



REGIONAL DISTRICT  
of Fraser-Fort George

## Development Services



# SUBDIVISION DRINKING WATER AND SEWAGE DISPOSAL REQUIREMENTS

The Regional District's Subdivision Servicing Bylaw No. 2815 stipulates **water source** requirements for subdivision.

### DRINKING WATER SYSTEM REQUIREMENTS

Proof of potable water is required when a subdivision involves the creation of the following:

1. Parcel(s) 4.0 ha or smaller in size are required to be supplied with water by either an individual ground water well, a community drinking water system or surface water. Quantity and quality of the water source needs to meet specific requirements.
2. Parcel(s) 0.2 ha or smaller are required to be serviced with a community drinking water system.

### GROUND WATER QUANTITY REQUIREMENTS

If the source of water is by an individual ground water well proof of sufficient water quantity is required by either:

1. Drill, or test an existing, ground water well for each new parcel that produces a minimum of 18 L/min for a 120 min period; or
2. Drill, or test an existing, ground water well for each new parcel that produces a minimum of 2500 L/day with a balancing water storage system for each new parcel; or
3. Drill or test an individual ground water well on every **SECOND** new parcel that produces a minimum of 30 L/min for a 120 min period; or
4. Provide the Regional District with a report from a qualified professional engineer stating that there is a sufficient quantity and quality of water available to meet or exceed the above noted requirements.

Acceptable proof of quantity of water from a ground water well must come from either:

1. A Registered Qualified Well Driller is to submit a ground water well construction report that includes a pump test (Well Log) ; or
2. A Registered Qualified Pump Installer is to submit a pump test report and a written statement that an individual ground water well producing water in the amount noted above can be developed on each proposed parcel; or
3. A Professional Engineer is to submit a report stating that there is a sufficient quantity and quality of water available to meet or exceed the requirements.

### SURFACE WATER QUANTITY REQUIREMENTS

Where parcels are to be serviced by a surface water supply, the Regional District requires confirmation in writing from the Ministry of Environment that unrecorded water is available and the minimum capacity is 2500 litres per day, per parcel, year round, with a balancing water storage system for each new parcel. Each parcel to be created must also have legal access to the surface water supply. More information can be found at their website: <http://www.env.gov.bc.ca/wsd>

### COMMUNITY DRINKING WATER SYSTEM

A community drinking water system is a water system that services two or more parcels and is owned, operated and maintained by the Regional District, a strata corporation, municipality or an improvement district. Where parcels are to be serviced by a community drinking water system, the system is to be designed and installed to the satisfaction of the authority having jurisdiction (Northern Health Authority) before subdivision.

### WATER QUALITY REQUIREMENTS

Prior to subdivision the Regional District requires evidence that the proposed ground or surface water supply meets minimum microbiological and health parameters set out in the Guidelines for Canadian Drinking Water Quality (CDWQ) or written confirmation from the authority having jurisdiction (Northern Health Authority) of the water supply potability.

Samples of the water source are to be collected and tested for:

1. Microbiological Parameters
2. Chemical and Physical Parameters

A list of these parameters can be found at: [www.hc-sc.gc.ca](http://www.hc-sc.gc.ca) and follow the links to Environmental & Workplace Health > Reports & Publications > Water Quality > **Guidelines for Canadian Drinking Water Quality Summary Table.**

### WHO CAN TEST FOR WATER QUALITY

Water quality testing must be done by laboratories approved by the Provincial Health Officer. A full list of approved labs can be found at the BC Ministry of Health website:

<http://lmlabs.phsa.ca/Documents/PHO%20Approved%20Laboratory%20List.pdf>

Regional District of Fraser-Fort George

155 George Street, Prince George, BC V2L 1P8

Tel: 250-960-4400 • Fax: 250-562-8676 • Toll Free: 1-800-667-1959 • [www.rdffg.bc.ca](http://www.rdffg.bc.ca)

The Regional District's Subdivision Servicing Bylaw No. 2815 stipulates **sewage** requirements for subdivision.

## SEWAGE DISPOSAL REQUIREMENTS

Proof of acceptable sewage disposal is required when a subdivision involves the creation of the following:

1. Parcel(s) 2.0 ha or smaller in size are required to be serviced by either a community sewage collection and disposal system or be able to support Type 1 onsite sewage treatment and disposal system.
2. Parcel(s) 1.0 ha or smaller are required to be serviced by a community sewage collection and disposal system.

### DEFINITION

**Type 1 onsite sewage treatment and disposal system** includes a septic tank and absorption field or facultative lagoon but does not include a holding tank, a pit privy or a sand mound.

**Septic Tank** has two compartments. The first compartment settles out solids and scum and the second compartment provides storage of liquid effluent before movement to final treatment. Septic tanks also provide primary microbiological treatment of domestic sewage.

**Absorption Field** is a system that utilize soil to remove pathogens, organic matter and suspended solids. The soil serves as a fixed medium on which beneficial aerobic microorganisms grow.

- The effluent from the septic tank can be discharged via gravity if there is sufficient elevation difference between the field and the septic tank.
- A pressurized soil absorption field consists of a septic tank with pump that lifts the effluent to the field system. This results in more evenly distributed effluent over the total area of the absorption field.

**Facultative Lagoon** is a large gently sloped basin in the ground that is designed to contain sewage. The effluent is retained and broken down by microorganisms. The lagoon is preceded by a septic tank to remove solids that enhances its treatment ability and extends its functional life.

**Holding Tank** is a one compartment tank designed to collect and hold sewage without treatment prior to transportation.

**Pit Privy** is an excavation in the ground where human waste is deposited for primary microbiological treatment.

**Sand Mound** operates similarly to a pressurized soil absorption field where a portion of all of the soil based system is above the natural soil surface.

## TYPE 1 SEWAGE TREATMENT AND DISPOSAL SYSTEM REQUIREMENTS

Where new parcels are to be serviced by a Type 1 onsite sewage treatment and disposal system a report indicating that this type of system can be established on the subject parcel is required from a Registered Onsite Wastewater Practitioner (ROWP) or Professional Engineer.

## COMMUNITY SEWAGE COLLECTION AND DISPOSAL SYSTEM

Where new parcels are to be serviced by a community sewage collection and disposal system it must be designed and constructed under the supervision of a Professional Engineer and be approved by the authority having jurisdiction (Northern Health Authority).

## FINDING A REGISTERED PRACTITIONER OR PROFESSIONAL

Registered Practitioners and Professionals are available to assist homeowners. With their knowledge of onsite systems and local conditions, they will be able to provide recommendations and cost estimates.

The Applied Science Technologists & Technicians of British Columbia (ASTTBC) provides a list of all Registered Practitioners who have the ROWP designation in one or more of the onsite wastewater categories at: <http://owrp.asttbc.org/c/finder.php>

A listing of Professional Engineers registered with the Association of Professional Engineers and Geoscientists of BC (APEGBC) as '*professionals*' under the Regulation may be found on the APEGBC website: <https://www.apeg.bc.ca/Member-Directories/Professionals-for-Sewerage-System-Regulation>

## NORTHERN HEALTH

For further information regarding the Northern Health Authority's role in the supply of water and sewage disposal for residential purposes please contact them at their Public Health Protection Division:

1600 3<sup>rd</sup> Ave  
Prince George, BC V2L 3G6  
Phone: 250-565-2150  
Website: [www.northernhealth.ca](http://www.northernhealth.ca)

*This information has been prepared to provide convenient information only. It is neither a bylaw nor a legal document. If any contradiction between this information and the relevant bylaws and/or applicable codes arises, such bylaws and/or codes shall be the legal authority.*