CLC GUIDELINES ON IRRIGATION DEVELOPMENTS ASSOCIATED WITH COMMON PROPERTY MODIFICATION REQUESTS

Adopted February, 2011

1. The underground irrigation system that services the Craig Bay community is very extensive and reasonably complex. Operating and maintaining the system, particularly as it continues to age, will be an increasingly demanding task that will only be further complicated unless landscaping modifications are carefully planned and executed where impacts to the existing irrigation system are likely. Also, the irrigation system is normally non-operational between mid-October until the end of March.

2. It is important for residents to note that there is very limited and inadequate information available concerning where and how the original irrigation system has been installed. As part of their due diligence, those Craig Bay homeowners (hereinafter referred to as the project proponent) who are proposing to undertake a common property modification (CPM), will be required to determine the location of any existing irrigation system components that may be affected by the new property modification construction, whether those components are above or below-ground.

3. In addition, when a strata council considers a CPM request with respect to landscaping and the potential exists for the existing irrigation system to be expanded, modified or operationally-impacted, the project proponent is to be aware of the following instructions.

a) It is required that, as a general design principle, projects should be planned so that all irrigation pipelines and devices are installed *outside* the boundaries of the new landscaping feature being constructed, except for individual lines servicing new heads that must be located within the CPM area. This applies specifically to both new pipelines and devices being installed as well as to existing pipelines and irrigation application equipment that will need to be relocated if the new landscaping features will cause such irrigation components to be covered by the new features. This requirement is intended to permit easier access to the irrigation system and minimize disturbance to landscape features should the strata corporation need to carry out repair or maintenance activity in the future.

b) Prior to any CPM approval or project work being carried-out, the strata corporation may consult with the strata's appointed irrigation representative to determine the proposal's impact on the existing irrigation system and to assess the overall feasibility of the proposal.

c) At the time of a CPM application, the project proponent will provide the strata with a drawing of the proposed modification that depicts – as a minimum:

i. location of existing sprinkler/spray heads whose irrigating radius impacts the CPM area.

ii. location of existing sprinkler/spray heads to be removed or relocated.

iii. location and type of sprinkler/spray heads to be added.

iv. location of existing pipelines and tubing, with an indication of the source of the water and any proposed pipeline relocations required as per 3a above.

v. location of pipelines and tubing to be abandoned.

vi. location of pipelines and tubing to be added as a new installation.

vii. location of any new water control features such as valves, pressure regulators, filters, etc.

d) The project proponent will indicate whether or not any of the existing irrigation system will need to be adjusted so that it can continue servicing the existing landscaping without hindrance from the proposed modification.

e) In the event that the proposed modification involves installing additional buried irrigation lines or devices or modifying existing services, the project proponent must engage the services of a knowledgeable and experienced installer, one who is a certified irrigation installer associated with a commercial horticultural irrigation service company or is well-known to have extensive related experience in horticultural irrigation design and installation.

f) As a first step, the project proponent must have an audit done on the existing system components and the operational impacts of any proposed modifications. This assessment may only require a written demonstration and conclusion that there will be minimal net effect arising from the modification. However, where changes are significant, particularly where notable additions are made to the system, a testing of the normal operating pressure of the water source station may be required to determine whether or not the new or modified works will be able to function effectively in irrigating the existing as well as modified or expanded areas. It should be noted as well that if such operating pressure assessments are required, such work can only be undertaken during the year when the irrigation system is operating. The audit should also consider:

1) the sizing and capacity of the existing and proposed additions to the valving system;

2) the sizing and capacity of the existing and new pipelines and tubing; as well as

3) the number, type and sizing of spray heads.

g) Where it is determined that the available working supply pressure and capacity to a proposed system modification is likely to be inadequate, consultation with the strata irrigation representative should take place to determine if a feasible and practical solution can be implemented.

h) At the outset of the installation work, it is recommended that the strata irrigation representative be contacted by the project proponent and advised of the work being carried-out so that appropriate oversight of the installation can be provided and dialogue with the installer can effectively occur.

i) All rigid irrigation piping must be rated as Schedule 40 or better and shall be either PVC or polyethylene non-corrosive materials.

j) All rigid irrigation piping shall be installed at a depth of not less than 200 mm (8 inches), wherever possible and should be backfilled with fine granular material with all rocks and stones removed.

k) All sprinkler parts and accessories installed must be manufactured by Hunter Industries or Antelco (or be compatible with accessories from these manufacturers).

l) Upon completion of the installation, the project proponent will produce a written record of the actual installation, indicating:

i. the type, size and location of all pipe and tubing installed;

ii. the depth of pipe installation; and

iii. the type, capacity and location of sprinkler and spray heads installed.

m) Upon completion of the installation and prior to the installer's departure from the worksite, the project proponent will arrange, through the Strata's irrigation representative, to have the newly-installed or modified system tested to ensure that there are no deficiencies in the work carried-out.

n) The project proponent must also arrange for photographs to be taken of the relocated and installed irrigation lines, prior to the excavation site being backfilled, and must provide these photographs to the Property Manager in duplicate hard-copy form. Such photographs must clearly show the installation in relation to any nearby structures or permanent reference points.

o) The Property Manager will then cause the photographs, drawings, and other information to be retained in the individual strata lot files for future reference