	20	9.84	17.3	No Guideline Required	10.8	132	8.06	19.4
Chromium	ug/L as Cr	**< 1**	20	< 1	< 1	50 MAC	< 1	132	< 1	1.2
Cobalt	ug/L as Co	**< 0.2**	20	< 0.2	< 0.2		< 0.2	132	< 0.2	< 0.2
Copper	ug/L as Cu	**9.455**	20	4.32	52.8	2000 MAC / ≤ 1000 AO	9.225	132	0.66	127
Iron	ug/L as Fe	**18.35**	20	< 5	90.5	≤ 100 AO	18.85	132	< 5	2650
Lead	ug/L as Pb	**0.39**	20	< 0.2	1.25	5 MAC	0.305	132	< 0.2	2.9
Lithium	ug/L as Li	**< 2**	20	< 2	< 2		< 2	84	< 2	< 5
Magnesium	mg/L as Mg	**2.675**	20	1.18	3.17	No Guideline Required	2.51	132	0.586	3.07
Manganese	ug/L as Mn	**6**	20	< 1	27.9	120 MAC / ≤ 20 AO	7.35	132	< 1	73.9
Molybdenum	ug/L as Mo	**< 1**	20	< 1	< 1		< 1	132	< 1	< 1
Nickel	ug/L as Ni	**< 1**	20	< 1	< 1		< 1	132	< 1	< 1
Potassium	mg/L as K	**0.5525**	20	0.47	0.651		0.536	132	0.413	0.735
Selenium	ug/L as Se	**< 0.1**	20	< 0.1	< 0.1	50 MAC	< 0.1	132	< 0.1	< 0.1
Silicon	mg/L as Si	**4275**	20	3340	4850		3210	132	2180	5180
Silver	ug/L as Ag	**< 0.02**	20	< 0.02	< 0.02	No Guideline Required	< 0.02	132	< 0.02	< 0.02
Sodium	mg/L as Na	**9.715**	20	8.19	10.6	≤ 200 AO	8.77	132	7.19	12.5
Strontium	ug/L as Sr	**76.95**	20	68.1	86.9	7000 MAC	88.8	132	5803	92.3
Sulfur	mg/L as Si	**< 3**	20	< 3	3.7		< 3	132	< 3	4.2
Tin	ug/L as Sn	**< 5**	20	< 5	< 5		< 5	132	< 5	11.9
Titanium	ug/L as Ti	**< 5**	20	< 5	< 5		< 5	132	< 5	< 5
Thallium	ug/L as Tl	**< 0.01**	20	< 0.01	< 0.01		< 0.01	132	< 0.01	< 0.01
Uranium	ug/L as U	**< 0.1**	20	< 0.1	< 0.1	20 MAC	< 0.1	132	< 0.1	< 0.1
Vanadium	ug/L as V	**< 5**	20	< 5	< 5		< 5	132	< 5	< 5
Zinc	ug/L as Zn	**5.05**	20	< 5	77	≤ 5000 AO	6.95	132	< 5	1160
Zirconium	ug/L as Zr	**< 0.1**	20	< 0.1	< 0.1		< 0.1	132	< 0.1	< 0.5

2.624 - Beddis Water

Capital Projects - Financial Summary

Updated @ 31/12/2025

Year	Project#	Capital Plan#	Status	Capital Project Description	Capital Plan#	Total Project Budget	Spending		Funding Sources		Total Funding in Place
							Expenditure Actuals	Remaining Spending	CRF	CWF	
2019	CE.676.7501	20-04	Open	Beddis Water Intake and Screen	20-04	302,725	265,924	36,801	76,725	226,000	302,725
2019	CE.699.4503	19-01	Closed	Safe Work Procedures	19-01	12,000	3,292	8,708	12,000		12,000
2023	CE.831.5101	21-04	Open	Sky Valley New Booster Pump & Reservoir	21-04	33,000	2,361	30,639	33,000		33,000
2023	CE.836.2001	23-02	Closed	Beddis WTP Lifting Apparatus	23-02	55,000	24,598	30,402	5,000	50,000	55,000
2023	CE.836.2002	26-01	Closed	Beddis PRV Strainers	26-01	11,000	1,864	9,136	1,000	10,000	11,000
2024	CE.836.4602	21-03	Open	Public Engagement/Beddis	21-03	25,000	946	24,054	25,000		25,000
2025	CE.886.7501	23-01	Closed	AC Pipe Decommissioning	23-01	22,000	18,979	3,022	22,000		22,000
2025	CE.886.4601	24-06	Open	Replacement of floc motor mixer motor gearboxes	24-06	18,000	460	17,540	18,000		18,000
					Totals	**478,725**	**318,424**	**160,302**	**192,725**	**286,000**	**478,725**

CAPITAL REGIONAL DISTRICT

BEDDIS WATER
Statement of Operations (Unaudited)
For the Year Ended December 31, 2025

	2025	2024
Revenue		
Transfers from government	94,523	85,940
User Charges	154,021	140,930
Sale - Water	60,684	56,040
Other revenue from own sources:		
Interest earnings	1,316	76
Transfer from Operating Reserve	-	-
Other revenue	663	655
Total Revenue	311,207	283,641
Expenses		
General government services	9,514	9,556
Contract for Services	5,990	2,960
CRD Labour and Operating costs	122,377	125,598
Supplies	31,539	26,444
Capital Purchases	425	8,856
Other expenses	28,159	35,044
Total Expenses	198,004	208,458
Net revenue (expenses)	113,203	75,183
Transfers to own funds:		
Capital Reserve Fund	102,203	75,183
Operating Reserve Fund	11,000	-
Annual surplus/(deficit)	-	-
Accumulated surplus/(deficit), beginning of year	-	-
Accumulated surplus/(deficit), end of year	$ -	-

CAPITAL REGIONAL DISTRICT

BEDDIS WATER
Statement of Reserve Balances (Unaudited)
For the Year Ended December 31, 2025

	Capital Reserve 2025	2024
Beginning Balance	48,214	15,873
Transfer from Operating Budget	102,203	75,183
Transfers from Completed Capital Projects	16,847	10,829
Transfer to Capital Project	(40,000)	(54,000)
Interest Income	1,639	329
Ending Balance	128,903	48,214

	Operating Reserve 2025	2024
Beginning Balance	4,258	4,016
Transfer from Operating Budget	11,000	-
Transfer to Operating Budget	-	-
Interest Income	237	242
Ending Balance	15,495	4,258

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REPORT TO BEDDIS WATER SERVICE COMMISSION
MEETING OF TUESDAY, JUNE 2, 2026

SUBJECT **Beddis Water Service Historical Consumption Data**

ISSUE SUMMARY

The purpose of this report is to provide the Beddis Water Commission with historical consumption data for the last five years.

BACKGROUND

At its October 24, 2025 Beddis Water Service Commission budget meeting the commission passed the following motion.

"That the Beddis Water Service Commission request that staff report back to the commission regarding historical consumption data in the 2.624 Beddis Water Service for the last five years and the merit of a rate structure relying more on fixed fees versus consumption fees."

The Beddis Water Service is experiencing ongoing declines in water consumption, with total annual demand decreasing from approximately 20,799 m³ in 2021 to 15,532 m³ in 2025. This trend reflects increased conservation and changing usage patterns, reducing revenue generated through volumetric (metered) charges. Over this period, fixed user charges have been incrementally increased to maintain revenue stability.

Appendix A provides a detailed summary of historical consumption trends, existing rate structures, customer distribution across consumption tiers and revenue summary. The estimated annual bill is derived using an average based on the aggregate consumption of the top five users in 2025 to reflect higher-demand scenarios within the system. Additionally, ten properties within the service area are exempt from taxation and therefore do not contribute parcel taxes.

The current rate structure maintains relatively low percentage from volumetric rates coupled with higher percentage from fixed charges. This rate structure provides revenue certainty from fixed charges while it still sends price signal for conservation incentive.

The appendix demonstrates that:

- Consumption has declined steadily, contributing to reduced volumetric revenue;
- Fixed charges now represent a significant proportion of total revenue for the service;
- Higher-volume users account for a disproportionate share of consumption and paying high consumption charges;
- Tax exempt properties do not contribute parcel tax, but still contribute to fixed user charge and consumption charges if connected to the system.

IMPLICATONS

Financial Implications
Total revenues for the Beddis Water Service have remained relatively stable over time, with growth primarily driven by increases in fixed user charges and parcel taxes rather than water consumption. As a result, consumption-based revenue has declined as a proportion of total revenue, contributing to improved revenue stability and predictability.

When looking at the "merit of a rate structure relying more on fixed fees versus consumption fees" we need to consider revenue stability, cost recovery and conservation impacts.

Revenue Stability and Risk:

- Consumption based fees typically reduce predictability
- Water demand can fluctuate due to weather, conservation efforts etc.
- Fixed fees provide stable predictable funding

Cost Recovery and Rate Design:

- Water systems have high fixed costs that do not change significantly with consumption
- Relying more on consumption fees as a source of revenue can make it more challenging to recover fixed costs
- Higher consumption rates may be required to compensate for fixed revenue loses which can also lower revenue if demand declines if fixed costs are reduced.

Equity and Conservation Impacts:

- Tired consumption rates encourage conservation by directly linking usage to cost
- Higher consumption rates may reduce revenue from high use customers if they lower consumption

CONCLUSION

The Beddis Water Service has experienced a steady decline in water consumption over the past five years, increasing reliance on fixed charges to maintain revenue stability. The current rate structure provides financial certainty while still encourage water conservation through tiered water consumption rates. Consideration of adjustments to the balance between fixed and consumption-based charges must account for revenue stability, cost recovery requirement and water conservation impact.

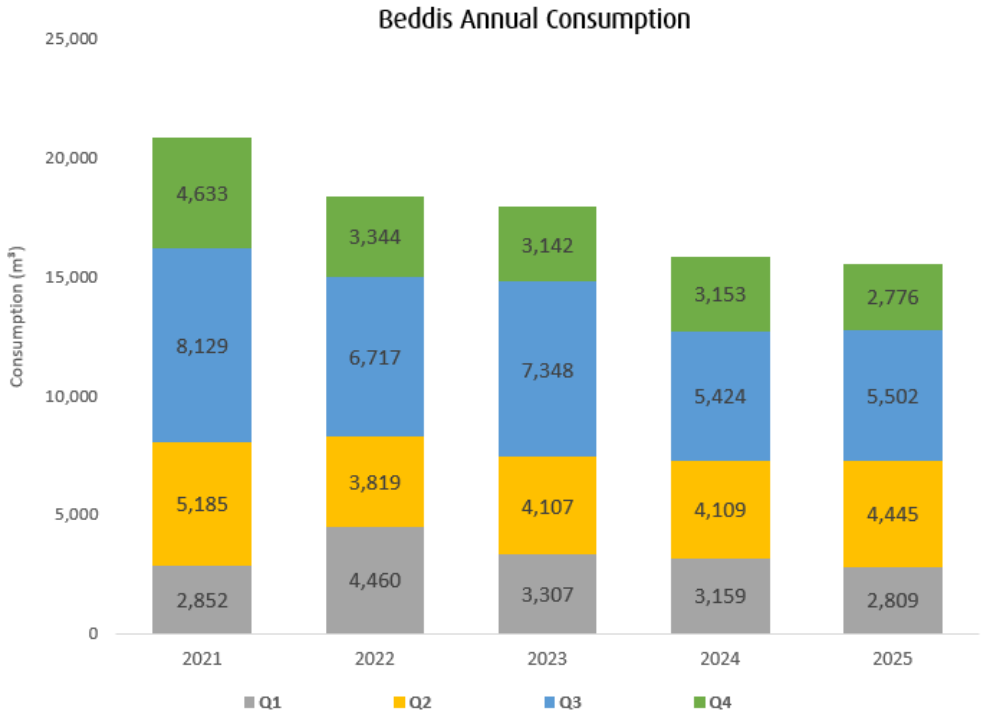
RECOMMENDATION

There is no recommendation. This report is for information only.

Submitted by:	Dan Ovington, BBA, Senior Manager, Salt Spring Island Administration
Concurrence:	Stephen Henderson, MBA, P.G.Dip.Eng, BSc, General Manager, Electoral Area Services

ATTACHMENT

Appendix A – Beddis Water Service Five-Year Annual Consumption

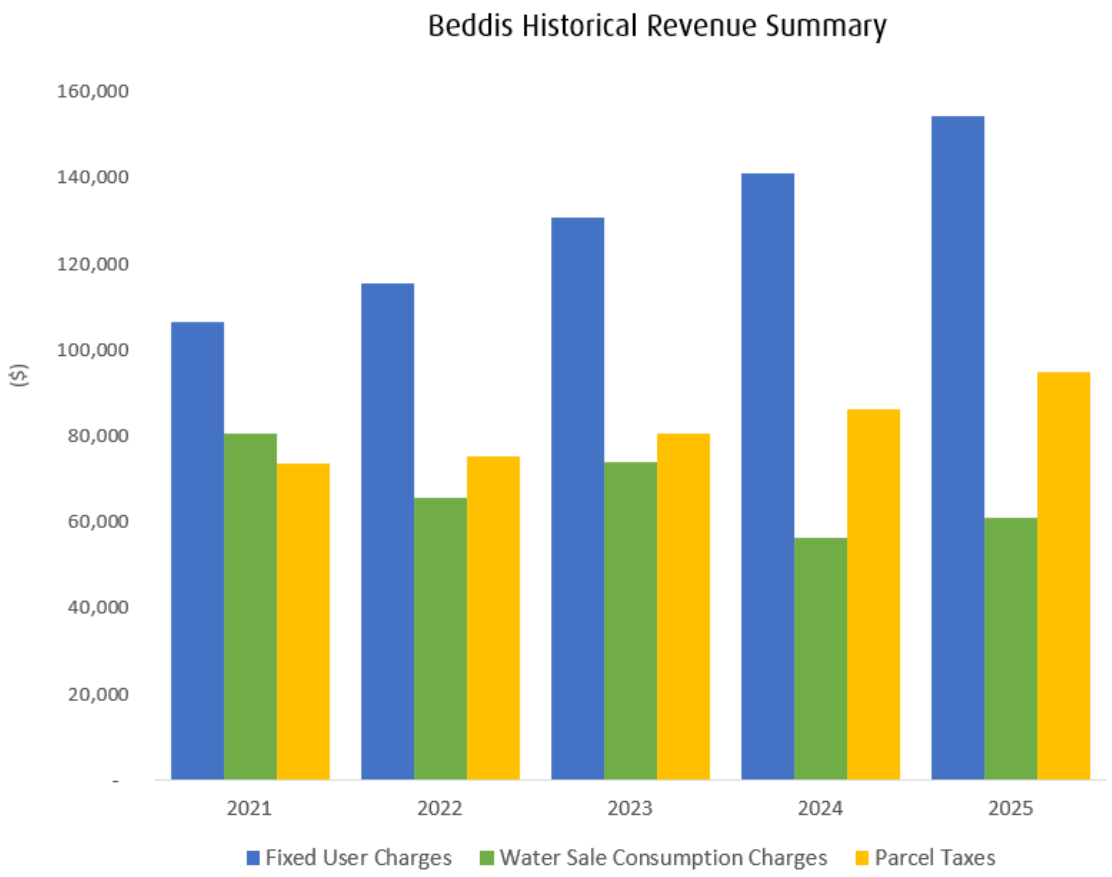


Historical Consumption (m³)

	2021	2022	2023	2024	2025
Q1	2,852	4,460	3,307	3,159	2,809
Q2	5,185	3,819	4,107	4,109	4,445
Q3	8,129	6,717	7,348	5,424	5,502
Q4	4,633	3,344	3,142	3,153	2,776
Total	**20,799**	**18,340**	**17,904**	**15,845**	**15,532**
Year over year consumption change:		-12%	-2%	-12%	-2%

Historical Water Rates

	2021	2022	2023	2024	2025
0 to 38 m³	$3.10/m³	$3.10/m³	$3.10/m³	$3.10/m³	$3.10/m³
38 to 106 m³	$6.30/m³	$6.30/m³	$6.30/m³	$6.30/m³	$6.30/m³
> 106 m³	$8.50/m³	$8.50/m³	$8.50/m³	$8.50/m³	$8.50/m³
Fixed Quarterly	$207.80/SFE	$225.12/SFE	$255.26/SFE	$273.12/SFE	$298.49/SFE

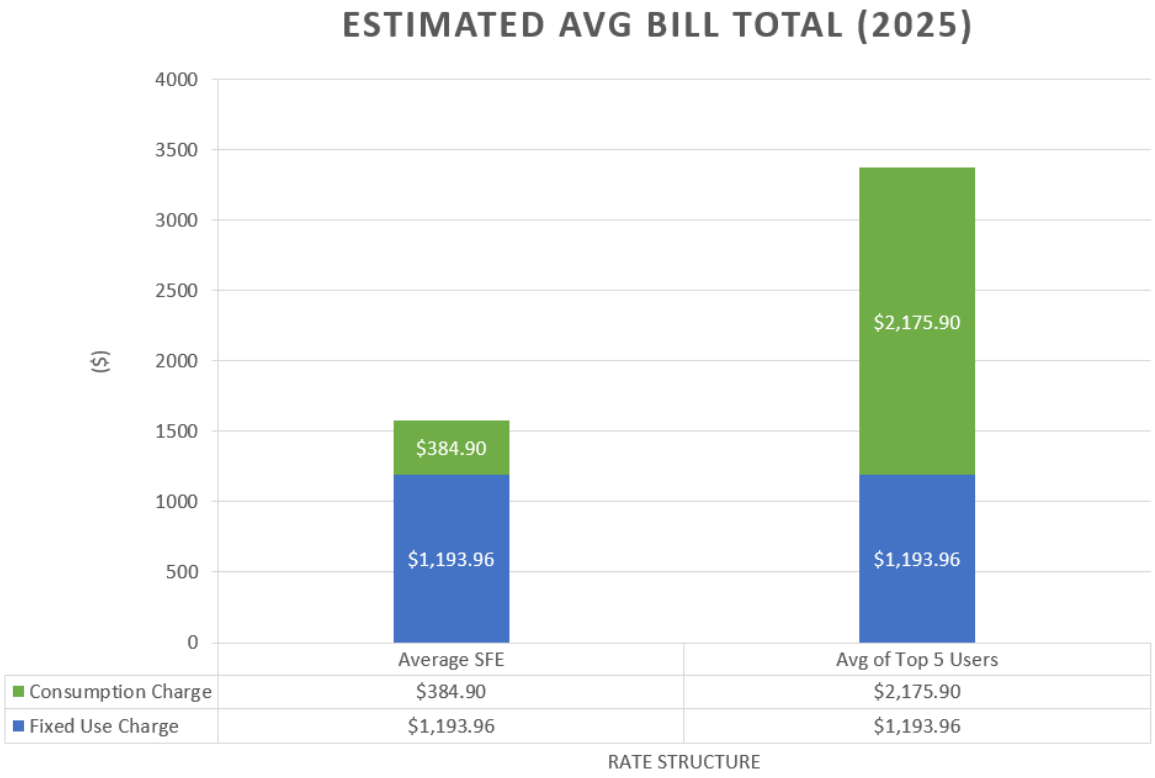


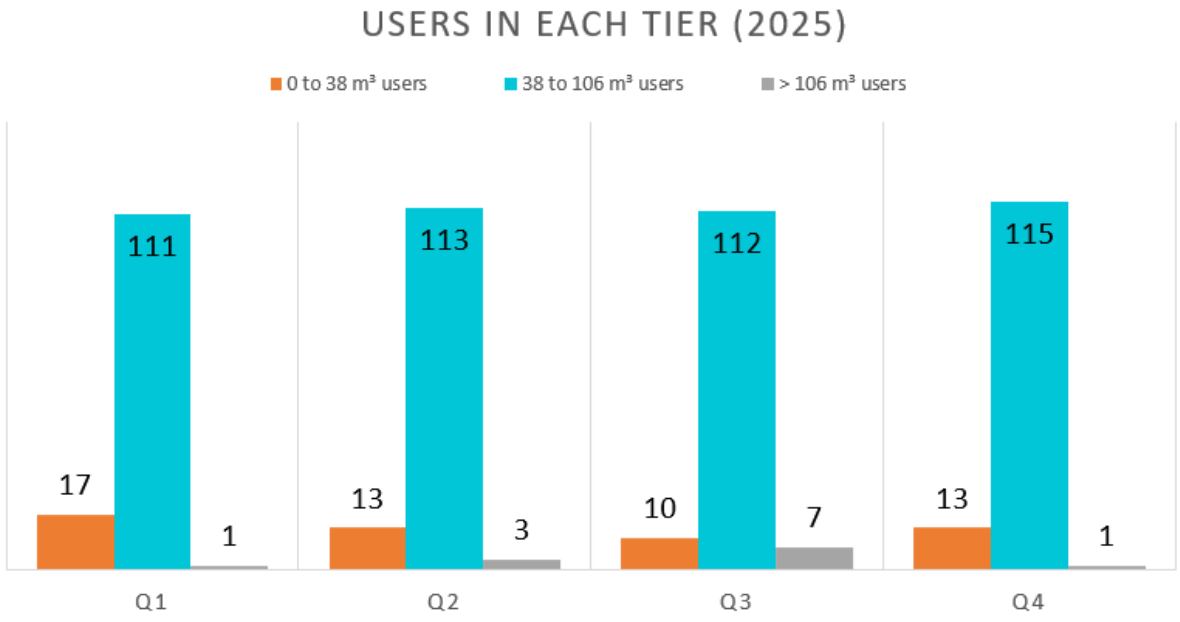
Historical Revenue Summary

	2021	%	2022	%	2023	%	2024	%	2025	%
Water Sale Consumption Charges	$ 80,395	31%	$ 65,531	26%	$ 73,580	26%	$ 56,040	20%	$ 60,684	20%
Fixed User Charges	$ 106,394	41%	$ 115,261	45%	$ 130,693	46%	$ 140,930	50%	$ 154,021	50%
Parcel Taxes	$ 73,470	28%	$ 74,960	29%	$ 80,318	28%	$ 85,940	30%	$ 94,523	30%
Total	**$ 260,259**		**$ 255,752**		**$ 284,591**		**$ 282,910**		**$ 309,228**	

Historical Revenue Summary (% changes)

	2021	2022	2023	2024	2025
Water Sale Consumption Charges	-	-18.5%	12.3%	-23.8%	8.3%
Fixed User Charges	-	8.3%	13.4%	7.8%	9.3%
Parcel Taxes	-	2.0%	7.1%	7.0%	10.0%
Total	**-**	**-1.7%**	**11.3%**	**-0.6%**	**9.3%**


ESTIMATED AVG BILL TOTAL (2025)
4000
3500
3000
2500
2000
1500
1000
500
0
($)
$384.90
$1,193.96
$2,175.90
$1,193.96
Average SFE
Avg of Top 5 Users
Consumption Charge
$384.90
$2,175.90
Fixed Use Charge
$1,193.96
$1,193.96
RATE STRUCTURE


USERS IN EACH TIER (2025)
0 to 38 m³ users
38 to 106 m³ users
> 106 m³ users
17
111
1
13
113
3
10
112
7
13
115
1
Q1
Q2
Q3
Q4

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REPORT TO BEDDIS WATER SERVICE COMMISSION
MEETING OF TUESDAY, JUNE 2, 2026

SUBJECT **Former Beddis Administration Office**

ISSUE SUMMARY

The purpose of this report is to provide information on options for use or disposal for the Beddis Water Commission Former Administration Office and property.

BACKGROUND

At its October 24, 2025, Beddis Water Service Commission budget meeting, the commission passed the following motion.

"That the Beddis Water Service Commission request that staff report back with additional information regarding the Beddis Water Commission Former Administration Office."

The former Beddis Administration Office at 162 Creekside Drive was used by the former Beddis Waterworks District. The property is defined as Folio 764.00286.240, Property ID 001-411-888, BCA Jurisdiction Gulf Islands Rural (764), LTSA Plan VIP29302. The current owner is the Capital Regional District. The assessed value of the land in 2026 is $142,000 and the improvements $4,500. The property is zoned Rural. The location is shown in Appendix A.

The 761 m² (0.076 Ha, 0.188 acres) property includes a small building. There is no infrastructure associated with the Beddis Water Service at this location. The building is no longer in use and the BC Hydro to the site has been disconnected. A photograph of the building is shown in Appendix B.

There is a covenant on the property registered with the Province. The covenant agrees to not build, construct or maintain any building or structure other than a water tank, power poles, and water pipes, and a building or buildings to house spare parts, pumps and electrical equipment pertaining to a water supply system. The Province may be amenable to removing the covenant, otherwise no other uses are permitted.

The small size of the property precludes it from residential use per Island Health subdivision requirements (February, 2020) for minimum size. The minimum lot size with serviced water that may support a wastewater disposal system is 0.2 Ha (2000 m²).

The building will require regular maintenance or to be demolished. The age of the building will determine the likelihood of hazardous materials. The recent metal roof is likely contributing to the ability of the structure to require little maintenance. Prior to demolition a hazardous materials assessment would be required.

IMPLICATIONS

Environmental Implications
There are likely hazardous construction materials present. Disposal of the building would require a hazardous materials assessment, a demolition plan, a demolition permit and disposal fees.

Financial Implications
The cost of maintenance of the building to maintain as-is is estimated at $500-$1,000 per year. There are no annual costs such as insurance or property tax.

The cost of renovation for use of the building, including a hazardous materials assessment, is estimated to be $50,000. There is no use planned by operations.

The cost of demolition of the building, including a hazardous materials assessment, is estimated at $80,000.

The process to sell the property includes legal review, requesting the Province to release the covenant, commissioning an appraisal, writing a staff report to recommend sale to the CRD Board, and completing the sale. The estimated cost of this process is $10,000. Sale price would be based on locating a buyer and market prices.

Donating the property to the surrounding Nature Conservancy may be possible.

First Nations Implications
There is no identified archaeological significance of the property. Any ground disturbance would require a chance find procedure to be in place.

CONCLUSION

The Beddis Water Service Commission requested that staff report back on the information regarding the 162 Creekside property and former Administration building. A review of the Island Health Subdivision Standards has indicated the property does not meet the minimum lot size requirements for servicing as a residential lot. There is also a restrictive covenant on the property. As a result this property is not considered suitable for re-zoning and subsequent disposition for residential purposes.

RECOMMENDATION

There is no recommendation. This report is for information only.

Submitted by:	Carolyn Hopp, P.Eng., SSI Manager Engineering
Concurrence:	Dan Ovington, BBA, Senior Manager, SSI Administration
Concurrence:	Stephen Henderson, MBA, P.G.Dip.Eng, BSc, General Manager, Electoral Area Services

ATTACHMENTS

Appendix A: Map 162 Creekside Drive – Former Beddis Administration Office
Appendix B: Photograph – Former Beddis Administration Office

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162 Creekside Drive - Former Beddis Office

Appendix A

Legend

Notes

127.0 0 63.5 127.0 Meters

NAD_1983_UTM_Zone_10N

2.624 – Beddis Water

Photograph - Former Beddis Administration Office