



Notice of Meeting and Meeting Agenda Juan De Fuca Water Distribution Commission

Tuesday, April 1, 2025

1:30 PM

Goldstream Conference Room
479 Island Hwy
Victoria BC V9B 1H7

Members of the public can view the live meeting via MS Teams: [Click here](#)

G. Baird (Chair), M. Wagner (Vice Chair), S. Donaldson, D. Grove, C. Harder, K. Pearson, J. Rogers, A. Wickheim

The Capital Regional District strives to be a place where inclusion is paramount and all people are treated with dignity. We pledge to make our meetings a place where all feel welcome and respected.

1. Territorial Acknowledgement

2. Approval of Agenda

3. Adoption of Minutes

- 3.1. [25-0385](#) Minutes of the Juan de Fuca Water Distribution Commission Meeting of February 4, 2025

Recommendation: That the minutes of the Juan de Fuca Water Distribution Commission meeting of February 4, 2025 be adopted as circulated.

Attachments: [Minutes - February 4, 2025](#)

4. Chair's Remarks

5. Presentations/Delegations

The public are welcome to attend CRD meetings in-person.

Delegations will have the option to participate electronically. Please complete the online application at www.crd.ca/address no later than 4:30 pm two days before the meeting and staff will respond with details.

Alternatively, you may email your comments on an agenda item to the Commission at Legserv@crd.bc.ca.

6. Commission Business

- 6.1. [25-0393](#) General Manager's Verbal Update

Recommendation: There is no recommendation. This verbal update is for information only.

6.2. [25-0386](#) Juan de Fuca Water Distribution Development Cost Charge Program Update

Recommendation: The Juan de Fuca Water Distribution Commission recommends to the Capital Regional District Board:

1. That Bylaw No. 4669, "Development Cost Charge Bylaw (Juan de Fuca Water Distribution), No. 1, 2000, Amendment Bylaw No. 10, 2025", be introduced and read a first, second and third time.
2. That Bylaw No. 4669 be forwarded to the Inspector of Municipalities for approval.

Attachments: [Staff Report: JDF Water Distribution DCC Program Update](#)
 [Appendix A: Engagement Summary 2025](#)
 [Appendix B: Final Background Report - March 2025](#)
 [Appendix C: Proposed Project List and Water DCC Calculations](#)
 [Appendix D: Proposed Location Reference Maps](#)
 [Appendix E: Bylaw No. 4669](#)

6.3. [25-0379](#) Summary of Recommendations from Other Water Commissions

Recommendation: There is no recommendation. This report is for information only.

Attachments: [Summary: RWSC - March 19, 2025](#)
 [Summary: SPWC - March 20, 2025](#)

6.4. [25-0378](#) Water Watch Report

Recommendation: There is no recommendation. This report is for information only.

Attachments: [Water Watch Report - March 23, 2025](#)

7. Notice(s) of Motion

8. New Business

9. Adjournment

Next Meeting: Tuesday, May 6, 2025

To ensure quorum, please advise Megan MacDonald (mmmacdonald@crd.bc.ca) if you or your alternate cannot attend.

Meeting Minutes

Juan De Fuca Water Distribution Commission

Tuesday, February 4, 2025

1:30 PM

Goldstream Conference Room
479 Island Hwy
Victoria BC V9B 1H7

PRESENT

Commissioners: G. Baird, S. Donaldson (EP), D. Grove (EP), C. Harder (EP), J. Rogers (EP),
T. St. Pierre (for K. Pearson) (EP), M. Wagner (EP), A. Wickheim (EP)

Staff: A. Fraser, General Manager, Infrastructure and Water Services; S. Irg, Senior Manager, Water Infrastructure Operations; J. Marr, Senior Manager, Infrastructure Planning and Engineering; C. Neilson, Senior Manager, People Safety and Culture (EP); D. Dionne, Manager, Business Support Services, Infrastructure and Water Services; M. Lagoa, Manager, Legislative Services (EP); T. Pillipow, Committee Clerk (Recorder)

EP - Electronic Participation

Regrets: Commissioner K. Pearson

The meeting was called to order at 1:33 pm.

1. Territorial Acknowledgement

A. Fraser provided a Territorial Acknowledgement.

2. Election of Chair

The General Manager called for nominations for the position of Chair of the Juan de Fuca Water Distribution Commission for 2025.

Commissioner Rogers nominated Commissioner Baird. Commissioner Baird accepted the nomination.

The General Manager called for nominations a second and third time.

Hearing no further nominations, the General Manager declared Commissioner Baird Chair of the Juan de Fuca Water Distribution Commission by acclamation.

3. Election of Vice Chair

Chair Baird called for nominations for the position of Vice Chair of the Juan de Fuca Water Distribution Commission for 2025.

Commissioner Rogers nominated Commissioner Wagner. Commissioner Wagner accepted the nomination.

Chair Baird called for nominations a second and third time.

Hearing no further nominations, Chair Baird declared Commissioner Wagner Vice Chair of the Juan de Fuca Water Distribution Commission by acclamation.

4. Approval of Agenda

**MOVED by Commissioner Wagner, SECONDED by Commissioner Harder,
That the agenda for the February 4, 2025 Juan de Fuca Water Distribution
Commission meeting be approved.
CARRIED**

5. Adoption of Minutes

- 5.1. [25-0085](#) Minutes of the December 3, 2024 Juan de Fuca Water Distribution Commission
- MOVED by Commissioner Wagner, SECONDED by Commissioner Donaldson,
That the minutes of the Juan de Fuca Water Distribution Commission meeting of
December 3, 2024 be adopted as circulated.
CARRIED**

6. Chair's Remarks

Chair Baird wished everyone a happy new year. The Chair also outlined the new meeting time and schedule for 2025.

7. Presentations/Delegations

There were no presentations or delegations.

8. Commission Business

8.1. [25-0092](#) General Manager's Verbal Update

A. Fraser presented Item 8.1. for information, and provided the following updates:

- as part of the organizational restructure Corporate Services staff now support the water commission meetings
- the restructure also included the renaming of Integrated Water Services to Infrastructure and Water Services.
- Metchosin has contributed \$175,000 toward the bulk water station project, these funds will be used to design of the unit, and the purchase of key pieces of equipment in 2025
- feedback from the public engagement of the JdF Development Cost Charge Program is being compiled and the report will be brought forward to the next meeting of this commission

Discussion ensued regarding the potential implications tariffs would have on the water service budget and contract awards.

8.2. [25-0067](#) Juan de Fuca Water Distribution Commission Appointment to Water Advisory Committee

A. Fraser spoke to Item 8.2.

MOVED by Commissioner Rogers, SECONDED by Commissioner Donaldson, That the Vice Chair of the Juan de Fuca Water Distribution Commission be appointed as the Commission's representative on the Water Advisory Committee for a one-year term ending December 31, 2025.

CARRIED

8.3. [25-0076](#) Remuneration for Juan de Fuca Water Distribution Commission

A. Fraser spoke to Item 8.3.

Discussion ensued regarding:

- the funding source for remuneration of this commission
- budget implications should this move forward ahead of the next policy review
- the funding sources of other CRD commission budgets
- method of advocacy to the Board

MOVED by Commissioner Rogers, SECONDED by Commissioner Wagner, The Juan de Fuca Water Distribution Commission recommends to the Capital Regional District Board:

That remuneration for Commissioners of the Juan de Fuca Water Distribution Commission be considered in the next comprehensive review of the Capital Regional District (CRD) Board Remuneration and Travel Expenses Reimbursement Policy.

CARRIED

8.4. [25-0084](#) Summary of Recommendations from Other Water Commissions

A. Fraser presented Item 8.4. for information.

8.5. [25-0083](#) Water Watch Report

A. Fraser presented Item 8.5. for information.

Discussion ensued regarding:

- current water levels
- that more up to date information to be distributed to members of the commission

9. Notice(s) of Motion

There were no notice(s) of motion.

10. New Business

There was no new business.

11. Adjournment

**MOVED by Alternate Commissioner St. Pierre, SECONDED by Commissioner
Harder,
That the February 4, 2025 Juan de Fuca Water Distribution Commission meeting
be adjourned at 2:13 pm.
CARRIED**

CHAIR

RECORDER

**REPORT TO JUAN DE FUCA WATER DISTRIBUTION COMMISSION
MEETING OF TUESDAY, APRIL 1, 2025**

SUBJECT **Juan de Fuca Water Distribution Development Cost Charge Program Update**

ISSUE SUMMARY

To present the final Juan de Fuca Water Development Cost Charge (DCC) program update, including the interested parties' engagement findings, final report and associated bylaw amendment.

BACKGROUND

The Capital Regional District (CRD) retained Urban Systems Ltd. (USL) in early 2023 to update the current 2018 DCC program and associated Bylaw No. 2758. Water distribution infrastructure requirements were identified to support the expected population growth over the next 20 years within the Juan de Fuca Water Distribution System (JWDS) service area. The updated DCC projects costs have increased but the projected higher population have decreased the proposed DCC rates nominally.

At its May 7, 2024 meeting the Juan de Fuca Water Distribution Commission (JWDC) received the draft DCC Update Background Report, proposed 2024 DCC program update project list and rates, and proposed 2024 DCC program project location reference maps. Staff were directed to proceed with stakeholder engagement and continue with the 2024 JWDS DCC program and bylaw update.

Public and Interested Parties Engagement Update

The CRD ran an online survey from December 3, 2024 to January 9, 2025 to collect feedback on the proposed updates to the JWDS DCC program. The survey was promoted through advertisements in local newspapers and on social media. In addition, direct email letters were sent to organizations within the development community and four First Nations, inviting them to participate in the online survey or to submit direct feedback via email. Accompanying the survey were a variety of online resources, including responses to frequently asked questions and a presentation, which included general information on DCCs alongside information on the revised DCC project list and updated DCC rates.

No direct feedback from any of the recipients of emailed letters was received. At the time of the online survey closure, 26 responses were received. Key themes from the survey responses included:

- Comments that new development should pay its fair share of growth-related costs.
- Support for the DCC program and the proposed distribution of project costs (through project-specific benefit factors).
- Comments regarding the impact of the JWDS DCC (and DCCs more generally) on housing affordability in the region.
- Concern about the total cost of the different CRD DCCs when 'stacked'.

- Questions regarding the possibility of using alternative funding mechanisms (e.g., grants) to offset the costs identified in the updated DCC program

A summary of the engagement results is included as Appendix A.

DCC Program and Bylaw update

The draft DCC Update Background Report was updated to include the public engagement summary and to clarify Two-Unit Dwellings (i.e., duplexes) are categorized as Low Density Residential land use type to reflect legislative changes and evolving best practices since the last DCC update.

- The final JWDS DCC Update Background Report is attached (Appendix B).
- The proposed DCC projects and cost estimates are summarized in Appendix C and maps for context are included in Appendix D.
- A summary of the proposed 2025 DCC rates and the 2018 DCC rates for all land-use categories is shown in the table below.
- The amendment to DCC Bylaw No. 2578, Bylaw No. 4669, “Development Cost Charge Bylaw (Juan de Fuca Water Distribution), No 1, 2000, Amendment Bylaw No. 10, 2025” enables the proposed 2025 JWDS DCC rates to be implemented. See Appendix E.

Land Use	Unit	Previous Rate (2018)	Proposed Rate (2025)	Percent Change
Low Density Residential (single family, Two-Unit Dwelling)	per lot (or unit, in the case of a Two-Unit Dwelling)	\$2,922	\$2,796	-4%
Medium Density Residential (triplex, fourplex, townhouse)	per unit	\$2,557	\$2,446	-4%
High Density Residential (apartment)	per unit	\$1,644	\$1,573	-4%
Commercial	per m ² GFA*	\$10.74	\$10.48	-2%
Industrial	per m ² GFA*	\$5.82	\$5.24	-10%
Institutional	per m ² GFA*	\$23.74	\$10.48	-56%

*GFA = gross floor area

Canada Housing Infrastructure Fund

In April 2024, Canada announced an investment of \$6 billion into the new Canada Housing Infrastructure Fund (CHIF). The purpose of this fund is to accelerate the construction and upgrading of critical housing infrastructure, with the stated goal of constructing more homes. To receive CHIF funding, applicants must comply with program requirements. For the CRD and member municipalities, this includes the regional district freezing DCC rate increases from April 4, 2024, until April 4, 2027. On February 12, 2025, the CRD Board directed staff to implement a DCC rate freeze for CRD to allow member municipalities, as well as the CRD, to pursue funding

opportunities under the CHIF. The CHIF grant requirements will not affect the proposed 2025 JWDS DCC rates as they are decreasing.

DCC Implementation – Next Steps

- Seek approval from the JWDC to finalize the updated DCC program and amendments to Bylaw No. 2758.
- Complete the required first, second and third updated bylaw readings by the CRD Board.
- Submit a certified copy of the update bylaw with three readings and final background report to the British Columbia (BC) Inspector of Municipalities.
- Complete the required fourth reading and adoption of the bylaw by the CRD Board.

ALTERNATIVES

Alternative 1

The Juan de Fuca Water Distribution Commission recommends to the Capital Regional District Board:

1. That Bylaw No. 4669, “Development Cost Charge Bylaw (Juan de Fuca Water Distribution), No. 1, 2000, Amendment Bylaw No. 10, 2025”, be introduced and read a first, second and third time.
2. That Bylaw No. 4669 be forwarded to the Inspector of Municipalities for approval.

Alternative 2

That this report be referred back to staff for additional information.

IMPLICATIONS

Financial Implications

Finalizing the DCC program update will allow new DCC rates to fund growth-related infrastructure projects, ensuring that those who will use and benefit from the water services provided pay their share of the costs in a fair and equitable manner.

Not proceeding with the proposed DCC program update leaves the outdated 2018 rates and projects in place, preventing new growth-related infrastructure projects from being funded by DCC’s unless they are within an updated and approved DCC program.

Service Delivery Implications

Not finalizing the update may require new growth-related projects to be funded by existing JWDS water service users resulting in increased water rates and possible delays to those projects being implemented. This may impact the timely construction of growth-triggered projects and could impede service delivery required to support population growth.

Social Implications

Consultation feedback received from the public and interested parties was not substantive enough to warrant revising the DCC program.

CONCLUSION

The Capital Regional District (CRD) has prepared updates to the 2018 Development Cost Charge (DCC) program for the Juan de Fuca Water Distribution System (JWDS). The update reflects current growth projections for the next 20 years and identifies the related DCC-eligible water infrastructure projects. The updated DCC rates included in Bylaw No. 2758, are based on the updated DCC program information and have decreased marginally from the existing DCC rates. Consultation was completed with minimal feedback.

RECOMMENDATION

The Juan de Fuca Water Distribution Commission recommends to the Capital Regional District Board:

1. That Bylaw No. 4669, "Development Cost Charge Bylaw (Juan de Fuca Water Distribution), No. 1, 2000, Amendment Bylaw No. 10, 2025", be introduced and read a first, second and third time.
2. That Bylaw No. 4669 be forwarded to the Inspector of Municipalities for approval.

Submitted by:	Joseph Marr, P. Eng., Senior Manager, Infrastructure Planning and Engineering
Concurrence:	Alicia Fraser, P. Eng., General Manager, Infrastructure and Water Services
Concurrence:	Kristen Morley, J.D., General Manager, Corporate Services & Corporate Officer
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENT(S)

Appendix A: Engagement Summary 2025
Appendix B: Final Background Report – March 2025
Appendix C: Proposed Project List and Water DCC Calculations
Appendix D: Proposed Location Reference Maps
Appendix E: Bylaw No. 4669, "Development Cost Charge Bylaw (Juan de Fuca Water Distribution), No. 1, 2000, Amendment Bylaw No. 10, 2025"

URBAN MEMORANDUM
SYSTEMS

DATE: January 16, 2025
TO: Capital Regional District (CRD) Integrated Water Services
FROM: Urban Systems Ltd.
FILE: 1692.0056.01
SUBJECT: Engagement Summary - JdF WDS DCC Update

1.0 OVERVIEW

In 2023, the Capital Regional District initiated an update to the Juan de Fuca (JdF) Water Distribution System (WDS) Development Cost Charge (DCC) Bylaw, which was last updated in 2018. As per the Province of British Columbia's *DCC Best Practices Guide*, consulting interested parties is a guiding principle when establishing or updating a DCC program.

To provide interested parties with an opportunity to share feedback on the proposed updates to the JdF WDS DCC program, the CRD published an online survey on the Get Involved JdF WDS DCC webpage from December 3, 2024 to January 9, 2025. Accompanying the survey were a variety of resources, including responses to Frequently Asked Questions and a presentation, which included a general overview of DCCs alongside information on the revised project list and updated rates.

This memorandum provides an overview of the engagement conducted as part of the JdF DCC update process. More information on the survey and a summary of key themes from the survey results is included in **Section 2.0**.

The reference materials are available online and can be accessed through the [CRD's Get Involved webpage for the JdF DCC update](#). These materials will remain accessible for a period of time following the completion of the project.

1.1 ADVERTISING AND OUTREACH SUMMARY

The CRD completed a series of advertising and outreach for the proposed JdF DCC update and the related survey, including social media posts twice a week on Facebook, LinkedIn, Twitter/X, and Instagram from December 2, 2024 to January 9, 2025. Survey advertisements were also published in the Goldstream Gazette Newspaper on December 4 and 11, 2024, and in the Sooke Mirror Newspaper on December 5 and 12, 2024.

Direct invitations to provide feedback were also emailed out to the development community and First Nations communities within the service area. On December 3, 2024, letters with information on the JdF DCC Get Involved platform and the online survey were emailed directly to the following 6 organizations: the Sooke Builders Association (SBA), Urban Development Institute (UDI), Victoria Residential Builders Association (VRBA), West Shore Developers Association (WDA), Canadian Home Builders' Association (CHBA – B.C. Chapter), and Vancouver Island Construction Association (VICA).

On December 12, 2024, letters with information on the JdF DCC Get Involved platform and the online survey were emailed directly to the following 4 First Nation communities: T'Sou-ke First Nation, Sc'ianew First Nation, Songhees Nation, and xwsepsum Nation.

In the direct invitations, there was an option to complete the survey or email questions directly to the CRD (via a provided email address); no emails were received, but invitees may have opted to provide their feedback through the engagement survey instead.

URBANSYSTEMS MEMORANDUM

DATE: January 16, 2025

FILE: 1692.0056.01

PAGE: 2 of 2

SUBJECT: Engagement Summary - JdF WDS DCC Update

2.0 ONLINE SURVEY

To ensure interested parties had an opportunity to provide their input on the proposed JdF WDS DCC update, a 7-question survey was developed and hosted on the CRD's Get Involved page from December 3, 2024 to January 9, 2025. Six of the seven questions were closed-ended and focused on understanding where respondents were located within the CRD, their connection(s) to the JdF WDS, and their familiarity with the JdF WDS DCC program. The final question was open-ended and was as follows: "Do you have any questions, comments, or concerns about the proposed update to the Juan de Fuca DCC program?"

At the time of survey closure, 26 responses were received. Common themes across the responses to the open-ended survey question are identified and summarized in **Section 2.1**.

2.1 SURVEY RESPONSE SUMMARY

The survey provided all respondents with an opportunity to write an open-ended response with comments, questions, or feedback for the CRD regarding the proposed updates to the JdF WDS DCC program.

Key themes arising from responses to this question are summarized below:

Benefit Allocation to New Vs. Existing Growth

Most respondents indicated that new development should pay for its fair share of growth-related costs, rather than having costs shouldered by existing residents through property taxes or water user rates. Many shared that homeowners should not be responsible for these costs, and that new development should be expected to pay more. Others were supportive of the DCC program and noted the proposed distribution of project costs (through project-specific benefit factors) are fair and equitable.

Impact on Housing Affordability

A few respondents shared concerns about the JdF DCC's impact on housing affordability in the region, along with concerns regarding how DCCs (both the JdF DCC and DCCs more generally) will impact the cost of development and costs to homeowners. A few respondents highlighted the total cost of the different CRD DCCs when 'stacked' together as potentially prohibitive to development.

Alternative Funding Mechanisms

A few respondents inquired about the possibility of using alternative funding mechanisms, such as grants from senior level of governments, to offset some of the costs identified in the updated DCC program. Other respondents indicated their support for the updated DCC program.

3.0 CLOSING

This memorandum summarizes the feedback received on the proposed JdF WDS DCC update, providing information and considerations for the Juan de Fuca Water Distribution Commission and the CRD Board as they evaluate the amendment of the existing JdF DCC Bylaw.

Capital Regional District

Juan de Fuca Water Distribution System *Development Cost Charge Update*

Final Background Report March 2025



File: 001692.0056.01

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
PART 1. BACKGROUND.....	1
PART 2. DCC KEY ELEMENTS	3
PART 3. GROWTH PROJECTIONS AND EQUIVALENCIES.....	5
3.1 Growth Projection Methodology	5
3.2 Growth Projections	5
3.3 Equivalencies	6
PART 4. DCC PROJECTS AND COSTS	8
4.1 DCC Costs	8
4.2 Provisions for Long-term Debt	8
4.3 Changes in Program from Previous Update.....	8
4.4 DCC Projects.....	9
PART 5. DCC RATES	13
PART 6. STAKEHOLDER CONSULTATION	15
PART 7. DCC IMPLEMENTATION	16
7.1 Bylaw Exemptions.....	16
7.2 DCC Waivers and Reductions.....	16
7.3 Collection of Charges – Building Permit and Subdivision	16
7.4 Collection of DCCs on Redeveloped or Expanded Developments	17
7.5 In-Stream Applications	17
7.6 Rebates and Credits	18
7.7 DCC Monitoring and Accounting	18
7.8 DCC Reviews.....	18

TABLES

Table ES 1: DCC Rates

Table 2.1: DCC Key Elements

Table 3.1: Land Use Growth Allocations 2023-2043

Table 3.2: Equivalencies

Table 4.1: DCC Program Overview and Capital Costs

Table 4.2: Water Projects and Cost Estimates

Table 4.3: Water Project DCC Calculations

Table 5.1: Proposed DCC Rates

Table 5.2: DCC Rate Comparison

APPENDICES

Appendix A Existing Capital Regional District Development Cost Charge Bylaw No. 2758

Appendix B Proposed Capital Regional District Development Cost Charge Amendment Bylaw
No. 4669

Juan de Fuca DCC Update – Background Report

EXECUTIVE SUMMARY

This report discusses the proposed Juan de Fuca Water Distribution System (JdF WDS) Development Cost Charge (DCC) Bylaw update. This update reflects current growth projections and DCC eligible infrastructure needs for the member municipalities of the Juan de Fuca Water Distribution System in the Capital Regional District (CRD). A DCC program review was necessitated to ensure alignment with the Development Cost Charge Best Practices Guide (Best Practices Guide) issued by the BC Ministry of Municipal Affairs, which suggests major DCC updates at least once every 5 years, and for the inclusion of updated information.

The DCC Bylaw update included a review and update of all projects, project costs, and growth estimates. DCC eligible projects for CRD water services in the JdF WDS were identified through reference to recent infrastructure planning documents and water service modelling done by GeoAdvice Inc.

Table ES 1, below, outlines the proposed DCC rates based on the updated program information.

Table ES 1: DCC Rates

Land Use	Unit	Proposed Rate (2025)
Low Density Residential (single family, Two-Unit Dwelling)	per lot (or unit, in the case of a Two-Unit Dwelling)	\$2,796
Medium Density Residential (triplex, fourplex, townhouse)	per unit	\$2,446
High Density Multi-Family (apartment)	per unit	\$1,573
Commercial	per m ² gross floor area	\$10.48
Industrial	per m ² gross floor area	\$5.24
Institutional	per m ² gross floor area	\$10.48

Juan de Fuca DCC Update – Background Report**PART 1. BACKGROUND**

The last review of the Capital Regional District’s Juan de Fuca Water Distribution System (JdF WDS) Development Cost Charge (DCC) program and rates was completed in 2018 and Development Cost Charges Bylaw (Juan de Fuca Water Distribution), No. 1, 2000 (the Bylaw) was amended by Capital Regional District Bylaw No. 2758. In 2023, the Capital Regional District (CRD) sought assistance to review and update the CRD JdF DCC program and draft an amendment to the Bylaw.

The six west shore municipalities within the JdF WDS, include:

- City of Langford
- City of Colwood
- Town of View Royal
- District of Metchosin
- District of Sooke
- District of Highlands

In addition to the six West Shore municipalities listed above, portions of CRD Electoral Area A, within the JdF WDS, are also included in the DCC update. It is important to note that areas of CRD Electoral Area A that do not receive water service from the JdF WDS will not be required to pay DCCs.

The timeframe reflected in this update is 20 years, from 2023 to 2043. The update process for the DCC program and identification of capital project priorities was informed by various information sources and analysis. This update involved a thorough review of planning documents (Zoning Bylaws and OCPs) for each of the six West Shore municipalities and applicable planning documents for Electoral Area A to identify anticipated growth. Growth estimates were then reviewed and refined with staff from each municipality. Improvements needed to support development in the six municipalities based on anticipated growth were identified through water service area modelling undertaken by GeoAdvice Inc. for the 20-year timeframe.

Through this analysis, the proposed DCC program ensures that those who will use and benefit from the services provided pay their share of the costs in a fair and equitable manner. The proposed DCC rate schedule is based on the growth projections, the capital program, and policy decisions. The proposed DCC rates apply to Low Density Residential, Medium and High Density Residential, commercial, industrial, and institutional land uses. The land use types within each category of charge were also adjusted to reflect legislative changes and evolving best practices.

Whereas previously only portions of the JdF WDS service area were included in the DCC-applicable service area, the entire JdF WDS service area is now subject to DCCs. As services have expanded into new areas, it is appropriate that the entire JdF WDS service area is subject to DCCs and properties that can receive service contribute to infrastructure costs.

Juan de Fuca DCC Update – Background Report

It should be noted that the material provided in this background report is meant for information only. Reference should be made to consolidated Bylaw No. 1, 2000, as amended by Bylaw No. 4249, for the specific DCC rates within the JdF WDS until the Board has adopted a new DCC bylaw.

PART 2. DCC KEY ELEMENTS

The Best Practices Guide, prepared by the Ministry of Municipal Affairs, stipulates key elements that should be considered when determining DCC rates. **Table 2.1** outlines the key elements, decisions, and supporting rationale used in this update. The table indicates whether the proposed approach aligns with the Best Practices Guide.

Table 2.1: DCC Key Elements

Key Element	Proposed DCC Update	Rationale	Aligns with Best Practices Guide?
Timeframe	20 Years	<ul style="list-style-type: none"> Aligns with OCP and capital planning timeframes. 	✓
Municipal-wide or Area-specific Charge	Area-specific (covers all six municipalities in the JdF WDS and portions of Electoral Area A)	<ul style="list-style-type: none"> Area-specific impact based on DCC Service Area boundaries. 	✓
Grant Assistance	None	<ul style="list-style-type: none"> No identified DCC projects require grant funding. 	✓
Developer Contribution	None	<ul style="list-style-type: none"> No identified DCC projects include a developer contribution. 	✓
Interim Financing	Two projects	<ul style="list-style-type: none"> The CRD has two long-term debt obligations included as non-capital projects in the DCC program. Long-term debt consists of Silver Creek Debt (\$1,151,692) and Walfred Servicing Debt (\$333,532). No interest is included. <p><i>Note: This debt is described in further detail in Section 4.2.</i></p>	✓
Benefit Allocation	44% -100%	<ul style="list-style-type: none"> Water modeling showed the relative impacts of new growth on infrastructure for projects near existing development. These projects involved upgrading existing infrastructure to provide greater capacity to support new growth and include: planned existing system upgrades for water pipes and reservoir storage. 	✓

		<ul style="list-style-type: none"> Projects that provide exclusive benefit to new development at 100%. 	
Municipal Assist Factor	1% <i>(All infrastructure types)</i>	<ul style="list-style-type: none"> The CRD is contributing the minimum allowable assist factor to ensure long-term financial sustainability. This approach is consistent with the previous JdF WDS DCC update. 	✓
Units of Charge	Per lot, per unit, and per square metre gross floor area	<ul style="list-style-type: none"> Per lot (for single family) or per unit (for Two-Unit Dwellings) for Low Density Residential DCCs. DCCs are levied on single family lots at time of subdivision. DCCs are levied at time of building permit for Two-Unit Dwellings. For clarity, two DCCs would be levied on a Two-Unit Dwelling (one for each unit). This ensures that DCC collection closely correlates with timing of impact on infrastructure and when the total number of units is known. Per unit for Medium (townhouse, triplex, and fourplex) and High Density (apartment) Residential dwellings as complete information is available at building permit approval. Per square metre gross floor area for Industrial, Commercial, and Institutional (non-residential) uses as impact on infrastructure is expected to correlate with floor space. 	✓

The proposed update to the Juan de Fuca DCC Bylaw includes clarification that Two Unit Dwellings (i.e., duplexes) would be charged two (2) Low Density Residential DCC rates (one charge per unit) at time of building permit. This change was made to:

- Reflect recent legislative changes through the province’s Bill 44, which now allows for Small-Scale Multi-Unit Housing (SSMUH) of up to four units on most residential lots within the CRD’s Urban Containment Boundary (UCB);
- Ensure a more equitable distribution of DCCs between unit types, based on the understanding that many new Two-Unit Dwellings, which can often include secondary suites, are likely to impose a similar infrastructure burden as single-family dwellings; and,
- Create greater alignment between the CRD’s regional DCC programs and those imposed by member municipalities in the region.

PART 3. GROWTH PROJECTIONS AND EQUIVALENCIES

3.1 Growth Projection Methodology

The CRD and its municipalities generally conduct independent growth estimates; they are often aggregated and sometimes vary in terms of date conducted or methodology used. To facilitate the development of growth estimates for the purpose of the JdF DCC update, a combination of information was used.

Growth estimates were developed using current and historic growth trends determined from BC Stats through the *CRD: 2019-2038 Population, Dwelling Units and Employment Projection Report*, dated April 2019. The CRD Regional Growth Strategy (RGS), local government planning documents, and information on major ongoing development applications also informed the growth estimates. This assessment also included a high-level review of land economics to determine residential unit types and current development trends. The compilation of these sources was used to determine the distribution of growth within the JdF WDS service area.

The growth projections developed were then validated through discussions with staff in the six municipalities, including:

- City of Langford
- City of Colwood
- Town of View Royal
- District of Metchosin
- District of Sooke
- District of Highlands

Growth estimates also included development considerations for areas of CRD Electoral Area A within the JdF WDS service area.

3.2 Growth Projections

The following is a summary of growth estimates in the six member municipalities and Electoral Area A within the JdF WDS service area. Development and growth trends are based on a 20-year timeframe to the year 2043. The growth estimates are broken down by land use type and include various residential densities as well as commercial, industrial, and institutional uses.

Table 3.1 summarizes new future development serviced by the JdF WDS for each community to the year 2043.

Table 3.1: Land Use Growth Allocations 2023 - 2043

	View Royal	Highlands	Colwood	Langford	Metchosin	Sooke	Electoral Area A	Total
Residential (units)								
Low Density Residential <i>(single family, Two-Unit Dwelling)</i>	225	225	1,500	2,800	60	1,000	300	6,110
Medium Density Residential <i>(triplex, fourplex, row house, townhouse)</i>	530	30	3,000	4,000	5	1,500	-	9,065
High Density Residential <i>(apartment)</i>	800	-	3,500	5,530	-	2,500	100	12,430
Commercial & Industrial (m²)								
Commercial	35,000	15,440	3,460	150,000	5,000	35,000	100	244,000
Industrial	5,000	22,500	120,000	900,000	1,400	25,000	500	1,074,400
Institutional (m²)								
Institutional	5,000	750	52,500	50,000	4,700	5,000	-	117,950

Building permit data and other planning information was reviewed to determine what percentage of ground-oriented dwellings were single-detached dwellings and other forms of housing to determine the ratio of residential units in each of these categories (low, medium, and high).

3.3 Equivalencies

The equivalencies used in this update are largely the same as those in the 2018 update, except for institutional land uses. Where equivalencies are unchanged, there have been no significant changes in expectations regarding relative impact.

Table 3.2: Equivalencies

Land Use	Unit of Development	Equivalent Unit Conversion Factors
Low Density Residential <i>(single family, Two-Unit Dwelling)</i>	per lot (or unit, in the case of a Two-Unit Dwelling)	3.2
Medium Density Residential <i>(triplex, fourplex, row house, townhouse)</i>	per unit	2.8
High Density Multi-Family <i>(apartment)</i>	per unit	1.8
Commercial	per m ² gross floor area	0.012
Industrial	per m ² gross floor area	0.006
Institutional	per m ² gross floor area	0.012

For residential demand, occupancy rates per lot or unit are used to project demands for water services. For non-residential land uses, equivalent populations per square metre are established. The total equivalent population for the JdF DCC Service Area, determined by applying the equivalent unit conversion factors to the total estimated units, is 78,099 people compared to 52,003 in the previous JdF DCC Program.

The commercial and industrial equivalent units have been rounded to three decimals. The institutional equivalent unit was updated as the type of institutional use in the Service Area has changed; uses are expected to largely consist of lower intensity institutional uses, such as offices and classrooms. These types of development are similar to the impact on infrastructure of commercial uses in the service area, and therefore a consistent equivalent unit between commercial and institutional uses is appropriate.

PART 4. DCC PROJECTS AND COSTS

4.1 DCC Costs

DCC rates are determined by applying the key elements, growth projections, and equivalencies, described earlier in this report, to projects that are DCC eligible and expected to be built within the specified DCC timeframe. Given that most communities in the JdF WDS are experiencing high rates of greenfield development, most projects solely benefit new growth. All projects are owned and capitalized by the CRD. An overview of the DCC costs is provided in **Table 4.1**.

Table 4.1: DCC Program Overview and Capital Costs

Service	Total Capital Costs	Benefit Allocation	Municipal Assist Factor	DCC Recoverable Program Costs	Regional District Costs ⁽¹⁾
Water	\$84.2 M	44 - 100%	1%	\$81.4 M	\$2.8 M

Note: (1) Includes municipal assist factor and portion allocated to existing development.

4.2 Provisions for Long-term Debt

The CRD has two long-term debt obligations that are included as non-capital projects under the DCC program. Neither project includes interest. The long-term debt consists of the following:

- Silver Creek Debt – Existing Front-End Agreement (2009) with the CRD for construction of the Helgesen Pump Station and Water Main (previous DCC project in 2018 DCC program) - \$1,151,692. This debt was included in the previous DCC program approved by the Ministry in 2018. By agreement, there is no interest payable on the debt.
- Walfred Servicing Debt – In 2023, a developer completed a significant portion of the Walfred Servicing DCC infrastructure project identified in the 2018 program and has \$333,531.75 in DCC credit still available. This outstanding DCC credit has been separated from the remaining portions of the project (now Project #3 Triangle Trail), which has yet to be completed. No interest is included on the DCC debt.

4.3 Changes in Program from Previous Update

The capital costs and number of projects have changed since the previous DCC update for various reasons:

- The CRD water model for the JdF WDS was updated based on new growth estimates and changes in development areas since 2018.

- Due to rising costs in land, construction, and soft costs, existing project costs were updated with an appropriate inflation factor based on Engineering News Record index and adjusted to reflect the local context.
- New projects identified through water modelling are included and reflect Class D cost estimates or better where available.
- Debt servicing costs were updated to reflect current liabilities.
- The DCC reserve amounts were updated to reflect current reserves held by the CRD.

4.4 DCC Projects

The DCC program was developed through a review of the previous program, which included the removal of completed projects and the identification of new projects through extensive water modelling work conducted by GeoAdvice Inc. Incomplete projects in the existing project list were carried forward and costs were increased to reflect current costing information. The DCC program includes a variety of projects including water mains, water main upsizing, pump stations, PRVs, and storage tanks.

A summary of DCC projects is provided in **Table 4.2**, and DCC calculations, equivalent conversion factors per unit, and per square metre are established in **Table 4.3**.

Table 4.2: Water Projects and Cost Estimates

Item	Estimated Time Frame (See notes 1,2,3)	Municipality	Project	Description	Cost Estimate (See notes 4,5,6)	DCC Benefit Factor	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	CRD Responsibility
1	Medium-term	Langford	Echo Valley Drive	New Pipe	\$1,934,300	100%	\$1,934,300	\$19,343	\$1,914,957	\$19,343
	Medium-term	Langford		PRV	\$363,950	100%	\$363,950	\$3,640	\$360,311	\$3,640
2	Medium-term	Langford	Skirt Mountain Drive	New Pipe	\$729,350	100%	\$729,350	\$7,294	\$722,057	\$7,294
	Long-term	Langford	Pump Station 3	Pump Station	\$3,085,600	100%	\$3,085,600	\$30,856	\$3,054,744	\$30,856
3	Long-term	Langford	Triangle Trail (Formerly Walfred Servicing)	DI watermain	\$1,167,250	100%	\$1,167,250	\$11,673	\$1,155,578	\$11,673
4	Medium-term	Langford	Fulton Reservoir	Reservoir upgrade	\$7,786,500	90%	\$7,007,850	\$70,079	\$6,937,772	\$848,729
				Fire Pump	\$2,904,350	90%	\$2,613,915	\$26,139	\$2,587,776	\$316,574
				Distribution Piping	\$752,550	90%	\$677,295	\$6,773	\$670,522	\$82,028
5	Medium Term	Langford	Centre Mountain	Supply & Distribution Mains	\$5,202,428	100%	\$5,202,428	\$52,024	\$5,150,403	\$52,024
				Pump Station & Storage Tank	\$8,713,143	100%	\$8,713,143	\$87,131	\$8,626,012	\$87,131
				PRV	\$1,121,250	100%	\$1,121,250	\$11,213	\$1,110,038	\$11,213
6	Long-term	Langford	Klahanie Dr	New Pipe	\$2,956,550	100%	\$2,956,550	\$29,566	\$2,926,985	\$29,566
	Long-term	Langford	ROW (Frederic Rd to Wild Ridge Way)	New Pipe						
	Long-term	Langford	Wild Ridge Way	New Pipe						
7	Medium-term	Langford	Sunheights	PRV	\$87,000	100%	\$87,000	\$870	\$86,130	\$870
8	Medium-term	Langford	Glen Lake PRV	PRV	\$500,250	100%	\$500,250	\$5,003	\$495,248	\$5,003
9	Long-term	Langford	Optimized connection from RWS to distribution system	PRV	\$3,871,500	100%	\$3,871,500	\$38,715	\$3,832,785	\$38,715
10	Medium-term	Colwood	Mary Anne Cres / Pattison Way	Pump Station	\$2,305,500	100%	\$2,305,500	\$23,055	\$2,282,445	\$23,055
		Colwood		Pipe Upgrade	\$571,300	100%	\$571,300	\$5,713	\$565,587	\$5,713
11	Short-term	Colwood	VMP Pump Upgrade	Pump Station Upgrade	\$435,000	100%	\$435,000	\$4,350	\$430,650	\$4,350

12	Medium-term	Colwood	Pump Station 10	Pump Station	\$3,735,200	100%	\$3,735,200	\$37,352	\$3,697,848	\$37,352
13	Medium-term	View Royal	Christie Point	Pipe Upgrade	\$804,750	100%	\$804,750	\$8,048	\$796,703	\$8,048
14	Long-term	Sooke	Spar Tree	PRV	\$363,950	100%	\$363,950	\$3,640	\$360,311	\$3,640
15	Long-term	Sooke	Henlyn	Distribution Main	\$1,458,700	44%	\$641,828	\$6,418	\$635,410	\$823,290
16	Medium -term / Long-term	Sooke	Mountain Heights	New Pipe	\$640,900	100%	\$640,900	\$6,409	\$634,491	\$6,409
		Sooke		New Pipe	\$2,333,050	100%	\$2,333,050	\$23,331	\$2,309,720	\$23,331
		Sooke		Pump Station Upgrade	\$1,450,000	100%	\$1,450,000	\$14,500	\$1,435,500	\$14,500
		Sooke		Storage Tank & Land Acquisition	\$14,659,500	100%	\$14,659,500	\$146,595	\$14,512,905	\$146,595
17	Long-term	Sooke	Helgesen	PRV	\$89,900	100%	\$89,900	\$899	\$89,001	\$899
18	Short, Medium & Long-term	Sooke	Sooke Town Centre - approximate locations are Otter Point Rd, Grant Rd, Sooke Rd and Throup Rd	Distribution piping - approx. 4,800 lm	\$11,346,153	100%	\$11,346,153	\$113,462	\$11,232,691	\$113,462
19	Ongoing	All Areas	Model Updates and Studies		\$1,300,000	100%	\$1,300,000	\$13,000	\$1,287,000	\$13,000
20	Ongoing	All Areas	Walfred Servicing Debt		\$333,532	100%	\$333,532	\$3,335	\$330,196	\$3,335
21	Ongoing	All Areas	Silver Creek Debt		\$1,151,692	100%	\$1,151,692	\$11,517	\$1,140,175	\$11,517
TOTAL					\$84,155,097		\$82,193,885	\$821,939	\$81,371,946	\$2,783,151

Note [1] - This does not represent the exact priority of project development, just the estimates development phasing
Note [2] - Project timing and rebates for projects constructed are subject to actual reserve funds available
Note [3] - Short-term = years 2024-2029, Medium-term = years 2030-2035, Long-term = years 2036-2044
Note [4] - All projects are available for DCC credits if they meet the requirements of the Capital Regional District's DCC Credit Policy
Note [5] - Cost estimates include 15% Engineering, 5% Project Admin, and 25% Contingency
Note [6] - Cost estimates for Centre Mountain projects are based on detailed cost estimates from developers that include appropriate engineering, project administration, and contingency allowances
Note [7] - The cost estimate for the Mountain Heights Storage Tank & Land Acquisition project includes a \$2 million allowance for land acquisition costs including admin, contingency, rezoning, and land assembly as required.
CRD expects location to be on Crown Land.

Table 4.3: Water Project DCC Calculations
Water DCC Calculation
20-Year Timeframe:

A: Water DCC Calculation				
Equivalent Population Estimates	New Units		Person per unit (residential)/ Equivalent Population/m² (other land uses)	
Low Density Residential	per lot or unit	6,110	3.2	19,552
Medium Density Residential	per unit	9,065	2.8	25,382
High Density Residential	per unit	12,430	1.8	22,375
Commercial	per square metre gross floor area	244,000	0.012	2,928
Industrial	per square metre gross floor area	1,074,400	0.006	6,446
Institutional	per square metre gross floor area	117,950	0.012	1,415
			Total Equivalent Population:	78,099
Total Equivalent Population	78,099	(a)		
B: Unit Water DCC Calculation				
Net Water DCC Program Recoverable		\$81,371,946	(b)	
Existing DCC Reserve Monies		\$13,141,235	(c)	
Net Amount to be Paid by DCCs		\$68,230,711	(d) = (b) - (c)	
DCC per person		\$873.65	(e) = (d) / (a)	
C: Resulting Water DCCs				Person per unit (residential)/ Equivalent Population/m² (other land uses)
Low Density Residential		\$2,796	per lot or unit	3.2
Medium Density Residential		\$2,446	per unit	2.8
High Density Residential		\$1,573	per unit	1.8
Commercial		\$10.48	per square metre gross floor area	0.012
Industrial		\$5.24	per square metre gross floor area	0.006
Institutional		\$10.48	per square metre gross floor area	0.012

Notes:

Equivalent Population ratios are carried forward from the previous DCC program, excluding institutional which was updated to be similar to commercial DCC Reserve updated to reflect 2023 ending reserve balance, provided by CRD in March, 2024.

PART 5. DCC RATES

A summary of proposed DCC rates for all land use categories is shown in **Table 5.1** (below).

Table 5.1: Proposed DCC Rates

Land Use	Unit	Proposed Rate (2025)
Low Density Residential <i>(single family, Two-Unit Dwelling)</i>	per lot (or unit, in the case of a Two-Unit Dwelling)	\$2,796
Medium Density Residential <i>(triplex, fourplex, townhouse)</i>	per unit	\$2,446
High Density Residential <i>(apartment)</i>	per unit	\$1,573
Commercial	per m ² gross floor area	\$10.48
Industrial	per m ² gross floor area	\$5.24
Institutional	per m ² gross floor area	\$10.48

Juan de Fuca DCC Update – Background Report

A comparison of current (2018) and proposed DCC rates is provided in **Table 5.2** (below). As shown by **Table 5.2**, DCC rates are not changing substantially except for institutional, which has decreased by **56%**. The difference in institutional rates is due to the changing equivalency factor. The difference in commercial and industrial rates is due to rounding as discussed in **Section 3.3**.

Table 5.2: DCC Rate Comparison

Land Use	Unit	Previous Rate (2018)	Proposed Rate (2025)	Percent Change
Low Density Residential <i>(single family, Two-Unit Dwelling)</i>	per lot (or unit, in the case of a Two-Unit Dwelling)	\$2,922	\$2,796	-4%
Medium Density Residential <i>(triplex, fourplex, townhouse)</i>	per unit	\$2,557	\$2,446	-4%
High Density Residential <i>(apartment)</i>	per unit	\$1,644	\$1,573	-4%
Commercial	per m ² gross floor area	\$10.74	\$10.48	-2%
Industrial	per m ² gross floor area	\$5.82	\$5.24	-10%
Institutional	per m ² gross floor area	\$23.74	\$10.48	-56%

PART 6. STAKEHOLDER CONSULTATION

Although the *Local Government Act (LGA)* does not require a public participation process, the Best Practices Guide suggests that an opportunity for public participation be included as part of the formulation of a DCC program. The purpose of such a process is to allow those who are interested in, or affected by, the proposed Water DCCs to offer comments and input. The Best Practices Guide does not set a recommended format to be followed for public participation; instead, the type of public participation to be used is decided by the Regional District itself.

To provide interested parties with an opportunity to share feedback on the proposed updates to the JdF WDS DCC program, the CRD published an online survey on the Get Involved JdF WDS DCC webpage from December 3, 2024 to January 9, 2025. Advertisements were made in local newspapers and on social media. In addition, the CRD sent direct letters (via email) to organizations within the development community and four First Nations informing them of the Get Involved JdF WDS DCC webpage and inviting them to submit direct feedback via email or to participate in the online survey. Accompanying the survey were a variety of resources, including responses to Frequently Asked Questions and a presentation, which included general information on DCCs alongside information on the revised project list and updated rates. This information will remain accessible on the JdF DCC Get Involved webpage for a period of time following project completion.

At the time of survey closure, 26 responses were received. Key themes included:

- Comments that new development should pay its fair share of growth-related costs.
- Support for the DCC program and the proposed distribution of project costs (through project-specific benefit factors).
- Comments regarding the impact of the JdF DCC (and DCCs more generally) on housing affordability in the region.
- Concern about the total cost of the different CRD DCCs when ‘stacked’.
- Questions regarding the possibility of using alternative funding mechanisms (e.g., grants) to offset the costs identified in the updated DCC program.

No direct feedback was received via email.

CRD staff, the JdF Water Distribution Commission, and the CRD Board have taken this feedback into account when setting the DCC rates and assist factors.

PART 7. DCC IMPLEMENTATION

7.1 Bylaw Exemptions

The *LGA* is clear that a DCC cannot be levied if the proposed development does not impose new capital cost burdens on the CRD, or if a DCC has already been paid in regard to the same development. However, if additional expansion to the same development creates new capital cost burdens or uses up capacity, then DCCs can be levied for the additional costs (i.e., net increase).

The *LGA* further restricts the levying of DCCs at the time of building permit approval if:

- The building permit is for a church or place of public worship as per the *Community Charter*;
- The value of the work authorized by the building permit does not exceed \$50,000 or a higher amount as prescribed by bylaw; or,
- Unit size is no larger than 29 sq.m. and only for residential use.

Changes to the *LGA* allow local governments to charge DCCs at the time of building permit application for residential developments with fewer than four self-contained dwelling units, if such a charge is provided for in the CRD's DCC bylaw. Per the DCC Bylaw, the CRD is charging DCCs for development of three self-contained dwelling units or less which allows the CRD to collect DCCs in redevelopment scenarios.

7.2 DCC Waivers and Reductions

Changes to the *LGA* in 2008 provide local governments with the discretionary authority to waive or reduce DCCs for certain development types to promote affordable housing and low impact development. The CRD has chosen to continue to not provide any waivers/reductions for the JdF program.

7.3 Collection of Charges – Building Permit and Subdivision

Local governments can choose to collect DCCs at the time of subdivision approval or building permit issuance. Of the two possible collection times, subdivision approval occurs earlier in the process. DCCs will be collected for Low-Density Residential Development at time of subdivision approval (for Single Family uses) or building permit issuance (for Two-Unit Dwellings). Collecting DCCs early will allow the CRD to ensure timely provision of infrastructure and services. DCCs for Medium and High Density Residential development will be collected at time of building permit issuance when the final number of units is known. Non-residential land uses will also be levied DCCs at time of building permit issuance when gross floor area will be known, which results in a more equitable distribution of growth-related costs.

Juan de Fuca DCC Update – Background Report

7.4 Collection of DCCs on Redeveloped or Expanded Developments

When an existing building or development undergoes an expansion or redevelopment there is usually a burden on DCC-related infrastructure. The new applicant will be required to pay the applicable DCCs based on the number of new units or additional floor area for each land use type, as appropriate, at the DCC rate in the proposed DCC bylaw. DCCs are only levied on the new development/building area.

Examples of collecting DCCs on redeveloped or expanded developments are as follows:

- If a single family residential unit is replaced by another single family residential unit, then no additional DCCs are payable (there is no new burden).
- If a subdivided lot, which has already paid a DCC, is developed into a Two-Unit Dwelling, only one (1) additional DCC would be collected at time of building permit.
- If a Low Density Residential lot is subdivided into two smaller lots with Low Density Residential units, DCCs are payable on the one additional Low Density Residential lot (it is assumed DCCs were already paid on the original lot).
- If a Medium or High Density (multi-family) Residential development is replaced by another Medium or High Density Residential development with the same unit mix and number of units, then no additional DCCs are payable.

7.5 In-Stream Applications

Should the proposed DCC Bylaw be adopted, rates will be in force immediately at the time of DCC Bylaw adoption; however, the *LGA* provides special ‘in-stream’ protection from rate increases for development applications submitted prior to the adoption date. There are two ways a developer can qualify for protection from the DCC rate increase:

1. Pursuant to section 511 of the *LGA* (subdivision).

If the DCC Bylaw is adopted after a subdivision application is submitted and the applicable subdivision fee is paid, the new DCC Bylaw has no application to the subdivision for 12 months after Bylaw adoption. As such, if the subdivision is approved during the 12 months’ grace period, the ‘old’ DCC rates apply. This only applies when DCCs are levied at subdivision.

OR

2. Pursuant to section 568 of the *LGA* (building permits).

The DCC Bylaw is not applicable to a construction, alteration, or extension if: (a) a building permit is issued within 12 months of the DCC Bylaw adoption, AND (b) either a building permit application, a development permit application or a rezoning application associated with the construction (defined as “precursor application”) is in stream when the DCC Bylaw

Juan de Fuca DCC Update – Background Report

is adopted and the applicable application fee is paid. The development authorized by the building permit must be entirely within the area subject to the precursor application.

The above is a summary of sections 511 and 568 of the *LGA* and not an interpretation or an explanation of these sections. Applicants are responsible for complying with all applicable laws and bylaws and seeking legal advice as needed.

7.6 Rebates and Credits

The CRD has established a policy to guide staff in the collection of DCCs and the use of DCC credits and rebates as stipulated in the *LGA*. There may be situations when it is not in the best interests of the CRD to allow an owner to build DCC services outside of their subdivision or development. Building such services may start or accelerate development in areas where the CRD is not prepared to support. Therefore, policies for DCC credits, rebates, and latecomer agreements were drafted to assist staff with these development financing processes.

7.7 DCC Monitoring and Accounting

To manage the DCC program, the CRD should enter all the projects contained in the DCC program into its management system. The system would monitor the status of the project from the conceptual stage through to its final construction. The system would include information about the estimated costs, the actual construction costs, and the funding sources for the projects. The construction costs would be based on the tender prices received, the land costs based on the actual price of utility areas, and/or other land and improvements required for servicing purposes. The system would indicate when projects are completed, their actual costs, and would include new projects added to the program.

7.8 DCC Reviews

To keep the DCC program as current as possible, the CRD may choose to review its program annually and make minor adjustments to the DCC rates. The CRD may update the rates annually through Canadian Price Index (CPI) increases for up to 4 years following adoption of the DCC bylaw. Inflationary increases utilizing the CPI are limited to the DCC rates themselves and do not require Ministry approval. The CRD should undertake a major amendment to the DCC program and rates every 5 years.

APPENDIX A

**Existing Capital Regional District Development Cost Charge Bylaw
No. 2758 (No. 1, 2000), amended by Bylaw No. 4249**

**DEVELOPMENT COST CHARGES BYLAW
(JUAN DE FUCA WATER DISTRIBUTION), NO. 1, 2000**

For technical enquiries, please contact CRD Water Services,
479 Island Highway, Victoria, BC, V9B 1H7

For reference to original bylaws and amendments, or for further details,
please contact the Administration Department, Capital Regional District,
625 Fisgard Street, Victoria, BC, V8W 2S6

CAPITAL REGIONAL DISTRICT

BYLAW NO. 2758

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES

WHEREAS

- A. The District may impose development cost charges for the purposes of providing funds for the capital costs of water facilities in the service areas;
- B. The development cost charges imposed by this bylaw are related to the capital costs attributable to projects included in the capital expenditure program of the District under the terms and conditions of sections 933, 934 and 935;
Bylaw 2960
- C. The Board has considered the future land use patterns and development and the phasing of works and services;
- D. The Board is of the opinion that the development cost charges imposed by this bylaw:
 - (a) Are not excessive in relation to the capital costs of prevailing standards of service;
 - (b) Will not deter development;
 - (c) Will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land;
- E. The development cost charges imposed under this bylaw will be collected by the Member Municipalities on behalf of the District, where applicable;

NOW THEREFORE the Board of the Capital Regional District, in open meeting assembled, enacts as follows:

PART 1 GENERAL PROVISIONS

- 1. This bylaw may be cited as the “Development Cost Charges Bylaw (Juan de Fuca Water Distribution), No. 1, 2000.”
- 2. The following schedules attached to this bylaw form an integral part of this bylaw and are enforceable in the same manner as this bylaw.
 - a) Schedule A – Service Area Langford (“Schedule A”);
 - b) Schedule B – Service Area Sooke (“Schedule B”);
 - c) Schedule C– Service Area View Royal (“Schedule C”);
 - d) Schedule D– Service Area Colwood (“Schedule D”);
 - e) Schedule E – Service Area Metchosin (“Schedule E”);
 - f) Schedule F – Service Area Highlands (“Schedule F”);
 - g) Schedule G – Development Cost Charge Rates (“Schedule G”);. *Bylaw 4249*
- 3. This bylaw applies to all applications for subdivision and for issuance of a building permit for parcels located in any of the service areas.

PART 2 DEFINITIONS

4. In this bylaw, unless the context otherwise requires:

APPROVING OFFICER means the person appointed under the *Land Title Act* within a *Member Municipality* or the *District* to perform the duties and responsibilities of that position.

BOARD means the elected board of the *District*.

BUILDING PERMIT means any permit authorizing the construction, alteration or extension of a building or structure in a *Member Municipality* or the *Electoral Area*.

COMMERCIAL means land zoned for commercial uses under a zoning bylaw enacted by a *Member Municipality* or the *District*.

COMMISSION means the Juan de Fuca Water Distribution Commission.

COMPREHENSIVE DEVELOPMENT includes any *development* that is comprised of any two or more *residential uses, non-residential uses* or both.

COUNCIL means the elected council of a *Member Municipality*.

DEVELOPER means a person liable to pay *development cost charges* under this bylaw.

DEVELOPMENT COST CHARGES OR DCC means the applicable rates prescribed in Schedule G.
Bylaw 4249

DISTRICT means the Capital Regional District.

DWELLING UNIT OR UNIT means a room, a suite of rooms or a building or structure that is used or intended to be used as a self-contained private residence for one household that may contain eating, living, sleeping and sanitary facilities.

ELECTORAL AREA includes any Electoral Area of the *District*, which is under the jurisdiction of the *Commission* and is located within any of the *service areas*.

HIGH DENSITY MULTI-FAMILY means any *multi-family residential* development which has a gross density of more than 50 *dwelling units* per hectare.

INSTITUTIONAL means any development providing for the assembly of persons for religious, charitable, philanthropic, cultural, civic or recreational purposes; including but not limited to auditoriums, youth centres, social halls, group camps and churches.

INDUSTRIAL means land zoned for industrial uses under a zoning bylaw enacted by a *Member Municipality* or the *District*.

GENERAL MANAGER means the person appointed by the *Board* to perform the duties and responsibilities of the General Manager, Regional Water Supply and his/her designate.

LOW DENSITY RESIDENTIAL means a parcel which is used or may be used for one *dwelling unit* or any building containing one *dwelling unit*.

Bylaw 4249

MEDIUM DENSITY MULTI-FAMILY means any multi-family residential development which has *two dwelling units* or more per parcel and a gross density of not more than 50 *dwelling units* per hectare.

Bylaw 4249

MEMBER MUNICIPALITY means the City of Colwood, the District of Highlands, the District of Langford, the District of Metchosin, the District of Sooke and the Town of View Royal and any municipality subsequently incorporated in the *Electoral Area*.

MULTI-FAMILY RESIDENTIAL means a parcel which is used or may be used for two or more *dwelling units* or a building containing two or more *dwelling units*.

Bylaw 4249

MUNICIPAL CHARGES means *development cost charges* imposed by a bylaw of a *Member Municipality*.

NON RESIDENTIAL USE means the use of any building, structure or any portion thereof that is not a *residential use*, including but not limited to *commercial, industrial, and institutional*.

Bylaw 4249

RESIDENTIAL USE means *low density residential, multi-family residential, medium density multi-family and high density multi-family* uses.

Bylaw 4249

SERVICE AREA means an area which is located in a *Member Municipality* or the *Electoral Area* and is set out in the attached Schedules to this bylaw.

WATER FACILITY means any work, service or plant for storing, conveying, disposing or treating water.

PART 3 DEVELOPMENT COST CHARGES

5. (1) A person who applies for and obtains approval of a subdivision of residential land other than Medium Density Multi-Family or High Density Multi-Family in a service area within a Member Municipality or the Electoral Area must pay the development cost charge applicable under Schedule G prior to subdivision of the land.

Bylaw 4249

- (2) A person who applies for and obtains a building permit for a Medium Density Multi-Family or High Density Multi-Family *dwelling unit* in a *service area* within a *Member Municipality* or the *Electoral Area* must pay the development cost charge applicable under Schedule G prior to the issuance of the building permit.

Bylaw 4249

- (3) A person who applies for and obtains a building permit for the construction, alteration or extension of a building that will, after the construction, alteration or extension, contain fewer than four (4) self-contained dwelling units and be put to no other use than the residential use in those dwelling units; must pay the *development cost charge* as outlined in Schedule G

- Bylaw 4249**

- Bylaw 4249*

- Bylaw 4249

- Bylaw 4249**

10. If the *developer* does not pay the *development cost charges* as required under this bylaw, the amount becomes a debt owing to the *District* and shall be charged at interest at the rate set out under the *Taxation (Rural Area) Act* on the amount outstanding.

Bylaw 3893

12. If a *developer* of a *subdivision* intends to build less than the number of *dwelling units* permitted by the applicable zoning bylaw on any parcel in the *subdivision*, the *developer* may pay the *DCC* for the number of units intended to be built, as long as

- (a) the *developer* registers, under section 219 of the Land Title Act, a restrictive covenant in favour of the Capital Regional District;
 - (b) the restrictive covenant contains a covenant by the owner of the parcel agreeing to pay the *DCC* for any one or more dwelling units in addition to those intended to be built at the time of *subdivision*, at the time of issuance of a building permit for any of those additional, units;
 - (c) the *DCC* payable under (b) is the *DCC* in force at the time of the application for the building permit for any additional *dwelling unit*; and
 - (d) the restrictive covenant must be registered in priority to all other financial charges registered against the title to any affected parcel. .
13. A *Member Municipality* shall not approve a *subdivision* or issue a *building permit* for any *development* unless the *development cost charges* imposed under this bylaw have been paid in accordance with Part 3.
 14. Each *Member Municipality* shall establish and maintain a separate account for the *DCC* monies collected under this bylaw and deposit and hold these monies in that separate account, in trust for the *District*, until the *DCC* monies are remitted to the *District*.
 15. Within 30 days of the first business day of each month, each *Member Municipality* shall remit to the *District* the total amount of the *development cost charges* collected by the *Member Municipality* during the previous month.
 16. Each *Member Municipality* shall provide to the *District* with the remittance of the *DCC* monies a statement of account in a form approved by the *General Manager* which sets out the following information:
 - (a) the date and amount of *development cost charges* collected and the amount still outstanding under installment payments and the dates for payment;
 - (b) the number and type of use of *residential uses*;
 - (c) the amount and type of use of *non residential uses*;
 - (d) the location of parcels and *dwelling units* against which *DCCs* were levied;
 - (e) the location of parcels and *dwelling units* against which *DCCs* were not levied and the reason for the exemption; and
 - (f) any other information that the *General Manager* deems necessary.
 17. Each *Member Municipality* shall retain, for a period of eleven years, sufficient records to support the statements and payments referred to in this part.
 18. The *District* may, at any time subject to first giving reasonable notice to any *Member Municipality*, inspect any and all records of the *Member Municipality* relating to the information required by this bylaw, the calculation, the collection and remittance by the *Member Municipality* of the *development cost charges* levied under this bylaw, and the calculations and remittance by the *Member Municipality* of any payments required under this bylaw.

19. Each *Member Municipality* shall permit any employee or agent of the *District* to inspect the records referred in this part and to make and take away copies of those records.
20. If a *Member Municipality* chooses not to collect any portion of *development cost charges* payable under this bylaw or to remit to the *District* any *development cost charges* collected in the manner prescribed by this bylaw, the *Member Municipality* shall pay to the *District* on demand an amount equal to the *development cost charges* that the *Member Municipality* should have collected or remitted under this bylaw.
21. DCC Credits shall only be issued in accordance with a DCC credit policy approved by the *District*.

PART 5 AUTHORIZATION

22. The *General Manager* may prescribe any form, statement, notice, practice, procedure or other administrative requisites required under this bylaw, after prior consultation with the staff of *Member Municipalities*.

PART 6 SEVERABILITY

23. If any portion of this bylaw is held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the bylaw shall be deemed to have been enacted without the invalid portion.

PART 7 EFFECTIVE DATE

24. This bylaw shall come into effect thirty days after the date of final adoption of this bylaw.

READ A FIRST TIME THIS 10th day of May 2000.

READ A SECOND TIME THIS 10th day of May 2000.

READ A THIRD TIME THIS 10th day of May 2000.

APPROVED BY THE
INSPECTOR OF MUNICIPALITIES THIS 20th day of July 2000.

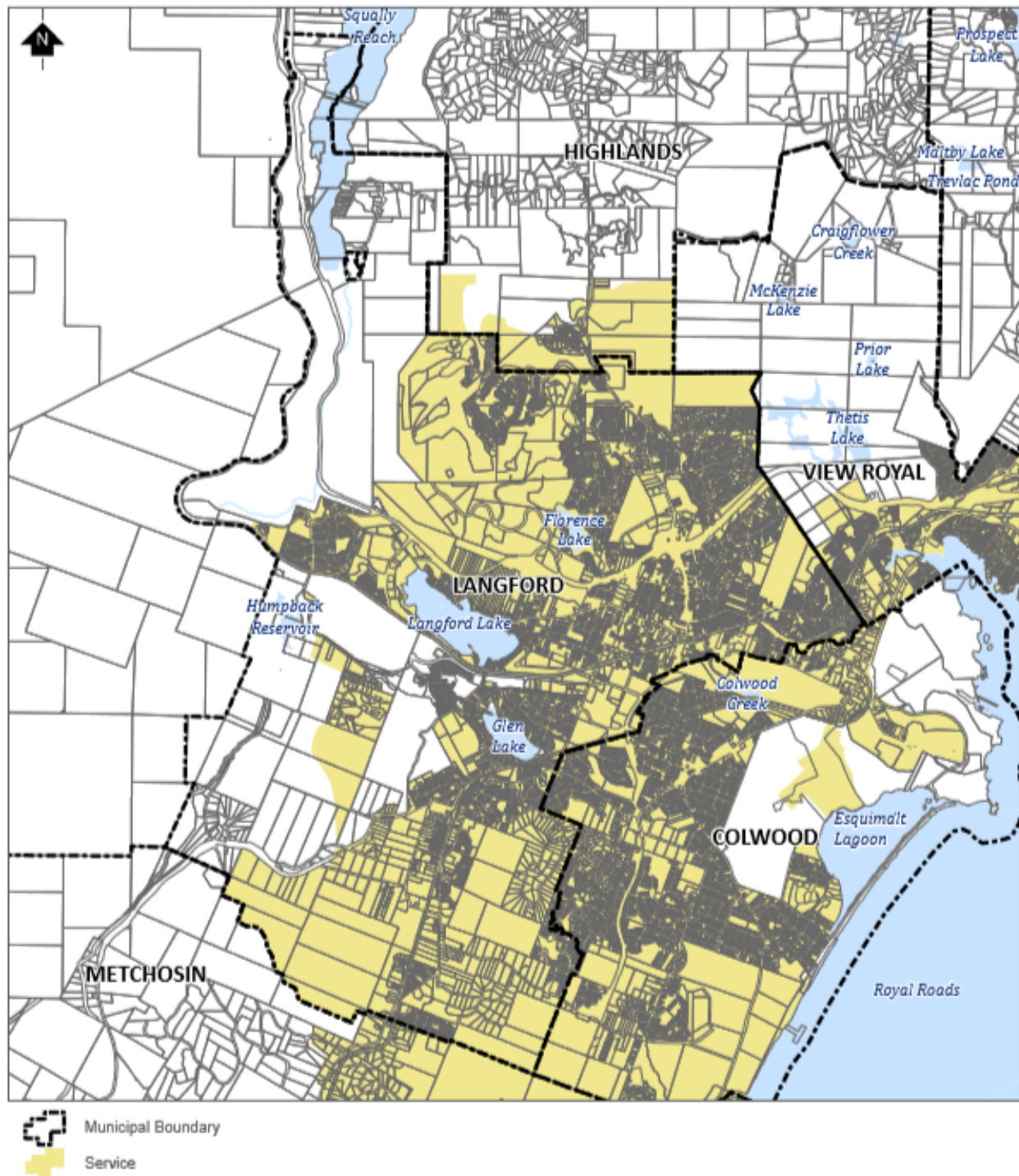
ADOPTED THIS 9th day of August 2000.

Christopher M. Causton
CHAIR

Sheila M. Norton
SECRETARY

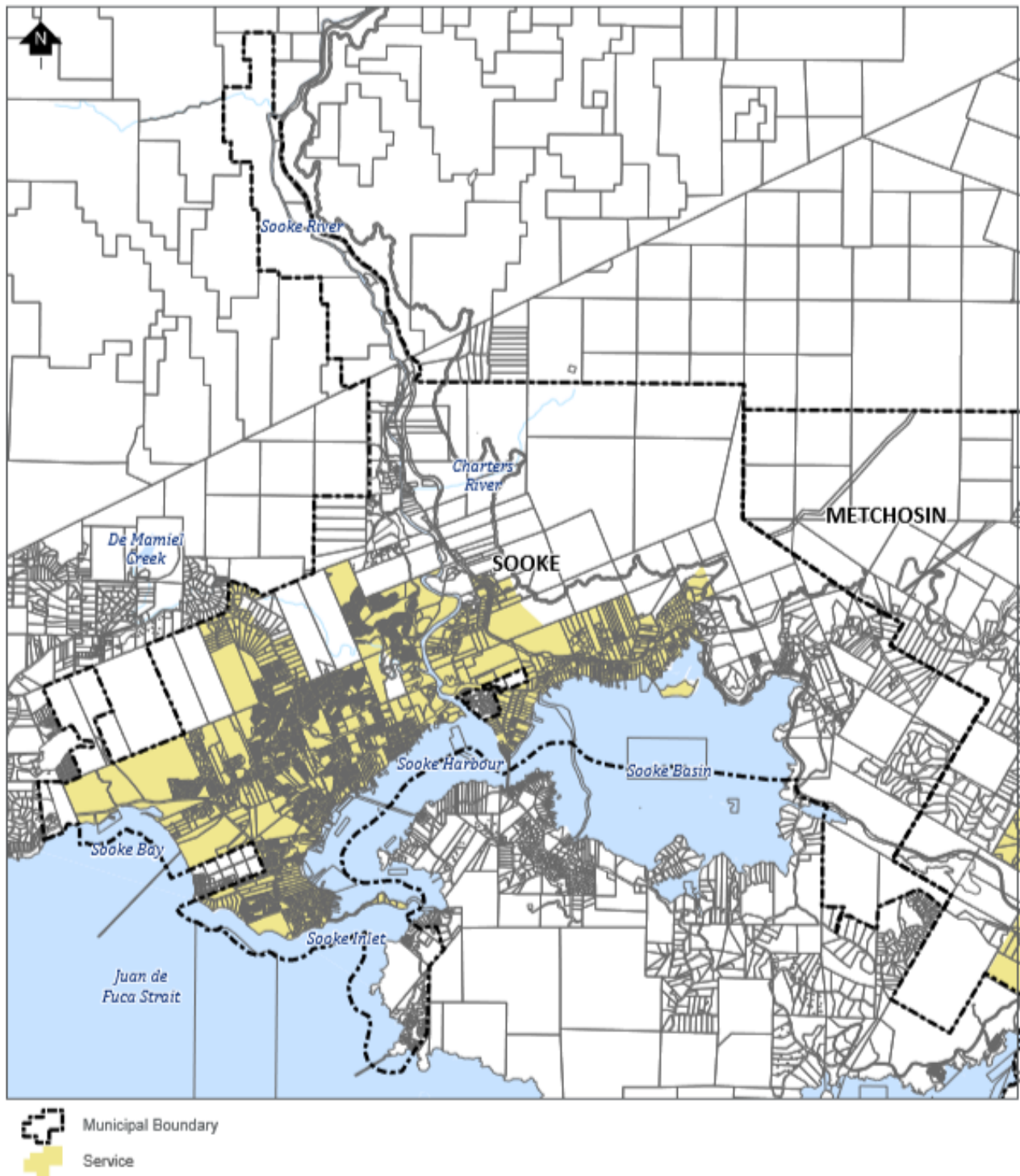
Schedule A – Langford

Bylaw 4249



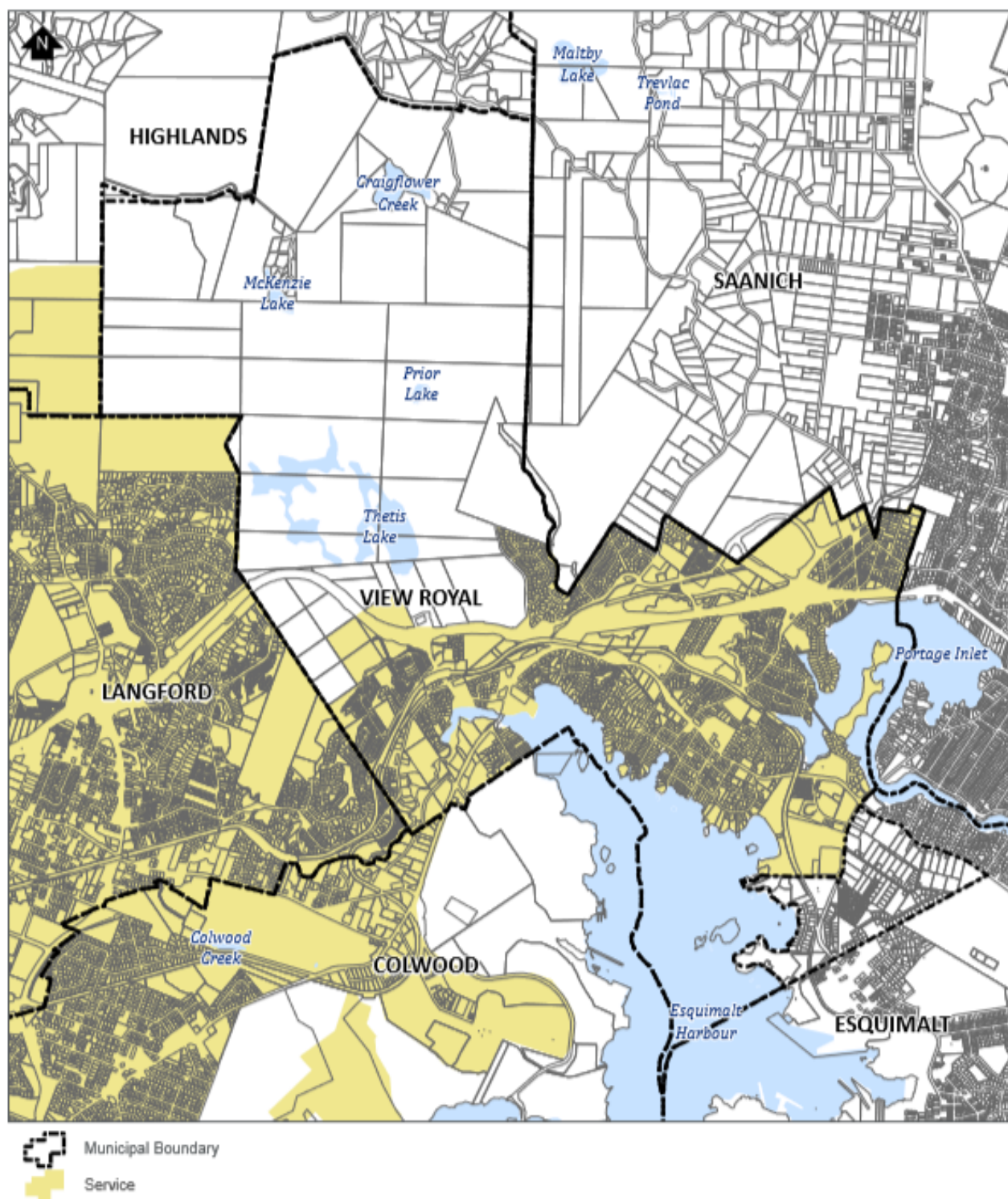
Schedule B – Sooke

Bylaw 4249



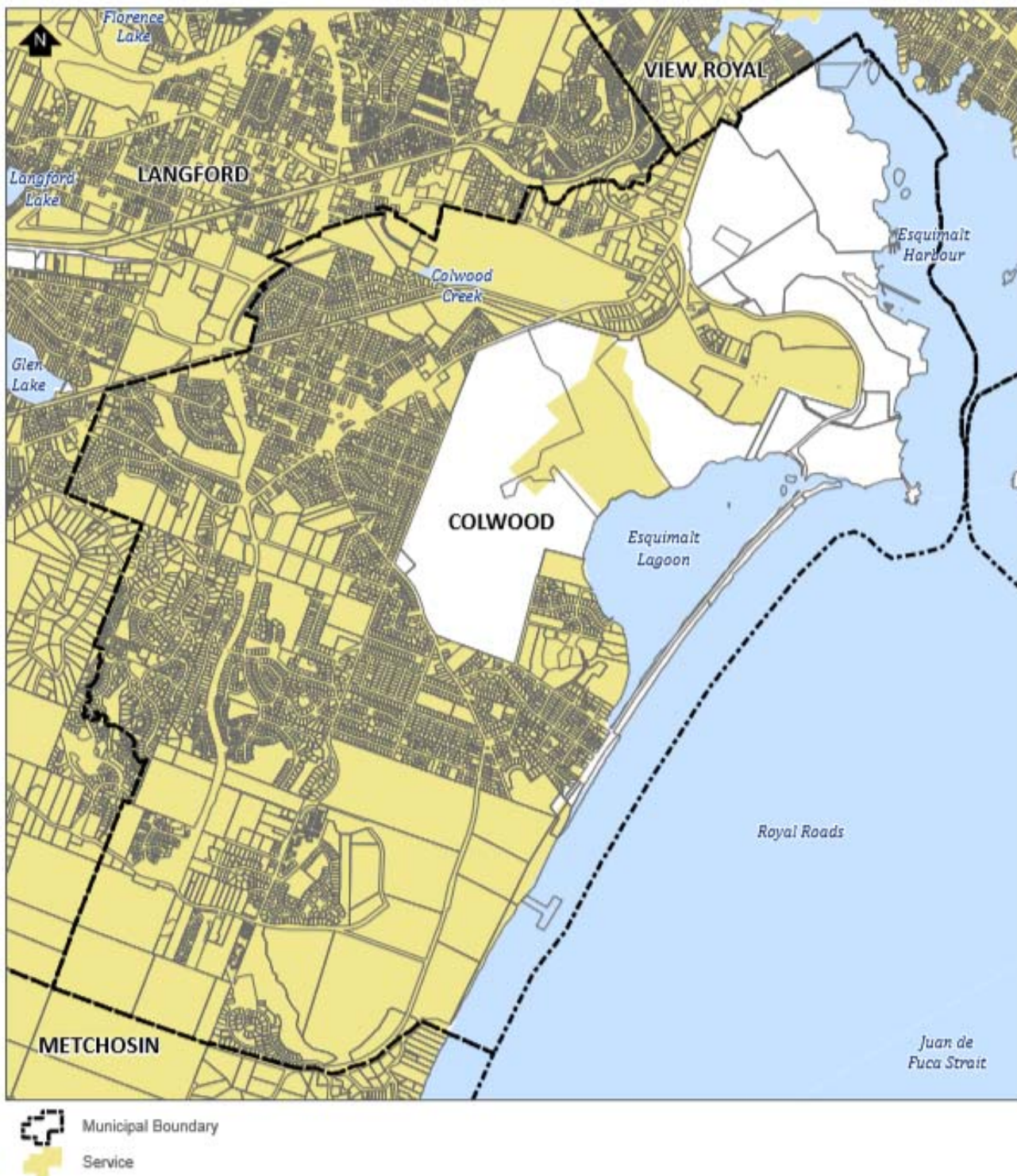
Schedule C – View Royal

Bylaw 4249



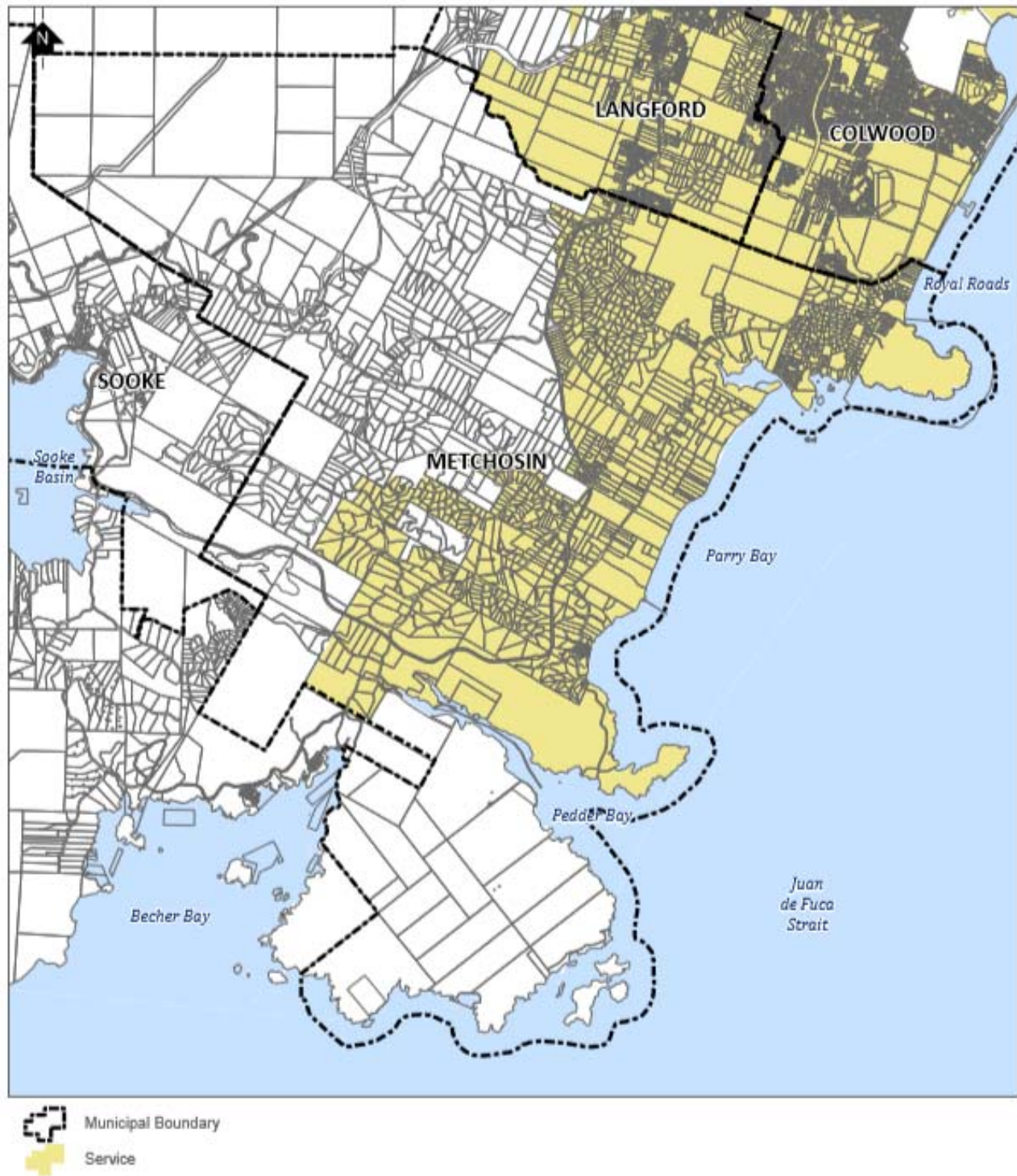
Schedule D – Colwood

Bylaw 4249



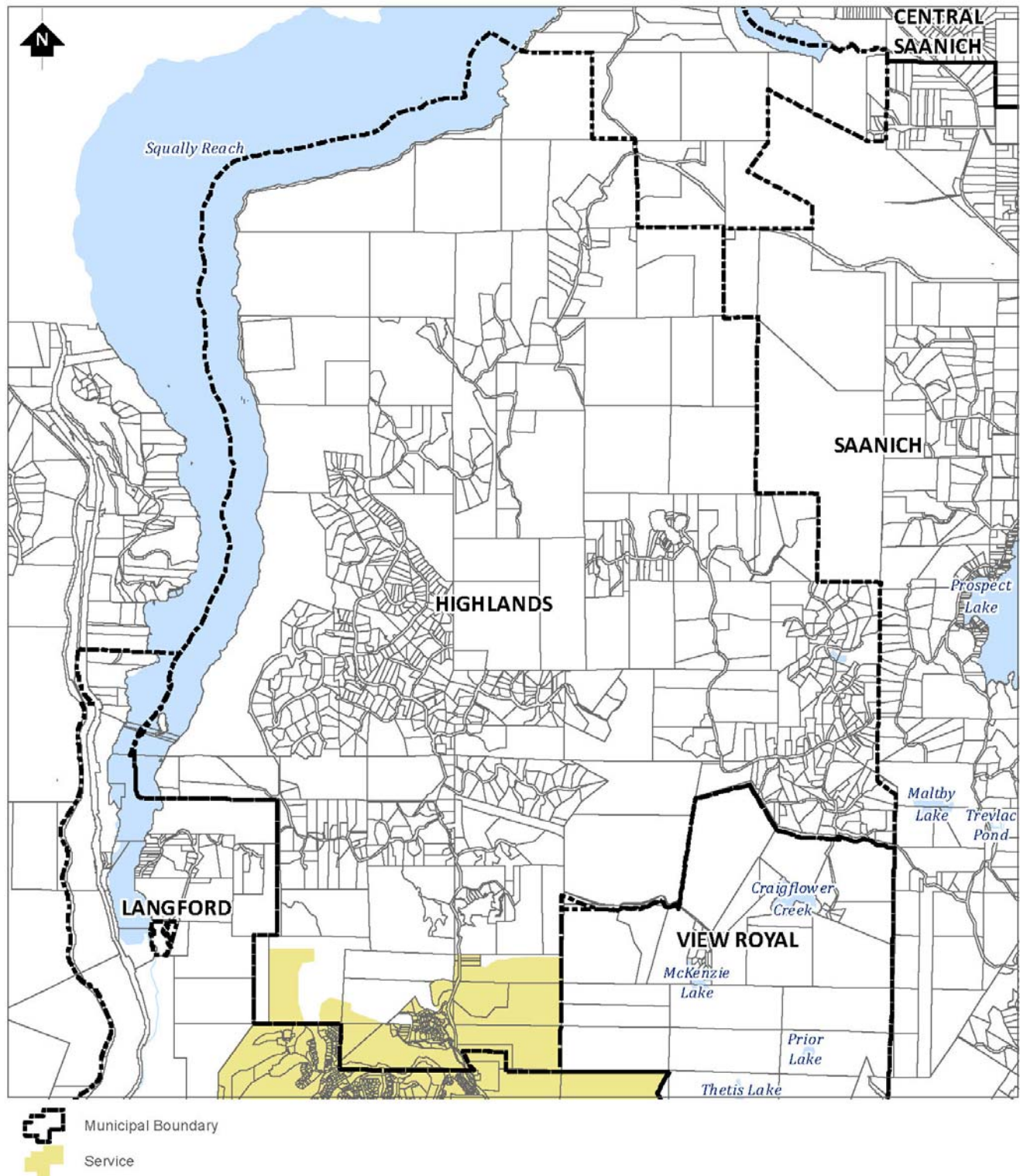
Schedule E – Metchosin

Bylaw 4249



Schedule F – Highlands

Bylaw 4249



SCHEDULE G

Bylaw 4249

Development Cost Charge Rates

Description	Prescribed DCC Rates
Low Density Residential	\$2,922 per lot
Medium Density Multi-family	\$2,557 per unit
High Density Multi-family	\$1,644 per unit
Commercial	\$10.74 per m ²
Industrial	\$5.82 per m ²
Institutional	\$23.74 per m ²

APPENDIX B

**Proposed Capital Regional District Development Cost Charge
Amendment Bylaw No. 4669**

2025 JdF Water Distribution DCC Project List

APPENDIX C

Item	Estimated Time Frame (See notes 1,2,3)	Municipality	Project	Description	Cost Estimate (A) (See notes 4,5,6)	DCC Benefit Factor (B)	Benefit to New Development (C AxB)	Municipal Assist Factor 1% (D Cx0.01)	DCC Recoverable (E C-D)	CRD Responsibility (F A-E)
1	Medium-term	Langford	Echo Valley Drive	New Pipe	\$1,934,300	100%	\$1,934,300	\$19,343	\$1,914,957	\$19,343
	Medium-term	Langford		PRV	\$363,950	100%	\$363,950	\$3,640	\$360,311	\$3,640
2	Medium-term	Langford	Skirt Mountain Drive	New Pipe	\$729,350	100%	\$729,350	\$7,294	\$722,057	\$7,294
	Long-term	Langford	Pump Station 3	Pump Station	\$3,085,600	100%	\$3,085,600	\$30,856	\$3,054,744	\$30,856
3	Long-term	Langford	Triangle Trail (Formerly Walfred Servicing)	DI watermain	\$1,167,250	100%	\$1,167,250	\$11,673	\$1,155,578	\$11,673
4	Medium-term	Langford	Fulton Reservoir	Reservoir upgrade	\$7,786,500	90%	\$7,007,850	\$70,079	\$6,937,772	\$848,729
				Fire Pump	\$2,904,350	90%	\$2,613,915	\$26,139	\$2,587,776	\$316,574
				Distribution Piping	\$752,550	90%	\$677,295	\$6,773	\$670,522	\$82,028
5	Medium Term	Langford	Centre Mountain	Supply & Distribution Mains	\$5,202,428	100%	\$5,202,428	\$52,024	\$5,150,403	\$52,024
				Pump Station & Storage Tank	\$8,713,143	100%	\$8,713,143	\$87,131	\$8,626,012	\$87,131
				PRV	\$1,121,250	100%	\$1,121,250	\$11,213	\$1,110,038	\$11,213
6	Long-term	Langford	Klahanie Dr	New Pipe	\$2,956,550	100%	\$2,956,550	\$29,566	\$2,926,985	\$29,566
	Long-term	Langford	ROW (Frederic Rd to Wild Ridge Way)	New Pipe						
	Long-term	Langford	Wild Ridge Way	New Pipe						
7	Medium-term	Langford	Sunheights	PRV	\$87,000	100%	\$87,000	\$870	\$86,130	\$870
8	Medium-term	Langford	Glen Lake PRV	PRV	\$500,250	100%	\$500,250	\$5,003	\$495,248	\$5,003
9	Long-term	Langford	Optimized connection from RWS to distribution system	PRV	\$3,871,500	100%	\$3,871,500	\$38,715	\$3,832,785	\$38,715
10	Medium-term	Colwood	Mary Anne Cres / Pattison Way	Pump Station	\$2,305,500	100%	\$2,305,500	\$23,055	\$2,282,445	\$23,055
		Colwood		Pipe Upgrade	\$571,300	100%	\$571,300	\$5,713	\$565,587	\$5,713
11	Short-term	Colwood	VMP Pump Upgrade	Pump Station Upgrade	\$435,000	100%	\$435,000	\$4,350	\$430,650	\$4,350
12	Medium-term	Colwood	Pump Station 10	Pump Station	\$3,735,200	100%	\$3,735,200	\$37,352	\$3,697,848	\$37,352
13	Medium-term	View Royal	Christie Point	Pipe Upgrade	\$804,750	100%	\$804,750	\$8,048	\$796,703	\$8,048
14	Long-term	Sooke	Spar Tree	PRV	\$363,950	100%	\$363,950	\$3,640	\$360,311	\$3,640
15	Long-term	Sooke	Henlyn	Distribution Main	\$1,458,700	44%	\$641,828	\$6,418	\$635,410	\$823,290
16	Medium -term / Long-term	Sooke	Mountain Heights	New Pipe	\$640,900	100%	\$640,900	\$6,409	\$634,491	\$6,409
		Sooke		New Pipe	\$2,333,050	100%	\$2,333,050	\$23,331	\$2,309,720	\$23,331
		Sooke		Pump Station Upgrade	\$1,450,000	100%	\$1,450,000	\$14,500	\$1,435,500	\$14,500
		Sooke		Storage Tank & Land Acquisition	\$14,659,500	100%	\$14,659,500	\$146,595	\$14,512,905	\$146,595
17	Long-term	Sooke	Helgesen	PRV	\$89,900	100%	\$89,900	\$899	\$89,001	\$899
18	Short, Medium & Long-term	Sooke	Sooke Town Centre - approximate locations are Otter Point Rd, Grant Rd, Sooke Rd and Throup Rd	Distribution piping - approx. 4,800 lm	\$11,346,153	100%	\$11,346,153	\$113,462	\$11,232,691	\$113,462
19	Ongoing	All Areas	Model Updates and Studies		\$1,300,000	100%	\$1,300,000	\$13,000	\$1,287,000	\$13,000
20	Ongoing	All Areas	Walfred Servicing Debt		\$333,532	100%	\$333,532	\$3,335	\$330,196	\$3,335
21	Ongoing	All Areas	Silver Creek Debt		\$1,151,692	100%	\$1,151,692	\$11,517	\$1,140,175	\$11,517
TOTAL					\$84,155,097		\$82,193,885	\$821,939	\$81,371,946	\$2,783,151

Note [1] - This does not represent the exact priority of project development, just the estimates development phasing

Note [2] - Project timing and rebates for projects constructed are subject to actual reserve funds available

Note [3] - Short-term = years 2024-2029, Medium-term = years 2030-2035, Long-term = years 2036-2044

Note [4] - All projects are available for DCC credits if they meet the requirements of the Capital Regional District's DCC Credit Policy

Note [5] - Cost estimates include 15% Engineering, 5% Project Admin, and 25% Contingency

Note [6] - Cost estimates for Centre Mountain projects are based on detailed cost estimates from developers that include appropriate engineering, project administration, and contingency allowances

Note [7] - The cost estimate for the Mountain Heights Storage Tank & Land Acquisition project includes a \$2 million allowance for land acquisition costs including admin, contingency, rezoning, and land assembly as required. CRD expects location to be on Crown Land.

Water DCC Calculation (2025)
20-Year Timeframe:

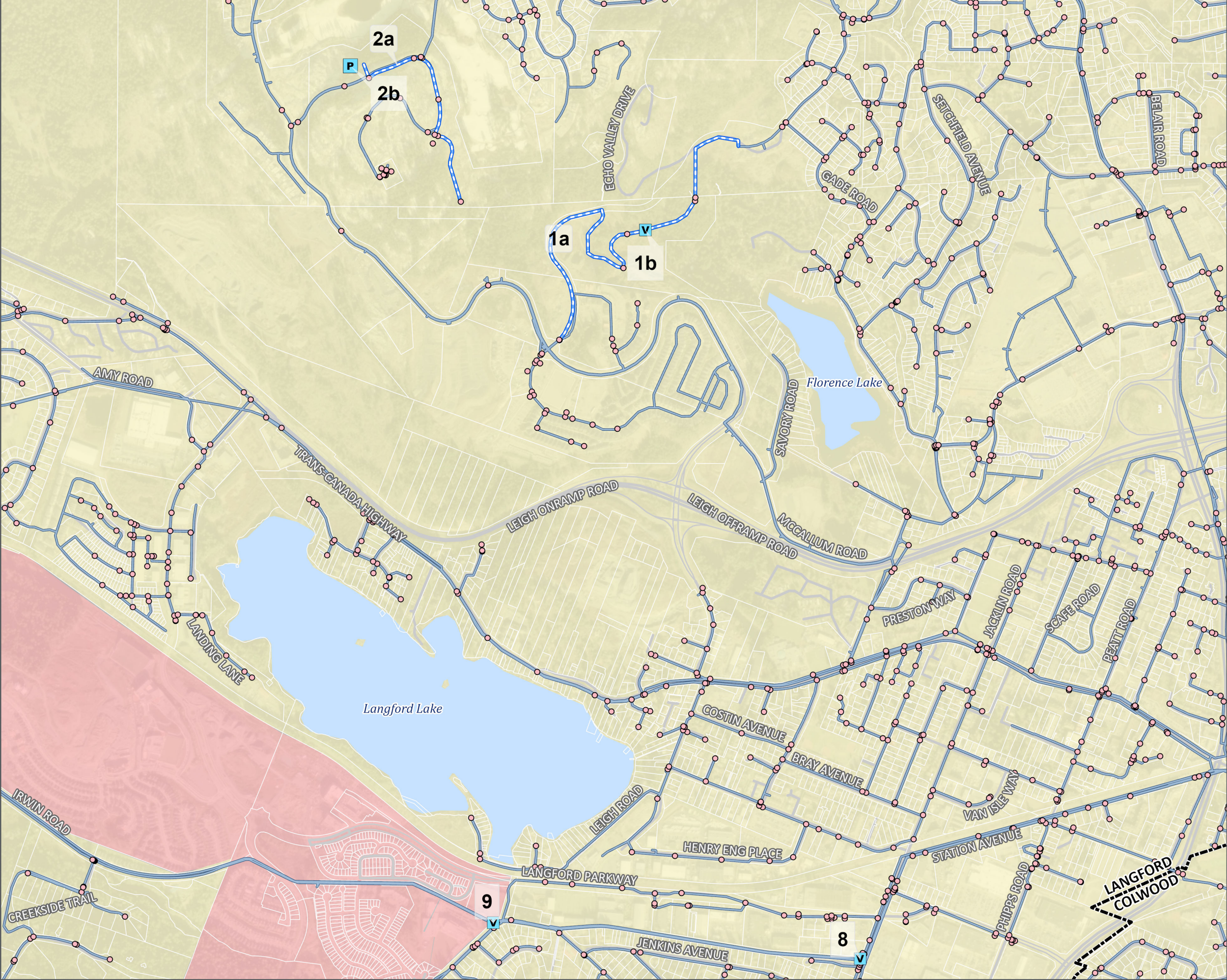
A: Water DCC Calculation				
Equivalent Population Estimates	New Units		Person per unit (residential)/ Equivalent Population/m ² (other land uses)	
Low Density Residential	per lot or unit	6,110	3.2	19,552
Medium Density Residential	per unit	9,065	2.8	25,382
High Density Residential	per unit	12,430	1.8	22,375
Commercial	per square metre gross floor area	244,000	0.012	2,928
Industrial	per square metre gross floor area	1,074,400	0.006	6,446
Institutional	per square metre gross floor area	117,950	0.012	1,415
			Total Equivalent Population:	78,099
Total Equivalent Population	78,099	(a)		
B: Unit Water DCC Calculation				
Net Water DCC Program Recoverable		\$81,371,946	(b)	
Existing DCC Reserve Monies		\$13,141,235	(c)	
Net Amount to be Paid by DCCs		\$68,230,711	(d) = (b) - (c)	
DCC per person		\$873.65	(e) = (d) / (a)	
C: Resulting Water DCCs				Person per unit (residential)/ Equivalent Population/m ² (other land uses)
Low Density Residential		\$2,796	per lot or unit	3.2
Medium Density Residential		\$2,446	per unit	2.8
High Density Residential		\$1,573	per unit	1.8
Commercial		\$10.48	per square metre gross floor area	0.012
Industrial		\$5.24	per square metre gross floor area	0.006
Institutional		\$10.48	per square metre gross floor area	0.012

Notes:

Equivalent Population ratios are carried forward from the previous DCC program, excluding institutional which was updated to be similar to commercial
DCC Reserve updated to reflect 2023 ending reserve balance, provided by CRD in March, 2024.

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APPENDIX D

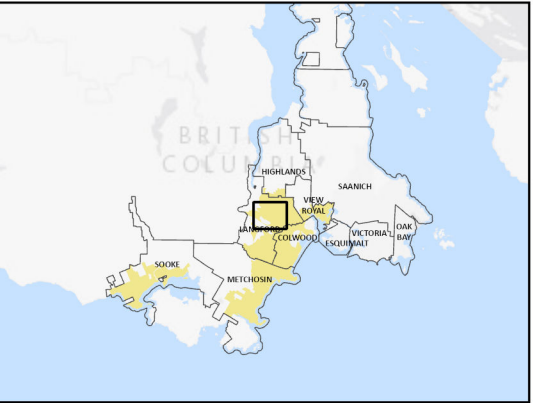
DCC Bylaw Update Juan de Fuca Water Distribution

Langford

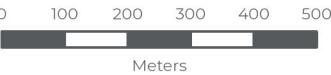
Legend

- Model Junctions
- PRV
- Pump
- Watermain
- Existing Pipe Network
- Juan de Fuca Distribution Commission
- Juan de Fuca Service Area

Note: Mapping is illustrative only - actual locations may differ.



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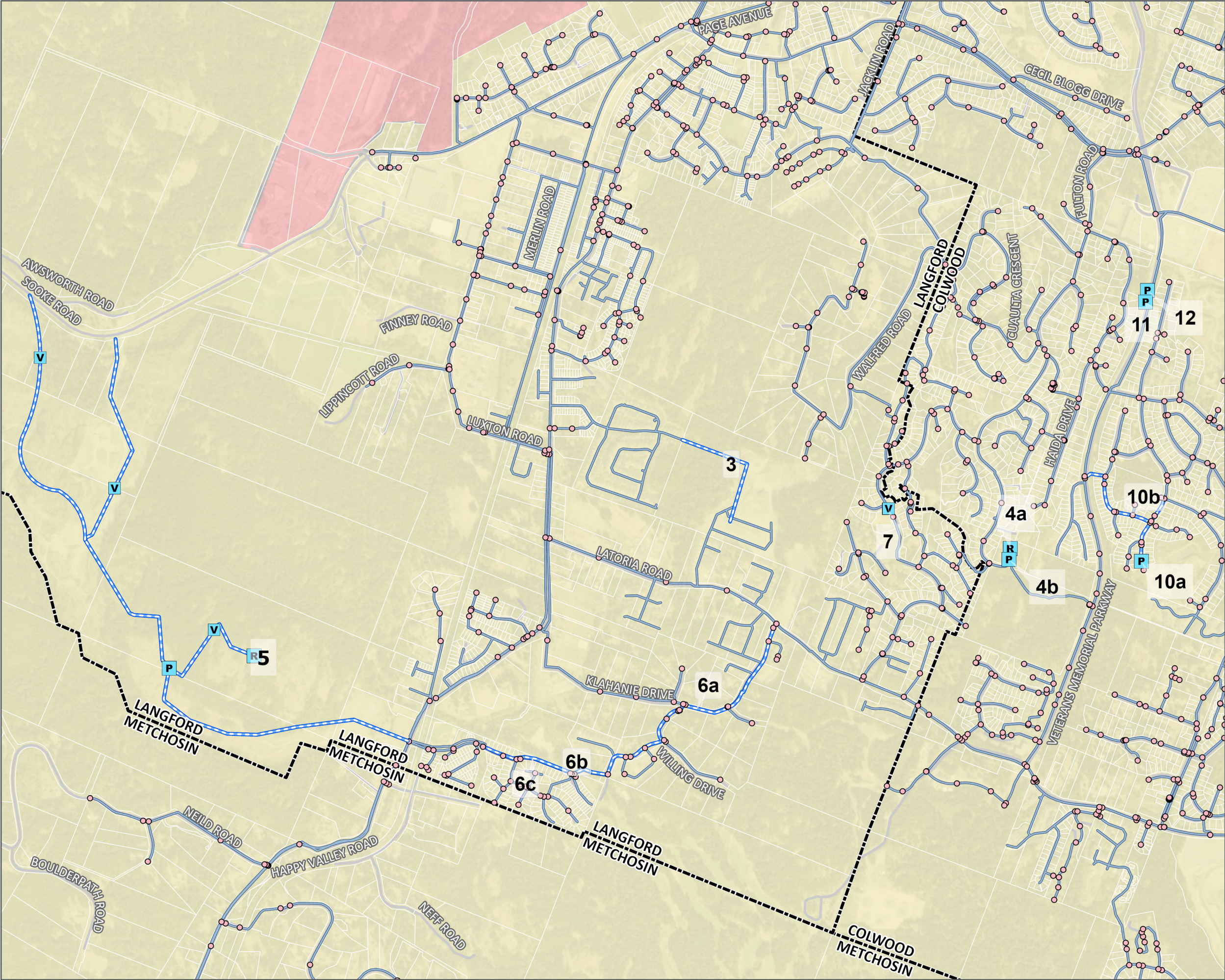
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APPENDIX D



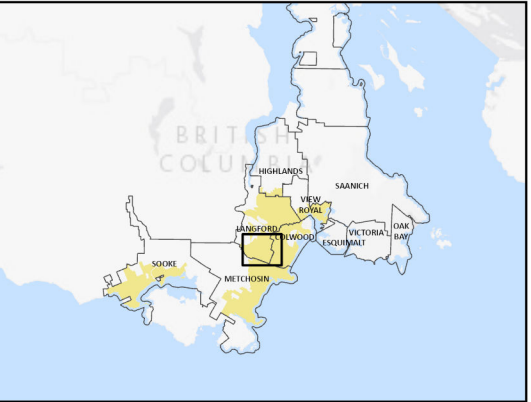
DCC Bylaw Update Juan de Fuca Water Distribution

Langford 2

Legend

- Model Junctions
- PRV
- Pump
- Reservoir
- Watermain
- Existing Pipe Network
- Juan de Fuca Distribution Commission
- Juan de Fuca Service Area

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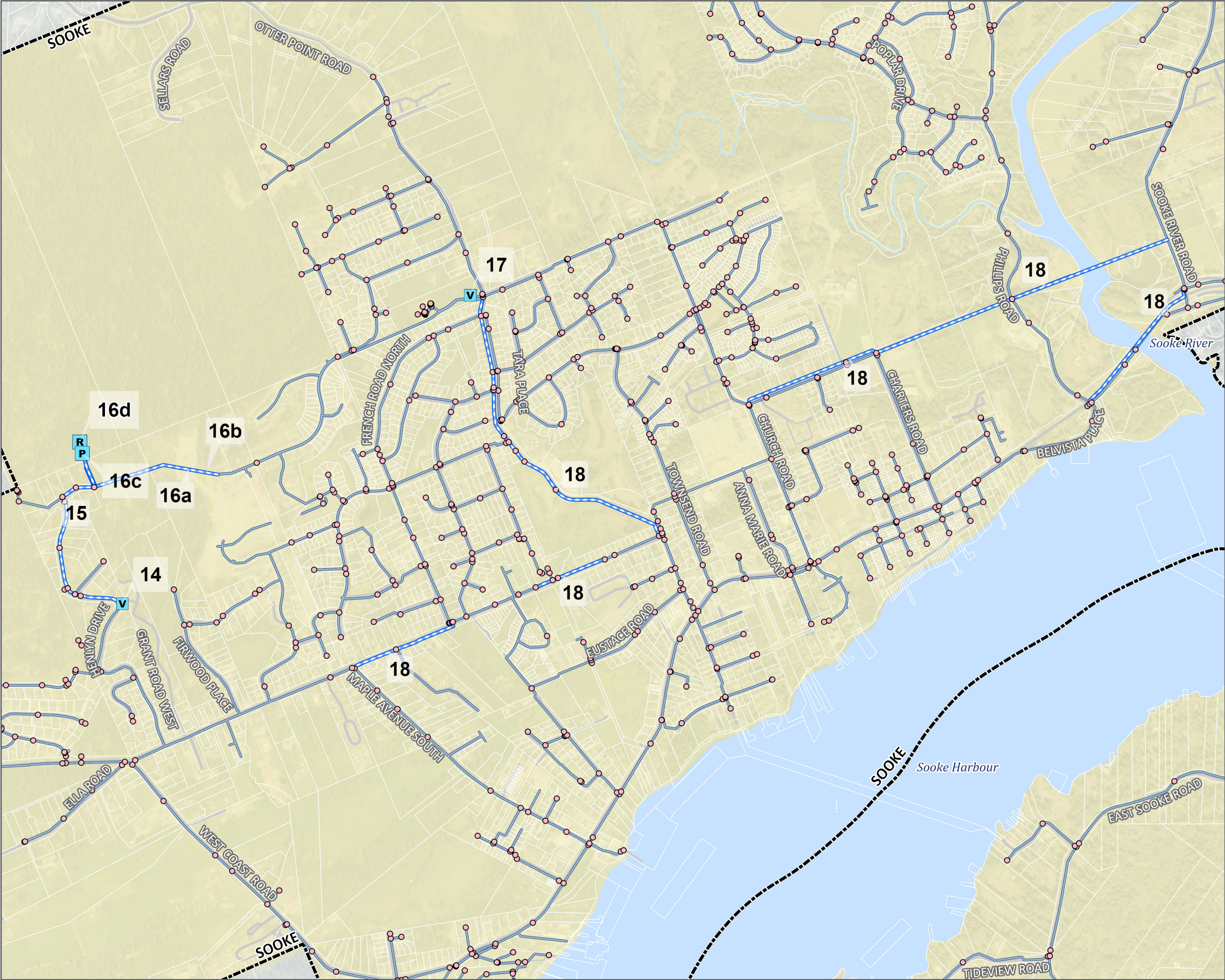
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APPENDIX D

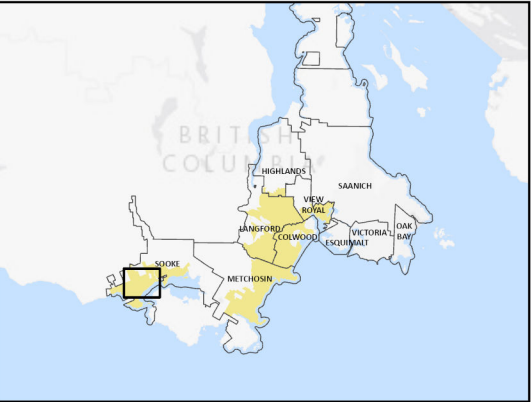


DCC Bylaw Update
Juan de Fuca Water Distribution

Sooke

- Legend
- Model Junctions
 - PRV
 - Pump
 - Reservoir
 - Watermain
 - Existing Pipe Network
 - Juan de Fuca Distribution Commission
 - Juan de Fuca Service Area

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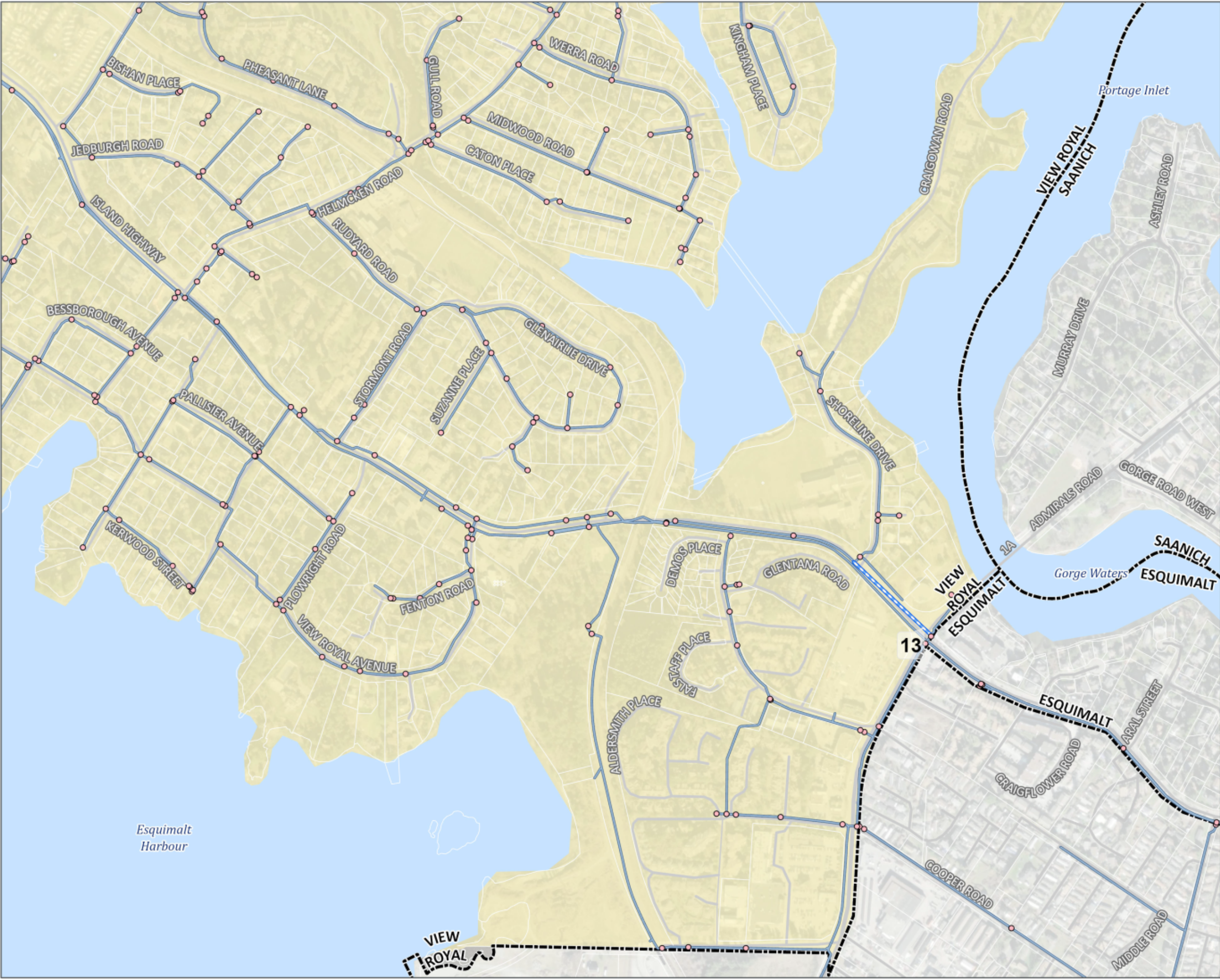
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DCC Bylaw Update
Juan de Fuca Water Distribution

View Royal

- Legend
- Model Junctions
 - Existing Pipe Network
 - Juan de Fuca Distribution Commission
 - Juan de Fuca Service Area
 - Watermain

Note: Mapping is illustrative only - actual locations may differ.



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- Data BC
- NRCan
- GeoAdvice

Project #:	1692.0056.01
Author:	DL
Checked:	AC / KT / SH
Status:	--
Revision:	--
Date:	2024 / 2 / 14



CAPITAL REGIONAL DISTRICT
BYLAW NO. 4669

A BYLAW TO AMEND DEVELOPMENT COST CHARGES BYLAW (JUAN DE FUCA WATER DISTRIBUTION) NO. 1, 2000 (BYLAW NO. 2758)

WHEREAS:

- A. Under Bylaw No. 2758, Development Cost Charges Bylaw (Juan de Fuca Water Distribution) No. 1, 2000, the District may impose development cost charges for the purposes of providing funds for the capital costs of water facilities in the service area;
- B. The Development Cost Charges established under Bylaw No. 2758 are periodically reviewed;
- C. The Board wishes to amend Bylaw No. 2758 to take into account changes in land use patterns, population projections, and the capital costs of providing, constructing, altering, or expanding Water Facilities in the Juan de Fuca Water Distribution System Service Area;
- D. The Board is of the opinion that the Development Cost Charges imposed by this Bylaw:
 - a. are not excessive in relation to the capital costs of prevailing standards of service;
 - b. will not deter Development;
 - c. will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land; and
 - d. will not discourage Development designed to result in a low environmental impact.
- E. The Board has considered the future land use patterns and Development and the phasing of works and services;
- F. In the opinion of the Board, the charges imposed by this Bylaw are related to capital costs attributable to works included in the District's financial plan and long-term capital plans; and
- G. The Development Cost Charges imposed under this Bylaw will be collected by the Member Municipalities on behalf of the District, where applicable.

NOW THEREFORE, the Capital Regional District Board in open meeting assembled hereby enacts as follows:

- 1. Bylaw No. 2758 "A Bylaw To Amend Development Cost Charges Bylaw (Juan De Fuca Water Distribution) No. 1, 2000" is hereby amended as follows:
 - (a) By removing the heading "**PART 1 – GENERAL PROVISIONS**" in its entirety and replacing it with "**PART 1 – GENERAL ADMINISTRATION**".
 - (b) By replacing section 2 in its entirety with:
 - 2. Schedule A – DCC Rates attached to this Bylaw forms an integral part of this Bylaw and is enforceable in the same manner as this Bylaw.
 - (c) By replacing section 3 in its entirety with:

3. This Bylaw applies to all applications for Subdivision and for issuance of a Building Permit for Parcels located within the Juan de Fuca Water Distribution System Service Area.

(d) By replacing the heading "**PART 2- DEFINITIONS**" with the heading "**PART 2 – DEFINITIONS AND INTERPRETATION**".

(e) By replacing section 4 in its entirety with:

- 4(1) For the purposes of this Bylaw, the words or phrases that are not included in this section shall have the meaning assigned to them in the *Local Government Act*.

- 4(2) In this Bylaw:

APPLICANT means a person liable to pay Development Cost Charges under this Bylaw.

ATTACHED SECONDARY SUITE has the same meaning as under the British Columbia Building Code and does not include a strata Lot.

BOARD means the elected board of the Capital Regional District.

BUILDING PERMIT means any permit authorizing the construction, alteration or extension of a building or Structure in a Member Municipality or the Electoral Area within the Service Area.

COMMERCIAL means land zoned for commercial uses under a Zoning Bylaw enacted by a Member Municipality or the District.

COMMISSION means the Juan de Fuca Water Distribution Commission.

COMPREHENSIVE DEVELOPMENT includes any development that is comprised of any two or more Residential Uses, Non-Residential Uses or both.

DETACHED SECONDARY SUITE means a building attached to a foundation, used or designed as a self-contained Dwelling Unit located on a lot with a primary single-family dwelling and does not include a strata Lot.

DEVELOPMENT means a Subdivision or the construction, alteration, or extension of a building or structure for which a Building Permit may be obtained.

DEVELOPMENT COST CHARGES means the applicable rates prescribed in Schedule A – DCC Rates.

DISTRICT or CAPITAL REGIONAL DISTRICT means the Capital Regional District.

DWELLING UNIT OR UNIT means a room, a suite of rooms or a building or Structure that is used or intended to be used as a self-contained private residence for one household that may contain eating, living, sleeping and sanitary facilities.

ELECTORAL AREA includes any Electoral Area of the District, which is under the jurisdiction of the Commission and is located within the Service Area.

GROSS FLOOR AREA means the total area of all floors in a building measured to the outside surface of the exterior walls, but excluding areas provided for parking or motor vehicles and storage of bicycles OR as defined under a Zoning Bylaw enacted by a Member Municipality or the District.

HIGH DENSITY RESIDENTIAL means a building containing 3 or more Dwelling Units, one or more of which are wholly or partly above another Dwelling Unit.

INSTITUTIONAL means land zoned for an institutional use under a Zoning Bylaw enacted by a Member Municipality or the District, and any Development providing for the assembly of persons for religious, charitable, philanthropic, cultural, civic, educational, or recreational purposes; including but not limited to auditoriums, youth centers, social halls, group camps, schools, and churches.

INDUSTRIAL means land zoned for Industrial uses under a Zoning Bylaw enacted by a Member Municipality or the District.

GENERAL MANAGER means the person appointed by the Board to perform the duties and responsibilities of the General Manager, Infrastructure and Water Services and his/her designate.

LOT means any Parcel, block or other area in which land is held or into which it is legally subdivided, and for certainty, includes a bare land strata lot under the Strata Property Act.

LOW DENSITY RESIDENTIAL means a building containing one Dwelling Unit, or a building containing one Dwelling Unit and an Attached Secondary Suite, or a Two Unit Dwelling.

MEDIUM DENSITY RESIDENTIAL means a Detached Secondary Suite, or a building that is used or designed to contain 3 or more Dwelling Units, each having direct access to the outside at grade level, and for certainty does not include a building containing a Dwelling Unit wholly or partly above another Dwelling Unit.

MEMBER MUNICIPALITY means the City of Colwood, the District of Highlands, the City of Langford, the District of Metchosin, the District of Sooke, and the Town of View Royal and any subsequently incorporated local government within the Service Area.

NON-RESIDENTIAL USE means the use of any building, Structure or any portion thereof that is not a Residential Use, including but not limited to Commercial, Industrial, and Institutional.

PARCEL means any Lot, block, or other area in which land is held or into which it is subdivided but does not include a highway.

RESIDENTIAL USE means Low Density Residential, Medium Density Residential and High Density Residential uses.

SERVICE AREA means the area serviced by the District's Juan de Fuca Water Distribution System, as amended, which is in a Member Municipality or the Electoral Area of the District, as defined by CRD Bylaw No. 2538, "Water Distribution Local Service Area Establishment Bylaw" as amended or replaced from time to time.

STRUCTURE means any construction fixed to, supported by or sunk into land or water, excluding asphalt or concrete paving or similar surfacing of a Parcel.

SUBDIVISION means a subdivision as defined in the Land Title Act or Strata Property Act.

TWO UNIT DWELLING means a building consisting of two self-contained dwelling units which share a common wall or an area that forms the floor of one unit and the ceiling of the other and are not linked by a trellis, deck, breezeway or similar connection (e.g., a duplex).

WATER FACILITY means any works, service or plant for storing, conveying, disposing or treating water.

(f) By replacing section 5 in its entirety with:

- 5 (1) The Development Cost Charges set out in Schedule A – DCC Rates, attached hereto and forming part of this Bylaw, are hereby imposed on every Applicant within the Service Area who obtains:
 - (a) approval of a Subdivision of land under the Land Title Act or the Strata Property Act, that creates two or more Parcels on which the construction of a Low Density Residential dwelling is permitted;
 - (b) approval of a Building Permit authorizing the construction of a Low Density Residential dwelling unit on an existing Parcel; or
 - (c) approval of a Building Permit authorizing the construction, alteration or extension of a Medium Density Residential, High Density Residential; or Non-Residential building or Structure.
- 5 (2) For certainty, the intent of this Bylaw is to impose charges in respect of Building Permits authorizing the construction, alteration or extension of buildings that will, after the construction, alteration or extension, contain fewer than four self-contained Dwelling Units and be put to no other use than Residential Use in those Dwelling Units.
- 5 (3) An Applicant shall pay the Development Cost Charges to the Member Municipality or the District, according to the location of the Parcel in respect of which the Development Cost Charges are payable upon approval of a Subdivision or issuance of a Building Permit, as the case may be.

(g) By deleting sections 6 through 10, and replacing them with the following:

PART 4 - EXEMPTIONS

- 6. Despite any other provision of this Bylaw, a Development Cost Charge is not payable if any of the following applies in relation to a Development authorized by a Building Permit:
 - (a) the permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, exempt from taxation under section 220(1)(h) or 224(2)(f) of the Community Charter;

- (b) the permit authorizes the construction, alteration, or extension of self-contained Dwelling Units in a building, the area of each self-contained Dwelling Unit is no larger than 29m², and each Dwelling Unit will be put to no other use than Residential Use;
- (c) the value of the work authorized by the Building Permit does not exceed \$50,000;
- (d) a Development Cost Charge has previously been paid for the Development unless, as a result of further Development, new capital cost burdens will be imposed on the Member Municipality;
- (e) a Development does not impose new capital cost burdens on the District; or
- (f) the Local Government Act or another enactment of the Province or the District or any regulations thereunder provide that no development cost charge is payable.

PART 5 - CALCULATION OF APPLICABLE CHARGES

- 7. Development Cost Charges imposed under this Bylaw shall be calculated in accordance with the rates prescribed in Schedule A – DCC Rates.
 - 8. Where a type of Development is not specifically identified in Schedule A – DCC Rates, the amount of Development Cost Charges applicable under Schedule A – DCC Rates shall be equal to the Development Cost Charges payable for the type of Development that imposes the most similar cost burden on the District's Water Distribution Facilities.
 - 9. The amount of Development Cost Charges payable in relation to Comprehensive Development shall be calculated separately for each portion of the Development, in accordance with Schedule A – DCC Rates, which are included in the Building Permit application and shall be the sum of the charges payable for each type.
 - 10. For certainty, a Two-Unit Dwelling will be charged two Low Density Residential development cost charges.
- (h) Deleting in its entirety the heading “**PART 4 – COLLECTION AND REMITTANCE OF DEVELOPMENT COST CHARGES**” and replacing it with “**PART 6 – COLLECTION AND REMITTANCE OF DEVELOPMENT COST CHARGES**”.
 - (i) Amending the existing section 11 to replace the reference to “section 8” to section 5(1).
 - (j) Deleting the existing section 12 in its entirety and renumbering the remaining sections.
 - (k) Replacing the existing section 16 in its entirety with the following:
 - 15. Each Member Municipality shall provide to the District with the remittance of the DCC monies a statement of account in a form approved by the General Manager which sets out the following information:
 - (a) the date and amount of Development Cost Charges collected and the amount still outstanding under instalment payments (as

- (b) the number and type of Residential Use(s);
- (c) the amount and type of Non-Residential Use(s);
- (d) the location of Parcel(s) and Dwelling Unit(s) against which DCCs were levied;
- (e) the location of Parcel(s) and Dwelling Unit(s) against which DCCs were not levied and the reason for the exemption; and
- (f) any other information that the General Manager deems necessary.

- (l) Deleting the existing section 21 in its entirety and renumbering the remaining sections.
- (m) By replacing the heading “**PART 5 - AUTHORIZATION**” with the heading “**PART 7 - AUTHORIZATION**”.
- (n) By replacing the heading “**PART 6 - SEVERABILITY**” with the heading “**PART 8 - SEVERABILITY**”.
- (o) By replacing the heading “**PART 7 – EFFECTIVE DATE**” with the heading “**PART 9 – EFFECTIVE DATE**”.
- (p) Capitalizing all references to “Bylaw”, “Development Cost Charges”, “Parcels”, and Dwelling Units.
- (q) Replacing Schedule “G” in its entirety with Schedule “A” to this Bylaw.
- (r) Deleting Schedules “B” through “G” in their entirety.

READ A FIRST TIME THIS	th	day of	20__
READ A SECOND TIME THIS	th	day of	20__
READ A THIRD TIME THIS	th	day of	20__
[APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS	th	day of	20__]
ADOPTED THIS	th	day of	20__

CORPORATE OFFICER

SCHEDULE A

Development Cost Charge Rates

Land Use Category	Unit of Charge	DCC Rates
Low Density Residential	per lot (or unit, in the case of a Two-Unit Dwelling)	\$2,796
Medium Density Residential	per unit	\$2,446
High Density Residential	per unit	\$1,573
Commercial	per m ² * GFA**	\$10.48
Industrial	per m ² GFA	\$5.24
Institutional	per m ² GFA	\$10.48

*m² = square meter

**GFA = Gross Floor Area



Capital Regional District

625 Fisgard St.,
Victoria, BC V8W 1R7

HOTSHEET AND ACTION LIST

Regional Water Supply Commission

Wednesday, March 19, 2025

1:30 PM

6th Floor Boardroom
625 Fisgard St
Victoria, BC V8W 1R7

The following is a quick snapshot of the FINAL decisions made at the meeting. The minutes will represent the official record of the meeting. A name has been identified beside each item for further action and follow-up.

3. ADOPTION OF MINUTES

- 3.1. **25-0298** Minutes of the Regional Water Supply Commission Meeting of January 15, 2025

Recommendation: That the minutes of the Regional Water Supply Commission meeting of January 15, 2025 be adopted as circulated.

CARRIED

6. CONSENT AGENDA

- 6.1. **25-0299** Summary of Recommendations from Other Water Commissions and Committees

Recommendation: There is no recommendation. This report is for information only.

- 6.2. **25-0300** Water Watch Report

Recommendation: There is no recommendation. This report is for information only.

7. COMMISSION BUSINESS

- 7.1. **25-0324** General Manager's Verbal Update

Recommendation: There is no recommendation. This verbal update is for information only.

- 7.2. **25-0225** Water Quality Summary Report for Greater Victoria Drinking Water System - September to December 2024

Recommendation: There is no recommendation. This report is for information only.

- 7.3. **24-1320** Canada Housing Infrastructure Fund

Recommendation: There is no recommendation. This report is for information only.



Capital Regional District

625 Fisgard St.,
Victoria, BC V8W 1R7

HOTSHEET AND ACTION LIST

Saanich Peninsula Water Commission

Thursday, March 20, 2025

9:30 AM

Sidney Community Safety Building
2245 Oakville Ave., Sidney, BC

The following is a quick snapshot of the FINAL decisions made at the meeting. The minutes will represent the official record of the meeting. A name has been identified beside each item for further action and follow-up.

3. Adoption of Minutes

- 3.1. **25-0303** Minutes of the Saanich Peninsula Water Commission Meetings of October 17, 2024 and January 16, 2025

Recommendation: That the minutes of the Saanich Peninsula Water Commission meetings of October 17, 2024 and January 16, 2025 be adopted as circulated.

CARRIED

6. Commission Business

- 6.1. **25-0338** General Manager's Verbal Update

Recommendation: There is no recommendation. This verbal update is for information only.

- 6.2. **25-0304** Summary of Recommendations from Other Water Commissions

Recommendation: There is no recommendation. This report is for information only

- 6.3. **25-0300** *Water Watch Report*

Recommendation: There is no recommendation. This report is for information only.

CAPITAL REGIONAL DISTRICT - INTEGRATED WATER SERVICES

Water Watch for March 23, 2025

Water Supply System Summary:

1. Useable Volume in Storage:

Reservoir	March 31 5 Year Ave		March 31/24		March 23/25		% Existing Full Storage
	ML	MIG	ML	MIG	ML	MIG	
Sooke	92,658	20,385	92,727	20,400	92,727	20,400	100.0%
Goldstream	9,311	2,049	9,825	2,162	9,912	2,181	100.0%
Total	101,970	22,433	102,552	22,561	102,639	22,581	100.0%

2. Average Daily Demand:

For the month of March	105.2 MLD	23.15 MIGD
For week ending March 23, 2025	105.2 MLD	23.14 MIGD
Max. day March 2025, to date:	111.3 MLD	24.48 MIGD

3. Average 5 Year Daily Demand for March

Average (2020 - 2024)	104.6 MLD ¹	23.01 MIGD ²
	¹ MLD = Million Litres Per Day	² MIGD = Million Imperial Gallons Per Day

4. Rainfall March:

Average (1914 - 2024):	159.0 mm
Actual Rainfall to Date	208.0 mm (131% of monthly average)

5. Rainfall: Sep 1- Mar 23

Average (1914 - 2024):	1,375.3 mm
2024/2025	1,267.4 mm (92% of average)

6. Water Conservation Action Required:

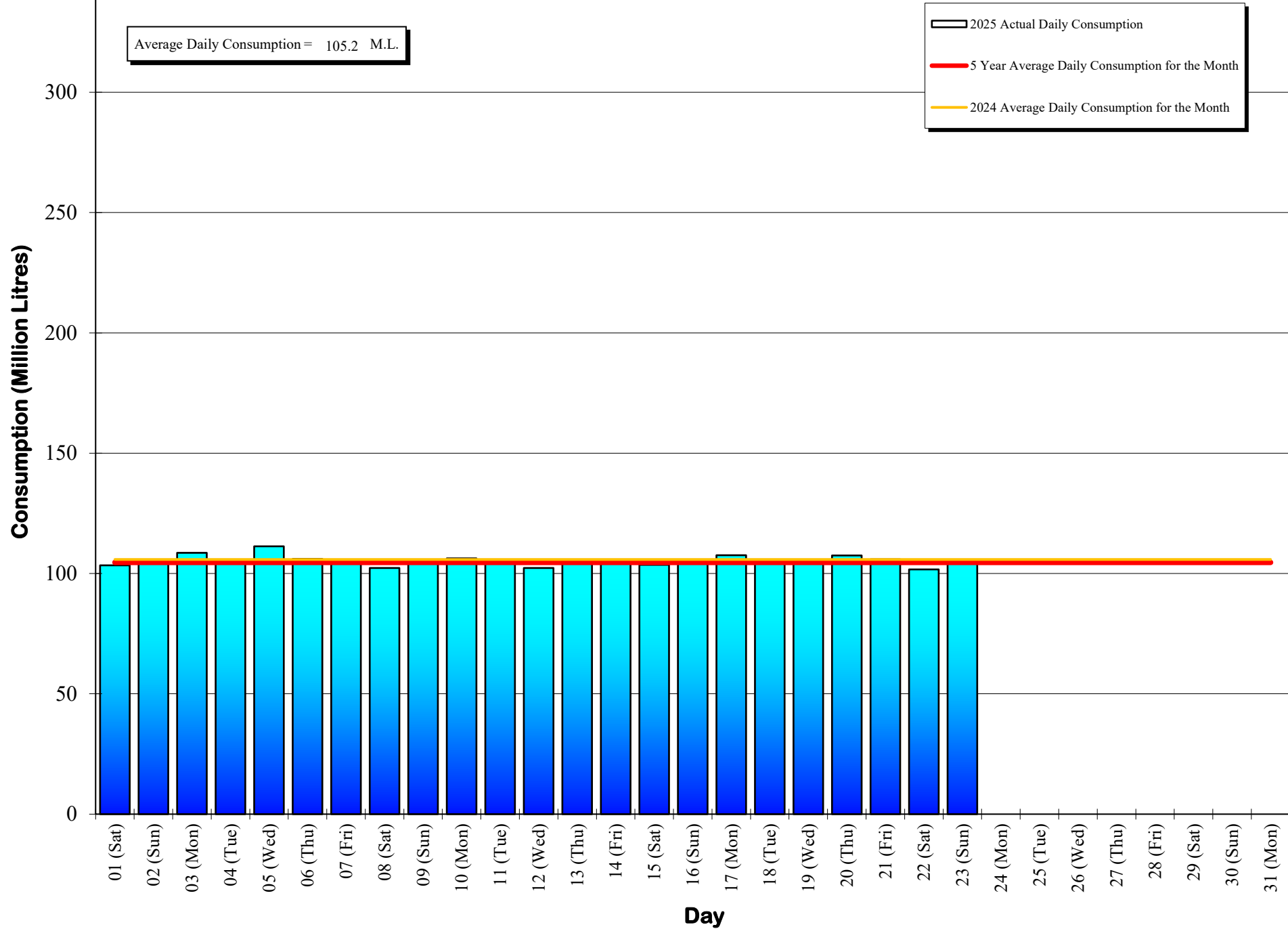
To avoid possible leaks this spring, now is the time to winterize your sprinkler system.
Visit our website at www.crd.bc.ca/water for more information.

If you require further information, please contact:

Alicia Fraser, P. Eng.
General Manager, CRD - Integrated Water Services
or
Glenn Harris, Ph D., RPBio
Senior Manager - Environmental Protection

Capital Regional District Integrated Water Services
479 Island Highway
Victoria, BC V9B 1H7
(250) 474-9600

Daily Consumption
March 2025



Daily Consumptions: - March 2025

Date	Total Consumption		Air Temperature @ Japan Gulch		Weather Conditions	Precipitation @ Sooke Res.: 12:00am to 12:00am			
	(ML) ^{1.}	(MIG) ^{2.}	High (°C)	Low (°C)		Rainfall (mm)	Snowfall ^{2.} (mm)	Total Precip.	
01 (Sat)	103.4		22.8	12	4	Cloudy / P. Sunny	0.0	0.0	0.0
02 (Sun)	104.3		22.9	12	6	Cloudy / Showers	0.2	0.0	0.2
03 (Mon)	108.6		23.9	11	5	Cloudy / P. Sunny	0.0	0.0	0.0
04 (Tue)	104.6		23.0	8	4	Cloudy / Showers	7.4	0.0	7.4
05 (Wed)	111.3	<=Max	24.5	9	2	Cloudy / P. Sunny / Showers	0.4	0.0	0.4
06 (Thu)	106.1		23.4	11	1	Sunny / P. Cloudy	0.0	0.0	0.0
07 (Fri)	104.2		22.9	10	1	Cloudy / P. Sunny / Showers	0.2	0.0	0.2
08 (Sat)	102.3		22.5	9	5	Cloudy / Rain	27.0	0.0	27.0
09 (Sun)	104.8		23.1	8	1	Cloudy / Showers	7.9	0.0	7.9
10 (Mon)	106.3		23.4	9	0	Cloudy / P. Sunny	0.0	0.0	0.0
11 (Tue)	105.3		23.2	6	2	Cloudy / Showers	8.2	0.0	8.2
12 (Wed)	102.3		22.5	8	3	Cloudy / Showers	9.2	0.0	9.2
13 (Thu)	105.3		23.2	7	1	Cloudy / P. Sunny / Showers	4.1	0.0	4.1
14 (Fri)	105.7		23.2	8	1	Cloudy / Showers	1.7	0.0	1.7
15 (Sat)	103.6		22.8	7	2	Cloudy / Rain	17.6	0.0	17.6
16 (Sun)	105.5		23.2	8	2	Cloudy / P. Sunny / Showers	8.7	0.0	8.7
17 (Mon)	107.6		23.7	9	1	Cloudy / P. Sunny	0.0	0.0	0.0
18 (Tue)	104.8		23.1	9	0	Cloudy / P. Sunny	0.0	0.0	0.0
19 (Wed)	105.0		23.1	9	3	Cloudy / P. Sunny / Showers	6.5	0.0	6.5
20 (Thu)	107.5		23.7	8	3	Cloudy / P. Sunny / Showers	25.7	0.0	25.7
21 (Fri)	105.9		23.3	7	3	Cloudy / Showers	15.7	0.0	15.7
22 (Sat)	101.7	<=Min	22.4	9	2	Cloudy / P. Sunny / Showers	2.9	0.0	2.9
23 (Sun)	104.1		22.9	11	4	Rain	64.6	0.0	64.6
24 (Mon)									
25 (Tue)									
26 (Wed)									
27 (Thu)									
28 (Fri)									
29 (Sat)									
30 (Sun)									
31 (Mon)									
TOTAL	2420.2 ML		532.43 MIG				208.0	0	208.0
MAX	111.3		24.48	12	6		64.6	0	64.6
AVG	105.2		23.15	8.9	2.4		9.0	0	9.0
MIN	101.7		22.36	6	0		0.0	0	0.0

1. ML = Million Litres

2. 10% of snow depth applied to rainfall figures for snow to water equivalent.

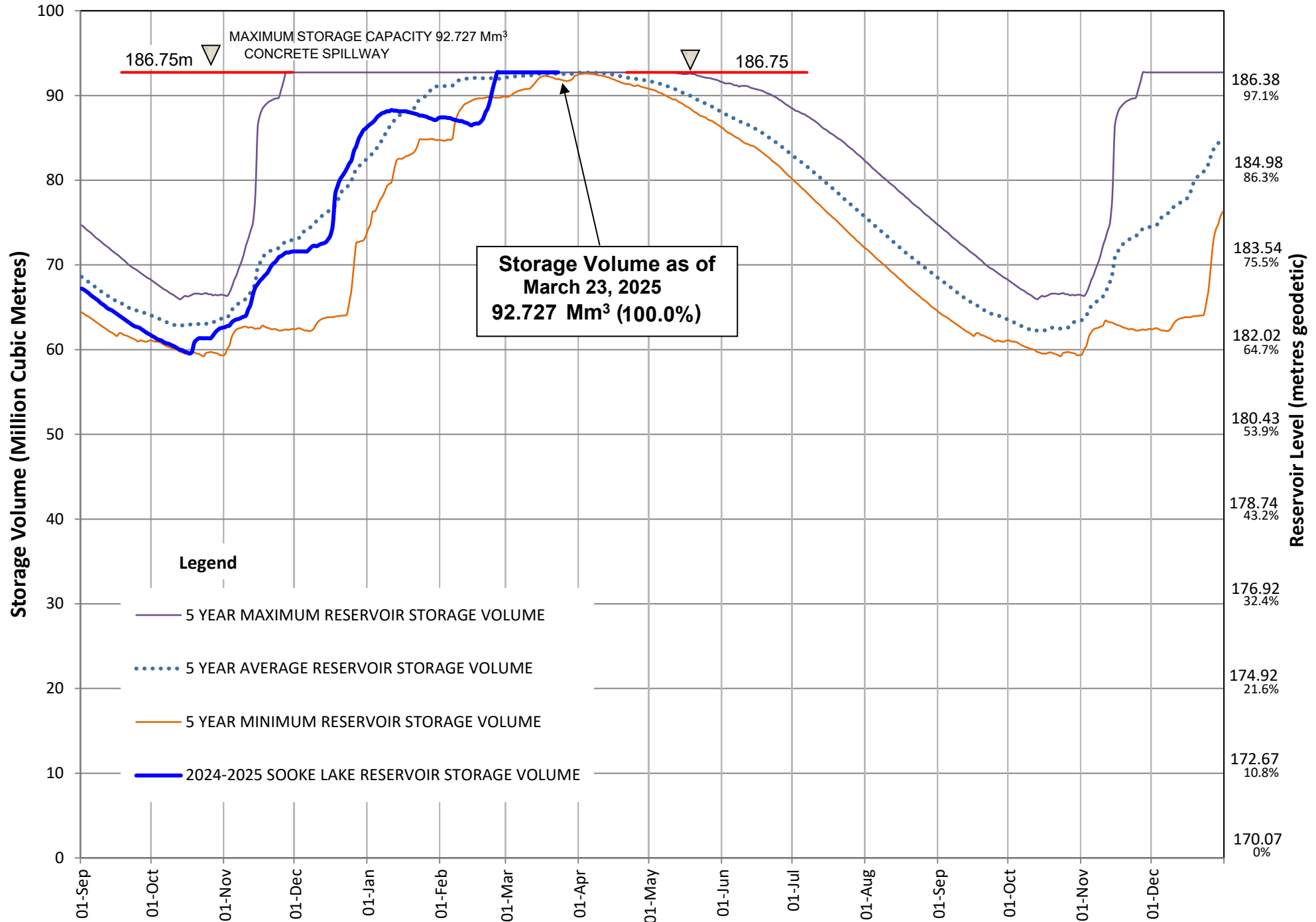
Average Rainfall for March (1914-2024)	159.0 mm
Actual Rainfall: March	208.0 mm
% of Average	131%
Average Rainfall (1914-2024): Sept 01 - Mar 23	1,375.3 mm
Actual Rainfall (2023/24): Sept 01 - Mar 23	1,267.4 mm
% of Average	92%

Number days with precip. 0.2 or more
17

Water spilled at Sooke Reservoir to date (since Sept. 1) = 1.58 Billion Imperial Gallons
7.20 Billion Litres

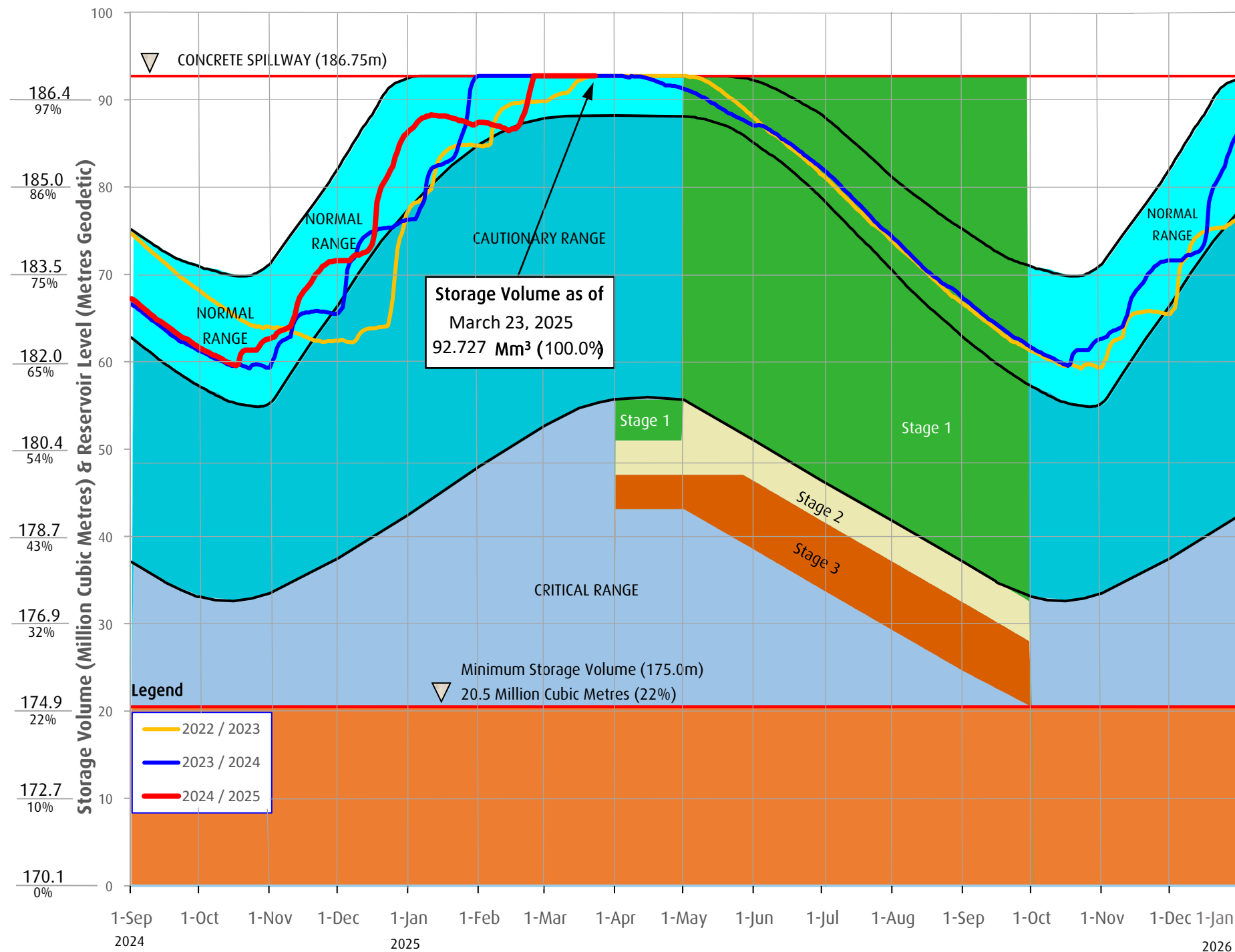
SOOKE LAKE RESERVOIR STORAGE SUMMARY

2024 / 2025



Sooke Lake Reservoir Storage Level

Water Supply Management Plan



FAQs

How are water restriction stages determined?

Several factors are considered when determining water use restriction stages, including,

1. Time of year and typical seasonal water demand trends;
2. Precipitation and temperature conditions and forecasts;
3. Storage levels and storage volumes of water reservoirs (Sooke Lake Reservoir and the Goldstream Reservoirs) and draw down rates;
4. Stream flows and inflows into Sooke Lake Reservoir;
5. Water usage, recent consumption and trends; and customer compliance with restriction;
6. Water supply system performance.

The Regional Water Supply Commission will consider the above factors in making a determination to implement stage 2 or 3 restrictions, under the Water Conservation Bylaw.

At any time of the year and regardless of the water use restriction storage, customers are encouraged to limit discretionary water use in order to maximize the amount of water in the Regional Water Supply System Reservoirs available for nondiscretionary potable water use.

Stage 1 is normally initiated every year from May 1 to September 30 to manage outdoor use during the summer months. During this time, lawn watering is permitted twice a week at different times for even and odd numbered addresses.

Stage 2 is initiated when it is determined that there is an acute water supply shortage. During this time, lawn water is permitted once a week at different times for even and odd numbered addresses.

Stage 3 is initiated when it is determined that there is a severe water supply shortage. During this time, lawn watering is not permitted. Other outdoor water use activities are restricted as well.

For more information, visit www.crd.bc.ca/drinkingwater

CRD
Making a difference...together



Useable Reservoir Volumes in Storage for March 23, 2025

