

Lowen Hydrogeology Consulting

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Ron Spencer
 c/o Tuam Estates
 Saltspring Island, BC
 V8K - 2V9

Date: September 9, 2005.
 File: 05-028.

*FOR SMDRA - UNDERSTANDS
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Attention: R. Spencer:

Re: Certification of Groundwater Quantity and Quality - Drilled wells located on Lots 24 to 31 inclusive for Tuam Estates - South Saltspring Island, Cowichan District

With reference to our letter report dated September 4, 2005 and pursuant to the Salt Spring Island Land Use Bylaw 355 (June 28, 2001) sections 5.5.5 and 5.5.8 we can certify the following:

- A) We are Professional Engineers with over 34 years of experience in Hydrogeology.
- B) Our investigations and analysis have shown that there is sufficient available groundwater to provide the required amount of potable water for the proposed subdivision lots on a continuous basis, and that the extraction from the groundwater aquifer of that amount of water is not reasonably expected to adversely effect the quantity or quality of water attainable from any existing well or surface water that is used as a source of potable water.

See Table 1 below for a summary of well water supply capacities.

Table 1:

Lot ID.	Volume of water required (L/day)	Volume capacity of well (L/day)
Lot 24	2280	3755
Lot 25	2280	10,024
Lot 26	2280	24,948
Lot 27	2280	15,534
Lot 28	2280	3,978
Lot 29	2280	19,874
Lot 30	2280	7,737
Lot 31	2280	5,373

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C) Water quality analyses from the eight wells demonstrates that the groundwater is potable from the well on Lot 27 and the groundwater from the other wells can be made potable with treatment systems that are customarily used in single-family dwellings. The plan (Figure 1) showing well locations on each lot is included in the above noted report.

The water samples upon which the water quality analyses were performed were unadulterated samples taken from the locations indicated on the plan. See Table 2 below for a summary of water treatment requirements.

Table 2:

Lot ID	Concentration Exceeding	Number of Parameters Exceeding Bylaw 355 Limits	Treatment Recommended	
	Iron (limit- 0.3mg/L)	Manganese (limit 0.05mg/L)	Turbidity (limit- 1 NTU)	
Lot 24	2.9	0.06	4.8	Iron, Turbidity Manganese
Lot 25	2.4	0.07	4.9	Iron, Turbidity Manganese
Lot 26	1.8	0.05	4.5	Iron, Turbidity Manganese
Lot 27	0.2	0.02	0.6	Nil
Lot 28	1.3	0.14	12	Iron, Turbidity Manganese
Lot 29	2.4	0.17	7.5	Iron, Turbidity Manganese
Lot 30	2	0.18	4.5	Iron, Turbidity Manganese
Lot 31	0.5		1.8	Iron, Turbidity

Notes:

1. See Schedule "H", Potable Water Quality Standards, P. 106 – Bylaw 355.
2. All Parameters listed in Schedule "H" have been analysed and reported, parameters not listed above have concentrations that comply with the schedule "H" standards.

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All required supporting documentation outlined in Section 5.5 Potable Water -- Bylaw 355 has been provided in the letter report of September 4, 2005 referenced above.

Closure:

The eight wells covered in this certification can supply a sustainable, long-term potable water supply (with recommended treatment). The subdivision of Lots 24, 25, 26, 27, 28, 29, 30, and 31 can be approved vis-à-vis potable water supply.

If you have any questions or require any further information, please do not hesitate to contact the undersigned.

Yours truly,

For

LOWEN HYDROGEOLOGY CONSULTING

W.S. Hodge



Dennis A. Lowen, P. Eng., P. Geo.
DAL/hmr

CC: Islands Trust

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