

PIID WATER TRUSTEE’S REPORT

November 21, 2021

The Water Team continues to be busy with ongoing regular duties and services. Two Information binders were completed and placed in PH#1 and PH#2 for reference. These will assist all water team members when having to deal with emergencies, checking water system functions, and following approved standard operating procedures.

Water Meter Reading

On October 19th the water team completed the annual meter reading for all Island properties. This year it was successfully led by Phillipa and assisted by team members Velvet, Ming, Garth, Cam, Gary P, and the writer. Although it takes the team approximately 3 /4 hours to complete, there is a significant amount of preparation required. North Saanich must be notified, the water meter read at the vault and at PH#1, an accurate list of all the homeowners update (many new faces), and physically reading and recording the data.

Once the meters were read the information was entered into a spreadsheet by Velvet. This was used to analyse all the data. Velvet was able to determine water use for each property over a five-year period.

Imperial Gallons use in 2021 was 4,054,385 IG and 2020 was 3,011,690 IG. This is an increase of 1,042,695 Imperial Gallons. (Table prepared by Velvet Warrior)

Owner Name	19/20 IG	% Change	20/21 IG	Total Change (from previous)	% Change (from previous)	% Source of Total Change
Total Property Usage (IG)	3,011,690	6.1%	4,054,385	1,042,695	34.6%	97%
Total Property Usage (M3)	13,691		18,432			
PIID Usage (IG)	304,346	56.3%	338,137	33,791	11.1%	3%
PIID Usage (M3)	1,384		1,537			
North Saanich Usage (IG)	3,316,036	9.4%	4,392,522	1,076,486	32.5%	100%
North Saanich Usage (M3)	15,075		19,969			
North Saanich Meter	80310.0		00278.8			

This allowed us to isolate individual properties that had significant increases in water use. Homeowners were contacted and in several cases the increase in water use was related to leaks in their water system and Water team members helped identify areas of concern. Water leakage accounted for approximately 500,000 Imperial Gallons. The most common problem was leaking toilets, garden hoses left on when away from property and two severed water lines. In several cases, the increase in water use was related to more Islanders staying home, planting gardens and more visitors due to COVID 19. ***The importance of turning off your water when away from the Island cannot be stressed enough.***

PIID use accounted for one known leak at a resident curb stop, the unloading of four fills (50,000 IG each) at the new water tower until a chlorine issue was identified, and water used at the Firehalls. This cost was distributed equally amongst all the homeowners.

Service of Chlorination System

This service is completed annually and was led by Ander. All the parts are pre-ordered, and a specialist contracted to complete the service and check out our system in PH#2. This ensures our chlorination system operates smoothly. The specialist recommended buying additional parts to have on hand if there is a break down.

Pressure Reduction Valve

The Pressure Reduction Valve (PRV) has not been operating consistently (over 50 years old) and a new one was sourced out and purchased. A license plumber has been hired to replace the PRV and we hope to have the new one in service before the winter season.

Wood Stave Tank

As I mentioned in my August report the tank was deconstructed and site is now cleaned, levelled and ready for other use.

All the creosote beams and yellow cedar were sold to Islanders and the funds collected by our Financial Officer. Thank you to everyone that made a purchase and I look forward to receiving pictures of your projects which I will share with everyone.

Curb Stops

We have identified one leaking curb stop which requires minor repair. New Owners of a property have discovered that they are sharing a curb stop with another property. This has greatly reduced their water pressure and a new curb stop needs to be installed in the Ring Road. Bob C. and other water team members have ensured we have numerous spare parts in the shed at the meadow.

I have not been able to find much material related to the installation of a new connection to the ring road system. Mostly, only repairs have occurred and there does not appear to be any documentation or photographs to view. If anyone is familiar with doing a new installation or has a resource that could help, I would be very interested in speaking with them.

Water Quality

Continues to be excellent.

ROUTINE MAINTENANCE PROCEDURES

- Weekly Water Tests
- Underwater Line Testing
- Visual Inspection of New Tank and Pumphouses
- Generator Maintenance / Golf Cart Maintenance

Monique Joubarne, Water Trustee