



Notice of Meeting and Meeting Agenda Regional Water Supply Commission

Wednesday, June 18, 2025

1:30 PM

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

G. Baird (Chair), K. Harper (Vice Chair), J. Caradonna, N. Chambers, C. Coleman, Z. de Vries, S. Duncan, C. Graham, S. Gray, C. Green, K. Guiry, S. Hammond, K. Jordison, S. Kim, T. Morrison, K. Pearson, T. Phelps Bondaroff, J. Rogers, C. Stock, M. Wagner, M. Westhaver, 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 THE AGENDA

3. ADOPTION OF MINUTES

- 3.1. [25-0735](#) Minutes of the Regional Water Supply Commission Meeting of May 21, 2025

Recommendation: That the minutes of the Regional Water Supply Commission meeting of May 21, 2025 be adopted as circulated.

Attachments: [Minutes - May 21, 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. CONSENT AGENDA

6.1. [25-0646](#) Summary of Recommendations from Other Water Commissions

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

Attachments: [Summary: JWDC - June 3, 2025](#)
 [Summary: SPWC - May 15, 2025](#)
 [Summary: WAC - May 27, 2025](#)

6.2. [25-0736](#) Water Watch Report

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

Attachments: [Water Watch Report - June 9, 2025](#)

7. COMMISSION BUSINESS**7.1. [25-0623](#) General Manager's Verbal Update - June**

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

7.2. [25-0191](#) 2026 Service and Financial Planning Guidelines

Recommendation: [At the Capital Regional District Board meeting on May 14, 2025, the Board approved the following motion which was forwarded from the Finance Committee:
"That the service and financial planning guidelines be approved, and that staff be directed to prepare the draft financial plan review based on the timeline presented."
The staff report and appendices are attached. This information is being presented to the Regional Water Supply Commission for information in advance of the 2026 Budget deliberations.]

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

Attachments: [Staff Report: 2026 Service & Financial Planning Guidelines](#)
 [Appendix A: Corporate Planning Framework](#)
 [Appendix B: Financial Planning Timetable](#)
 [Appendix C: Financial Mgmt Strategies](#)
 [Appendix D: Consolidated Five-Year Forecast](#)

7.3. [25-0733](#) Bylaw No. 4670 and Proposed Amendments to the Water Supply Agreement Between the Capital Regional District and the City of Langford (Westhills Development)

Recommendation: The Regional Water Supply Commission recommends to the Capital Regional District Board:

1. That Bylaw No. 4670, "Water Distribution Local Service Area Establishment Bylaw No. 1, 1997, Amendment Bylaw No. 6, 2025", be read a first, second, and third time.
2. That staff be directed to prepare an amended agreement to the existing "Water Supply Agreement between Capital Regional District and the Corporation of the City of Langford" executed May 2, 2007, to exclude the six parcels as requested in the City of Langford's December 20, 2024 letter, subject to successful adoption of Bylaw No. 4670;
3. That, on execution of an amended water supply agreement, Bylaw No. 4670 proceed to obtain participating area approval based on the Provincial approval process set out in the Capital Region Water Supply and Sooke Hills Protection Act, and if successful, that Bylaw No. 4670 be forwarded to the Inspector of Municipalities for approval.

Attachments: [Staff Report: Bylaw No. 4670 & Amendments to Water Supply Agreement](#)
 [Appendix A: Water Supply Agreement \(May 2, 2007\)](#)
 [Appendix B: Request from City of Langford to Remove Parcels](#)
 [Appendix C: Request from Property Owners to Remove Parcels](#)
 [Appendix D: Bylaw No. 4670](#)
 [Appendix E: Water Supply Agreement Amendment No. 2 \(2025\)](#)

8. NOTICE(S) OF MOTION

9. NEW BUSINESS

10. ADJOURNMENT

The next meeting is July 16, 2025.

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

Meeting Minutes

Regional Water Supply Commission

Wednesday, May 21, 2025

1:30 PM

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

PRESENT:

G. Baird (Chair), K. Harper (Vice Chair), J. Caradonna, N. Chambers, C. Coleman, S. Duncan (EP), C. Graham, S. Donaldson (on behalf of S. Gray), C. Green, K. Guiry (1:34 pm), S. Hammond (EP), S. Kim (EP), T. Morrison, K. Pearson (EP), T. Phelps Bondaroff (EP), J. Rogers (EP), C. Stock, M. Wagner, A. Wickheim (EP)

Staff: A. Fraser, General Manager, Infrastructure and Water Services; A. Constabel, Senior Manager, Watershed Protection; G. Harris, Senior Manager, Environmental Protection; S. Irg, Senior Manager, Water Infrastructure Operations; Z. Gray, Manager, Website and Public Engagement; J. Kelly, Manager, IWS Capital Projects; J. Zimmerman, Communications Coordinator; M. Lagoa, Deputy Corporate Officer; S. Orr, Senior Committee Clerk; M. MacDonald, Legislative Services Coordinator (Recorder)

EP – Electronic Participation

Regrets: Commissioners Z. de Vries, S. Gray, K. Jordison, M. Westhaver

The meeting was called to order at 1:32 pm.

1. TERRITORIAL ACKNOWLEDGEMENT

Chair Baird provided a Territorial Acknowledgement.

2. APPROVAL OF THE AGENDA

MOVED by Commissioner Stock, **SECONDED** by Commissioner Wagner,
That the agenda for the Regional Water Supply Commission meeting of May 21,
2025 be approved.
CARRIED

3. ADOPTION OF MINUTES

- 3.1. [25-0511](#) Minutes of the Regional Water Supply Commission Meeting of April 16, 2025

MOVED by Commissioner Coleman, **SECONDED** by Commissioner Stock,
That the minutes of the Regional Water Supply Commission meeting of April 16,
2025 be adopted as circulated.
CARRIED

Commissioner Guiry joined the meeting at 1:34 pm.

4. CHAIR'S REMARKS

Chair Baird congratulated Infrastructure and Water Services staff on recently receiving an award for the best tasting water in the province.

5. PRESENTATIONS/DELEGATIONS

There were no presentations or delegations.

6. CONSENT AGENDA

**MOVED by Commissioner Chambers, SECONDED by Commissioner Green,
That consent agenda item 6.1. be approved.
CARRIED**

6.1. [25-0508](#) Water Watch Report

This report was received for information.

7. COMMISSION BUSINESS

7.1. [25-0453](#) General Manager's Verbal Update - May

A. Fraser presented Item 7.1. and provided information related to the BC Water and Wastewater Conference, where the CRD received an award for the best tasting water in BC and a first place finish in the Operator Challenge.

Discussion ensued regarding:

- regulations related to fluoride in drinking water
- seasonal water restrictions and peak flow demands

7.2. [25-0509](#) Regional Water Supply Strategic Plan - Public Engagement Summary

A. Fraser presented item 7.2. for information.

Discussion ensued regarding:

- cost implications of implementing the Regional Water Supply Master Plan
- geographic location and demographics of survey respondents
- challenges and opportunities to obtain more diverse responses

Commissioner Chambers left the meeting at 2:13 pm.

7.3. [25-0510](#) Main No. 4 Upgrade and Bear Hill Trunk Extension - Tariffs Update

A. Fraser presented item 7.3. for information.

Discussion ensued regarding the difficulty of projecting financial impacts with the ongoing uncertainty of tariffs.

7.4. [25-0523](#) Greater Victoria Drinking Water Quality - 2024 Annual Report

G. Harris presented item 7.4. for information.

Discussion ensued regarding:

- hazard level assessment of cross control systems
- higher capacity for data collection with implementation of paperless reporting
- innovation award recently presented to cross control program staff
- reduced effects of turbidity due to filtration plant upgrades
- regulations and reporting requirements

**MOVED by Commissioner Coleman, SECONDED by Commissioner Wagner,
The Regional Water Supply Commission recommends to the Capital Regional
District Board:**

**That the Greater Victoria Drinking Water Quality 2024 Annual Report be
approved.**

CARRIED

8. NOTICE(S) OF MOTION

There were no notice(s) of motion.

9. NEW BUSINESS

**MOVED by Commissioner Wickheim, SECONDED by Commissioner Baird,
That the rules of the Capital Regional District Board Procedures Bylaw be
suspended to allow the addition of Item 9.1. Potential Power Generation.**

CARRIED

Opposed: Commissioner Graham

9.1. 25-0734 Potential Power Generation

Commissioner Wickheim inquired about the potential for incorporating an inline turbine in the main water transmission line from the Sooke Lake Reservoir to provide power generation and revenue.

The Chair noted that this has been discussed by the Commission previously and requested staff provide a brief overview of the discussion at a future meeting.

10. ADJOURNMENT

**MOVED by Commissioner Harper, SECONDED by Commissioner Graham,
That the Regional Water Supply Commission meeting of May 21, 2025 be
adjourned at 2:29 pm.**

CARRIED

Chair

Recorder



HOTSHEET AND ACTION LIST

Juan De Fuca Water Distribution Commission

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.

Tuesday, June 3, 2025

1:30 PM

Goldstream Conference Room
479 Island Hwy
Victoria BC V9B 1H7

6. Commission Business

- 6.1. 25-0623 General Manager's Verbal Update – June A. Fraser

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

- 6.2. 25-0191 2026 Service and Financial Planning Guidelines A. Fraser

Recommendation: [At the Capital Regional District Board meeting on May 14, 2025, the Board approved the following motion which was forwarded from the Finance Committee:
"That the service and financial planning guidelines be approved, and that staff be directed to prepare the draft financial plan review based on the timeline presented."

This information is being presented to the Juan de Fuca Water Distribution Commission for information in advance of the 2026 Budget deliberations. The staff report and appendices are attached.]

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

Motion Arising: That staff be directed to report back on staffing requirements for meeting the 2026 service delivery commitments in light of system growth and aging infrastructure.

- 6.3. 25-0614 Juan de Fuca Tiered Water User Rate Review A. Fraser

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

- 6.4. 25-0608 Juan de Fuca Water Distribution Service 2025 Mid-Year Capital Projects and Operation Update A. Fraser

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

- 6.5. 25-0610 Summary of Recommendations from Other Water Commissions A. Fraser

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

- 6.6. 25-0609 Water Watch Report A. Fraser

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



HOTSHEET AND ACTION LIST

Saanich Peninsula Water Commission

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.

Thursday, May 15, 2025

9:30 AM

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

6. Commission Business

- 6.1. **25-0453** General Manager's Verbal Update – May A. Fraser

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

- 6.2. **25-0513** Main No. 4 Upgrade and Bear Hill Trunk Extension - Tariffs Update

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

- 6.3. **25-0514** *Summary of Recommendations from Other Water Commissions*

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

- 6.4. **25-0515** *Water Watch Report* A. Fraser

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

8. New Business

8.1. Motion Arising:

That the Saanich Peninsula Water Commission direct staff to approach the Saanich Peninsula Nations (Tsawout and Tsartlip) and request that a First Nations representative be appointed to the Saanich Peninsula Water Commission.

A. Fraser



HOTSHEET AND ACTION LIST

Water Advisory Committee

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.

Tuesday, May 27, 2025

12:00 PM

Goldstream Meeting Room
479 Island Hwy
Victoria BC V9B 1H7

6. Committee Business

- 6.1. **25-0596** General Manager's Verbal Update – May A. Fraser

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

- 6.2. **25-0615** *Regional Water Supply Strategic Plan - Public Engagement Summary*

Recommendation: There is no recommendation. This presentation is for information only. A. Fraser

- 6.3. **25-0526** *Asset Management Strategy* A. Fraser

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

CAPITAL REGIONAL DISTRICT - INTEGRATED WATER SERVICES**Water Watch**

Issued June 09, 2025

Water Supply System Summary:**1. Useable Volume in Storage:**

Reservoir	June 30 5 Year Ave		June 30/24		June 8/25		% Existing Full Storage
	ML	MIG	ML	MIG	ML	MIG	
Sooke	83,071	18,276	82,315	18,109	84,672	18,628	91.3%
Goldstream	8,841	1,945	9,383	2,064	9,336	2,054	94.2%
Total	91,912	20,221	91,698	20,174	94,008	20,682	91.6%

2. Average Daily Demand:

For the month of June	193.9 MLD	42.67 MIGD
For week ending June 08, 2025	196.8 MLD	43.30 MIGD
Max. day June 2025, to date:	219.4 MLD	48.26 MIGD

3. Average 5 Year Daily Demand for June

Average (2020 - 2024)	177.1 MLD ¹	38.97 MIGD ²
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¹MLD = Million Litres Per Day²MIGD = Million Imperial Gallons Per Day**4. Rainfall June:**

Average (1914 - 2024):	35.5 mm
Actual Rainfall to Date	0.0 mm (0% of monthly average)

5. Rainfall: Sep 1- Jun 8

Average (1914 - 2024):	1,555.5 mm
2024/2025	1,408.0 mm (91% of average)

6. Water Conservation Required Action:

Did you know that the 2024 change to the Water Conservation Bylaw recommends that landowners and residents switch timing of residential irrigation systems from 4:00 am to an expanded window anytime between 12:01 am to 10:00 am on established watering days? Please go to Water Conservation Bylaw Changes | Capital Regional District to get informed and do your part to help protect our regional water supply system.

Website: <https://www.crd.ca/news/water-conservation-bylaw-changes>

For general information regarding water conservation, visit the CRD webpage linked below:
CRD Water Conservation Homepage: <https://www.crd.ca/environment/water-conservation>

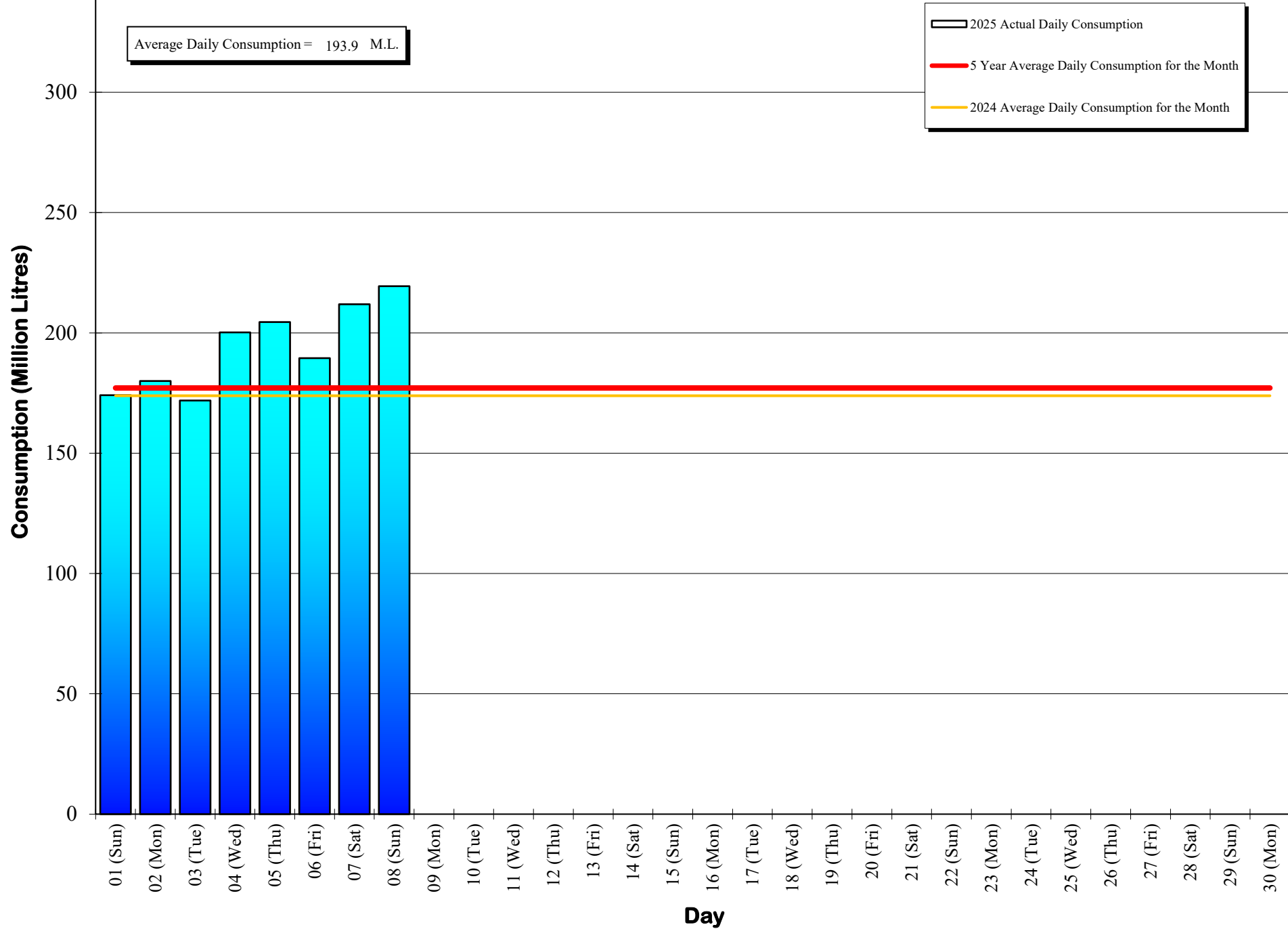
If you require further information, please contact:

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

June 2025



Daily Consumptions: - June 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 (Sun)	174.1		18	7	Sunny / P. Cloudy	0.0	0.0	0.0
02 (Mon)	180.0		20	9	Sunny / P. Cloudy	0.0	0.0	0.0
03 (Tue)	171.9	<=Min	22	8	Sunny / P. Cloudy	0.0	0.0	0.0
04 (Wed)	200.2		21	10	Cloudy / P. Sunny	0.0	0.0	0.0
05 (Thu)	204.5		25	11	Sunny / P. Cloudy	0.0	0.0	0.0
06 (Fri)	189.5		24	13	Sunny / P. Cloudy	0.0	0.0	0.0
07 (Sat)	211.9		28	12	Sunny	0.0	0.0	0.0
08 (Sun)	219.4	<=Max	31	14	Sunny	0.0	0.0	0.0
09 (Mon)								
10 (Tue)								
11 (Wed)								
12 (Thu)								
13 (Fri)								
14 (Sat)								
15 (Sun)								
16 (Mon)								
17 (Tue)								
18 (Wed)								
19 (Thu)								
20 (Fri)								
21 (Sat)								
22 (Sun)								
23 (Mon)								
24 (Tue)								
25 (Wed)								
26 (Thu)								
27 (Fri)								
28 (Sat)								
29 (Sun)								
30 (Mon)								
TOTAL	1551.5 ML	341.33 MIG				0.0	0	0.0
MAX	219.4	48.26	31	14		0.0	0	0.0
AVG	193.9	42.67	23.6	10.5		0.0	0	0.0
MIN	171.9	37.82	18	7		0.0	0	0.0

1. ML = Million Litres

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

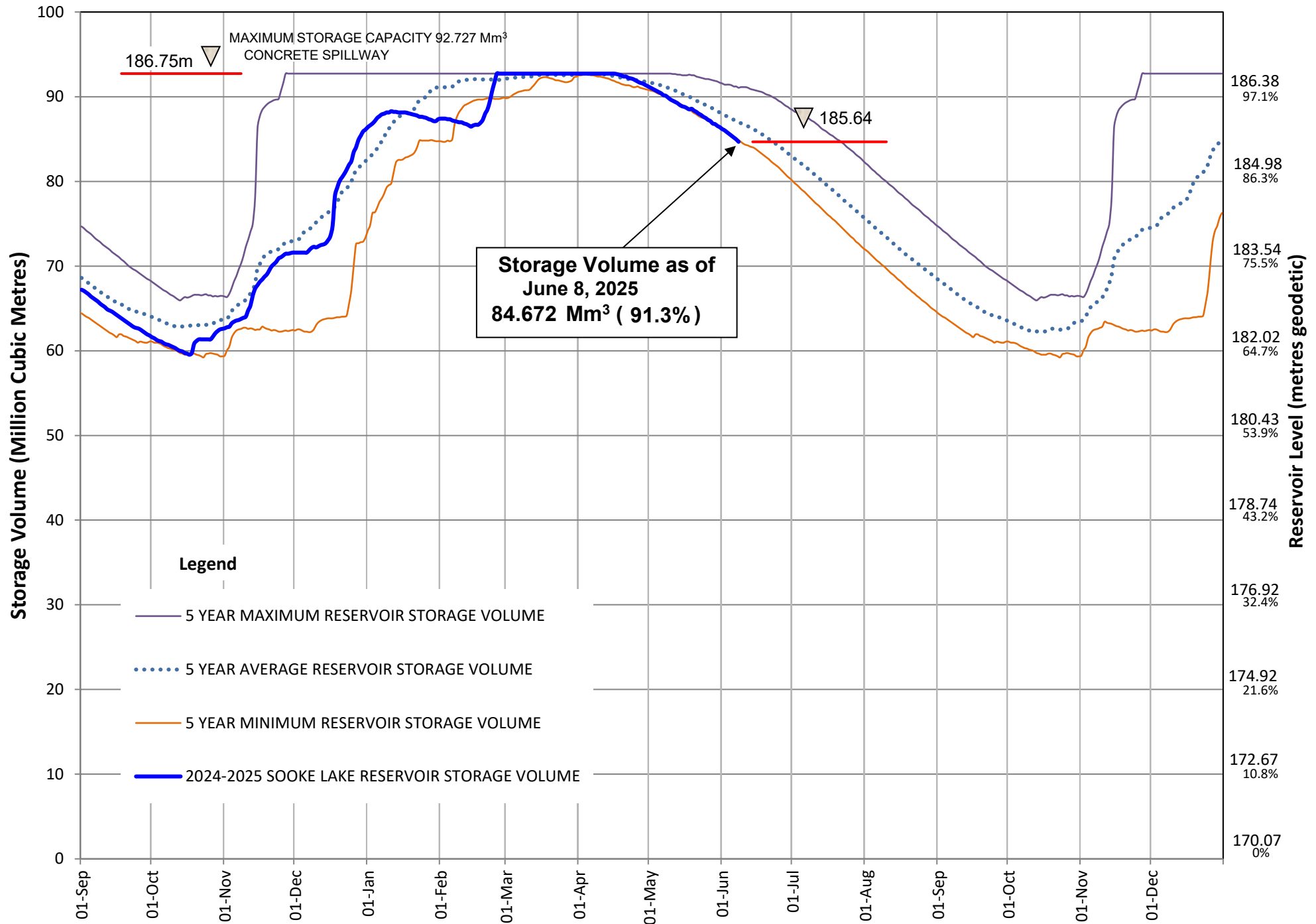
Average Rainfall for June (1914-2024)	35.5 mm
Actual Rainfall: June	0.0 mm
% of Average	0%
Average Rainfall (1914-2024): Sept 01 - Jun 08	1,555.5 mm
Actual Rainfall (2023/24): Sept 01 - Jun 08	1,408.0 mm
% of Average	91%

Number days with precip. 0.2 or more
0

Water spilled at Sooke Reservoir to date (since Sept. 1) = 3.33 Billion Imperial Gallons
15.10 Billion Litres

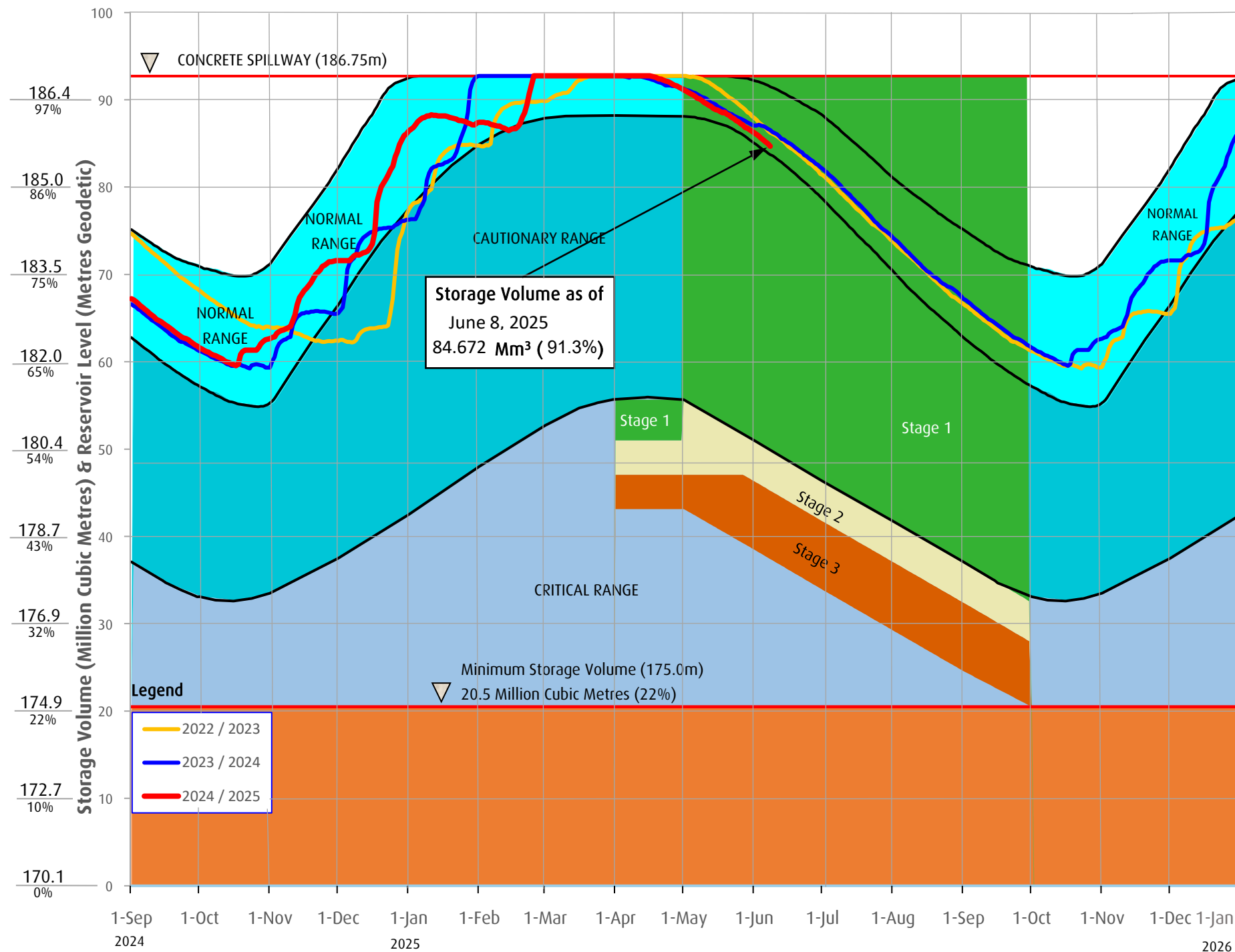
SOOKE LAKE RESERVOIR STORAGE SUMMARY

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.

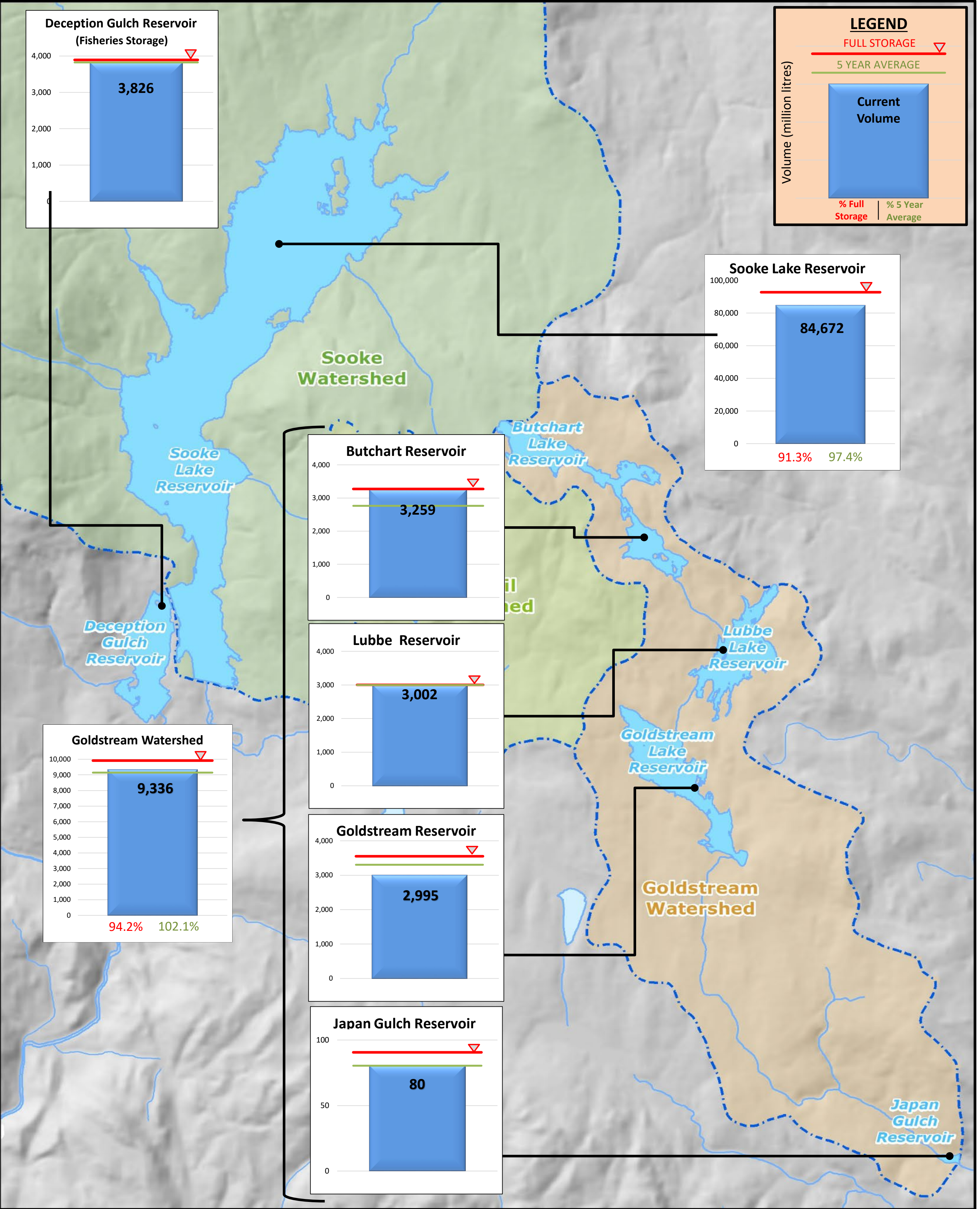
Stage 3 is initiated when it is determined that there is a severe water supply shortage. During this time, lawn watering is not permitted. Other outdoor water use activities are restricted as well.

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

CRD
Making a difference...together



Useable Reservoir Volumes in Storage for June 08, 2025



**REPORT TO THE FINANCE COMMITTEE
MEETING OF WEDNESDAY, MAY 07, 2025**

SUBJECT 2026 Service and Financial Planning Guidelines

ISSUE SUMMARY

This report provides guidelines for annual service and financial planning and highlights key budget considerations.

BACKGROUND

The Capital Regional District (CRD) has commenced its 2026 service and financial planning processes. Board priorities, corporate plan initiatives and core service delivery form the foundation of the 2026 to 2030 Five-Year Financial Plan. Appendix A outlines the overall corporate planning process, while Appendix B provides details about the timeline specific to the planning cycle.

The 2026 cycle outlines the fourth and final year of the CRD Board-approved 2023 to 2026 CRD Corporate Plan, as well as plans for future years. The Corporate Plan specifies initiatives intended to enhance service delivery in alignment with Board priorities. It also includes initiatives that address core service mandates, regulatory requirements and the need to keep pace with population growth while maintaining service levels.

During this budget cycle, staff will incorporate the outcomes of CRD Evolves 2024-2025 into core budgets. This corporate organizational plan intends to address duplication, centralization and scaling of existing services while improving efficiency and capacity. Cross-functional teams began implementation in January 2025, with further changes planned for July 2025.

The organization is addressing several challenges impacting its operating environment as it plans for 2026 and beyond. Following the recommendations from the Chief Administrative Officer at the March 12, 2025 Board meeting, the Executive Leadership Team (ELT) has adopted a two-step strategy for service planning for 2026:

1. A pause on staffing requests for 2026
2. A re-assessment of initiatives previously identified for 2026, including those with multi-year requirements, those driven by CRD Evolves, or those identified by each general manager as essential to their department's frontline services

The ELT evaluates all proposed initiatives during the spring and develops a recommended package of work for Board approval in the fall. The impacts of these initiatives will be summarized and presented with the 2026 service plans, known as Community Need Summaries. The provisional budget will be presented at the Committee of the Whole meeting scheduled for October 29, 2025. Similar to previous years, this report suggests planning guidelines considering various trends, assumptions and factors influencing the organization.

ALTERNATIVES

Alternative 1

The Finance Committee recommends to the Capital Regional District Board:
That the service and financial planning guidelines be approved, and that staff be directed to prepare the draft financial plan review based on the timeline presented.

Alternative 2

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

IMPLICATIONS

Alignment with Board & Corporate Priorities

The guidelines are the policies, practices and assumptions by which the Board and staff allocate resources to implement the Corporate Plan. These guidelines are periodically reviewed and adjusted based on current economic trends and financial health targets for the organization. Aligning the financial plan with strategic priorities and financial management strategies ensures service delivery is efficient and effective. The 2026 financial planning process will incorporate feedback from various commissions, committees and the Board.

In 2026, staff will prioritize programs and initiatives that:

- Align with Board priorities or Corporate Plan initiatives;
- Implement capital commitments and investments; and/or
- Ensure the maintenance of core service levels following regulatory changes or address safety risks to customers, communities, or staff; and
- Do not affect the Staff Establishment Chart, unless otherwise directed by the Board or a standing committee or commission.

Financial Implications

Financial Planning Guidelines

The financial planning guidelines provide recommendations to the organization regarding management practices related to surpluses, reserves, debt and cost containment measures. These guidelines aim to optimize revenue needs and minimize requisition increases. The guidelines are influenced by the analysis of areas such as economic conditions, core service levels, infrastructure investment and financial management strategies.

Economic Conditions

The financial plan relies on ongoing analysis and monitoring by staff of economic drivers and assumptions, with a focus on understanding their impact on both service delivery and financial performance. Highlights of key interrelated economic indicators in this report include interest, inflation and unemployment rates and population growth.

The Canadian economy grew by 0.6% in the fourth quarter of 2024, following a 0.5% increase in the third quarter¹. Preliminary data showing 0.4% growth in January 2025 suggesting the year began on a stronger footing². However, historic data has become less relevant in light of escalating trade risks, both realized and anticipated, which have weighed on consumer confidence heading into March 2025. In response to heightened economic uncertainty and the potential resurgence of inflationary pressures, the Bank of Canada reduced its overnight rate to 2.75% in March 2025.

British Columbia's (BC) economy showed moderate growth entering 2025 significant risks persist, notably from heightened global trade tensions, including current and potential United States (US) tariffs. While BC's real gross domestic product (GDP) growth is projected to accelerate modestly to 1.8% in 2025 and further to 1.9% in both 2026 and 2027, uncertainties arising from restrictive trade policies continue to weigh on growth expectations in the near term³. Inflation trends through February 2025 remained moderate. The recently approved BC budget assumes provincial inflation will ease to 2.2% in 2025, down from 2.6% reported in 2024. It further projects inflation to decline to 2.1% in 2026 and 2.0% in 2027, reflecting expectations of continued economic stabilization⁴.

Greater Victoria reported an average annual inflation rate of 2.4%, with provincial and Vancouver rates slightly higher at 2.6% and 2.5%, respectively. Nationally, the national rate was modestly lower at 2.3%⁵.

As of March 2025, the Greater Victoria unemployment rate was 3.6%, well below the provincial, national and Vancouver rates of 6.0%, 6.6% and 6.7% rates, respectively⁶. Tangentially related, the cumulative impact of labour cost escalation in Greater Victoria has been influenced by various drivers including housing, transportation and other collective bargaining agreements.

Since 2011, Greater Victoria has experienced a 25% increase in population, including a 1.6% annual growth in 2024⁷. This population growth continues to intensify pressure on CRD services, compounding regional challenges while driving increased demand for CRD services.

In response to these economic conditions and in alignment with historical planning guidelines, the ELT has set the 2026 target inflation rate for service and financial planning at 1.8%, consistent with the Royal Bank of Canada forecast. This rate will serve as the benchmark for the consolidated requisition increase per household, excluding municipal debt.

As shown in Appendix D, the five-year consolidated requisition forecast includes multi-year projects, programs and initiatives already underway. The budget increase for 2026 is not directly correlated with the target inflation rate for service and financial planning of 1.8%. A number of in-flight activities including annualization of initiatives introduced in prior years, the implementation of new services and increasing debt obligations for existing capital commitments will result in a budget increase in 2026 higher than the target inflation rate.

¹ Statistics Canada: <https://www150.statcan.gc.ca/n1/daily-quotidien/250228/dq250228a-eng.htm>

² RBC Economics: <https://thoughtleadership.rbc.com/canadian-gdp/>

³ BC Budget – Economic Outlook (page 13): https://www.bcbudget.gov.bc.ca/2025/pdf/2025_Budget_and_Fiscal_Plan.pdf

⁴ BC Budget (page 84): https://www.bcbudget.gov.bc.ca/2025/pdf/2025_Budget_and_Fiscal_Plan.pdf

⁵ BC Stats CPI report at: https://www2.gov.bc.ca/assets/gov/data/statistics/economy/cpi/cpi_highlights.pdf

⁶ Statistics Canada Table 14-10-0459-01 "Labour force characteristics by census metropolitan area, three-month moving average, seasonally adjusted": <https://www150.statcan.gc.ca/t1/tbl1/en/cv.action?pid=1410045901>

⁷ BC Population Estimates: <https://www2.gov.bc.ca/gov/content/data/statistics/people-population-community/population/population-estimates>

The CRD continues to manage rising cost pressures through continuous improvement, service optimization and disciplined financial stewardship. Strategic use of tools such as revenue diversification, asset leveraging and reserve management supports the organization's ability to meet annual budget targets. The CRD polices on operating and capital reserves help monitor funding status and inform debt capacity, particularly in an environment of ongoing interest rate uncertainty.

Financial Capacity

The CRD's organizational capacity is linked to both current and projected financial capacity. Following established CRD financial management strategies, capacity is regularly evaluated to inform target-setting and manage upper financial limits. As growth continues to affect service delivery, financial forecasting provides critical visibility into associated impacts—enabling proactive mitigation and reduction of financial risk.

Given the complexity and variability of factors influencing revenue projections, sensitivity analysis is used to estimate approximately the financial capacity in future years. The 2026 requisition increase is forecasted to be 6%, with a potential range from 5% to 11%. The range is influenced by past commitments and Board approvals, including a loan authorization in the Land Banking & Housing service, the establishment of new regional services such as Transportation and Foodlands, capital cost-sharing commitments for health infrastructure through the Hospital District, and previously approved loan authorization bylaws.

Debt management is an essential part of our financial strategy, ensuring that borrowing decisions align with both operational demands and long-term asset needs. Regular assessments of overall debt levels, alongside available borrowing capacity under current loan authorization bylaws, position the organization to respond effectively to evolving financial and service delivery pressures.

Core Service Levels

The CRD Board's 2023-2026 strategic priorities form the basis of the Corporate Plan and service plans. The five-year financial plan will adjust timing, scope and cost estimates.

Service delivery costs include capital and operating expenses like salaries, benefits, debt servicing, materials and equipment. These expenses are influenced by economic conditions such as unemployment rates, US tariffs, supply and demand and contractual agreements.

Growth in core services over the past five years has been driven by community needs outlined in the Corporate Plan. On April 30, 2025, the CRD Board met to review service delivery and evaluate its efficacy as organizational priorities continue to evolve.

Financial Management Strategies

Financial management strategies incorporate essential financial objectives into organizational decision-making and operations. Appendix C summarizes the existing financial management strategies outlined for corporate planning.

Infrastructure Funding

There are plans in place or under development across the CRD, reflecting a long-term view for asset investments and levels of service. The 2019 Board-approved Corporate Asset Management Strategy and Policy set activities required in planning and managing infrastructure assets of the organization.

Initiatives include development and completion of:

- Sustainable Service Delivery (asset management) plans to maintain and replace existing assets in the short, medium and long-term
- Operationalizing asset management practices into day-to-day asset lifecycle activities
- Financial guidelines aimed at optimizing reserves and borrowing capacity, while lowering current costs and diversifying revenue

Public Engagement

As in prior years, public engagement on the financial plan is considered an integral part of the process. The CRD continually seeks to improve on this process by developing a plan reflective of community desired methods of engagement. Ongoing opportunities for public input through committee, commission and Board meetings will be available throughout the year.

CONCLUSION

Board priorities, Corporate Plan initiatives and core service delivery form the foundation of the 2026 to 2030 Five-Year Financial Plan. To proactively influence the planning process, this report recommends planning guidelines in the context of observed trends, assumptions and drivers impacting the organization. The guidelines are the policies and assumptions by which the Board and staff determine the most appropriate allocation of resources to deliver the Corporate Plan.

RECOMMENDATION

The Finance Committee recommends to the Capital Regional District Board:
That the service and financial planning guidelines be approved, and that staff be directed to prepare the draft financial plan review based on the timeline presented.

Submitted by:	Varinia Somosan, CPA, CGA, Sr. Mgr., Financial Services / Deputy CFO
Concurrence:	Nelson Chan, MBA, FCPA, FCMA, Chief Financial Officer, GM Finance & IT
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENTS

- Appendix A: Corporate Planning Framework
- Appendix B: Financial Planning Timetable-Service and Financial Planning Guidelines
- Appendix C: Financial Management Strategies
- Appendix D: Consolidated Five-Year Requisition Forecast



Every four years, the Board sets the strategic priorities, policies and direction that guide the activities of the organization. Board members, other elected officials and, in some cases, First Nations and ratepayers sit on various committees and commissions that receive public input.



Public input happens throughout the planning cycle, through customer satisfaction surveys, financial plan consulting, user statistics, advisory body reports and other public engagement activities. This input drives the Board's Strategic Priorities.

Service and Financial Planning Guidelines

CRD Timetable for 2026-2030 Financial Plan	
Month	Description
May	Executive Leadership Team - Review and Prioritize Initiative Business Cases
June	Financial Plan Guidelines distributed to staff
June - August	Staff - Service Planning and Budget Preparation
September - October	Executive Leadership Team, Committees & Commissions - Review of Budgets, including Initiative Business Cases
October	Electoral Area Committee - Budgets and Initiative Business Cases (Oct 27) Committee of the Whole - Financial Plan and Initiative Business Cases (Oct 29) Board - Approval Provisional Financial Plan (Oct 29)
January	Surplus/Deficits - Budget Recast
March	Board - Final Bylaw Approval
April	Requisition

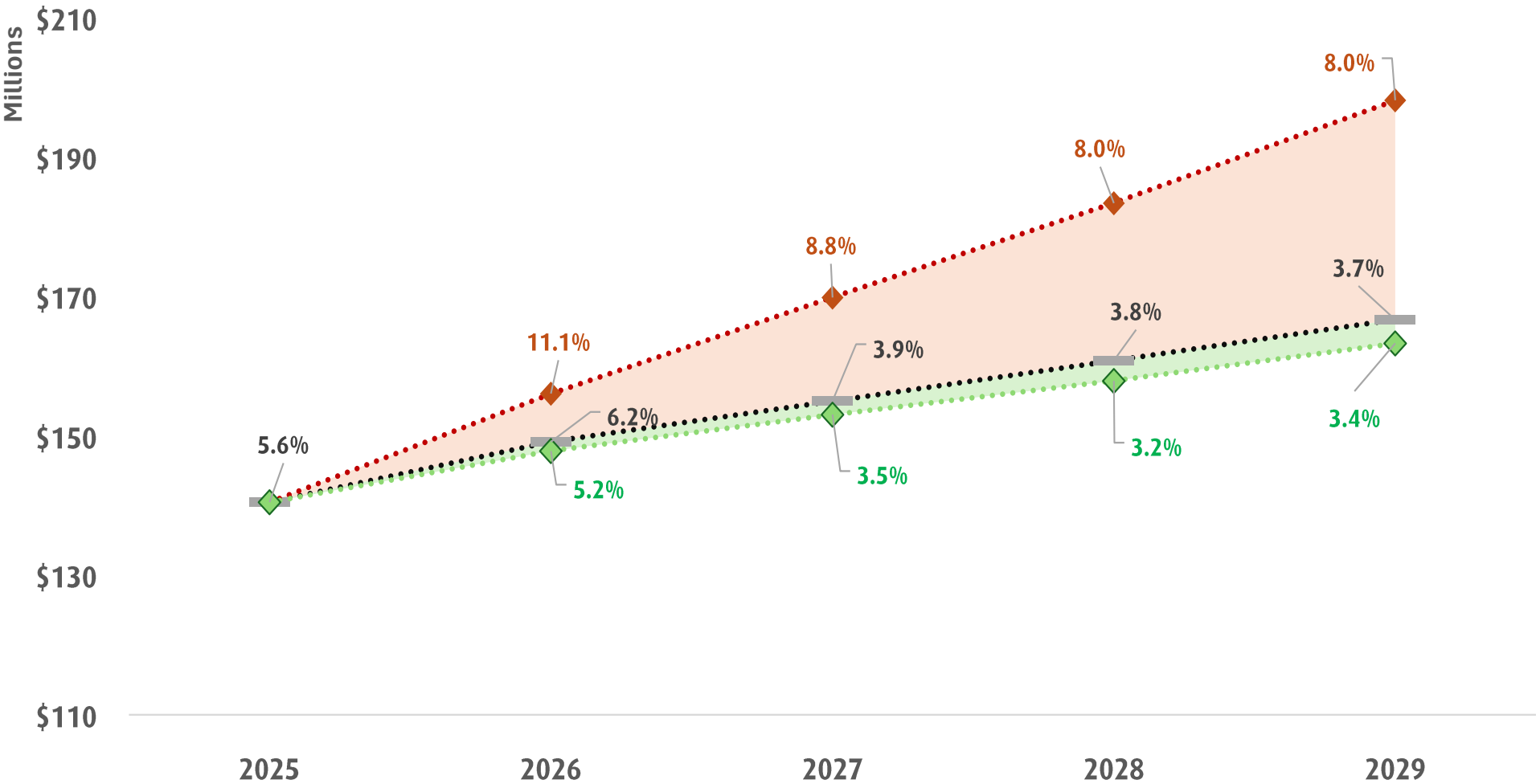
Financial Management Strategies

Financial management strategies ensure critical financial objectives are integrated into organizational decision making and operations. The following outlines the financial management strategies that will generally guide financial planning:

- Set reserve target ranges based on guidelines, determining multi year funding strategies for one-time projects or to stabilize revenue requirements
- Balance debt repayment across time, correlating debt term commitments to asset life based on guideline
- Optimize fees for service revenues and stabilize tax rates to fund operations, maintenance, growth and asset utilization
- One-time variances resulting in surplus transferred to reserve to fund future capital liabilities or reduce future revenue requirements and only applied to reduce tax rates in rare circumstances where the offset is sustainable and stable

Board approved financial policies and guidelines such as the Asset Management Policy, Capital Reserve Guidelines, Operating Reserve Guidelines and Debt Term Guideline inform financial planning in a standard way at a service level whereas the strategies given above provide general corporate direction.

Consolidated Five-Year Requisition Forecast



Future requisition forecasts consider various factors such as inflation, impact of tariffs, demographic shifts, population growth and other macro-economic conditions. These forecasts are based on current regional population trends and are updated to reflect emerging federal and provincial policies.

Although inflation is expected to remain low in 2025, its ultimate trajectory remains uncertain. Factors such as Bank of Canada monetary policy, evolving US-Canada trade relations, and the broader global economic climate could either accelerate or dampen inflationary pressures. Meanwhile, persistent challenges - unemployment rates, logistics disruptions, and supply chain constraints (in part due to tariffs) - are likely to influence the cost-of-service delivery.

**REPORT TO REGIONAL WATER SUPPLY COMMISSION
MEETING OF WEDNESDAY, JUNE 18, 2025**

SUBJECT **Bylaw No. 4670 and Proposed Amendments to the Water Supply Agreement Between the Capital Regional District and the City of Langford (Westhills Development)**

ISSUE SUMMARY

The City of Langford (Langford) has requested removal of six parcels of land from the Juan De Fuca (JDF) Water Distribution service area and an amendment to the water supply agreement between the Capital Regional District (CRD) and Langford that defines the terms of sale of water from the CRD Regional Water service to the Langford bulk water connection, that in turn, provides water to the Westhills Development area exempt lands.

BACKGROUND

Since May 2, 2007, Langford and the CRD have had a water supply agreement (Agreement) which defines terms and conditions for the sale of water directly from the Regional Water Service (RWS) to the Langford bulk water connection, which then in turn provides water to a private water system owned by Langford and operated by Sustainable Services Ltd. (SSL) on behalf of Langford. SSL then services those lands known as the Westhills Development. As a result of this arrangement, the JDF Water Distribution System is not required to provide water service to these lands.

Langford is proposing amendments to the Schedule A of the Agreement (Appendix A), which defines the jurisdictional boundaries where water may be provided by SSL. Due to the constraints set by the *Capital Region Water Supply and Sooke Hills Protection Act*, along with the *Local Government Act's* requirements for removing parcels from service areas, the process can only be achieved by amending the service establishing bylaw for the Juan de Fuca Water Distribution Service, Bylaw No. 2538, "Water Distribution Local Service Area Establishment Bylaw No. 1, 1997".

Proposed Amendment

Langford is requesting an expansion of the Westhills Water Service Area by including the following six additional parcels of land which are currently within the JDF Water Service Area:

1. 2941 Irwin Road – PID 032-201-079 Lot 1 Section 26 Goldstream District Plan EPP 123732
2. 2940 Irwin Road – PID 031-867-464 Parcel A (Being a Consolidation of Lots A and B see CB 402267) Section 26 Goldstream District Plan 38777 Except Plan EPP 123732
3. 1289 Valemount Court - PID 025-020-625 - Lot 3 Section 87 Metchosin District Plan VIP 72303
4. 1277 Valemount Court - PID 025-020-617 - Lot 2 Section 87 Metchosin District Plan VIP

72303

5. 1265 Valemount Court - PID 025-020-587 - Lot 1 Section 87 Metchosin District Plan VIP 72303
6. 1253 Valemount Court – PID 024-841-269 - Lot A Section 87 Metchosin District Plan VIP 71289

The request from Langford is attached (Appendix B). Letters have also been received from the existing landowners requesting to be excluded from the JDF Water Distribution Service Area and to be included in the Langford/SSL service area (Appendix C).

Required Actions

The following actions are required to fulfill Langford's request:

1. The JDF Water Distribution Commission would need to recommend that the CRD Board amend the existing JDF service area bylaw (Bylaw No. 2538) to exclude amendment areas from the existing service area. The amending Bylaw No. 4670 (Appendix D) will be presented and recommended at the July 8, 2025 JDF Water Distribution Commission meeting.
2. The RWS Commission would need to approve the proposed amendment areas to the Agreement (Appendix E).
3. Because Bylaw No. 2538 is an establishing bylaw, any amendments to it require approval of the participating areas. However, as this is a *Capital Region Water Supply and Sooke Hills Protection Act* bylaw, changes to the service area only require Provincial approval, as an alternative to typical participating area approval processes. The approval process can commence after the CRD Board approves the first three reading of the amending Bylaw No. 4670 and the ministerial approvals are obtained, which typically takes approximately 5 months to complete.

ALTERNATIVES

Alternative 1

The Regional Water Supply Commission recommends to the Capital Regional District Board:

1. That Bylaw No. 4670, "Water Distribution Local Service Area Establishment Bylaw No. 1, 1997, Amendment Bylaw No. 6, 2025", be read a first, second, and third time.
2. That staff be directed to prepare an amended agreement to the existing "Water Supply Agreement between Capital Regional District and the Corporation of the City of Langford" executed May 2, 2007, to include the six parcels as requested in the City of Langford's December 20, 2024 letter, subject to successful adoption of Bylaw No. 4670;
3. That, on execution of the amended water supply agreement, Bylaw No. 4670 proceed to obtain participating area approval based on the Provincial approval process set out in the *Capital Region Water Supply and Sooke Hills Protection Act*, and if successful, that Bylaw

No. 4670 be forwarded to the Inspector of Municipalities for approval.

Alternative 2

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

IMPLICATIONS

Alignment with Existing Plans & Strategies

Exempting properties in the Westhills Development area, which cannot be serviced or economically serviced by the JDF Water Service but can be serviced by Langford and SSL, aligns with past CRD goals and practices.

Financial Implications

These properties will be exempt from JDF Development Cost Charges as a result of removal from the JDF service area.

Legal Implications

The service participants for the JDF Water Distribution Service are the City of Colwood; the City of Langford; the District of Metchosin; the District of Highlands; the District of Sooke; the Town of View Royal; and the Juan de Fuca Electoral Area. As an establishing service area bylaw, Bylaw No. 2538 may be amended by two-thirds vote of the participants, or by whatever method was used to adopt the bylaw in first instance. It has been confirmed with the Province that the approval process used for adoption of the bylaw – that is, Provincial approval only – may be pursued. If this does not occur in a timely fashion, it is recommended that municipal and electoral area director consent on behalf be used, given the cost of an Alternative Approval Process and the low-likelihood of failure of this otherwise administrative change given the two-thirds threshold.

CONCLUSION

The City of Langford (Langford) has requested the removal of six parcels of land from the Juan De Fuca Water Distribution service area and an amendment to the existing water supply agreement between the Capital Regional District (CRD) and Langford specific to the Westhills Development area. Due to the constraints set by the *Capital Region Water Supply and Sooke Hills Protection Act*, along with the *Local Government Act*'s requirements for removing parcels from service areas, the process can only be achieved by amending the service establishing Bylaw No. 2538 for the Juan de Fuca Water Distribution Service. Staff recommend proceeding with amending the water supply agreement between the CRD and Langford and amending Bylaw No. 2538 to exempt the requested parcels from the Juan de Fuca Water Distribution Service area.

RECOMMENDATION

The Regional Water Supply Commission recommends to the Capital Regional District Board:

1. That Bylaw No. 4670, "Water Distribution Local Service Area Establishment Bylaw No. 1, 1997, Amendment Bylaw No. 6, 2025", be read a first, second, and third time.

2. That staff be directed to prepare an amended agreement to the existing “Water Supply Agreement between Capital Regional District and the Corporation of the City of Langford” executed May 2, 2007, to include the six parcels as requested in the City of Langford’s December 20, 2024 letter, subject to successful adoption of Bylaw No. 4670;
3. That, on execution of the amended water supply agreement, Bylaw No. 4670 proceed to obtain participating area approval based on the Provincial approval process set out in the *Capital Region Water Supply and Sooke Hills Protection Act*, and if successful, that Bylaw No. 4670 be forwarded to the Inspector of Municipalities for approval.

Submitted by:	Joseph Marr, P. Eng., Senior Manager, Infrastructure 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: Water Supply Agreement (May 2, 2007)
Appendix B: Request from City of Langford to Remove Parcels
Appendix C: Request from Property Owners to Remove Parcels
Appendix D: Bylaw No. 4670
Appendix E: Water Supply Agreement Amendment No. 2 (2025)

WATER SUPPLY AGREEMENT

THIS Agreement is made as of the 2nd day of May, 2007.

BETWEEN:

CAPITAL REGIONAL DISTRICT
PO Box 1000, Victoria, B.C. V8W 2S6

("CRD ")

OF THE FIRST PART

AND:

THE CORPORATION OF THE CITY OF LANGFORD
877 Goldstream Avenue, Victoria, B.C. V9B 2X8

("LANGFORD")

OF THE SECOND PART

WHEREAS

- A. Under *Water Supply Local Service Area Establishment Bylaw No. 1, 1997*, the CRD established and operates a water supply service in the service area established by that bylaw, including Langford;
- B. Langford wishes to enter into an agreement with CRD to supply water to Langford for Langford to supply to the Westhills Development, which will provide its own internal water distribution system to distribute the water to customers within that development;
- C. Under section 23 of the *Community Charter*, SBC 2003 c. 26, a municipal council has the authority to enter into agreements with other other public authorities respecting activities and services within the power of a Party to the agreement, including agreements respecting the undertaking, provision and operation of activities and services;
- D. Under section 176 of the *Local Government Act*, a regional board may make agreements respecting the regional district's services, including agreements respecting the undertaking, provision and operation of those services;

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual promises exchanged herein, and for other good and valuable consideration, CRD and Langford, the Parties to this Agreement, agree as follows:

1.0 DEFINITIONS

1.1 In this Agreement, the definitions in *Water Distribution Local Service, Conditions, Fees and Charges Bylaw No. 1, 2006* apply where applicable except as follows:

- (a) **Agreement** means this Agreement for the CRD to supply water to Langford for the delivery to customers in the Westhills Development in the City of Langford.
- (b) **Developer** means the developer or owner of the Westhills Development.
- (c) **Customer** means a consumer of water in the Westhills Development.
- (d) **Establishment Bylaw** means *Water Supply Local Service Area Establishment Bylaw No. 1, 1997*.
- (e) **Fees** mean the fees payable under section 4.1 of this Agreement.
- (f) **Fee and Charge Bylaw** means *Water Supply Local Service Area Fee and Charge Bylaw No. 1, 1997*.
- (g) **Service Area** means the service area established by the Establishment Bylaw.
- (h) **Water** means water supplied under this Agreement.
- (g) **Westhills Development** means the area designated as such in Schedule "A" attached to this bylaw.

2.0 TERM

2.1 This Agreement will come into full force and effect on the first day of May 2007 and will remain in full force and effect until terminated by mutual consent of the Parties or default by either Party.

3.0 WATER SUPPLY

3.1 CRD will provide Langford with Water for Langford to supply to customers in the Westhills Development in accordance with the terms and conditions of this Agreement.

3.2 Langford may establish a service and enact regulatory bylaws for the purposes of carrying out its obligations under this Agreement.

4.0 FEES

- 4.1 CRD will charge Langford the fees and charges for Water and other services supplied under this Agreement that CRD imposes in the Service Area from time to time during the term of this Agreement under the authority of the Fee and Charge Bylaw or any subsequent similar CRD bylaw applicable to the Service Area during the term of this Agreement.
- 4.2 CRD will charge Langford for the Water as measured by meters installed at the points of delivery of the Water to the Westhills Development in Langford.
- 4.3 Langford will be responsible for collecting any fees and charges it imposes upon Customers in the Westhills Development.
- 4.4 Langford will pay the CRD for all Water delivered to customers in the Westhills Development within 30 days of receipt of monthly invoices from CRD for the Water whether or not Langford has collected its fees and charges from the Customers by the date the invoices are due under this section.

5.0 RESALE OF WATER PROHIBITED

- 5.1 Langford will not resell nor permit Water supplied to Langford under this agreement to be resold outside the Westhills Development, except as permitted by this Agreement.
- 5.2 If Langford enters into an agreement with the Developer or Customers in the Westhills Development with respect to Water, the Agreement must contain an obligation on the part of the Developer or Customers that is consistent in meaning with section 5.1 of this Agreement or else Langford must enact a bylaw both generally and applicable to Westhills Development containing that prohibition and appropriate penalties.

6.0 DISPUTE RESOLUTION

- 6.1 Any dispute or disagreement between the parties, except as to water rates or charges, shall be settled by arbitration before a single arbitrator, experienced in water supply matters, in accordance with the *Commercial Arbitration Act* of British Columbia.

7.0 NOTICES

- 7.1 Unless otherwise specified herein, any notice required to be given under this Agreement by any Party will be deemed to have been sufficiently given if mailed by prepaid registered mail, or sent by facsimile transmission, or delivered to the address of the other Party set forth on the first page of this Agreement or at such other address as the other Party may from time to time direct in writing.

- 7.2 Any notice referred to in this section 8.0 will be deemed to have been received, if mailed or faxed, 72 hours after the time of mailing or faxing and, if delivered, upon the date of delivery. If normal mail service or facsimile service is interrupted by strike, slow down, force majeure or other cause, then a notice sent by the impaired means of communication will not be deemed to be received until actually received, and the Party sending the notice must utilize any other such services which have not been so interrupted or must deliver such notice in order to ensure prompt receipt thereof.

8.0 INDEMNITIES AND RELEASE OF COSTS

- 8.1 Langford agrees that it will release, indemnify and save harmless CRD from and against any claims, suits, actions, causes of action, costs, damages or expenses of any kind that result from:
- (a) the negligence of Langford, its officers, officials, employees, servants, contractors or agents in the performance of its obligations under this Agreement; or
 - (b) a breach of this Agreement by Langford.
- 8.2 CRD agrees that it will indemnify and save harmless Langford from and against any claims, suits, actions, causes of action, costs, damages or expenses of any kind that result from:
- (c) the negligence of CRD, its officers, officials, employees, servants or agents in the performance of its obligations under this agreement; or
 - (d) a breach of this Agreement by CRD.
- 8.3 If one Party receives notice of a claim by a third Party for damage of any kind, caused by that Party, its officers, officials, employees, servants, contractors or agents arising out of, or in connection with, the implementation of this Agreement, the receiving Party will notify the other Party as soon as practicable.
- 8.4 Despite anything contained in this Agreement, CRD will not be liable to Langford or Langford's customers in the Westhills Development for interruptions in water service unless those assumed by the CRD under the Fees and Charges Bylaw.
- 8.5 Langford assumes all liability for costs and expenses of any kind accruing to the CRD and its Juan de Fuca Water Distribution Commission that result from any default by Langford in its obligations under this Agreement or in its operation of the integrated utilities, including water utilities, in the Westhills Development.
- 8.6 The provisions of section 9.0 will survive the termination of this Agreement for any reason whatsoever.

9.0 DEFAULT AND EARLY TERMINATION

- 9.1 If either Party is in breach of this Agreement, and the breach is not corrected within 30 days after written notice of the breach provided to that Party, the Party not in breach may terminate this Agreement forthwith.

10. GENERAL PROVISIONS

10.1 Time

Time shall be of the essence of this Agreement.

10.2 Binding Effect

This Agreement will enure to the benefit of and be binding upon the Parties hereto and their respective administrators, successors, and permitted assignees.

10.3 Waiver

The waiver by a Party of any failure on the part of the other Party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

10.4 Headings

Section and paragraph headings are inserted for identification purposes only and do not form part of this Agreement.

10.5 Language

Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

10.6 Cumulative Remedies

No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.

10.7 Law Applicable

This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

10.8 Relationship of Parties

No provision of this Agreement shall be construed to create a partnership or joint venture relationship, an employer-employee relationship, a landlord-tenant or a principal-agent relationship.

10.9 Amendment

This Agreement may not be modified or amended except by the written Agreement of the Parties.

10.10 Integration

This Agreement contains the entire Agreement and understanding of the Parties with respect to the matters contemplated by this Agreement and supersedes all prior and contemporaneous Agreements between them with respect to such matters.

10.11 Survival

All representations and warranties set forth in this Agreement and all provisions of this Agreement, the full performance of which is not required prior to a termination of this Agreement, shall survive any such termination and be fully enforceable thereafter.

10.12 Notice of Violations

Each Party shall promptly notify the other Party of any matter that is likely to continue to give rise to a violation of its obligations under this Agreement.



IN WITNESS WHEREOF the Parties hereto have set their hands and seals as of the day and year first above written.

Executed by **THE CAPITAL REGIONAL DISTRICT** this 2nd day of May, 2007:



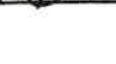

Chair

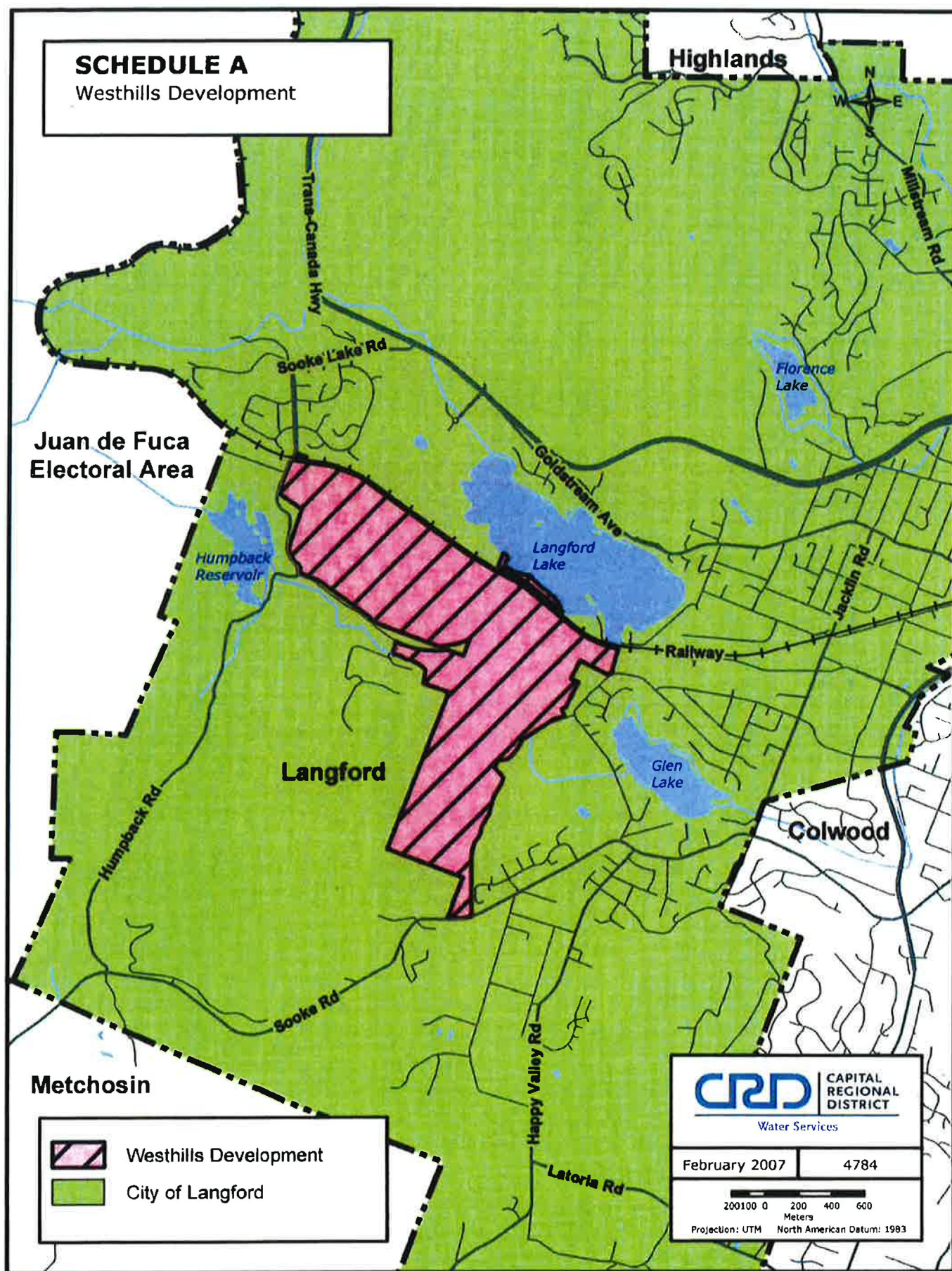
Corporate Secretary

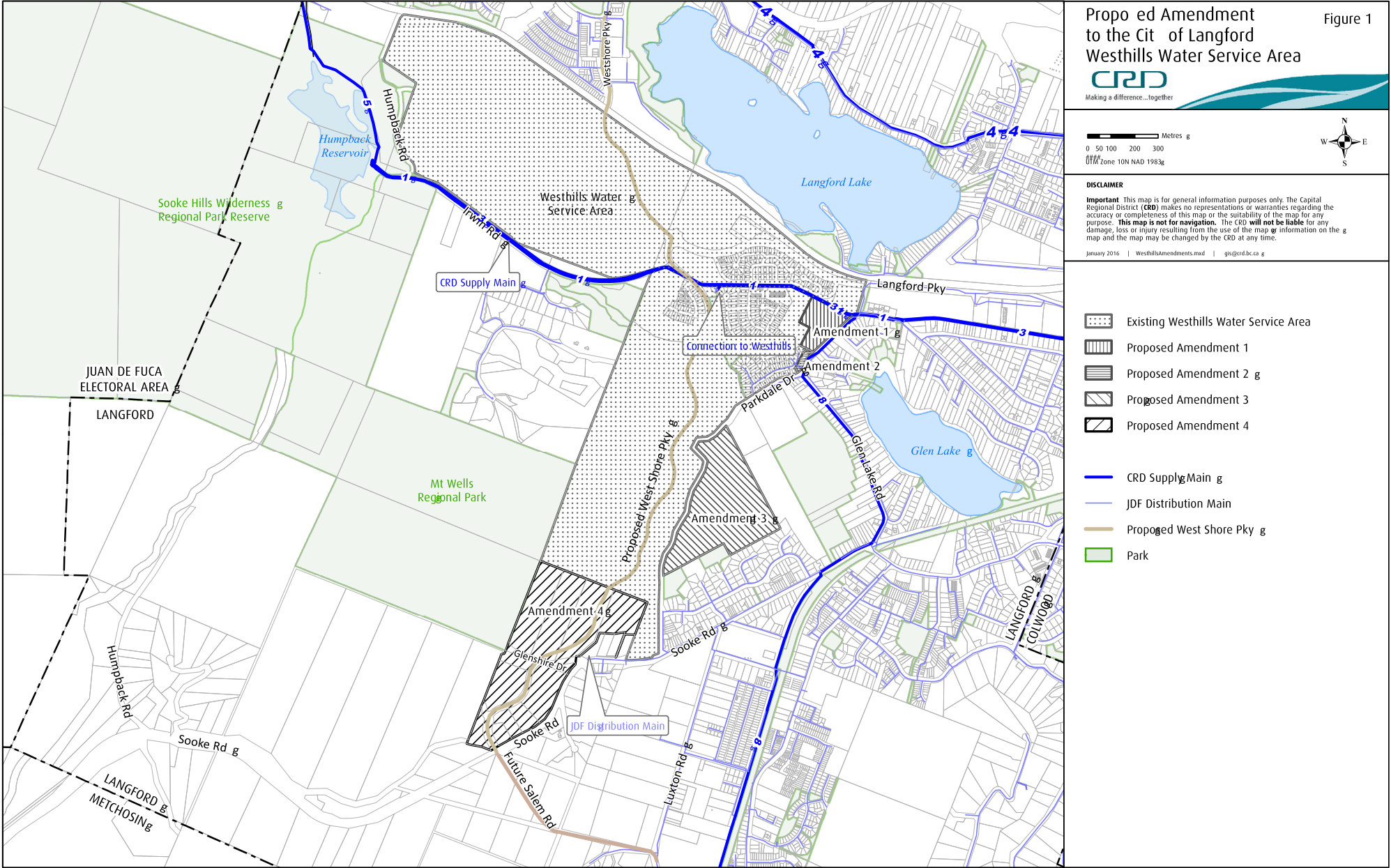
Executed by **THE CORPORATION OF THE DISTRICT OF LANGFORD** this ____ day of _____, 2007:


Mayor **DENISE-BLACKWELL**

Clerk Administrator **ROBERT-BUCHAN**
CLERK-ADMINISTRATOR

AGREEMENT AUTHORIZATION

	Initial	Date
Content		<u>May 23/07</u>
Legal Form		<u>May 1/07</u>
Authority		<u>May 1/07</u>





2024/12/20

Steve Carey | Senior Manager, Legal & Risk
Lawyer and Trademark Agent
Capital Regional District
625 Fisgard Street, Victoria, BC V8W 1R7

Dear Steve,

The City of Langford is formally requesting the Water Supply Agreement (2007) between the Capital Regional District (CRD) and the City of Langford be further amended to expand the Westhills Water Service Area, operated by Sustainable Services Ltd., by including six additional parcels of land within the municipality.

The subject properties are as follows and shown on location maps attached:

1. 2941 Irwin Road – PID 032-201-079 Lot 1 Section 26 Goldstream District Plan EPP 123732,
2. 2940 Irwin Road – PID 031-867-464 Parcel A (Being a Consolidation of Lots A and B see CB 402267) Section 26 Goldstream District Plan 38777 Except Plan EPP 123732,
3. 1289 Valemount Court - PID 025-020-625 - Lot 3 Section 87 Metchosin District Plan VIP 72303,
4. 1277 Valemount Court - PID 025-020-617 - Lot 2 Section 87 Metchosin District Plan VIP 72303,
5. 1265 Valemount Court - PID 025-020-587 - Lot 1 Section 87 Metchosin District Plan VIP 72303,
6. 1253 Valemount Court – PID 024-841-269 - Lot A Section 87 Metchosin District Plan VIP 71289.

We understand that this requires endorsement to the withdrawal from the Juan De Fuca Water Commission and a subsequent exclusion bylaw(s) to withdraw these six parcels of land from Bylaw No. 2538, "Water Distribution Local Services Area Establishment Bylaw No. 1, 1997" (the JDF Water bylaw). As noted above the City of Langford intends to service these parcels with potable water and fire suppression from existing watermains operated by Sustainable Services Ltd.

Once all approvals are obtained by CRD Integrated Water Services staff the City of Langford staff will amend municipal Bylaw No. 1291 to revise the mapping to realign the Westhills Water Service Area. The revision will incorporate these properties so that the service areas are identical in both the City of Langford's Bylaw No. 1291 and the *Water Supply Agreement* between the CRD and the City of Langford.

Should you have any questions, concerns, or require any further information, please do not hesitate to contact the undersigned at 250-478-7882 or mwatmough@cityoflangford.ca

Sincerely,



Marie Watmough
Director of Legislative and Protective Services
City of Langford

Schedule A: Irwin Road Properties

2941 Irwin Road – PID 032-201-079 Lot 1 Section 26 Goldstream District Plan EPP 123732 AND;

2940 Irwin Road – PID 031-867-464 Parcel A (Being a Consolidation of Lots A and B see CB 402267) Section 26 Goldstream District Plan 38777 Except Plan EPP 123732



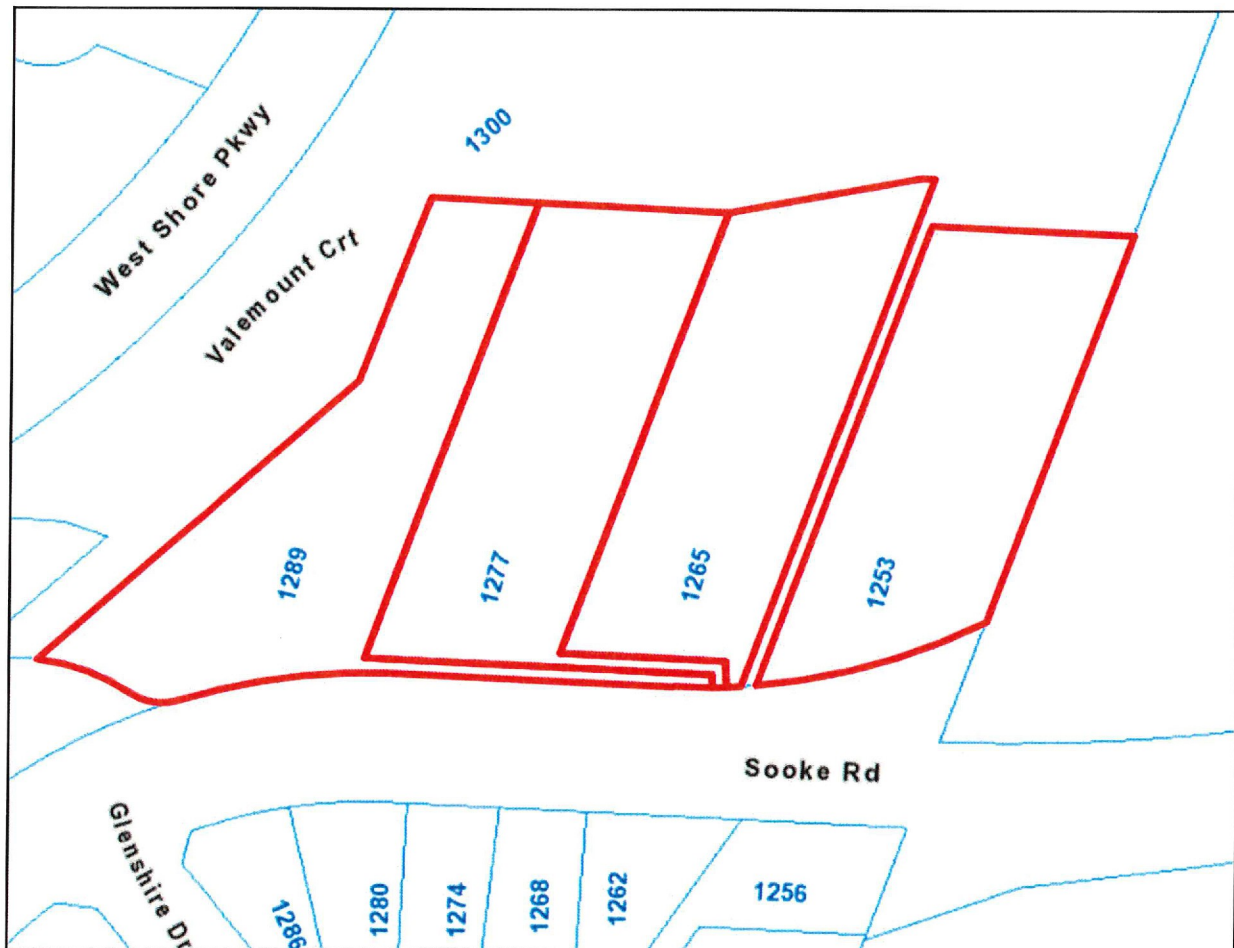
Schedule B: The Valemount Court Properties

1289 Valemount Court - PID 025-020-625 - Lot 3 Section 87 Metchosin District Plan VIP 72303,

1277 Valemount Court - PID 025-020-617 - Lot 2 Section 87 Metchosin District Plan VIP 72303,

1265 Valemount Court - PID 025-020-587 - Lot 1 Section 87 Metchosin District Plan VIP 72303,

1253 Valemount Court – PID 024-841-269 - Lot A Section 87 Metchosin District Plan VIP 71289.



March 3, 2025

CRD Integrated Water Services
479 Island Highway
Victoria, BC V9B 1H7

Dear Alicia Fraser, General Manager

RE: Amendment to the CRD Integrated Water Distribution Services Area

We, the registered owners of the property located at:

2940 Irwin Road – PID 031-867-464 Parcel A (Being a Consolidation of Lots A and B see CB 402267) Section 26 Goldstream District Plan 38777 Except Plan EPP 123732

We respectfully request that our property be excluded from the service area of the CRD Juan de Fuca Water Distribution Service Area as defined in Bylaw No. 2538. Instead, we seek inclusion in the service area defined in Bylaw No. 1291, which is owned by the City of Langford and operated by SSL-Sustainable Services Ltd.

Sincerely,

Bishop of Victoria Corporate., by
its Authorized Signatory:

A handwritten signature in black ink, appearing to read "William Hann", written over a horizontal line.

Signature

The name "William HANN" printed in a serif font, with the first letter of each word capitalized, written over a horizontal line.

Print Name

March 3, 2025

CRD Integrated Water Services
479 Island Highway
Victoria, BC V9B 1H7

Dear Alicia Fraser, General Manager

RE: Amendment to the CRD Integrated Water Distribution Services Area

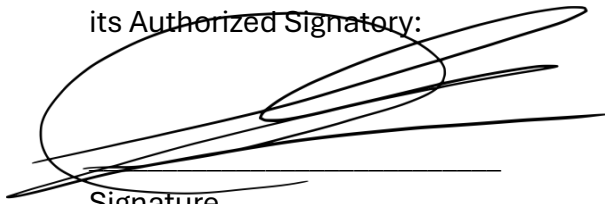
We, the registered owners of the property located at:

2941 Irwin Road – PID 032-201-079 Lot 1 Section 26 Goldstream District Plan EPP 123732

We respectfully request that our property be excluded from the service area of the CRD Juan de Fuca Water Distribution Service Area as defined in Bylaw No. 2538. Instead, we seek inclusion in the service area defined in Bylaw No. 1291, which is owned by the City of Langford and operated by SSL-Sustainable Services Ltd.

Sincerely,

Guildcraft Properties Ltd., by
its Authorized Signatory:

A handwritten signature in black ink, appearing to read 'James J. Snowden', is written over a horizontal line. The signature is stylized with a large loop at the beginning and a long horizontal stroke at the end.

Signature

James J. Snowden

Print Name

March 3, 2025

CRD Integrated Water Services
479 Island Highway
Victoria, BC V9B 1H7

Dear Alicia Fraser, General Manager

RE: Amendment to the CRD Integrated Water Distribution Services Area

We, the registered owners of the property located at:

1289 Valemount Court - PID 025-020-625 - Lot 3 Section 87 Metchosin District Plan VIP
72303

1277 Valemount Court - PID 025-020-617 - Lot 2 Section 87 Metchosin District Plan VIP
72303

1265 Valemount Court - PID 025-020-587 - Lot 1 Section 87 Metchosin District Plan VIP
72303

1253 Valemount Court – PID 024-841-269 - Lot A Section 87 Metchosin District Plan VIP
71289

We respectfully request that our property be excluded from the service area of the CRD Juan de Fuca Water Distribution Service Area as defined in Bylaw No. 2538. Instead, we seek inclusion in the service area defined in Bylaw No. 1291, which is owned by the City of Langford and operated by SSL-Sustainable Services Ltd.

Sincerely,

Tnb Landco Development Ltd., by
its Authorized Signatory:



Signature

TRAVIS N. BUTLER

Print Name

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 PER S. 3(6) OF
THE *CAPITAL REGION WATER SUPPLY*
AND SOOKE HILLS PROTECION ACT th day of 20__

APPROVED BY THE INSPECTOR
OF MUNICIPALITIES THIS th day of 20__

ADOPTED THIS th day of 20__

CHAIR

CORPORATE OFFICER

Capital Regional District
Schedule C - Bylaw No. 2538



Portion of the City of Langford within
Service Area 2.680

Scale: 1:50,000



DISCLAIMER

Important This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. **This map is not for navigation.**

The CRD **will not be liable** for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

June 2025 | Bylaw4670.aprx | gis@crd.bc.ca

District of
Highlands

Juan de Fuca
Electoral Area

Town of View Royal

City of
Colwood

District of
Metchosin

AGREEMENT AMENDMENT

2 May 2007 Water Supply Agreement between CRD and Langford

Amendment #2

This Amending Agreement is made with the effective date of 1 January 2025.

BETWEEN:

THE CORPORATION OF THE CITY OF LANGFORD

("Langford")

AND:

CAPITAL REGIONAL DISTRICT

("CRD")

WHEREAS:

- A. The CRD and the Langford originally entered into water supply agreement dated 2 May 2007 ("Agreement") and last amended the service area in 2016;
- B. On December 20, 2024, Langford requested CRD remove certain properties from the Juan de Fuca Water Distribution Service Area and include them in the Agreement;
- C. The Agreement requires any modification to its terms to be in writing and signed by both the CRD and the Langford (this "Amending Agreement");
- D. The parties wish to amend the Agreement referenced above;

NOW THEREFORE in consideration of the above, the CRD and the Langford covenant and agrees with the other as follows:

- 1. All capitalized terms used in this Amending Agreement will have the same meaning assigned to them in the Agreement unless specifically otherwise defined herein.
- 2. All amendments provided for in this Amending Agreement will take effect on the Effective Date of this Amending Agreement and will continue for the Term unless otherwise amended per the terms of the Agreement or future amending agreement. Except as expressly set out herein, all other terms and conditions of the Agreement will remain in full force and effect.
- 3. This Amending Agreement may be executed by the CRD and Langford in counterpart and may be executed and delivered by electronic means or facsimile. All the counterparts taken together will constitute one and the same agreement. As a condition precedent to this Amending Agreement coming into force is an approved amendment to Bylaw No. 2538 removing the parcels listed in section 4 from the Bylaw's service area.
- 4. The following parcels are included in the "Westhills Development" under Schedule "A":

Street Address	PID and Legal Description
2941 Irwin Road	PID 032-201-079 - Lot 1 Section 26 Goldstream District Plan EPP 123732
2940 Irwin Road	PID 031-867-464 - Parcel A (Being a Consolidation of Lots A and B see CB 402267) Section 26 Goldstream District Plan 38777 Except Plan EPP 123732

1289 Valemount Court	PID 025-020-625 - Lot 3 Section 87 Metchosin District Plan VIP 72303
1277 Valemount Court	PID 025-020-617 - Lot 2 Section 87 Metchosin District Plan VIP 72303
1265 Valemount Court	PID 025-020-587 - Lot 1 Section 87 Metchosin District Plan VIP 72303
1253 Valemount Court	PID 024-841-269 - Lot A Section 87 Metchosin District Plan VIP 71289

5. The service area map contained in Schedule “A” is replaced with the Schedule “A” map attached to this Amending Agreement.

IN WITNESS WHEREOF the Amending Agreement has been executed and delivered by the parties as of the day and year first above written.

CAPITAL REGIONAL DISTRICT

625 Fisgard Street
Victoria, BC, V9B 1H7

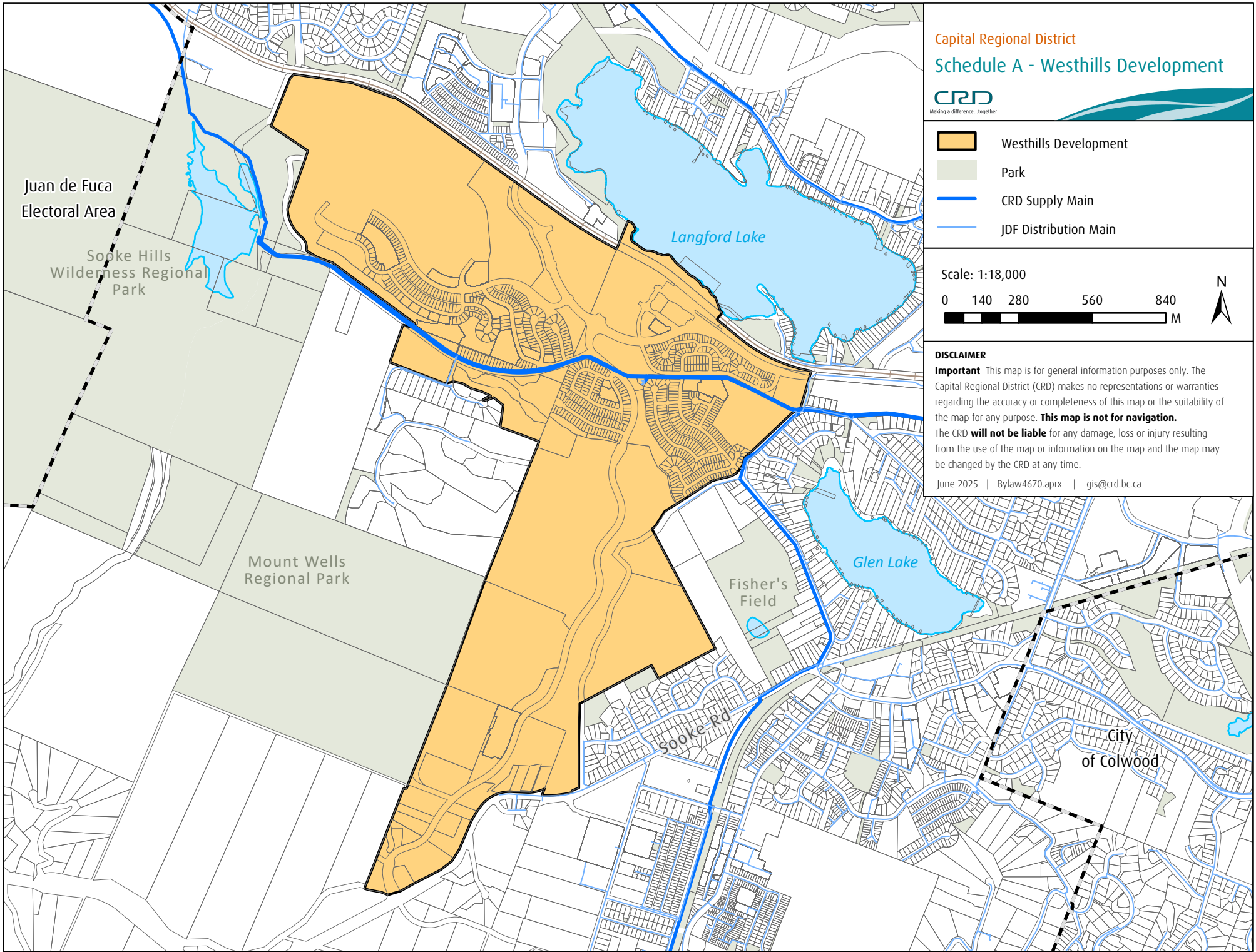
Ted Robbins, Chief Administrative Officer
Capital Regional District

THE CORPORATION OF THE CITY OF LANGFORD

2nd Floor – 877 Goldstream Avenue
Langford, BC V9B 2X8

Name

Title



Capital Regional District
Schedule A - Westhills Development



- Westhills Development
- Park
- CRD Supply Main
- JDF Distribution Main

Scale: 1:18,000



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