

SHIRLEY-JORDAN RIVER ADVISORY PLANNING COMMISSION

Notice of Meeting on Wednesday, **June 17, 2026, at 7 pm**

Shirley Community Hall, 2795 Sheringham Point Road, Shirley, BC

AGENDA

1. Approval of Agenda
2. Planner's Report
3. Zoning Amendment Application
 - a) RZ000294 – Lot 22, Section 77, Renfrew District, Plan VIP58128 (10602 Sherburne Drive)
4. Adjournment



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REPORT TO JUAN DE FUCA LAND USE COMMITTEE MEETING OF TUESDAY, MAY 19, 2026

SUBJECT **Zoning Amendment Application for Lot 22, Section 77, Renfrew District, Plan VIP58128; PID: 018-628-214**

ISSUE SUMMARY

An application has been made to rezone the subject property from the Forestry (AF) zone to a new Rural 3 – Home Brewery (RU3) zone.

BACKGROUND

The 1.28 ha subject property is located at 10602 Sherburne Drive in Shirley (Appendix A). The property is zoned Forestry (AF) (Appendix B) under the Juan de Fuca Land use Bylaw, 1992, Bylaw No. 2040, and designated Pacific Acreage (PA) (Appendix C) in the Shirley-Jordan River Official Community Plan (OCP), Bylaw No. 4001. Parts of the property are designated by the OCP as Steep Slopes and Sensitive Ecosystem development permit areas (DPAs). The property is within the Shirley Fire Protection Service Area, and the Provincial RAAD mapping does not identify any areas of high archaeological potential.

The landowner has applied to rezone the property from the AF zone to a new Rural 3 – Home Brewery (RU3) zone (Appendix D) to expand an existing home brewery operating under the *home-based business (Category 3) – home industry* regulations under a new *home brewery* use. The proponent intends to reside on the property while operating a small-scale neighbourhood brewery, that people can visit a few days a week to purchase or consume locally made beer in a tasting room or a picnic area, and where a separate business could also run a food truck or food-service structure. The application is supported by plans for the home brewery operation, a well pump test and an emergency response plan (Appendix E).

In accordance with the proposal, staff have prepared Bylaw No. 4766 (Appendix F) for consideration and referral to CRD departments, external agencies, and First Nations.

ALTERNATIVES

Alternative 1

That staff be directed to refer proposed Bylaw No. 4766 "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 171, 2026", to the Shirley-Jordan River Advisory Planning Commission, appropriate CRD departments, external agencies, and First Nations for comment.

Alternative 2

That proposed Bylaw No. 4766 not proceed.

IMPLICATIONS

Legislative Implications

The CRD established Advisory Planning Commissions (APCs) to make recommendations to the Land Use Committee on land use planning matters referred to them related to Part 14 of the *Local Government Act (LGA)*. Staff recommend referring proposed Bylaw No. 4766 to the Shirley-Jordan River APC.

Should Bylaw No. 4766 proceed, a public hearing pursuant to Part 14, Division 3 of the *LGA* will be required subsequent to the amendment passing second reading by the CRD Board. Property owners within 500 m of the subject property will be sent notice of the proposed bylaw amendments and a public hearing will be advertised in the local paper and on the CRD website.

First Nations Implications

The CRD highly values building strong relationships with First Nations and aims to improve engagement procedures that support reconciliation. The subject property is located within the traditional territory of the paaʔciidʔatx (Pacheedaht) and T'Sou-ke First Nations. Each Nation will be invited to participate in the land use review and referral process to inform them of the proposed development activity within their traditional territory and seek meaningful dialogue and comment regarding the proposal.

Regional Growth Strategy Implications

Section 445 of the LGA requires that all bylaws adopted by a regional district board after the board has adopted a regional growth strategy (RGS) be consistent with the RGS. In accordance with CRD policy, where a zoning bylaw amendment that applies to land within the OCP area is consistent with the OCP, it does not proceed to the CRD Board for a determination of consistency with the RGS. Staff are of the opinion that the proposed amendment is consistent with the policies of the Shirley-Jordan River OCP.

Intergovernmental Implications

The proponent has previously obtained a licence from the Liquor and Cannabis Regulation Branch (LCRB) and approval from Island Health for the operation of the existing home brewery. The proposed picnic area requires zoning confirmation to satisfy LCRB requirements, which is a primary purpose of the application. The provincial licences and permits include requirements related to health and safety, emergency response planning, water use & quality, and septic servicing. Future operation of the home brewery will remain subject to provincial oversight for compliance with legislative requirements.

Official Community Plan Implications

The Shirley–Jordan River OCP designates the subject property as Pacific Acreage (PA). The intent of the PA designation is to support *residential* and *agricultural* uses, as well as *small-scale neighbourhood commercial activities*. Staff note that the OCP does not assign specific definitions or metrics to these terms to assess conformance.

The neighbouring area features rural residential parcels, active forestry uses, campgrounds—including Funky Forest, Sandcut, and French Beach—, as well as several small resorts and restaurants along West Coast Road. Staff are of the opinion that proposed Bylaw No. 4766, to rezone the property from AF to RU3 to permit *home brewery* as an accessory use, is generally consistent with the PA designation and the OCP's objective of maintaining Shirley's rural character. Since the OCP does not define *small-scale neighbourhood commercial activities*, the potential impact of the proposed use will be assessed through the referral process and consideration of broader OCP policies and objectives.

Zoning Implications

The property is zoned AF under Bylaw No. 2040, which specifies a minimum parcel size of 4.0 ha and permits a *one-family dwelling* and *silviculture*, except that *silviculture* is not permitted within 300.0 m of a highway. Permitted accessory uses include *secondary* or *detached accessory suite*, *home based business* and *offices*, *mechanical shops*, *fuel storage*, and *storage buildings accessory to mining or silviculture*. The AF zone specifies a maximum building height of 11.0 m, lot coverage of 10% and building setbacks of 15.0 m from all property lines. The accessory building regulations specify a maximum height for accessory buildings of 6.0 m and a total combined maximum accessory building floor area of 250.0 m², where up to 90.0 m² of that combined floor area could be used for a *detached accessory suite*. The regulations specify a minimum accessory building setback of 1.0 m from the side and rear lots lines, 4.6 m from flanking lot lines, and typically 15.0 m from the front lot line.

The proposed RU3 zone maintains the existing residential density, maximum building height and setbacks, and lot coverage; but deletes the *silviculture* use and adds *home brewery* as an accessory use with specific regulations, including a setback of 15.0 m from all lot lines to any home brewery building, structure, or outdoor area including parking. The RU3 zone also proposes that the total

combined indoor and outdoor *home brewery* area must not exceed 5.0% of the property's land area. Buildings used for the *home brewery* use are further limited by the accessory building regulations with respect to maximum height and total floor area. While a brewing operation is subject to the *Liquor Control and Licensing Act*, the RU3 zone further limits the hours for serving customers to between 10 AM and 10 PM, to a maximum of 3 days per week.

Planning Analysis

The proponent's primary objective is to continue residing on the property while operating a small-scale brewery where patrons can make use of a picnic area to consume product made onsite, as well as purchase food from a food truck or temporary structure. The proposal is supported by plans conceptualizing the operation, as well as information concerning water use and emergency planning. Other than replacing *silviculture* as a principal use with *home brewery* as an accessory use, the proposed RU3 zone is similar to the current AF zone and consistent with the Shirley Jordan River OCP policies and Pacific Acreage land use designation. The referral process will provide information to advise whether the scale of the proposed use is in keeping with the *small-scale neighbourhood commercial activities* supported by the OCP. Should the application proceed, all comments received will be brought to the Land use Committee for consideration.

CONCLUSION

The purpose of Bylaw No. 4766 is to rezone the 1.3 ha subject property from the Forestry (AF) zone to a new Rural 3 – Home Brewery (RU3) zone to permit *home brewery* accessory to a principal residential use. Staff have prepared Bylaw No. 4766, based on the information provided by the applicant, for the LUC's consideration.

RECOMMENDATION

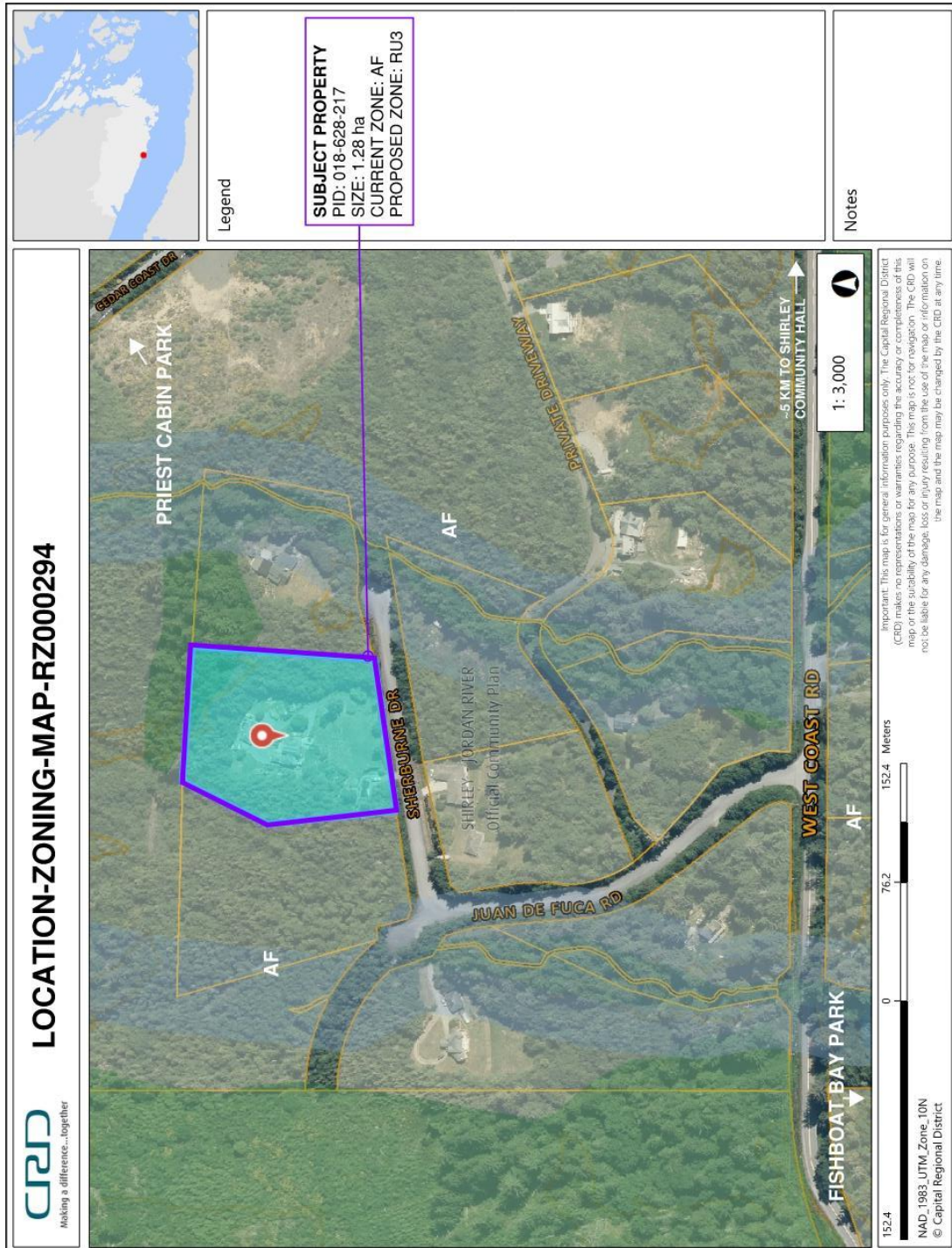
That staff be directed to refer proposed Bylaw No. 4766, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 171, 2026", to the Shirley-Jordan River Advisory Planning Commission, appropriate CRD departments, external agencies, and First Nations for comment.

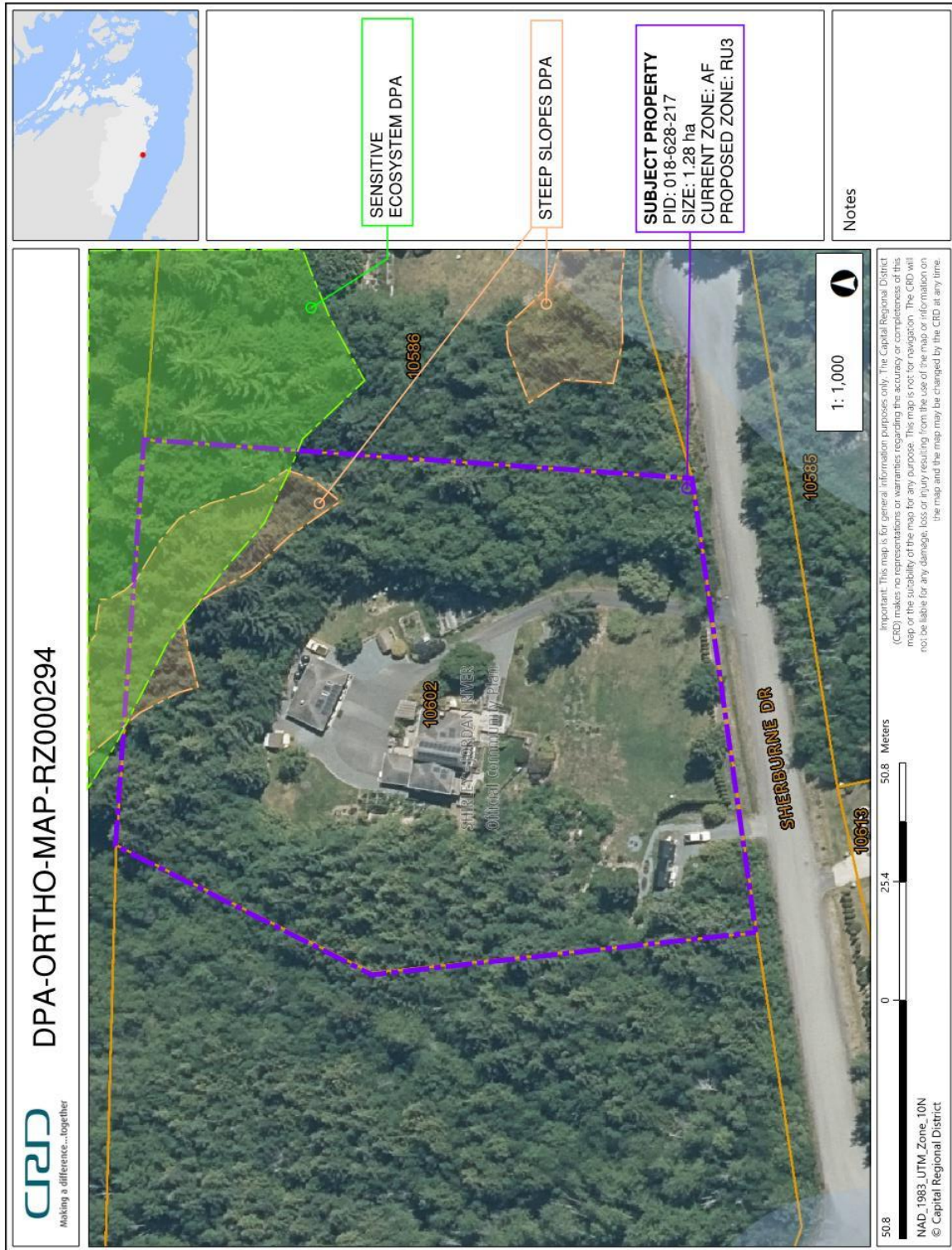
Submitted by:	Iain Lawrence, RPP, MCIP, Senior Manager, Juan de Fuca Administration
Concurrence:	Stephen Henderson, MBA, P.G.Dip.Eng, BSc, General Manager, Electoral Area Services

ATTACHMENT(S)

- Appendix A: Subject Property Maps
- Appendix B: Current Forestry (AF) Zone
- Appendix C: Related Pacific Acreage and Shirley - Jordan River OCP Policies.
- Appendix D: Proposed Rural 3 – Home Brewery (RU3) Zone
- Appendix E: Supplementary Application Information
- Appendix F: Proposed Bylaw No. 4766

Appendix A: Subject Property Maps





Appendix B: Current Forestry (AF) Zone

Schedule "A" of Capital Regional District Bylaw No. 2040
Juan de Fuca Land Use Bylaw

3.0 FORESTRY ZONE - AF

3.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others shall be permitted in the Forestry AF Zone:

- (a) Silviculture except within 300m of a highway;
- (b) Offices, mechanical shops, fuel storage, and storage buildings accessory to mining or silviculture;
- (c) One-family dwelling;
- (d) Home Based Business Categories One, Two and Three; *Bylaw 3705*
- (e) Two Boarders or lodgers;
- (f) Secondary Suite pursuant to Part 1, Subsection 4.19; *Bylaw 3849*
- (g) Detached Accessory Suite pursuant to Part 1, Subsection 4.20: *Bylaw 3849*
- (h) Portable sawmill accessory to a principal residential use on That Part of Lot 87, Renfrew District, Lying to the East of a Boundary Parallel to the Easterly Boundary of Said Lot and Extending From a Point on the Northerly Boundary of Said Lot Distant 10 Chains from the North East Corner of Said Lot and to the South of the Northerly Boundary of Plan 109 RW, Except Part in Plan 16260, PID: 006-452-230. *Bylaw 4407*

3.02 Minimum Parcel Size for Subdivision Purposes The minimum lot size is 4ha;

3.03 Density

- a) One one-family dwelling per lot;
- b) One secondary suite or one detached accessory suite per lot;
- c) The maximum area devoted to an accessory portable sawmill use shall be 0.5 ha. *Bylaws 3849 4407*

3.04 Height Maximum height shall be 11 m.

3.05 Lot Coverage Maximum lot coverage shall be 10 percent.

3.06 Maximum Size of for Residential Buildings Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral. *Bylaw 3705*

- (i) On lots of less than 1ha in area, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45 or a Total Floor Area of 418 m², whichever is less;
- (ii) On lots of 1ha or more in size, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45.

Schedule "A" of Capital Regional District Bylaw No. 2040
Juan de Fuca Land Use Bylaw

3.07 Yard Requirements

- a) The front, side, rear and flanking yards for an accessory portable sawmill use shall be a minimum of 30 m;
- b) For all other buildings and structures, the front, side, rear and flanking yards shall be a minimum of 15 m.

Bylaws 3849, 4407

3.08 Screening

- a) A vegetative screen, consisting of coniferous vegetation native to the region that is not less than 2 m high and 5 m deep and spaced no less than 2 m apart, or a solid fence, at least 2.5 m in height, shall be located and maintained around the perimeter of the portable sawmill operation.

Bylaw 4407

3.09 Portable Sawmill

- a) Persons employed at a portable sawmill operation are limited to persons normally resident in the dwelling unit to which it is incidental plus up to three non-resident employees;
- b) A portable sawmill shall operate between the hours of 9 am and 3 pm, Monday to Friday, excluding statutory holidays;
- c) In addition to the hours specified in paragraph 3.09(b), sales from a portable sawmill shall be permitted on Saturdays between the hours of 9 am and 5 pm, excluding statutory holidays;
- d) Notwithstanding Part 1, Section 4.01(2)(c), the maximum total floor area of buildings and structures devoted to an accessory portable sawmill use shall be 60 m²;
- e) Portable sawmill and related operations shall not create noise that exceeds a level of 55 dB when measured at the property line.

Bylaw 4407

Appendix C: Related Pacific Acreage and Shirley Jordan River OCP Policies

(Page 84 of the Shirley – Jordan River OCP)

405 Pacific Acreage Land Use Designation

The intent of the Pacific Acreage land use designation is to support rural residential uses. Suites and duplexes are acceptable forms of development to increase the affordability of housing and offer rental accommodation. Agriculture, home based businesses, small-scale neighbourhood commercial activities, small-scale tourism activities, community parks and civic buildings are also supported. Tourism commercial uses such as small destination resorts are supported in this designation. Lands in this designation generally consist of *parcels* zoned *Rural A* in the Juan de Fuca Land Use Bylaw not included in the Settlement land use designation and rural residential land on the west side of Jordan River. Disperse *parcels* zoned for tourism commercial uses are also included in this land use designation.

(Page 108-109 of the Shirley – Jordan River OCP)

484 Policies for Development and Local Economy

- I. Small-scale tourism developments such as bed and breakfasts, eco-tourism, low-impact adventure tourism, are supported on lands designated Settlement and Pacific Acreage provided that they are scattered throughout the community.
- J. For lands designated Settlement and Pacific Acreage, rezoning applications for co-housing developments will be supported subject to neighbourhood support, low-density and minor traffic impact.
- K. For lands designated Settlement and Pacific Acreage, there is support for small-scale commercial uses serving local needs but highway-commercial uses such as gas stations, drive-through restaurants, motels and strip malls are not supported.
- L. Industrial uses are not supported on lands designated Settlement or Pacific Acreage.
- M. On lands designated Pacific Acreage, tourism-commercial uses such as small destination resorts are supported.

Appendix D: Proposed Rural 3 – Home Brewery (RU3) Zone

3D.0 RURAL 3 – HOME BREWERY ZONE – RU3

3D.01 Permitted Principal Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others shall be permitted in the Rural 3 – Home Brewery RU3 Zone:

- (a) One-family dwelling;

3D.02 Permitted Accessory Uses

In addition to the uses permitted by Section 3D.01 of Part 2 of this Bylaw, the following accessory uses in conjunction with a permitted principal use and no others shall be permitted:

- (a) Accessory buildings and structures ancillary to a permitted use pursuant to Part 1, Section 4.01;
- (b) Secondary Suite pursuant to Part 1, Subsection 4.19;
- (c) Detached Accessory Suite pursuant to Part 1, Subsection 4.20;
- (d) Home Based Business Categories One, Two and Three;
- (e) Two Boarders or Lodgers;
- (f) One recreation vehicle may be permitted in conjunction with a permitted residential use on a lot, which may be used but not rented for the temporary accommodation of guests or visitors;
- (g) Home Brewery accessory to a principal use and in compliance with the *Liquor Control and Licensing Act*.

3D.03 Minimum Parcel Size for Subdivision Purposes

- (a) The minimum lot size is 4.0 ha.

3D.04 Density

- (a) One one-family dwelling per lot is permitted, and:
 - (i) On lots of less than 1 ha in area, residential buildings and structures shall not exceed a Total Floor Area of 418 m²;
 - (ii) On lots of 1 ha or more in size, residential buildings and structures shall not exceed a Floor Area Ratio of 0.045.
- (b) One secondary suite or one detached accessory suite per lot is permitted;
- (c) Excluding areas used for parking, the total combined floor area and outdoor area used for a Home Brewery must not exceed 5.0% of the lot area.

3D.05 Height

- (a) The maximum height of principal buildings and structures is 11.0 m.

3D.06 Lot Coverage

- (a) The maximum lot coverage is 10.0%.

3D.07 Setback Requirements

- (a) All principal buildings and structures, and all home brewery buildings, structures, and outdoor areas including parking must be no less than 15.0 m from any lot line.

3D.08 Hours of operation

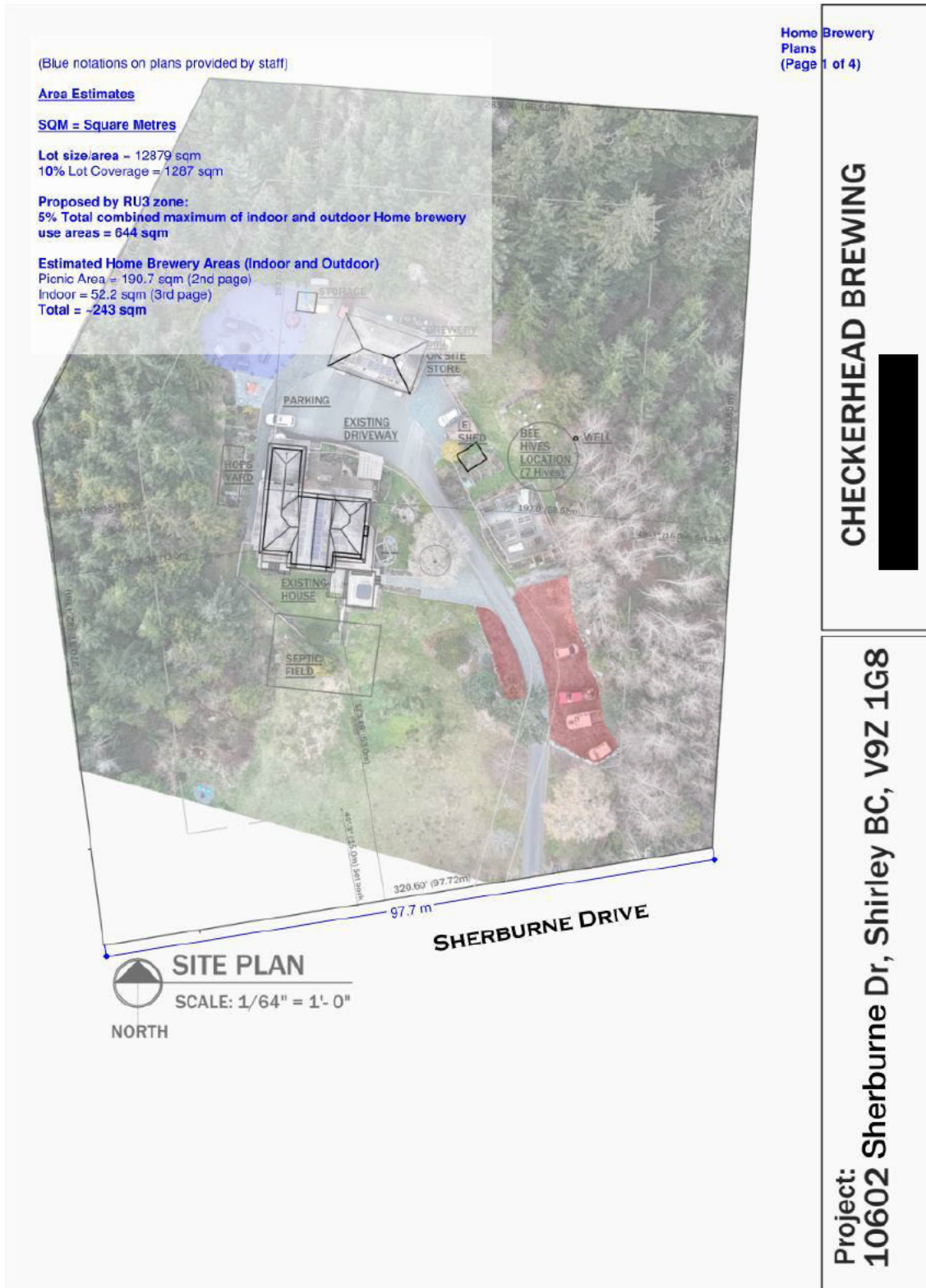
- (a) A home brewery must not serve or accept customers more than 3 days per week and between the hours of 10:00 PM and 10:00 AM.

3D.09 Definitions

For the purpose of the Rural 3 - Home Brewery Zone - RU3, the following definition applies:

- (a) **Home Brewery** means a brewery subject to the Liquor Control and Licensing Act, that is accessory to a principal residential use and not located inside a building that contains a dwelling, where alcoholic and non-alcoholic beverages are produced, sold, and consumed onsite. A Home Brewery use can include both indoor and outdoor areas and allows for no more than one food and beverage service vehicle or temporary structure during the Home Brewery's hours of operation.

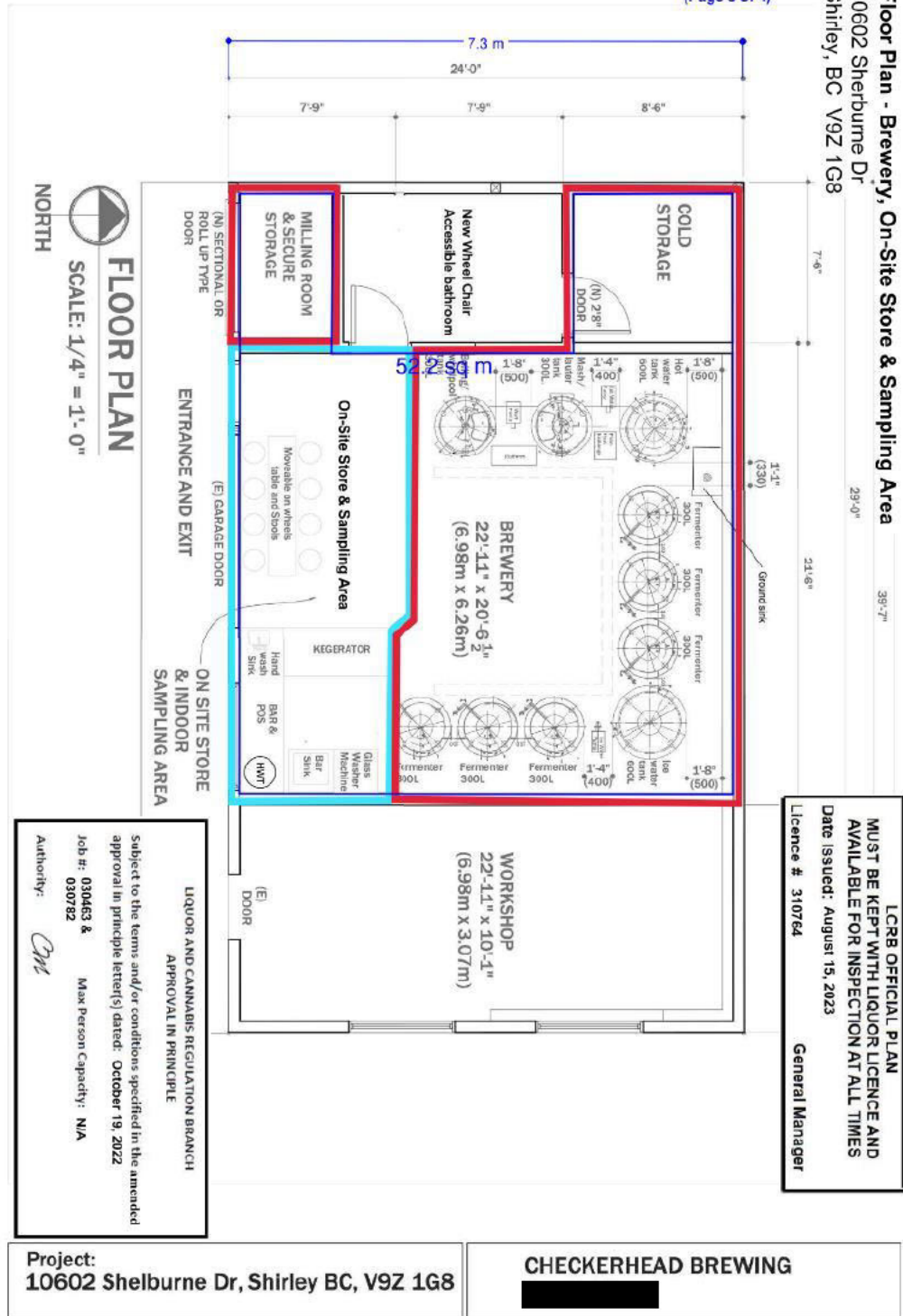
Appendix E: Supplementary Application Information





Home Brewer Plans
(Page 3 of 4)

Floor Plan - Brewery, On-Site Store & Sampling Area
10602 Sherburne Dr
Shirley, BC V9Z 1G8



LCRB OFFICIAL PLAN
MUST BE KEPT WITH LIQUOR LICENCE AND AVAILABLE FOR INSPECTION AT ALL TIMES
Date issued: August 15, 2023
Licence # 310764
General Manager

LIQUOR AND CANNABIS REGULATION BRANCH
APPROVAL IN PRINCIPLE
Subject to the terms and/or conditions specified in the amended approval in principle letter(s) dated: **October 19, 2022**
Job #: 030463 & 030792
Max Person Capacity: N/A
Authority: *GM*

Project:
10602 Shelburne Dr, Shirley BC, V9Z 1G8

CHECKERHEAD BREWING

FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH



Pump Test



Box 221
Cobble Hill, BC
V0R 1L0
Ph 250-474-5755
Fax 250-652-7915
chris@wellmasterpumps.com

April 13, 2018

Attention: [REDACTED]

Re: 10602 Sherburne (French Beach)

David,

On April 11, 2018 a service technician from Wellmaster Pumps and Water Systems Ltd. were dispatched to 10602 Sherburne (French Beach) as per your request to perform a well pump test and equipment evaluation. The technician arrived on site at approximately 09:00 am, set up his equipment and started the test at 09:15. The well pumped for 58 minutes at an average rate of 8.6 US gpm producing and estimated 500 gallons of water. The well then ran dry and a staged recovery period was started. There were 3 recovery periods monitored where the calculated well recovery rate was estimated at 2.1 US gpm. The water produced during the start of the test was clear and without odor. When the well was running dry the color of the water turned a bit murky orange and is indicative of a well running dry. Water samples were taken to the lab and will be analyzed for Bacterial and mineral content.

It is important to note that the results of this test are a snap shot in time. These results can change due to seasonal influences, environmental conditions and geologic events.

Observations and Recommendations

- Low water protection device (Pumptec QD) is set to "Factory Settings" and we are not sure at what point the pump shuts off. Recommend setting the dial to 0% sensitivity.
- Control box has a date code of 2009 and looks to be in good shape.
- Incoming waterline is not secured and moves once the pump starts. Recommend securing the line to prevent fitting failure and possible line break.
- Pressure gauge on the pressure tank is stuck at 20 psi. Recommend installing a new gauge.
- Wellhead has a "Non-Vermin Proof" friction fit cap. Recommend changing cap to meet code.
- Wellhead is 6" above grade. BC Water Sustainability Regulations state that a wellhead needs to be 1 foot above finished grade. Recommend installing a casing extension to meet code.

Kindest Regards

A handwritten signature in blue ink, appearing to read 'Chris Dutnall', is written over the typed name.

Chris Dutnall
Wellmaster Pumps.



MSR SOLUTIONS INC.

Date: August 10, 2021
To: Checkerhead Brewing Inc.
From: MSR Solutions Inc.
Subject: Water Storage Tank Emergency Response Plan

Introduction – Development of the Emergency Response Plan

Step 1 – Planning & Analysis of the Water System

Types of emergencies that could impact the water system and assessment of the level of vulnerability for each type of emergency were developed. Natural or man-made disasters that could occur based on local history and geography are discussed.

The major parts of the water system are identified and described, including supply source, vulnerability of mains to washouts, essential pumping systems and capacities of the system.

Water requirements are determined with respect to the type and scope of the contemplated disaster.

As-constructed plans of the water system showing key facilities have been produced. Post a copy of the plan on your office wall and include a copy in your Emergency Response Plan document.

Step 2 – Make an Inventory of Essential Supplies, Equipment and Personnel

Make an inventory of all the materials, supplies and communication equipment that are important during the normal operation of the system and during emergencies. If the materials are not available, identify those items that should be purchased, borrowed or rented. Develop a list of people who have the necessary skill in the event that outside assistance is required. You may want to approach other nearby water utilities that may be available to provide assistance during an emergency.

Step 3 – Prepare Forms and Notices

Record all the name and phone numbers of the important emergency contact on a form that is kept in your Emergency Response Plan document. Develop Public Advisory Notices that are clear, concise and simple to understand. These Public Advisory Notices should be in a format that will allow the media to provide clear communication to the public. Make a form that will help people field calls from the public (i.e. answers to frequently asked questions, etc.). Ensure that it is clear who will be responsible for public relations.

Step 4 – Operator Certification and Ongoing Training

The Environmental Operator Certification Program (EOCP) certifies the water suppliers key personnel who meet specific educational and experience criteria. The EOCP proctor the certification exams. The BC Water and Waste Association is one of the agencies that provide educational services. These key



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personnel should review the Emergency Response Plan on a regular basis and they should receive ongoing training (Section 12 of the Drinking Water Protection Regulation requires certified water system operators).

Information on Advisories

General Information Concerning All Advisories

Getting the Message Out

You should notify everyone at the Brewery to not use the water system until further notice.

If untreated water from surface water sources enters the distribution system, there is an increased chance that the drinking water may contain disease-causing microorganisms called “pathogens”. Types of pathogens include bacteria, viruses and protozoan parasites. They may cause symptoms such as diarrhea, abdominal cramps, nausea, vomiting, fever, chills, dehydration, headaches or other symptoms. Boiling the water for at least one minute kills these organisms.

Information on Advisories

Who Are Most at Risk of Waterborne Illness

Certain groups of people have weakened immune systems and they are more susceptible to illness. There are several groups of people who have weakened, partially developed or undeveloped immune systems. These include: elderly people; people with AIDS, cancer, diabetes, or kidney disease; people who are being treated with immuno-suppressing medications (anti-biotics, chemotherapy drugs, etc.); very young children (under 2) and; pregnant women and their unborn or newborn babies.

Boiling does not destroy chemical contaminants; therefore, alternate water sources must be used if unacceptable levels of toxic chemical(s) are found in the water

EMERGENCY RESPONSE PLANNING -PUBLIC NOTIFICATION

The Drinking Water Protection Act (DWPA - Section 14) requires that a water supplier give public notification regarding threats to drinking water quality. The purpose of public notification is to protect public health in the event that users of a water supply system are exposed to a threat from their drinking water.

The type of notification is dependent on the health risk assessment and subsequent response required by the water supplier. The decision as to what level of notification is issued should be done in consultation with your Drinking Water Officer, or Medical Health Officer (see attached list). Generally, they are used in the following circumstances: (see attached samples)

Water Quality Advisory Used in situations in which the public health threat posed by the water supply system is modest, and actions can be taken to reduce the risks through means other than requiring a Boil Water Notice or Do Not Use Water Notice.

Boil Water Notice Used in situations in which the public health threat posed by the water supply system is significant and the nature of the threat is one that can be effectively addressed through boiling of the water.

Do Not Use Water Notice Used in situations where a significant public health threat exists in relation to the water supply system and the threat cannot be adequately addressed through a Water Quality Advisory or Boil Water Notices.



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Island Health – Health Protection Division Water Emergency Weekday Contact List

Contact Information
Island Health Unit
1952 Bay Street
Victoria, BC V8R 1J8
Phone: (250) 370-8699
Fax: (250) 370-8750
Toll free: 1-877-370-8699
<ul style="list-style-type: none">• Public Health Inspectors• Community Care Licensing Officers• Drinking Water Officers• Regional Public Health Engineer
Capital Regional District
625 Fisgard Street
Victoria, BC V8W 1R7
Phone: (250) 360-3000
Fax: (250) 370-8750
Toll free: 1-877-370-8699
<ul style="list-style-type: none">• Public Health Inspectors• Community Care Licensing Officers• Drinking Water Officers• Regional Public Health Engineer

Island Health Emergency
After hours contacts:
1-250-716-7750

Capital Regional District Emergency
After hours contacts:
1-250-474-9630



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Types of Emergencies

Water Sample Result Showing the Presence of Fecal Coliform/e. Coli Bacteria

Background

The presence of fecal coliform or *Escherichia coli* (E. coli) bacteria in a water sample indicates that the water source has been exposed to recent fecal contamination from the intestines of humans and other warm-blooded animals. Most fecal coliform bacteria don't survive more than a week or two in the environment. The presence of these bacteria in drinking water supplies represents a significant public health threat and it is probable that enteric pathogens are present. Pathogens are disease-causing microorganisms. Surface water sources such as lakes, creeks and springs are unprotected water sources that are subject to contamination. These surface water sources require disinfection. Fecal contamination is usually introduced to disinfected surface water supplies when there is a disruption or interruption in disinfection. Post-disinfection fecal contamination is possible but less likely; this may occur if there is a cross connection or an "intrusion" of the reservoir or water mains. Fecal contamination may be introduced to shallow unprotected groundwater sources (shallow wells) by surface runoff that can carry pathogens from animal manure, floodwaters, septic tank effluent, etc.

Actions

- Upon receipt of a laboratory report which shows the presence of any fecal coliform or E. coli bacteria, or a Public Health Inspector has informed you that fecal coliform or E. coli bacteria are present, immediately issue Public Advisory #2 [Drinking Water Notice - Boil Water Notice]. If you receive the sample result before the Public Health Inspector, notify the Inspector immediately. You should use a phone tree to enable you (the water supplier) to "fan" out the information to the Marina (refer to the previous section entitled "General Information Concerning All Advisories").
- Check the disinfection system (usually a hypo-chlorinator pump and/or ultraviolet lamp) to ensure that it is operating properly. If an interruption or disruption in disinfection occurred, the supply well should be shocked as an extra precaution. Add 30-40mL of 12% chlorine per 1000 L of water, mixing in the tank and then dispose to ground.
- Check the distribution system pipes to ensure that contamination didn't occur after the point of disinfection ("post-disinfection").
- Resample at the identical sampling point and take a couple more samples from various points on the distribution system. This is important to determine whether sampling error occurred and to ensure that samples are representative of the water throughout the water system.
- Continue the Boil Water Notice until follow-up samples do not show the presence of any coliform bacteria. More than one set of samples (each set sampled a few days apart) will be required to confirm potability.
- If follow-up samples are good and no coliforms are present, remove the Boil Water Notice.



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Total Coliform Bacteria Present

Background

The presence of total coliform bacteria usually occurs because of improper sample collection, inadequate disinfection treatment (inadequate chlorine residuals), a cross connection or, inadequate maintenance (flushing, etc.) of the distribution pipes and reservoirs. Total coliform bacteria are free-living and naturally present in the environment (in soil and on vegetation, etc.) and thus their presence in drinking water does not necessarily represent fecal contamination. Also, waterborne pathogens (i.e., disease-causing microorganisms) may or may not be present when total coliforms are detected. Surface water sources such as lakes, creeks, springs and shallow wells are unprotected water sources that are subject to contamination from total and fecal coliform bacteria.

Actions

- Upon receipt of a laboratory report that shows the presence of total coliform bacteria or a message from a Public Health Inspector, immediately issue Public Advisory #1 [Drinking Water Notice - Water Quality Advisory]. If you find out the sample result before the Public Health Inspector, notify the Inspector immediately. In some instances, especially if there was a sampling procedure error or a simple explanation for the positive total coliform count, the Inspector may not require the issuance of the Boil Water Notice until a follow-up sample has confirmed the presence of coliform(s).
- Using a "phone tree", fan out the water quality advisory information to all the water users (refer to the previous section entitled "General Information Concerning All Advisories").
- Check the disinfection system (ultraviolet primary and hypo-chlorinator secondary) to ensure that it is operating properly. The distribution system should also be checked to ensure that contamination didn't occur after the point of disinfection.
- If there was an interruption or disruption in disinfection, chlorine bleach could be added to supplement the Water Quality Advisory. Add 30-40mL of 12% chlorine per 1000 L of water, mixing in the tank and then dispose to ground.
- Resample at the identical sampling point and take a couple more samples from various points on the distribution system. This is important to determine whether sampling error occurred and to ensure that samples are representative of the water throughout the water system.
- The Water Quality Advisory must continue until follow-up samples do not show the presence of any coliform bacteria. More than one set of samples (each set sampled a few days apart) may be required to confirm that the drinking water quality is satisfactory.
- When follow-up samples are good and no coliforms are present, remove the Water Quality Advisory.

Broken Water Main or Damaged Component

Background

The following actions will be initiated when a water main breaks or a component is damaged. The cause of the damage may be man-made (e.g. excavation, explosion, etc.) or natural (e.g. earthquake, high winds, etc.).



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Actions

- Isolate affected portion(s) of the system where the damage occurred using the appropriate valves. If the event has damaged a dedicated supply main, shut down pumps immediately. Contact qualified contractor to proceed with repairs.
- If the system cannot be repaired within 6 hours, issue Public Advisory #1 [Drinking Water Notice - Water Quality Advisory] and notify the Public Health Inspector. Upon completion of repairs, re-open the affected section of system and activate pumps.
- Flush and disinfect the affected line or reservoir in accordance with American Water Works Association Standards C651-99 and C651-92 for the disinfection of water mains and reservoirs, respectively. Ensure that approvals from the Ministry of Environment and the Department of Fisheries and Oceans Canada are obtained prior to discharging super-chlorinated water onto the ground or into a watercourse.
- If it is possible that contaminated water (unchlorinated) was not isolated to the affected portions) of the system during repair and contamination may have been distributed throughout the system, issue Public Advisory #2 [Drinking Water Notice - Boil Water Notice] and notify the Public Health Inspector.
- Operate the system at an elevated rate of chlorination until tests indicate an adequate chlorine residual throughout the distribution system and water samples are satisfactory (free of coliform bacteria). Remove the Water Quality Advisory and the Boil Water Notice.

Chemical Contamination (Loss of Source)

Background

This plan addresses the loss of water source because of chemical contamination due to accidental spills or acts of vandalism/terrorism. In the case of vandalism, this plan should also be used if there is significant indirect evidence of chemical contamination (e.g. a steel drum with a hazardous wastes symbol lying beside the well source).

Actions

- In the event of chemical contamination or suspected chemical contamination of the water supply due to a spill, an act of vandalism or an act of terrorism; shut down pumps immediately. Issue Public Advisory #3 [Drinking Water Notice - Do Not Use The Water Notice]. Immediately notify the Public Health Inspector and local Fire Department.
- If the source may not be restored for some time; investigate the use of bottled water, the import of bulk water or the use of another alternate source and pumping system. Ensure that the Public Health Inspector has approved any alternate water source prior to distribution to the water users.
- When the Provincially accredited laboratory has reported satisfactory chemical sample results to the Public Health Inspector and the source is restored, flush the distribution system if necessary. Ensure that approvals from the Ministry of Environment and the Department of Fisheries and Oceans Canada are obtained prior to discharging contaminated water onto the ground or into a watercourse.



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- Remove the Do Not Use the Water Notice and notify the Public Health Inspector.

Contamination from Back Flow (Cross Connection)

Background

A cross connection is any potential or actual connection between a potable (drinking) water system and any source of pollution or contamination resulting from backflow. Backflow is the unwanted reverse flow of liquids in a piping system. Two types of backflow occur in plumbing and water distribution systems (backsiphonage and backpressure). Backsiphonage occurs when the pressure in the distribution system drops and water is siphoned from the distribution system within a building into the distribution system of the supplier. Backpressure occurs when a building's distribution system pressure exceeds that of the supplier and water or contaminated liquids are pumped into the supplier's system.

To prevent backflow, a properly selected backflow preventer (e.g. air gap, vacuum breaker, etc.) must be installed. The choice of backflow preventer to be used will depend on the degree of hazard and the particular piping arrangement involved.

Actions

- Upon discovery of a backflow incident involving the introduction of bacterial contamination into the water supply, increase the rate of chlorination, issue Public Advisory #2 [Drinking Water Notice - Boil Water Notice] and notify the Public Health Inspector.
- Investigate the incident to determine the exact location where the backflow occurred. Contact a qualified cross connection technician to inspect all suspect backflow prevention devices and make necessary repairs.
- Upon completion of repairs, flush and disinfect the affected line or reservoir where necessary in accordance with American Water Works Association Standards C651-99 and C651-92 for the disinfection of water mains and reservoirs, respectively. Ensure that approvals from the Ministry of Environment and the Department of Fisheries and Oceans Canada are obtained prior to discharging superchlorinated water onto the ground or into a watercourse.
- Operate the system at an elevated rate of chlorination until tests indicate adequate chlorine residual throughout the distribution system and water samples are satisfactory (free of coliform bacteria). Remove the Boil Water Notice.
- Upon the discovery of a backflow incident involving the introduction of a potentially toxic chemical contaminant into the water supply, shut down pumps immediately, issue Public Advisory #3 [Drinking Water Notice - Do Not Use The Water Notice] and notify the Public Health Inspector.
- Follow the remaining procedures discussed under Chemical Contamination of this Emergency Response Plan (see above).



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Waterborne Disease Outbreak

Background

This waterworks system currently uses chlorination for system disinfection. In the event of a failure of the disinfection system or a waterborne disease outbreak, the following actions shall be implemented.

Actions

- Upon discovery of a disinfection failure or information from a Public Health Inspector concerning at least three confirmed cases of waterborne illness (within a 14 day period) related to your water system, issue Public Advisory #2 [Drinking Water Notice - Boil Water Notice] and notify the Public Health Inspector.
- Contact qualified personnel to make immediate repairs to the disinfection system.
- Operate the system at an elevated rate of chlorination until tests indicate an adequate chlorine residual throughout the distribution system and water samples are satisfactory. In general terms, an 'elevated rate of chlorination' would be a rate of disinfection that provides a free chlorine residual of at least 1.0 ppm throughout the entire distribution system. [Note: ppm (parts per million) is the same as mg/L (milligrams per Litre)]. *
- Filtration systems (if any) must also be checked to ensure that they are operating properly. If there was an interruption or disruption in disinfection, as an extra precaution, chlorine bleach could also be added to the reservoir(s). Add 30-40mL of 12% chlorine per 1000 L of water, mixing in the tank and then dispose to ground.
- Upon completion of repairs flush and disinfect the distribution system where necessary in accordance with American Water Works Association Standards C651-99 and C651-92 for the
- Disinfection of water mains and reservoirs, respectively. Ensure that approvals from the Ministry of Environment and the Department of Fisheries and Oceans Canada are obtained prior to discharging super-chlorinated water onto the ground or into a watercourse.
- The Boil Water Notice must continue until the disinfection system is repaired and follow-up samples collected at various parts of the distribution system do not show the presence of any coliform bacteria. More than one set of samples (each set sampled a few days apart) will be required to confirm potability.
- If follow-up samples are good and no coliforms are present, remove the Boil Water Notice



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MSR Solutions Inc.

Karl Williaume, P.Eng.

Qualified Professional

EMERGENCY CONTACT LIST

Emergency Contact List	
BC Hydro:	1 (888) 769-3766
Provincial Emergency Program	(250) 952-4913
Capital Regional District – Water Emergencies	(250) 474-9630
Fire Department:	9-1-1
Port Renfrew Fire Hall	(250) 647-0101
Emergency:	9-1-1
BCAS Station 115	(250) 647-5551
Radio: Canadian Broadcasting Corp, Victoria	(250) 360-2227
TV Station: CTV BC	(604) 608-2868
Newspaper: Island Tides	(250) 629-3660
Min. of Environment - Spill Reporting	1 (800) 663-3456
Min. of Env. Water Stewardship Div. - Head, Utility Engineering: Alex Aderichin	(250) 387-3421
Secretary to the Comptroller: Rick Couroux	(250) 387-6341
Department of Fisheries and Oceans Canada	(613) 990-1866
Bulk Water Hauler: South Island Water Ltd.	(250) 516-5066
Bottled Water Supplier: Salt Spring Water Company	(250) 538-0102

WATER QUALITY ADVISORY

TO USERS OF THIS WATER SYSTEM

There has been a change in the quality of the water provided by this water system. As a precautionary measure a “water quality advisory” is being issued to inform the users of the change.

The risk is considered low. Customers with compromised immune systems, the young and the elderly may choose to take extra precautions.

The water system operators are presently working to correct the problem. A notification will be issued once the water system is working properly or if the condition does not improve. We appreciate your cooperation and patience during this time.

If you have any questions, please
call _____

PLEASE SPREAD THE WORD TO YOUR
NEIGHBOURS

BOIL WATER NOTICE

TO USERS OF THIS WATER SYSTEM

A problem with the water system has been detected and the water may not be potable at this time. For your safety, you are being directed to boil your drinking water prior to consumption.

Please bring water that will be used for drinking, washing ready-to-eat fruits or vegetables (that won't be cooked), for making juice or ice, and for brushing your teeth to a rolling boil for 1 minute. You are reminded to let the water cool in a safe place to prevent scalding.

The water system operators are presently working to correct the problem. A notification will be issued once the water system is working properly and the water no longer has to be boiled. We appreciate your cooperation and patience during this time.

If you have any questions, please
call _____

PLEASE SPREAD THE WORD TO YOUR
NEIGHBOURS

DO NOT USE THE WATER NOTICE

TO USERS OF THIS WATER SYSTEM

A problem with the water system has been detected and the water may not be potable at this time. For your safety, you are being directed not to consume or use the water for any purpose.

The water currently provided by this system may present a significant health threat that cannot be removed or reduced by boiling. Please do not use water for drinking, washing ready-to-eat fruits or vegetables (or cooking them), making juice or ice, brushing your teeth, or bathing and washing. Consumers are advised to find and use another reliable source. If you are unsure about safe alternatives, please contact Interior Health.

The water system operators are presently working to correct the problem. Notification will be issued once the water system is working properly and the water is safe to be consumed. We appreciate your cooperation and patience during this time.

If you have any questions, please
call _____

PLEASE SPREAD THE WORD TO YOUR
NEIGHBOURS

MANDATORY CONSERVATION NOTICE

As a result of the recent incident involving _____, the main pumping system is not in operation – there is no water entering the distribution system. Please refrain from using faucets and other plumbing fixtures and please use stored water, bottled water or an alternate source of water for domestic purposes. Draining your hot water tank is not recommended unless you have consulted a qualified plumber. If alternate water sources are used, the water must be from Interior Health approved sources only.

EFFECTIVE _____ UNTIL FURTHER NOTICE

Thank you for your patience and Cooperation.

ENQUIRIES? Please call _____ of the Waterworks System at (250) _____ or the numbers below : or <i>Island Health – Public Health Inspector</i> Ph : (250) Ph : (250)

PLEASE SPREAD THE WORD TO YOUR NEIGHBOURS

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example; people in apartments, rental units, nursing homes, schools, preschools, churches, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.

Signature: _____

Water Supplier



MSR SOLUTIONS INC.

Date: August 10, 2021
To: Checkerhead Brewing Inc.
From: MSR Solutions Inc.
Subject: Water Storage Tank Operation and Maintenance Manual

Introduction

This water system operation and maintenance plan has been prepared for the Checkerhead Brewing, located in Shirley, BC. This manual consists of operations requirements and a water quality monitoring plan.

Water will be pumped from an on-site well to fill up the storage tanks located beside the brewery operation. The storage tank will be connected to a 25 mm line that services the process water at the Brewery and single-bedroom Air BNB.

System Start-Up

Upon installation of the tank and prior to the use of the system commissioning of the potable system, the tanks should be disinfected by a chlorination solution of 25mg/l for 24 hours. After 24 hours flush the chlorinated water through all taps for 2 hours to disinfect the lines. The remaining water will require removal and disposal by a bulk water hauler. After refilling the tanks with potable water flush all lines until residual chlorine is <1 mg/L.

Storage Tank

The storage tank hatch shall be locked or be located in a secured fenced in area so as to prevent unauthorized entry to the storage tank. The storage tank shall also be covered as to reduce the risk of damage to the tank.

Daily Inspections

Inspect the storage tank level and note whether it will need filling soon. The water should be inspected for bad smell, colour or other attributes that would be considered to be unpotable.

Inspect the storage tank condition for any damage or leaks that could have occurred.

Monthly Inspections

In the first few months the water in the tank should be tested twice per month for E.coli and Fecal Coliforms. Pending Health Officer's approval, the testing can be reduced to once a month later on. In addition 30-40mL chlorine /1000L of water can be added periodically to the tank.



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Bad Water Procedure

If positive results for E.coli and/or Fecal Coliforms come back then the system must be re-chlorinated and must follow the same procedure outlined in the “System Start-Up” section above. Additional details can be found in the Emergency Response Plan.

Chemical Storage and Handling Requirements

The storage and handling of specific chemicals can be found in the MSDS for each chemical.

The chemicals should be stored in a cool, dry, well-ventilated place. The containers should be tightly closed, and should be stored away from incompatible materials. Spill containment pallets should be provided for each chemical.

When handling each chemical, the appropriate PPE (goggles, rubber or PVC gloves, apron or body suit, chemical resistant boots) should be worn to protect the operator from harm. Proper equipment for lifting and transporting all containers should be used. Appropriate industrial hygiene and housekeeping practices should be followed. Hands should be washed thoroughly after handling. All situations that could lead to harmful exposures should be avoided.

Chemical Spill

Spills can be classified into three categories:

1. LEVEL I: minor spills requiring an on-site worker to respond and take necessary collective actions.
2. LEVEL II: intermediate level spills requiring response by on-site or off-site trained staff but posing no danger to the public.
3. LEVEL III: a major incident beyond the resources of a single facility, where there are subsidiary problems to complicate the situation such as fire, explosion, toxic compounds, and threat to life, property and the environment. Assistance will be required from local, regional, and/or provincial organizations. The media will be present and politicians at all levels will be requesting action.

After determining the type of spill that has occurred, the operator in charge or control of the substance will locate the area of immediate risk and the potential for the problem to escalate. At Sooke Oceanside Brewery, generally on-site workers will be able to contain the spill due to low volumes of chemicals to be handled.

The source of the spill should be stopped immediately. Apply sodium thiosulfate to the chlorine spill to neutralize. To test if the hypochlorite has been reduced is to use drops of hydrogen peroxide. Oxygen bubbles will be released if hypochlorite is still present in the spill.

Assess the immediate area. If any persons in the area has been injured during the spill event, take action to ensure proper first aid has been given and appropriate medical help will be given. If more than 5L has been spilled, the operator will call the Provincial Emergency Program at 1-800-663-3456.



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Emergency Procedures

In the event of a water treatment or distribution system shut down or malfunction, repairs must be affected within 48 hours. Refer to the Emergency Response Plan for additional assistance.

Site operators can service repairs, such as piping replacement and installation of spare equipment, as appropriate. Operator should refer to equipment specific Operation and Maintenance Instructions, provided by each respective manufacturer. Faulty equipment removed from the system is to be serviced by an authorized service provider as soon as possible to ensure spare parts/equipment is available onsite. If further servicing is required beyond the scope of swapping equipment, respective recommended service providers, as per the Appendix below, shall be contacted for assistance and direction.

In the event of any shutdown that exceeds 48 hours, the operators must notify the Vancouver Island Health Authority, Environmental Health Services.

MSR Solutions Inc.

Karl Williaume, P.Eng.

Qualified Professional

**CAPITAL REGIONAL DISTRICT
BYLAW NO. 4766**

A BYLAW TO AMEND BYLAW NO. 2040, THE "JUAN DE FUCA LAND USE BYLAW, 1992"

The Capital Regional District Board, in open meeting assembled, enacts as follows:

1. Bylaw No. 2040 being the "Juan de Fuca Land Use Bylaw, 1992" is hereby amended as follows:

A. SCHEDULE A, PART 1, SECTION 2 – DEFINITIONS

- (a) By deleting the definition of RURAL ZONE and replacing it with a new definition as follows:

"RURAL ZONE means A, AG, AG-1, AF, AW, RL, RU2, RU2-R, RU3 ;"

B. SCHEDULE A, PART 1, SECTION 3.07

- (a) By adding the words "Rural 3 – Home Brewery Zone" below the words "Rural 2 Recreation Zone"

C. SCHEDULE A, PART 2 - ZONING DISTRICTS

- (a) By adding the new section 3D.0 Rural 3 – Home Brewery Zone – RU3 as follows:

3D.0 RURAL 3 – HOME BREWERY ZONE – RU3

3D.01 Permitted Principal Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others shall be permitted by the Rural 3 – Home Brewery RU3 Zone:

- (a) One-family dwelling;

3D.02 Permitted Accessory Uses

In addition to the uses permitted by Section 3D.01 of Part 2 of this Bylaw, the following Accessory Uses in conjunction with a permitted Principal Use and no others shall be permitted:

- (a) Accessory buildings and structures ancillary to a permitted use pursuant to Part 1, section 4.01;
- (b) Secondary Suite pursuant to Part 1, Subsection 4.19;
- (c) Detached Accessory Suite pursuant to Part 1, Subsection 4.20;
- (d) Home Based Business Categories One, Two and Three;
- (e) Two Boarders or Lodgers;
- (f) One recreation vehicle may be permitted in conjunction with a permitted residential use on a lot, which may be used but not rented for the temporary accommodation of guests or visitors;
- (g) Home Brewery accessory to a Principal Residential use, subject to the *Liquor Control and Licensing Act*.

3D.03 Minimum Parcel Size for Subdivision Purposes

- (a) The minimum lot size is 4.0 ha.

3D.04 Density

- (a) One one-family dwelling per lot is permitted, and:
 - (i) On lots of less than 1 ha in area, residential buildings and structures shall not exceed a Total Floor Area of 418 m²;
 - (ii) On lots of 1 ha or more in size, residential buildings and structures shall not exceed a Floor Area Ratio of 0.045.
- (b) One secondary suite or one detached accessory suite per lot is permitted;
- (c) Excluding areas used for parking, the total combined floor areas and outdoor areas used for a Home Brewery, must not exceed 5.0% of the lot size.

3D.05 Height

- (a) The maximum height of principal buildings and structures is 11.0 m.

3D.06 Lot Coverage

- (a) The maximum lot coverage shall be 10.0%.

3D.07 Setback Requirements

- (a) All principal buildings and structures, and all home brewery buildings, structures, and outdoor areas including parking must be no less than 15.0 m from any lot line.

3D.08 Hours of operation

- (a) The home brewery shall only serve or accept customers on no more than 3 days per calendar week and between the hours of 10:00 AM and 10:00 PM.

3D.09 Definitions

- (a) For the purpose of the Rural 3 – Home Brewery Zone – RU3, the following definition applies:

Home Brewery means a brewery subject to the Liquor Control and Licensing Act, that is accessory to a principal residential use and not located inside a building that contains a dwelling, where alcoholic and non-alcoholic beverages are produced, sold, and consumed onsite. A Home Brewery use can include both indoor and outdoor areas and allows for no more than one food and beverage service vehicle or temporary structure during the Home Brewery's hours of operation.

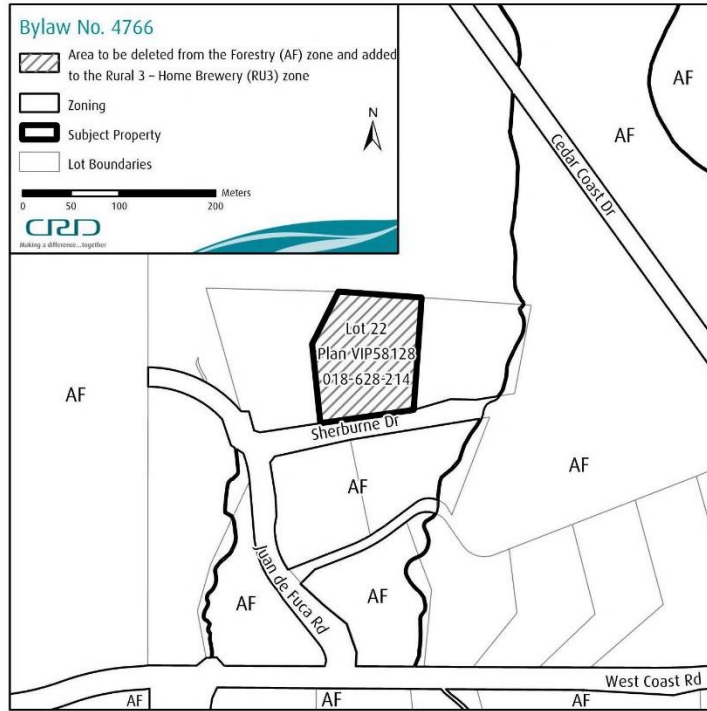
CRD Bylaw No. 4766

3

D. SCHEDULE B, ZONING MAPS

- (a) By deleting Lot 22, Section 77, Renfrew District, Plan VIP58128 from the Forestry Zone – AF and adding it to the Rural 3 – Home Brewery Zone – RU3 as shown on Plan No. 1

Plan No. 1 of Bylaw No. 4766, an amendment to Bylaw No. 2040



2. This Bylaw may be cited as "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 171, 2026".

READ A FIRST TIME THIS	day of	202X
READ A SECOND TIME THIS	day of	202X
READ A THIRD TIME THIS	day of	202X
ADOPTED THIS	day of	202X

 CHAIR

 CORPORATE OFFICE