



Making a difference...together

**JUAN DE FUCA WATER DISTRIBUTION COMMISSION**  
 Notice of Meeting on **Tuesday, February 2, 2021 at 12 p.m.**  
 Goldstream Room, 479 Island Highway, Victoria, BC

For members of the **public who wish to listen to the meeting** via telephone please call **1-833-353-8610** and enter the **Participant Code 1911461 followed by #**. You will not be heard in the meeting room but will be able to listen to the proceedings.

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G. Logan	K. Kahakauwila
J. Rogers	E. Logins
G. Baird	L. Szpak
M. Hicks	R. Wade

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**AGENDA**  
**Lunch will be available**  
*For those Commissioners who confirm in-person attendance*

**1. CALL TO ORDER**

*(Pursuant to Section 3 Bylaw No. 2888)*

*By Ted Robbins, General Manager, Integrated Water Services*

**2. TERRITORIAL ACKNOWLEDGEMENT**

**3. ELECTION OF CHAIR**

*(Pursuant to Section 4 Bylaw No. 2888)*

*Election conducted by General Manager with assistance by Integrated Water Services Administrative Coordinator.*

**4. ELECTION OF VICE CHAIR**

*(Pursuant to Section 4 Bylaw No. 2888)*

*Election conducted by newly elected Chair with assistance by Integrated Water Services Administrative Coordinator.*

**5. APPROVAL OF AGENDA**

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*To ensure a quorum, advise Denise at 250.360.3087 if you or your alternate cannot attend.*

## 6. APPROVAL OF RESOLUTION FOR 2021

**Recommendation:** That the Juan de Fuca Water Distribution Commission adopt the resolution as presented.

1. That this resolution applies to the Juan de Fuca Water Distribution Commission for the meetings being held between January 1, 2021 and December 31, 2021.
2. That the attendance of the public at the place of the meeting cannot be accommodated in accordance with the applicable requirements or recommendations under the Public Health Act, despite the best efforts of the Juan de Fuca Water Distribution Commission, because:
  - a. The available meeting facilities cannot accommodate more than (8) people in person, including members of the Juan de Fuca Water Distribution Commission and staff, and
  - b. There are no other facilities presently available that will allow physical attendance of the Juan de Fuca Water Distribution Commission and the public in sufficient numbers; and
3. That the Juan de Fuca Water Distribution Commission is ensuring openness, transparency, accessibility and accountability in respect of the open meeting by the following means:
  - a. By allowing the public to hear or participate via teleconference or electronic meeting software,
  - b. By providing notice of the meeting in newspaper or local notice Board, including the methods for providing written or electronic submissions,
  - c. By making the meeting agenda, as well as the other relevant documents, available on the CRD website, and directing interested persons to the website by means of the notices provided in respect of the meeting,
  - d. By strongly encouraging the provision of, and subsequently receiving and distributing to members, written correspondence from the public in advance of the meeting, and
  - e. By making the minutes of the meeting available on the CRD website following the meeting.

## 7. ADOPTION OF MINUTES .....4

**Recommendation:** That the minutes of the October 6, 2020 meeting be adopted.

## 8. CHAIR'S REMARKS

## 9. PRESENTATIONS / DELEGATIONS

In keeping with directives from the Province of BC, this meeting will be held without the public present. A phone in number is provided above that will allow the public to listen to the meeting.

Presentation and Delegation requests can be made [online](#) or complete this [printable form](#) (PDF). Requests must be received no later than 4:30 p.m. two calendar days prior to the meeting.

### 9.1. PRESENTATIONS

### 9.2. DELEGATIONS

- 9.2.1.** Delegation – Raymond Mews; Representing Mews Farms: RE: Agenda Item 11.1 Correspondence - Water Service on Finney Road (January 26, 2021)

**Juan de Fuca Water Distribution Commission  
Agenda – February 2, 2021**

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**10. COMMISSION BUSINESS**

**10.1. Major Capital Projects Update .....8**

*Recommendation:* The Juan de Fuca Water Distribution Commission receives this report for information.

**10.2. Appointment of Representative to the Water Advisory Committee for 2021**

*Recommendation:* That the Vice Chair of the Juan de Fuca Water Distribution Commission be appointed as representative to the Water Advisory Committee for 2021.

**10.3. Summary of Recommendations from Other Water Commissions .....15**

*Recommendation:* That the Summary of Recommendations from Other Water Commissions be received for information.

**10.4. Water Watch Report.....25**

*Recommendation:* That the January 25, 2020 Water Watch report be received for information.

**11. CORRESPONDENCE**

**11.1. Water Service on Finney Road (January 26, 2021) .....31**

*Recommendation:* That the correspondence be received for information.

**12. NOTICE OF MOTION**

**13. NEW BUSINESS**

**14. ADJOURNMENT**

**Next Meeting:** Tuesday, March 2, 2021



Making a difference...together

**MINUTES OF A MEETING OF THE JUAN DE FUCA WATER DISTRIBUTION COMMISSION,  
Held Tuesday, October 6, 2020 at 12 p.m., Goldstream Conference Room, 479 Island  
Highway, Victoria, BC**

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**PRESENT:** **Commissioners:** G. Logan (Chair); K. Kahakauwila; L. Szpak  
**By WebEx:** M. Hicks; E. Logins; J. Rogers; R. Wade (12:13 p.m.)  
**Staff:** T. Robbins, General Manager; I. Jesney, Senior Manager, Infrastructure Engineering; K. Vincent, Senior Financial Advisor (by WebEx); D. Dionne (Recorder)

**REGRETS:** G. Baird

The meeting was called to order at 12:05 p.m.

Chair Logan conducted a roll call and advised that, for ease of tracking responses and minute-taking, the procedure when calling the question on a motion will be to seek response from only those opposed to an item.

**1. TERRITORIAL ACKNOWLEDGEMENT**

Chair Logan provided the Territorial Acknowledgement.

**2. APPROVAL OF AGENDA**

**MOVED** by Commissioner Kahakauwila, **SECONDED** by Commissioner Szpak,  
That the agenda be approved.

**CARRIED**

**3. ADOPTION OF MINUTES**

**MOVED** by Commissioner Kahakauwila, **SECONDED** by Commissioner Szpak,  
That the minutes of the June 2, 2020 meeting be adopted.

**CARRIED**

**4. CHAIR'S REMARKS**

The Chair had no remarks.

**5. PRESENTATIONS/DELEGATIONS**

There were no presentations or delegations.

**6. COMMISSION BUSINESS**

**6.1. 2019-2022 Water Service Planning**

T. Robbins provided an overview of Integrated Water Services initiatives undertaken in 2020 and planned for 2021 to deliver on approved Capital Regional District (CRD) Board Priorities and the Corporate Plan.

He advised that all committees and commissions are being asked to endorse the Community Summary as part of the corporate and Board service planning process.

Staff responded to questions regarding recruitment of new operations staff and how the report is being presented to each of the services.

Staff were asked to provide a completion percentage in the status column of the Initiatives table in the Community Need Summary document for future Service Planning presentations.

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

That Appendix A Community Need Summary – Water be approved as presented and advanced to the October 28, 2020 provisional budget review process.

**CARRIED**

## 6.2. JWDC 20-04 Juan de Fuca Water Distribution Service 2021 Operating and Capital Budget

### *R. Wade joined the meeting.*

T. Robbins introduced Shayne Irg, new Senior Manager of Water Infrastructure Operations.

He provided an overview of the 2021 budget document, noting the major projects planned for 2021. He noted that the previous Loan Authorization has expired and staff are proposing to undertake a new Loan Authorization to finance the next five years of capital projects.

Discussion ensued and staff responded to questions regarding:

- Water demand and the effects of COVID-19 on the water system
- How Juan de Fuca bulk water rates compare with other bulk water rates
- Revenue lag related to large developments, not realizing revenue until the developments are occupied
- Disaster recovery and continuing to identify resilient hydrant replacements, with five planned for 2021
- Florence Lake Improvement District

The Commission requested that staff to prepare a public FAQ highlighting some of the key elements of the 2021 Juan de Fuca Water Service budget, including details on the effects of Covid-19 on water demand and the water system and how the water rate funds capital projects and service infrastructure.

**MOVED** by Commissioner Kahakauwila, **SECONDED** by Commissioner Szpak, That the Juan de Fuca Water Distribution Commission recommends that the Capital Regional District Board:

1. Approve the 2021 Operating and Capital Budget and the Five Year Capital Plan;

2. Approve the 2021 Juan de Fuca Water Distribution Service retail water rate of \$2.3081 per cubic metre, adjusted if necessary by any change in the Regional Water Supply wholesale water rate; and
3. Amend the Water Distribution Local Service Conditions, Fees and Charges Bylaw accordingly.

**CARRIED**

### **6.3. Bylaw No. 4379, Juan de Fuca Water Distribution, Loan Authorization Bylaw**

T. Robbins introduced the report noting that staff are proposing to use an Alternative Approval Process to seek support for the Loan Authorization noted in the Budget report.

Discussion ensued regarding interest rates and the total cost for borrowing.

**MOVED** by Commissioner Szpak, **SECONDED** by Commissioner Rogers,  
The Juan De Fuca Distribution Commission recommends to the Capital Regional District Board:

1. That Bylaw No. 4379, Juan de Fuca Water Distribution Facilities Loan Authorization Bylaw No. 5, 2020, be introduced and read a first, second, and third time;
2. That elector assent for Bylaw No. 4379 in the entire service area be obtained via alternative approval process, according to section 345 of the Local Government Act, and if successful, referred to the Inspector of Municipalities for approval.

**CARRIED**

### **6.4. JWDC 20-05 Sun River Reservoir Agreement**

I. Jesney introduced the report as presented.

**MOVED** by Commissioner Kahakauwila, **SECONDED** by Commissioner Szpak,  
That the Juan de Fuca Water Distribution Commission direct staff to:

1. Finalize an agreement between Sun River Estates Ltd. and the CRD for the transfer of land for the new and future reservoirs and funding for required development reservoir capacity, subject to the proposed reservoir location meeting all zoning setback requirements;
2. Proceed with the design and construction of a new bolted steel reservoir to provide capacity for the future development requirements and to compensate for lost storage capacity in the existing reservoir;
3. Fund the Juan de Fuca Water Distribution share of the new bolted steel reservoir with up to \$900,000 in funds remaining in the Sun River Reservoir Capital Project 20-06; and
4. Have Sun River Estates Ltd. fund a share of the new bolted steel reservoir of up to \$200,000 through the agreement.

**CARRIED**

#### 6.5. Summary of Recommendations from Other Water Commissions

**MOVED** by Commissioner Kahakauwila, **SECONDED** by Commissioner Szpak,  
That the Summary of Recommendations from Other Water Commissions be received  
for information.

**CARRIED**

#### 6.6. Water Watch Report

**MOVED** by Commissioner Szpak, **SECONDED** by Commissioner Rogers,  
That the September 28, 2020 Water Watch report be received for information.

**CARRIED**

### 7. CORRESPONDENCE

#### 7.1. Kemp Lake Waterworks Water Rates – K. Brehart, Chair of the Board of Trustees Kemp Lake Waterworks District

T. Robbins spoke to the item noting they are seeking a water rate adjustment to the  
wholesale rate.

**MOVED** by Commissioner Rogers, **SECONDED** by Commissioner Wade,  
That the correspondence be received for information.

**CARRIED**  
Opposed: Hicks

### 8. NEW BUSINESS

There was no new business.

### 9. ADJOURNMENT

**MOVED** by Commissioner Wade, **SECONDED** by Commissioner Kahakauwila,  
That the October 6, 2020 Juan de Fuca Water Distribution Commission meeting be adjourned  
at 12:56 p.m.

**CARRIED**

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CHAIR

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SECRETARY



JWDC 21-01

**REPORT TO JUAN DE FUCA WATER DISTRIBUTION COMMISSION  
MEETING OF TUESDAY, FEBRUARY 2, 2021**

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**SUBJECT     Major Capital Projects Update**

**ISSUE SUMMARY**

To provide the Juan de Fuca Water Distribution Commission (the Commission) with an update on the major projects proposed in the 2021 Capital Plan.

**BACKGROUND**

In the fall of 2020 the Commission approved the 2021 Capital Budget with a proposed total budget of \$25,215,000 covering 38 projects. Three of those projects make up \$14,770,000, or 59% of the proposed budget, and are the topic of this update. The three projects are as follows:

1. Rocky Point Water Upgrades – Project 18-05
2. South Skirt Water Upgrades – Project 23-01
3. Goldstream AC Replacement – Project 20-07

Details as to scope, budget, schedule and community impacts/permits follow.

**Rocky Point Water Upgrades** – refer to Appendix A

**Scope**

This project is cost-shared between the Capital Regional District (CRD) and the Department of National Defense (DND). Currently DND has agreed to pay its share of the design and a formal Memorandum of Understanding will be executed once tender prices are received. There is also the possibility of additional cost-sharing with the Beecher Bay First Nation once they determine their water requirements. Stantec has been retained as the consultant for this project and are delivering design and construction phase services to the CRD. The project includes the following components:

- Replacement of the existing Rocky Point pump station.
- Replacement of 560 metres of 200 millimetre (mm) diameter asbestos cement (AC) water main with 200 mm diameter PVC water main.
- Construct a new 1,700 cubic meter Deer Park reservoir and decommission the existing reservoir.
- Upgrade the existing Deer Park pump station.
- Construct a new Deer Park pressure reducing station.
- Construct 2,400 meters of 300 mm diameter ductile iron and 75 mm diameter PVC water mains. This item is to be 100% funded and owned by DND.

**Budget**

The overall budget for this project is \$8.4 million however \$2.9 million is not reflected in the 2021 Capital Plan as it will be 100% owned by DND and therefore will not be a CRD asset.



### **Schedule**

The original schedule was to have this work completed in 2021 however it is now scheduled to be completed in 2022. The project is ready to go to tender but the exact timing is subject to approval of a variance request for a setback for the Deer Park reservoir.

### **Community Impacts/Permits**

There will be two noticeable impacts to the community. The first being traffic interruption on Rocky Point Road for installation of water mains and the second is general construction activity impact on adjacent neighbors of the Deer Park reservoir and pump station. There will also be minor water supply outages as connections are made between existing and new system components.

Permits required for this project are:

- Island Health – Construction permit
- District of Metchosin:
  - Roads permit
  - Building permit
  - Variance permit

**South Skirt Water Upgrades** – refer to Appendix B

### **Scope**

This project is the combination of two previous projects that have been combined for both management and financial efficiencies. The project is required due to development growth and is part of the Development Cost Charge component of the 2021 Capital Plan. Completion of this project will complete the water system upgrade for South Skirt Mountain. Stantec has been retained as the consultant for this project and are delivering design and construction phase services to the CRD. The project includes the following components:

- Construct a new McCallum pump station. Originally tendered by itself and came in over budget. Subsequently included with the combined scope here. This pump station will pump water to Tank #4.
- Construct a new #7 pump station. This will take water from Tank #4 and pump to the existing Skirt Mountain reservoir.
- Construct a new 2,750 cubic meter Tank #4.

### **Budget**

The overall budget for this project is \$7.1 million with \$4.61 million and \$2 million remaining in the budget for 2021 and 2022 respectively.

### **Schedule**

This project is currently in the design phase with tendering scheduled for September 2021 and construction completion planned for late 2022.

### **Community Impacts/Permits**

The only noticeable impact to the community will be traffic disruptions on both McCallum Road and Bear Mountain Parkway.

## Juan de Fuca Water Distribution Commission – February 2, 2021 Major Capital Projects Update

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Permits required for this project are:

- Island Health – Construction permit
- City of Langford:
  - Roads permit
  - Building permit

### **Goldstream AC Replacement** – refer to Appendix C

#### **Scope**

This project is to replace aging AC water main along Goldstream Avenue from Leigh Road to Veterans Memorial Parkway. The main is also being upsized to account for hydraulic capacity due to the future relocation of the Regional Water /system's Transmission Main #4. Parsons has been retained as the consultant for this project and are delivering design and construction phase services to the CRD. The project includes the following components:

- The replacement of 1,600 meter of 200 mm diameter AC water main with 400 mm diameter ductile iron (DI) water main.

#### **Budget**

The overall budget for this project is \$5 million with \$4.8 million scheduled to be used in 2021.

#### **Schedule**

This project is currently in the design phase with tendering scheduled for June 2021 and construction completion planned for late 2021.

#### **Community Impacts/Permits**

There will be two impacts of note on this project. The primary impact will be the disruption of traffic along Goldstream Avenue that will require partial road closures resulting in one way traffic delays. Coordination of these impacts has already started with engineering staff from the City of Langford. Work in the vicinity of the schools will be scheduled outside of school hours and night work, where it makes sense, is also being considered. There may also be minor water supply outages as connections are made between existing and new system components.

Permits required for this project are:

- Island Health – Construction permit
- City of Langford – Roads permit

### **ALTERNATIVES**

#### *Alternative 1*

That the Juan de Fuca Water Distribution Commission receives this report for information.

#### *Alternative 2*

The Juan de Fuca Water Distribution Commission refers the report back to staff for more information.

### **CONCLUSION**

In the 2021 Capital Budget for the Juan de Fuca Water Distribution Service there are 38 projects proposed with a budget of \$25,215,000. Three of these projects account for 59% or \$14,770,000

**Juan de Fuca Water Distribution Commission – February 2, 2021  
Major Capital Projects Update****4**

of the 2021 budget. Updates on these three projects, being Rocky Point Water Upgrades, South Skirt Water Upgrades and Goldstream Asbestos Cement Replacement have been provided with details on Scope, Budget, Schedule and Community Impacts/Permits.

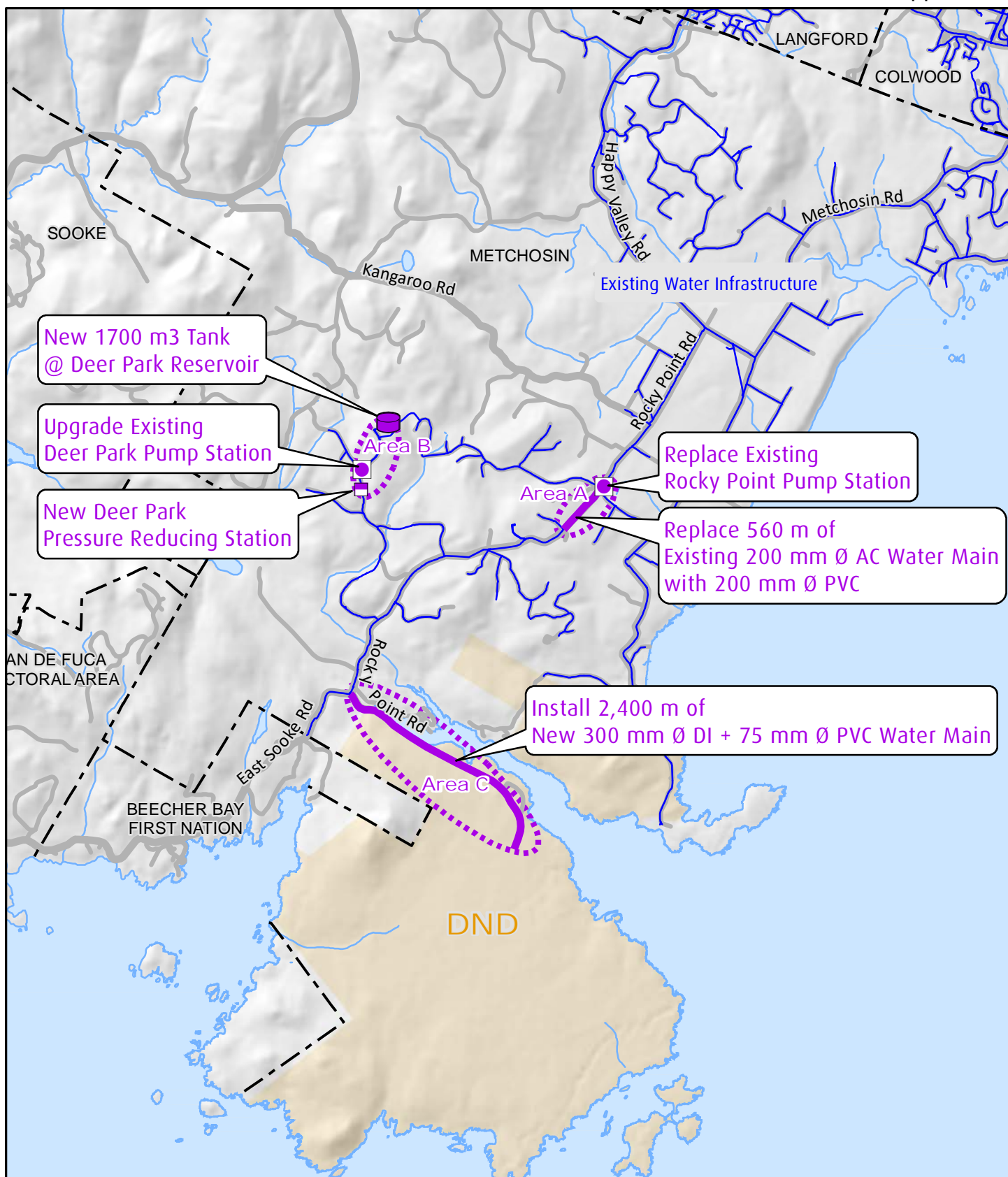
**RECOMMENDATION**

The Juan de Fuca Water Distribution Commission receives this report for information.

Submitted by:	Ian Jesney, P.Eng., Senior Manager, Infrastructure Engineering
Concurrence:	Ted Robbins, B. Sc., C. Tech., General Manager, Integrated Water Services
Concurrence:	Kevin Lorette, P. Eng., MBA, Acting Chief Administrative Officer

**ATTACHMENTS**

Appendix A: Location Map – Rocky Point  
Appendix B: Location Map – Skirt Mountain  
Appendix C: Location Map – Goldstream AC Replacement



0 250 500 1,000 1,500 Metres

UTM Zone 10N NAD 1983



#### DISCLAIMER

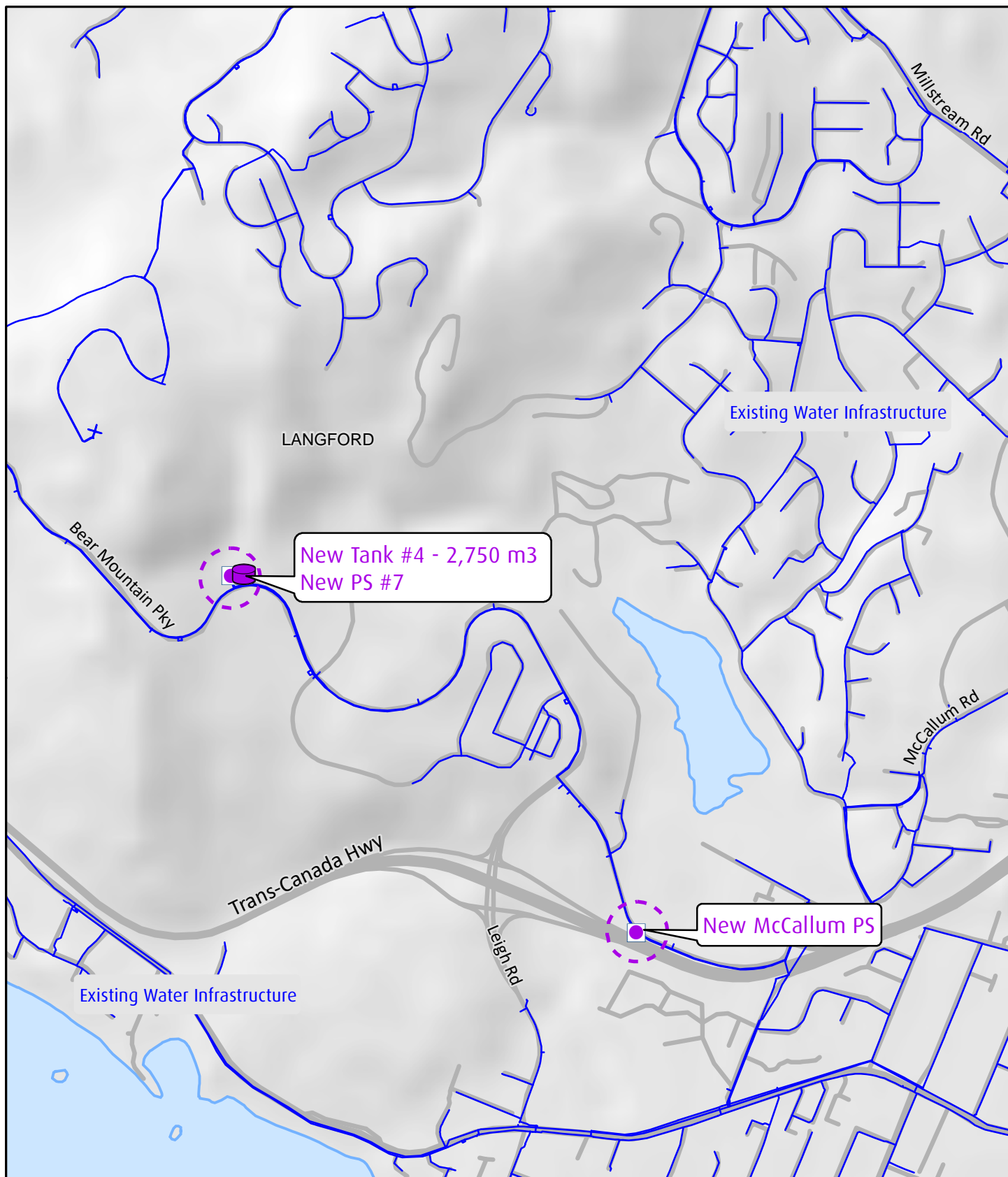
This map is for general information only and may contain inaccuracies.

January 2021 | 2021JdFMajorUpgrades-RockyPoint.mxd | helpdesk@crd.bc.ca

2021 Juan de Fuca Major Project Upgrade  
Rocky Point

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Appendix A



0 100 200 400 600 Metres

UTM Zone 10N NAD 1983



#### DISCLAIMER

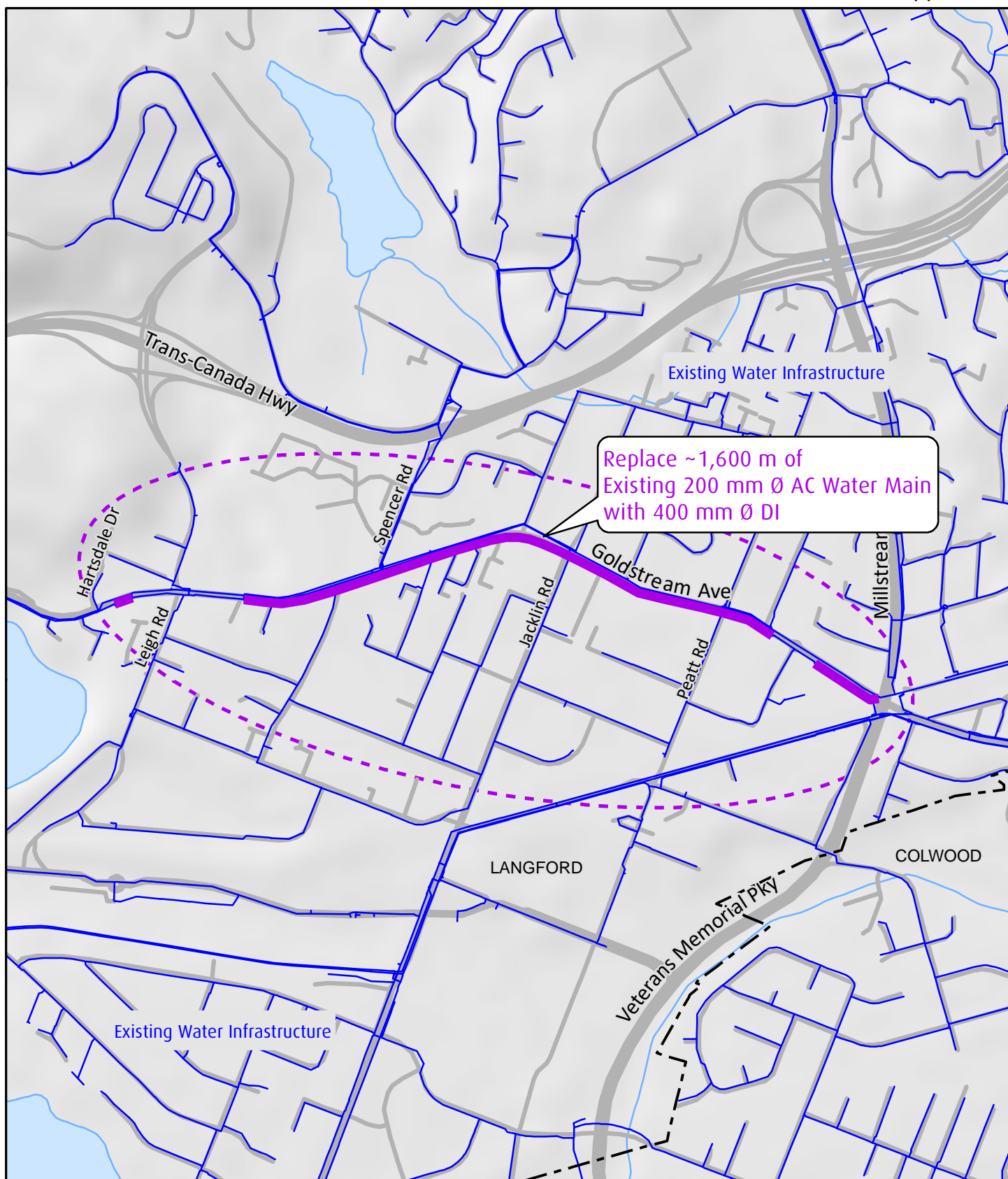
This map is for general information only and may contain inaccuracies.

January 2021 | 2021JdFMajorUpgrades-SkirtMountain.mxd | helpdesk@crd.bc.ca

2021 Juan de Fuca Major Project Upgrade  
Skirt Mountain

**CRD**  
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Appendix B



0 100 200 400 600 Metres

UTM Zone 10N NAD 1983



#### DISCLAIMER

This map is for general information only and may contain inaccuracies.

January 2021 | 2021JdFMajorUpgrades-Goldstream.mxd | helpdesk@crd.bc.ca

2021 Juan de Fuca Major Project Upgrade  
Goldstream AC Replacement



Appendix C





**REGIONAL WATER SUPPLY COMMISSION**  
**Wednesday, January 20, 2021**

**MEETING HOTSHEET**  
**(ACTION LIST)**

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The following is a quick snapshot of the FINAL Regional Water Supply Commission decisions made at the meeting. The minutes will represent the official record of the meeting.

**3. ELECTION OF CHAIR**

Commissioner Szpak was elected as Chair of the Regional Water Supply Commission for 2021 by acclamation.

**4. ELECTION OF VICE CHAIR**

Commissioner Baird was elected as Vice Chair of the Regional Water Supply Commission for 2021 by acclamation.

**6. APPROVAL OF RESOLUTION FOR 2021**

That the Regional Water Supply Commission adopt the resolution as presented.

That this resolution applies to the Regional Water Supply Commission for the meetings being held between January 1, 2021 and December 31, 2021.

1. That the attendance of the public at the place of the meeting cannot be accommodated in accordance with the applicable requirements or recommendations under the *Public Health Act*, despite the best efforts of the Regional Water Supply Commission, because:
  - a. The available meeting facilities cannot accommodate more than (38) people in person, including members of the Regional Water Supply Commission and staff, and
  - b. There are no other facilities presently available that will allow physical attendance of the Regional Water Supply Commission and the public in sufficient numbers; and
2. That the Regional Water Supply Commission is ensuring openness, transparency, accessibility and accountability in respect of the open meeting by the following means:
  - a. By allowing the public to hear or participate via teleconference or electronic meeting software,
  - b. By providing notice of the meeting in newspaper or local notice Board, including the methods for providing written or electronic submissions,
  - c. By making the meeting agenda, as well as the other relevant documents, available on the CRD website, and directing interested persons to the website by means of the notices provided in respect of the meeting,
  - d. By strongly encouraging the provision of, and subsequently receiving and distributing to members, written correspondence from the public in advance of the meeting, and
  - e. By making the minutes of the meeting available on the CRD website following the meeting.

**CARRIED**

## 7. ADOPTION OF MINUTES

That the minutes of the November 25, 2020 meeting be adopted.

**CARRIED**

## 12. Appointment of COMMISSION Representative to the Water Advisory Committee for 2021-2022

That the Vice Chair of the Regional Water Supply Commission represent the Commission on the Water Advisory Committee for 2021.

**CARRIED**

## 13. COMMISSION BUSINESS

### 13.1. 2021 Greater Victoria Water Supply Area Mining Access Requests

That the Regional Water Supply Commission authorize Greater Victoria Water Supply Area access and special use to the mining tenure holders and their agents (where agency is confirmed) and workers (that hold valid free mining certificates) that meet Capital Regional District insurance requirements, as listed in Tables 1 and 2 of Appendix A, subject to the conditions of their Access Agreement, for the valid mining tenures they hold.

**CARRIED**

#### **Action:**

Discussion took place regarding remaining mineral and placer tenures in the Leech Water Supply area. The Commission requested that staff report back on the process for extinguishing remaining mining tenures within the Leech Water Supply Area.

### 13.2. Regional Water Supply Service 2021-2025 Capital Budget Amendment

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

That the provisionally approved Regional Water Supply Service 2021-2025 capital plan and budget be amended in accordance with the revised plan and budget for Project No. 21-05 as presented.

**CARRIED**

### 13.3. Water Watch Report

That the January 11, 2021 Water Watch report be received for information.

**CARRIED**

## 14. MOTION FOR WHICH NOTICE HAS BEEN GIVEN

### 14.1. Climate Change Impacts on CRD Water Operations

That the Regional Water Supply Commission request staff to bring forward a report outlining the current impacts and potential future impacts that climate change is having on CRD Water operations and the CRD's ability to provide water to the region.

**CARRIED**



#### 15. MOTION TO CLOSE THE MEETING

That the meeting be closed In accordance with the Community Charter, Part 4, Division 3, 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality.

**CARRIED**



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**SAANICH PENINSULA WATER COMMISSION**  
**Thursday, January 21, 2021**

**MEETING HOTSHEET**  
**(ACTION LIST)**

The following is a quick snapshot of the FINAL **Saanich Peninsula Water Commission** decisions made at the meeting. The minutes will represent the official record of the meeting.

**3. ELECTION OF CHAIR**

Commissioner Barnhart was elected as Chair of the Saanich Peninsula Water Commission for 2021 by acclamation.

**4. ELECTION OF VICE CHAIR**

Commissioner Doehnel was elected as Vice Chair of the Saanich Peninsula Water Commission for 2021 by acclamation.

**6. APPROVAL OF RESOLUTION FOR 2021**

That the Saanich Peninsula Water Commission adopt the resolution as presented.

1. That this resolution applies to the Saanich Peninsula Water Commission for the meetings being held between January 1, 2021 and December 31, 2021.
2. That the attendance of the public at the place of the meeting cannot be accommodated in accordance with the applicable requirements or recommendations under the Public Health Act, despite the best efforts of the Saanich Peninsula Water Commission, because:
  - a. The available meeting facilities cannot accommodate more than (8) people in person, including members of the Saanich Peninsula Water Commission and staff, and
  - b. There are no other facilities presently available that will allow physical attendance of the Saanich Peninsula Water Commission and the public in sufficient numbers; and
3. That the Saanich Peninsula Water Commission is ensuring openness, transparency, accessibility and accountability in respect of the open meeting by the following means:
  - a. By allowing the public to hear or participate via teleconference or electronic meeting software,
  - b. By providing notice of the meeting in newspaper or local notice Board, including the methods for providing written or electronic submissions,
  - c. By making the meeting agenda, as well as the other relevant documents, available on the CRD website, and directing interested persons to the website by means of the notices provided in respect of the meeting,
  - d. By strongly encouraging the provision of, and subsequently receiving and distributing to members, written correspondence from the public in advance of the meeting, and
  - e. By making the minutes of the meeting available on the CRD website following the meeting.

**CARRIED**

## 7. ADOPTION OF MINUTES

That the minutes of the October 15, 2020 meeting be adopted.

**CARRIED**

## 10. COMMISSION BUSINESS

### 10.1. Saanich Peninsula Water Service 2021 Budget Amendment

The Saanich Peninsula Water Commission recommends to the Capital Regional District Board:

That the provisionally approved Saanich Peninsula Water Service 2021-2025 capital plan and budget be amended in accordance with the revised plan and budget for Project No. 21-05 as presented.

**CARRIED**

### 10.2. Appointment of Representative to the Water Advisory Committee for the 2021 term

That the Vice Chair of the Saanich Peninsula Water Commission represent the Commission on the Water Advisory Committee for 2021.

**CARRIED**

### 10.3. Summary of Recommendations from Other Water Commissions

That the Summary of Recommendations from other water commissions be received for information.

**CARRIED**

### 10.4. Water Watch Report

That the January 11, 2021 Water Watch Report be received for information.

**CARRIED**



**REGIONAL WATER SUPPLY COMMISSION**  
**Wednesday, November 25, 2020**

**MEETING HOTSHEET**  
**(ACTION LIST)**

The following is a quick snapshot of the FINAL Regional Water Supply Commission decisions made at the meeting. The minutes will represent the official record of the meeting.

**3. ADOPTION OF MINUTES**

That the minutes of the October 21, 2020 meeting be adopted.

**CARRIED**

**4. REPORT OF THE CHAIR**

**5. GENERAL MANAGER'S REPORT**

**5.1. Water Supply Outlook**

**5.2. Tap Sampling Program Update**

**5.3. Commercial Faucet Aerator Replacement Program**

**5.4. 2021 Commission Chair/Vice Chair Elections**

That the verbal updates be received for information.

**CARRIED**

**8. COMMISSION BUSINESS**

**8.1. EEP 20-50 Water Quality Summary Report for Greater Victoria Drinking Water System – December 2019 to May 2020**

That the Regional Water Supply Commission receive the Water Quality Summary Report for the Greater Victoria Drinking Water System - December 2019 to May 2020 for information.

**CARRIED**

**8.2. Water Advisory Committee Membership**

That the Regional Water Supply Commission strike a Nominating Committee consisting of the Commission Chair or Chair's delegate, the Vice Chair, the Juan de Fuca Water Distribution Commission delegate and the Saanich Peninsula Water Commission delegate, to review the applications and that the Subcommittee report back to the Commission, providing its recommendations for appointment.

**CARRIED**

**8.3. Recommendations from Other Water Commissions**

That the Summary of Recommendations from Other Water Commissions be received for information.

**CARRIED**

**8.4. Water Watch Report**

That the November 20, 2020 Water Watch report be received for information.

**CARRIED**

**9. CORRESPONDENCE**

**9.1. BC Wildfire Services, September 23, 2020**

That the correspondence be received for information.

**CARRIED**

**11. MOTION TO CLOSE THE MEETING**

**In accordance with the Community Charter, Part 4, Division 3, 90(1)(e)** the acquisition, disposition or expropriation of land or improvements.

**CARRIED**

**12. RISE AND REPORT**

The Commission rose from its closed session without report.



## REGIONAL WATER SUPPLY COMMISSION

Wednesday, October 21, 2020

### **MEETING HOTSHEET (ACTION LIST)**

The following is a quick snapshot of the FINAL Regional Water Supply Commission decisions made at the meeting. The minutes will represent the official record of the meeting.

#### 2. **APPROVAL OF AGENDA**

That the agenda be approved.

**CARRIED**

#### 3. **ADOPTION OF MINUTES**

That the minutes of the September 16, 2020 meeting be adopted.

**CARRIED**

#### 7. **COMMISSION BUSINESS**

##### 7.1. **Regional Water Supply Strategic Plan - 2020 Progress Report**

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

That the Regional Water Supply Strategic Plan - 2020 Progress Report be received for information and that the strategic priorities and actions planned in 2021-2022 that deliver on the Plan be confirmed.  
(NWA)

**CARRIED**

#### **MOTION ARISING**

That any movement toward a filtration program be based on sound health guidelines and demonstrable health benefits.

**DEFEATED**

Chambers; Duncan; Harper; Loveday; Mersereau;  
Morrison; Rogers; Stock; Taylor; Young

##### 7.2. **2019 - 2022 Service Planning - Water**

Recommendation: That Appendix A Community Need Summary - Water be approved as presented and advanced to the October 28, 2020 Provisional budget review process.

**CARRIED**

### 7.3. Regional Water Supply Service - 2021 Operating and Capital Budget

Recommendation: That the Regional Water Supply Commission recommends that the Capital Regional District Board:

1. Approve the 2021 Operating and Capital Budget and the Five Year Capital Plan;
2. Approve the 2021 wholesale water rate of \$0.7148 per cubic metre;
3. Approve the 2021 agricultural water rate of \$0.2105 per cubic metre;
4. Direct staff to balance the 2020 actual revenue and expense on the transfer to the water capital fund; and
5. Direct staff to amend the Water Rates Bylaw accordingly.

**CARRIED**

**MOTION ARISING:**

That the Agricultural Water Rates Study be removed from the 2021 Operating and Capital Budget.

**DEFEATED**

**MOTION ARISING**

That the Commission review the Terms of Reference for the Agricultural Water Rates Study prior to the issuance of the Request for Proposal.

**CARRIED**

### 7.4. Bylaw 4382: Regional Water Supply Water Works Facilities Loan Authorization Bylaw

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

1. That Bylaw No. 4382 cited as "Regional Water Supply Water Works Facilities Loan Authorization Bylaw No. 5, 2020" be introduced and read a first, second and third time; and
2. That Bylaw No. 4382 be referred to the Inspector of Municipalities for approval, and if received, to proceed with elector approval by way of regional alternative approval process.

**CARRIED**

**MOTION ARISING**

That the Regional Water Supply Commission defer the remaining agenda items on the open and closed agendas to a future meeting.

**CARRIED**



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**SAANICH PENINSULA WATER COMMISSION**  
**Thursday, October 15, 2020**

**MEETING HOTSHEET**  
**(ACTION LIST)**

The following is a quick snapshot of the FINAL Saanich Peninsula Water Commission decisions made at the meeting. The minutes will represent the official record of the meeting.

**3. ADOPTION OF MINUTES**

That the minutes of the July 16, 2020 meeting be adopted.

**CARRIED**

**6. COMMISSION BUSINESS**

**6.1. 2019-2022 Water Service Planning**

The Saanich Peninsula Water Commission recommends to the Capital Regional District Board:

That Appendix A Community Need Summary – Water be approved as presented and advanced to the October 28, 2020 Provisional budget review process.

**CARRIED**

**6.2. Saanich Peninsula Water Service - 2021 Operating and Capital Budget**

The Saanich Peninsula Water Commission recommends that the Capital Regional District Board:

1. Approve the 2021 operating and capital budget;
2. Approve the 2021 Saanich Peninsula bulk water rate of \$1.0536 per cubic metre, and the Agricultural Research Station water rate of \$1.0888 per cubic metre, adjusted if necessary by any changes in the CRD Regional Water Supply wholesale water rate;
3. Direct staff to balance the 2020 actual revenue and expense on the transfer to capital reserve fund; and
4. Direct staff to amend the Bulk Water Rates Bylaw accordingly.

**CARRIED**

**6.3. Summary of Recommendations from Other Water Commissions**

That the Summary of Recommendations from other water commissions be received for information.

**CARRIED**

**6.4. Water Watch Report**

That the October 5, 2020 Water Watch Report be received for information.

**CARRIED**



## CAPITAL REGIONAL DISTRICT - INTEGRATED WATER SERVICES

### Water Watch

Issued January 25, 2021

#### Water Supply System Summary:

##### 1. Useable Volume in Storage:

Reservoir	January 31 5 Year Ave		January 31/20		January 24/21		% Existing Full Storage
	ML	MIG	ML	MIG	ML	MIG	
Sooke	92,727	20,400	92,727	20,400	92,727	20,400	100.0%
Goldstream	8,181	1,800	8,272	1,820	9,027	1,986	91.0%
Total	100,908	22,200	100,999	22,220	101,754	22,386	99.2%

##### 2. Average Daily Demand:

For the month of January	103.3 MLD	22.72 MIGD
For week ending January 24, 2021	104.6 MLD	23.01 MIGD
Max. day January 2021, to date:	110.7 MLD	24.36 MIGD

##### 3. Average 5 Year Daily Demand for January

Average (2016 - 2020)	97.6 MLD <sup>1</sup>	21.48 MIGD <sup>2</sup>
-----------------------	-----------------------	-------------------------

<sup>1</sup>MLD = Million Litres Per Day      <sup>2</sup>MIGD = Million Imperial Gallons Per Day

##### 4. Rainfall January:

Average (1914 - 2020):	274.5 mm
Actual Rainfall to Date	265.1 mm (97% of monthly average)

##### 5. Rainfall: Sep 1- Jan 24

Average (1914 - 2020):	1,008.1 mm
2020/2021	1,199.3 mm (119% of average)

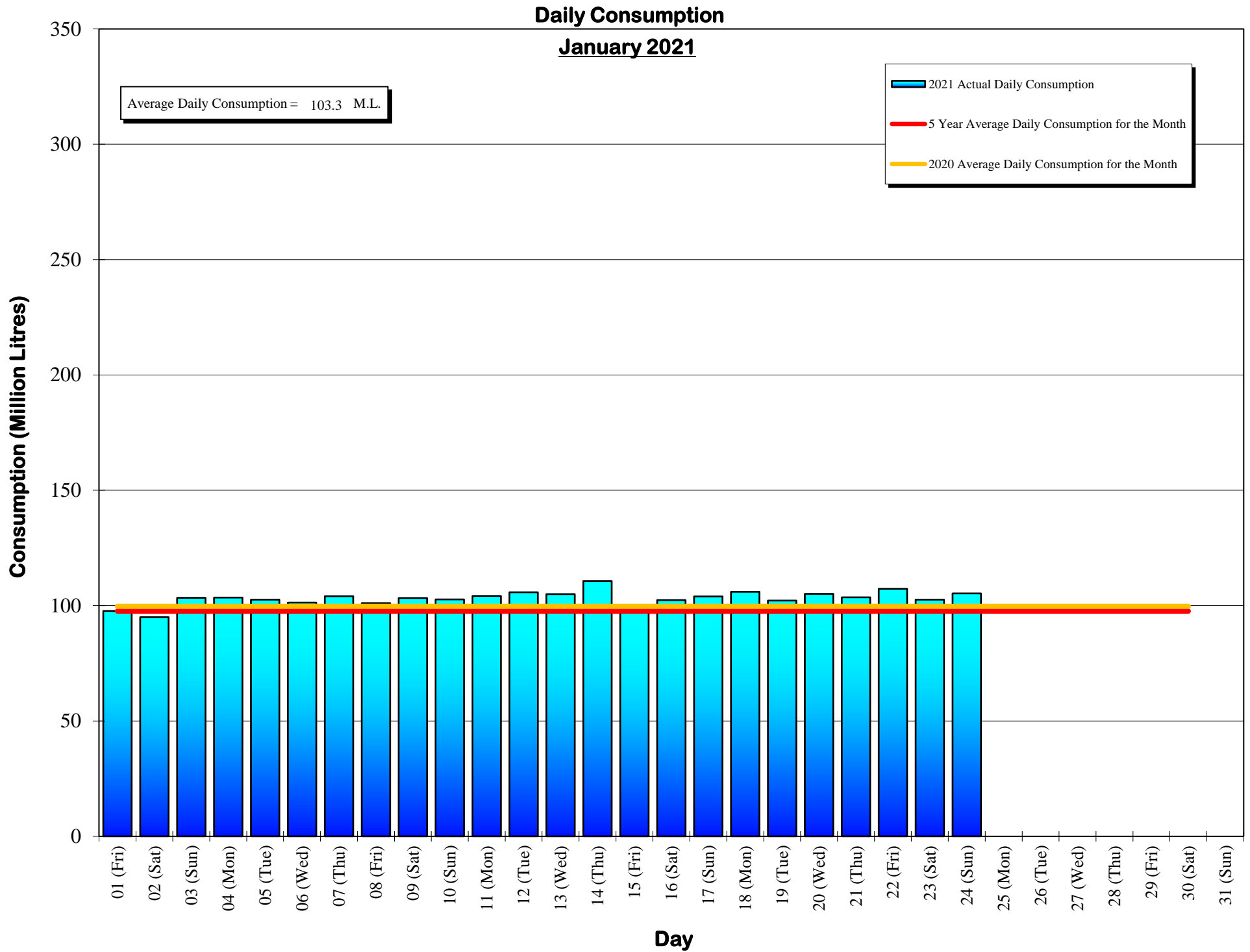
##### 6. Water Conservation Action Required:

To avoid possible leaks this spring, now is the time to winterize your sprinkler system.  
Visit [www.crd.bc.ca/water](http://www.crd.bc.ca/water) for more information.

If you require further information, please contact:

Ted Robbins, B.Sc., C.Tech  
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 Consumptions: - January 2021

Date	Total Consumption		Air Temperature @ Japan Gulch		Weather Conditions	Precipitation @ Sooke Res.: 12:00am to 12:00am			
	(ML) <sup>1</sup>	(MIG) <sup>2</sup>	High (°C)	Low (°C)		Rainfall (mm)	Snowfall <sup>3</sup> (mm)	Total Precip.	
01 (Fri)	97.7	<=Min	21.5	9	6	Cloudy / Rain	24.9	0.0	24.9
02 (Sat)	95.0		20.9	7	5	Heavy Rain	59.4	0.0	59.4
03 (Sun)	103.4		22.8	8	3	Cloudy / Showers / P. Sunny	10.9	0.0	10.9
04 (Mon)	103.5		22.8	7	3	Cloudy / Rain	21.6	0.0	21.6
05 (Tue)	102.6		22.6	7	3	Cloudy / Rain	30.5	0.0	30.5
06 (Wed)	101.3		22.3	7	3	Cloudy / Showers / P. Sunny	2.3	0.0	2.3
07 (Thu)	104.1		22.9	7	2	Cloudy / P. Sunny	0.0	0.0	0.0
08 (Fri)	101.1		22.2	7	1	Cloudy / Showers / P. Sunny	4.1	0.0	4.1
09 (Sat)	103.3		22.7	6	0	Cloudy / Showers	4.3	0.0	4.3
10 (Sun)	102.7		22.6	7	4	Cloudy / Showers	6.3	0.0	6.3
11 (Mon)	104.2		22.9	8	5	Cloudy / Rain	25.7	0.0	25.7
12 (Tue)	105.8		23.3	11	7	Heavy Rain	53.6	0.0	53.6
13 (Wed)	105.0		23.1	8	3	Sunny / P. Cloudy / Showers	4.0	0.0	4.0
14 (Thu)	110.7	<=Max	24.4	7	2	Sunny / P. Cloudy / Showers	1.0	0.0	1.0
15 (Fri)	99.5		21.9	10	3	Sunny / P. Cloudy / Showers	0.5	0.0	0.5
16 (Sat)	102.4		22.5	7	2	Sunny / P. Cloudy / Showers	1.0	0.0	1.0
17 (Sun)	104.0		22.9	8	3	Sunny / P. Cloudy / Showers	4.1	0.0	4.1
18 (Mon)	106.0		23.3	7	2	Sunny	0.0	0.0	0.0
19 (Tue)	102.2		22.5	5	1	Sunny	0.0	0.0	0.0
20 (Wed)	105.1		23.1	7	3	Cloudy	0.0	0.0	0.0
21 (Thu)	103.6		22.8	7	2	Cloudy / Showers / P. Sunny	0.5	0.0	0.5
22 (Fri)	107.3		23.6	5	-1	Sunny / P. Cloudy	0.0	0.0	0.0
23 (Sat)	102.6		22.6	4	-2	Sunny / P. Cloudy	0.0	0.0	0.0
24 (Sun)	105.3		23.2	4	2	Cloudy / Showers	10.4	0.0	10.4
25 (Mon)									
26 (Tue)									
27 (Wed)									
28 (Thu)									
29 (Fri)									
30 (Sat)									
31 (Sun)									
TOTAL	2478.4 ML		545.26 MIG				265.1	0	265.1
MAX	110.7		24.36	11	7		59.4	0	59.4
AVG	103.3		22.72	7.1	2.6		11.0	0	11.0
MIN	95.0		20.89	4	-2		0.0	0	0.0

1. ML = Million Litres

2. MIG = Million Imperial Gallons

3. 10% of snow depth applied to rainfall figures for snow to water equivalent.

Average Rainfall for January (1914-2020)	274.5 mm
Actual Rainfall: January	265.1 mm
% of Average	97%
Average Rainfall (1914-2020): Sept 01 - Jan 24	1,008.1 mm
Actual Rainfall (2020/2021): Sept 01 - Jan 24	1,199.3 mm
% of Average	119%

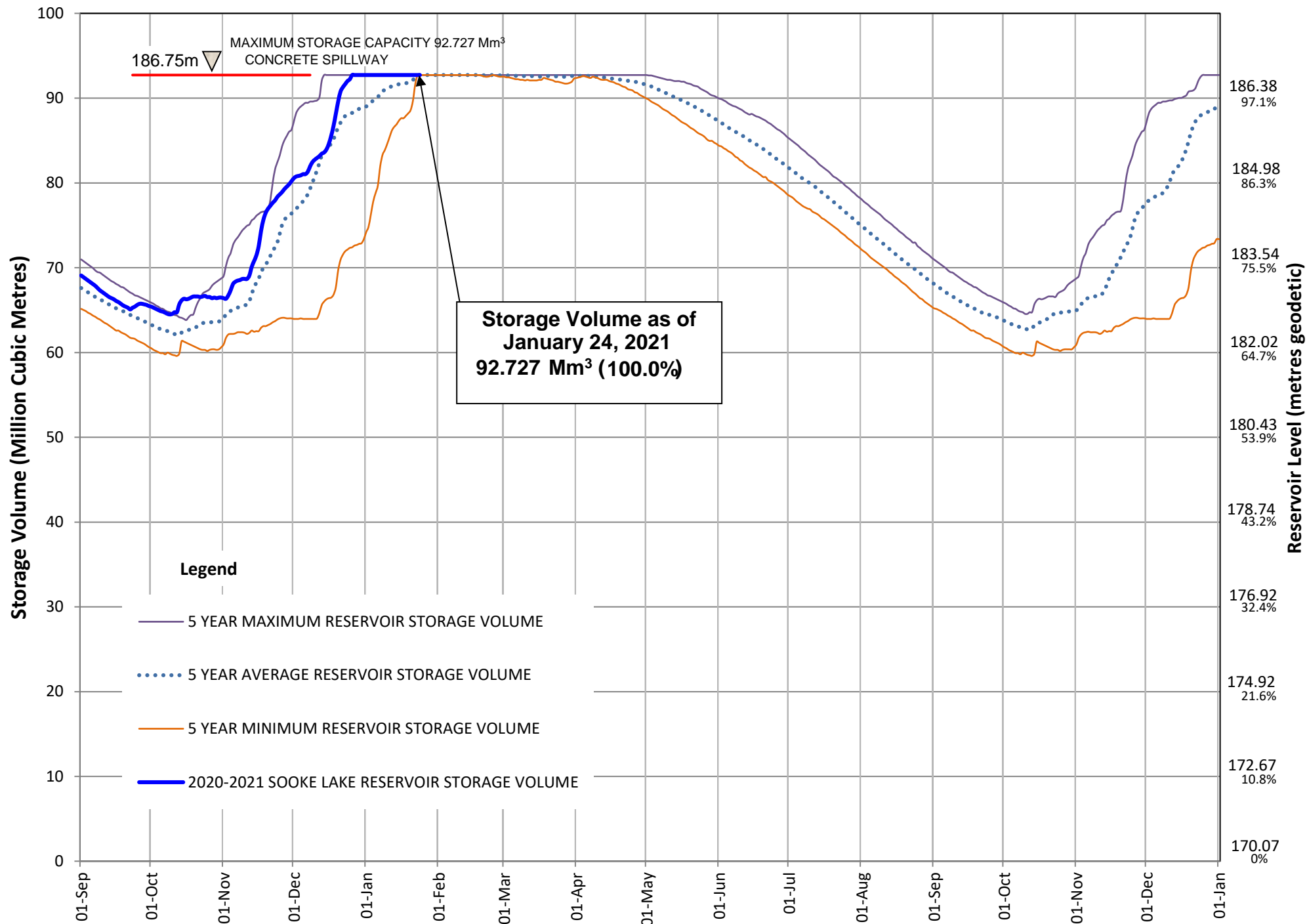
Number days with precip. 0.2 or more
18

Water spilled at Sooke Reservoir to date (since Sept. 1) =

= 5.85 Billion Imperial Gallons

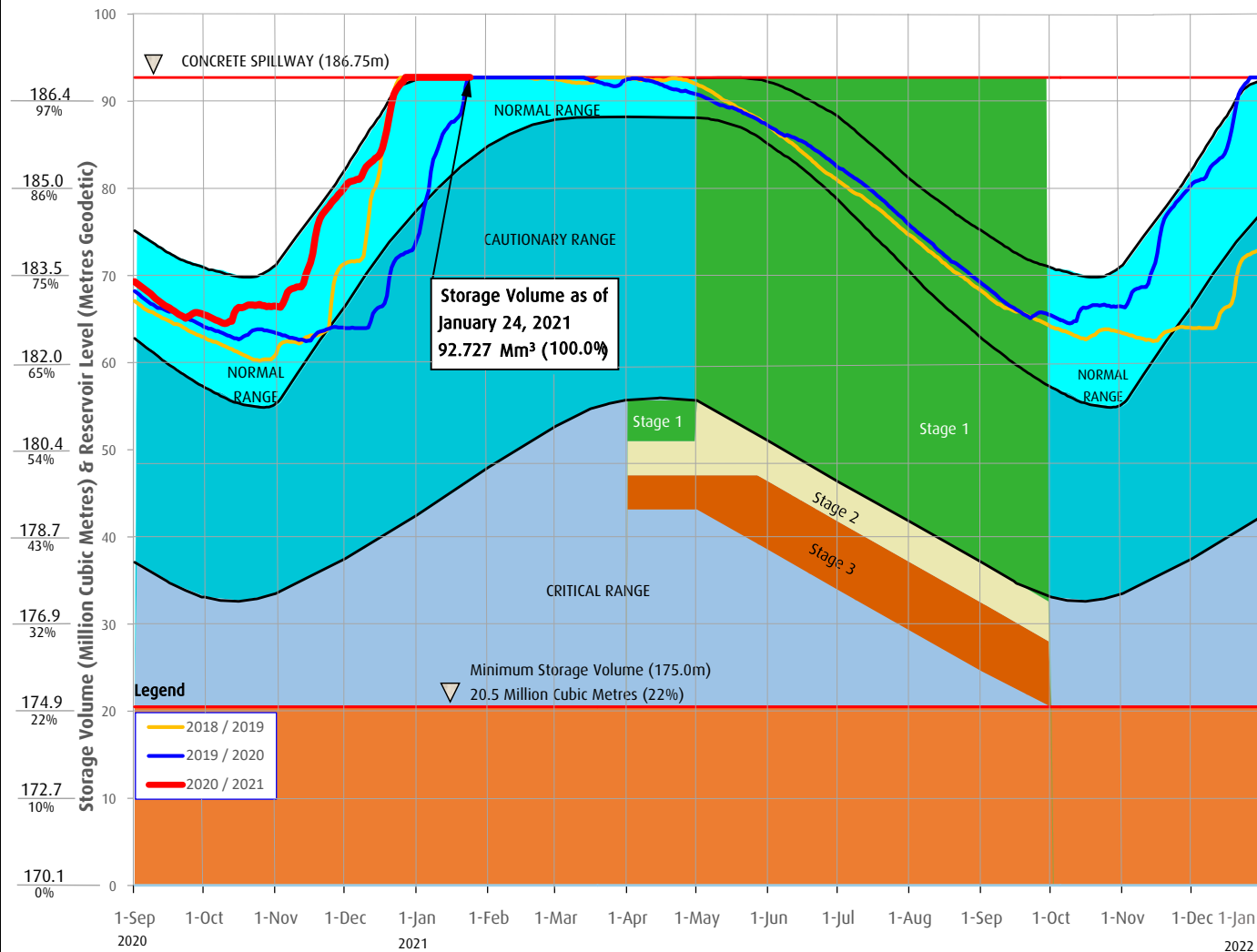
= 26.60 Billion Litres

# SOOKE LAKE RESERVOIR STORAGE SUMMARY 2020 / 2021



# 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.

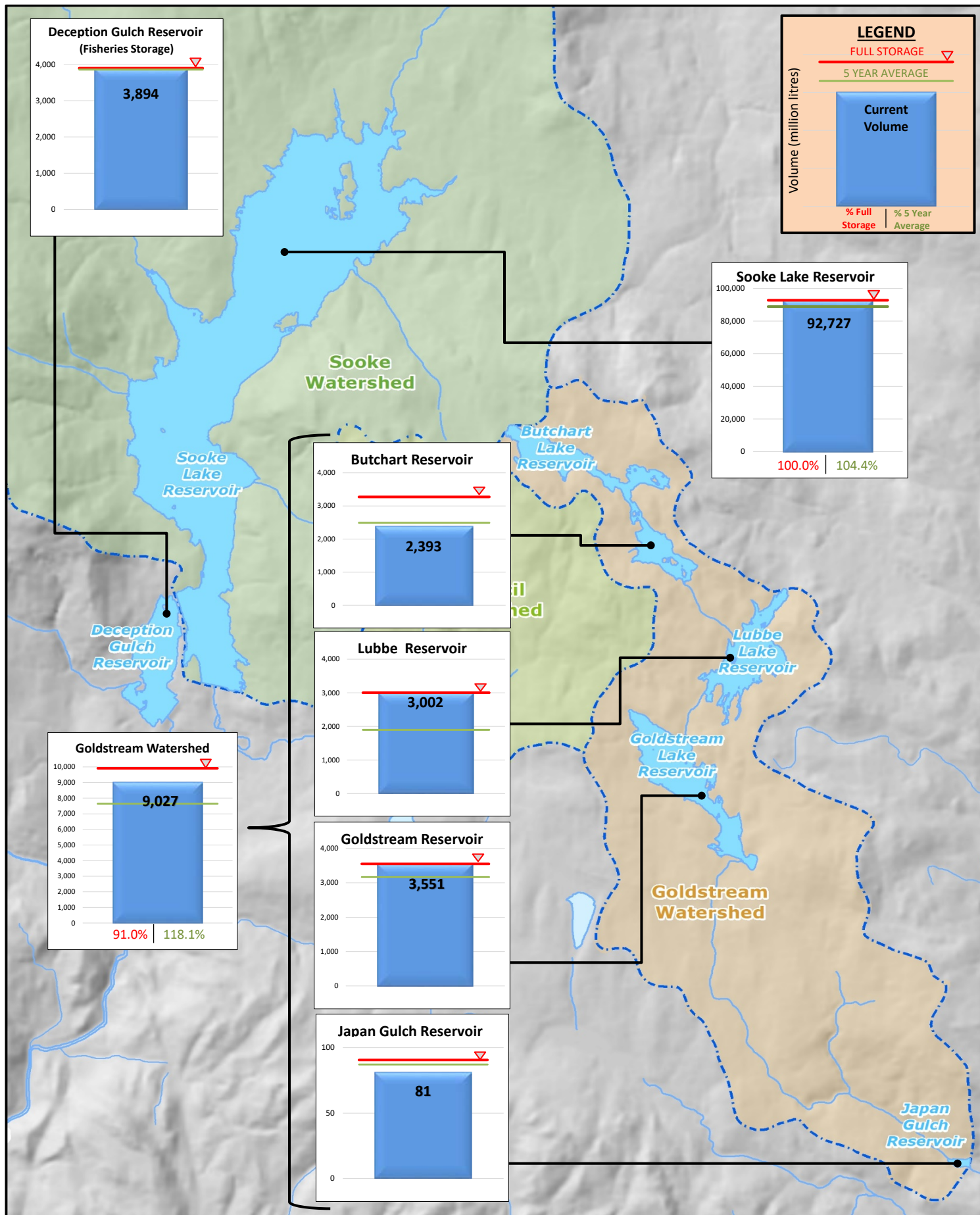
Stage 2 is initiated when it is determined that there is an acute water supply shortage. During this time, lawn water is permitted once a week at different times for even and odd numbered addresses.

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](http://www.crd.bc.ca/drinkingwater)

**CRD**  
Making a difference...together

# Useable Reservoir Volumes in Storage for January 24, 2021



## Denise Dionne

---

**From:** Ted Robbins  
**Sent:** Wednesday, January 27, 2021 10:57 AM  
**To:** Denise Dionne  
**Subject:** FW: Water Service on Finney Road (between Sooke Rd and Luxton Rd with current sewer works)  
**Attachments:** CRD-Map-2017-Mew CivicAddresses & Descriptions.docx

**From:** Raymond Mew [mailto:raymew@gmail.com]  
**Sent:** Tuesday, January 26, 2021 3:35 PM  
**To:** Ted Robbins <trobbins@crd.bc.ca>  
**Cc:** Rick Johal <pjt257@shaw.ca>; Doug Popadyne <dougpop@shaw.ca>; Joseph Marr <jmarr@crd.bc.ca>; Michelle Mahovlich <mmahovlich@langford.ca>; lszap@langford.ca  
**Subject:** Water Service on Finney Road (between Sooke Rd and Luxton Rd with current sewer works)

Good day Ted Robbins:

I discussed over the phone yesterday with Michelle Mahovlich, Director of Engineering and our Langford Councillor Lillian Szpak the current opportunity to achieve adequate water service to serve existing residents and to support irrigation and water for the emerging Mews Farms at Dewdney Flats, Langford ,BC..

The following Requests were recommended to initiate the long overdue process to request a new water line supporting our properties on Finney Road

All property owners impacted appreciate a new CRD replacement 300 mm water supply line at this time, along Luxton Road impacting us at Finney Road.

### Requests :

1. A flow curve for what is in the CRD owned water main, as discussed in point 4 below within a recent email from Joseph Marr.
2. Support and agreement to allow the Mews, and probably also the Johals and Popadynecs (all current Finney Road property owners) to Petition the Juan de Fuca Water Commission, to present our request for the addition of a new water line along Finney Road, to at least Gittens Road , as soon as possible.

We would appreciate your contacting Gordon Logan (Chair?) to accomplish and allow this meeting. We welcome the opportunity of a Zoom or MS Teams meeting to accomplish this as detailed in this email.

3. An application for an increase in service connection size as outlined by Michelle Mahovlich below.

### Urgency:

Our farm planning and investment prevails with four years investing in necessary services and infrastructure to bring back sustainable farming on our 41 acres of prime agricultural lands.

Crop Share Agreements are in place, irrigation equipment ordered, barns and other farming equipment are in progress to begin farming in earnest by April 30th, 2021 (wet floodplains are our limiting factor).

### Background Information:

See attachment regarding locations, descriptions, sizes of subject properties. We own and plan to bring to sustainable farming 41 acres of ALR lands spread over 7 lots. For your information the acreages impacted are the 4



properties west of 1131 Finney, as well as two others we shall need to irrigate in the future at 1221 and 1201 Cogan Road.

I am forwarding separately a copy of the Mews Business Plan impacting on these lands to Ted Robbins to review and forward so other stakeholders appreciate our immediate water needs, especially for irrigation and our urgency to accomplish this, in time for mid Spring, 2021 farming. A sufficient water supply is our most critical success factor to ensure sustainable farming this year.

It is our intention as a start this April, 2020 to produce over 2-4 acres of vegetable crops as well as 15-20 acres with 2 hay or grain crops this year, then converting these lands to intensive vegetable and berry fruits production on an incremental basis. Our Business Plan learns from the successful farming next door, at the Lobrunner Community Farm Cooperative, where half or so of their 13 acres, so 7 acres now produce luscious market ready fruits and vegetables

We shall have several reel sprinklers, starting with one Idrofoglia Irrigation Reel, Model G-1 with a hose spec of 63/250 (2.5" OD x 820 feet).

As well, we will have up to 2 acres of lands in drip irrigation.

Note per our current Business Plan (attached) our farm holdings at 1131 Finney include 2 homes, and 2 large barns where as we progress, shall require domestic water supplies.

#### **Rationale:**

Thank you for your time, attention and responses to what our City of Langford Director, Engineering describes as a Conundrum.

We are currently impacted with sewer work, road accesses, new driveways along Finney Road, from Sooke Rd to Luxton Road.

As documented in your response to Michelle Mahovlich, we appreciate additional CRD Water Works are possible so the Mews can farm on our lands.

It seems practical and effective to consider all services and utilities especially water services be accomplished while the sewer line and future roadway are currently underway, where considering especially the industrial and residential development that are impacted nearby, a new water line be fully considered and expedited,

We emphasize our collaborations with the City of Langford, where with COVID-19 striking this past year, a priority to growing local foods emerges.

The agreements and understandings with the City of Langford include their best efforts to bring a municipal supply of water adequate to farm our lands, which were identified with an Agricultural Land Commission Ruling and Decision which allowed the future Sewer Line and road, now named Finney Road to proceed. This was almost from 4 years ago, where the requirement for a water supply by now was identified and agreed upon by all of us.

While we understand it has taken until the recent email (below) to identify the process required, we remain focused on making our own best efforts to ensure an adequate supply of water for both domestic uses, and to irrigate our farmlands.

We note with great interest the practicality to undertake this work now, with the new 300 mm water line replacement occurring along Luxton Road, so close to our properties. We respect the greater future water needs by residents or businesses and industries are imminent, near our 2953 Sooke Road property, not currently served with a water supply. We continue to work collaboratively with the City of Langford to find speedy means to fund this work, realizing **no water to irrigate, no food.**

**From:** Joseph Marr <[jmarr@crd.bc.ca](mailto:jmarr@crd.bc.ca)>

**Sent:** January 19, 2021 1:56 PM

**To:** Michelle Mahovlich <[mmahovlich@langford.ca](mailto:mmahovlich@langford.ca)>; Ted Robbins <[trobbins@crd.bc.ca](mailto:trobbins@crd.bc.ca)>; Ian Jesney <[ijesney@crd.bc.ca](mailto:ijesney@crd.bc.ca)>; Derek Arthur <[darthur@crd.bc.ca](mailto:darthur@crd.bc.ca)>; Dale Puskas <[dpuskas@crd.bc.ca](mailto:dpuskas@crd.bc.ca)>

**Cc:** Braden Hutchins <[bhutchins@langford.ca](mailto:bhutchins@langford.ca)>

**Subject:** RE: Finney Road Water Service Conundrum Langford to CRD Water 20210112



Michelle,

As discussed on the phone the CRD has discussed this issue internally and can comment as follows:

Indications are that the CRD water service connections were put in prior to any subdivision or road dedication, the existing water meters at the start of what is now Finney Road would have been installed on Luxton Road where the old property line/Luxton Right of Way was. Now that Finney Road is a road Right of Way the existing privately owned water services are within a public road right of way.

1. To meet CRD bylaws to service the proposed 4 lots west of 1131 Finney Road with their own residential meters and resolve the issues with the other services on Finney Road a water main extension of 750 metres of 200mm water main would need to be installed.
2. CRD appreciates that the water main installation is cost prohibitive and that the existing services are currently non-conforming and have been for some time, because of this the CRD can continue to allow the services to remain as is with the water meters at the start of Finney Road until such time as the properties are developed and a proper water main is installed (Funded by Development). However with the current servicing arrangement, CRD's responsibility would continue to end at the water meters and the City of Langford may need to approve having private water services within a public road right of way. The CRD also requires confirmation on whether the private property owner or the City of Langford will be responsible for fixing any service leaks up Finney Road in the short term, as CRD responsibility will end at the existing water meter locations.
3. The CRD can upsize the service connection with our new work proposed on Luxton Road, however we would need an application for an increase in service connection size from the homeowner. CRD cannot comment on what the capacity out of the private service connection will be, but can provide a flow curve for what is in the CRD owned water main.

Regards,

**Joseph Marr, P.Eng** | Manager, Water Distribution Engineering and Planning

Infrastructure Engineering | Capital Regional District  
479 Island Highway, Victoria, BC V9B 1H7  
T: 250.474.9656 | C: 250.216.8727 E : [jmarr@crd.bc.ca](mailto:jmarr@crd.bc.ca)  
[www.crd.bc.ca](http://www.crd.bc.ca) | [Facebook](#) | [Twitter](#) | [YouTube](#)

----- Forwarded message -----

From: **Michelle Mahovlich** <[mmahovlich@langford.ca](mailto:mmahovlich@langford.ca)>  
Date: Wed, Jan 20, 2021 at 2:19 PM  
Subject: Finney Road Water Services and Road Right of Way Update to Landowners 20200120  
To: Raymond Mew <[raymew@gmail.com](mailto:raymew@gmail.com)>, Wendy Hobbs <[wendyhobbs52@gmail.com](mailto:wendyhobbs52@gmail.com)>, Doug Popadynec <[dougpop@shaw.ca](mailto:dougpop@shaw.ca)>, Rick Johal <[pjt257@shaw.ca](mailto:pjt257@shaw.ca)>  
Cc: Braden Hutchins <[bhutchins@langford.ca](mailto:bhutchins@langford.ca)>

HI Landowners.

An update for you:

**Existing water service on Finney Road** – there is an existing water service to Johals that I believe then bends through their lot to Vicky Davies former lot (now Mew Farmhouse Lot at 1131 Finney Road – see lot map below for reference). This service is unique in that it is residential lot connection but is not coming from a watermain owned by the CRD Integrated Water Services within Finney Road. Rather it is coming from Luxton Road up the right of way. I was asked to pursue options with CRD to make this a “traditional” CRD Water service with connection. Please see the note provided by Joseph Marr at CRD from yesterday. The City is fine with the proposal to have private water services within Finney Road right of way as proposed below noting two conditions:

- a. This is a private service(s) and would be the responsibility of each home/lot owner to maintain until such time as a proper CRD extension is installed as described below by CRD staff; and

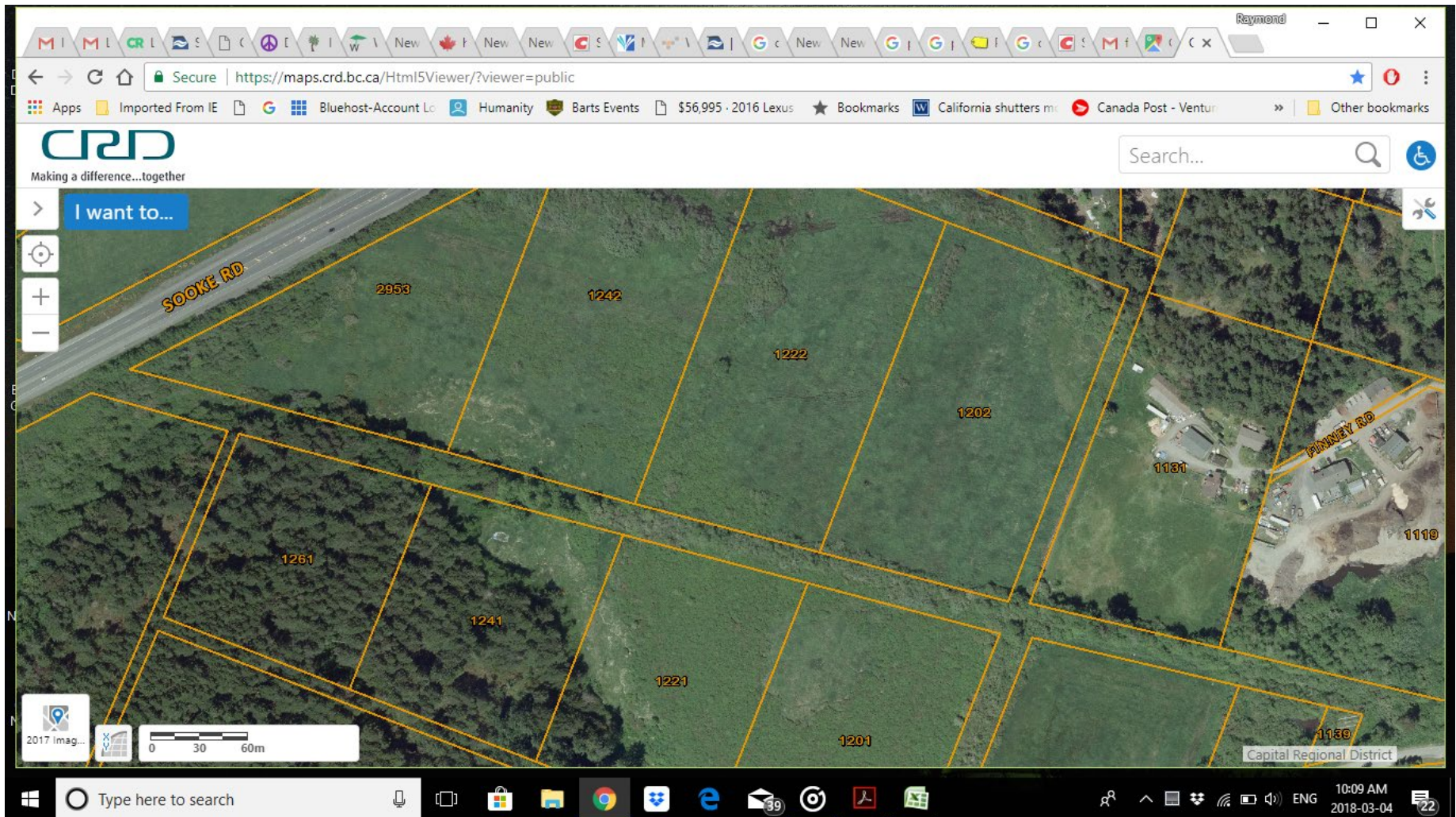
- b. The provision for a private service within City Road Right of Way (in this case Finney Road) requires that an SRW be registered for each owner. I am prepared to take this to Council for consideration and given that it is a grandfathered/existing condition would state that in the report.











Total about 49 acres.  
Descriptions follow pages 2 and 3

**At and east of 2953 Sooke Rd, from west to east, north of Cogan Rd**

1. 2953 Sooke Rd

PID: 030-277-574

Lot B Plan EPP72260 Section 89 Land District 30 & SEC 100

5.188 acres

2. 1242 Cogan Rd

PID: 001-703-617

Lot 4 Block 2 Plan VIP1817 Section 89 Land District 30

3. 1222 Cogan Rd

PID: 001-703-625

Lot 5 Block 2 Plan VIP1817 Section 89 Land District 30

6.76 acres

4. 1202 Cogan Rd

PID: 001-703-242

Lot 6 Block 2 Plan VIP1817 Section 89 Land District 30

6.37 acres

5. 1131 Finney Rd

PID: 007-848-374

Lot 10 Block B Plan VIP1139 Section 88&89 Land District 30 Portion EX N 300FT

5.75 acres

2018 Assess \$1,151,000

**East of 2961 Sooke Rd (new Business Park zoned) and south of Cogan Rd**

6. 1261 Cogan Rd

PID: 001-703-323

Lot 6 Block 3 Plan VIP1817 Section 89 Land District 30 & SEC 97, 98, 99 100, 100A, 101, & 101A

3.72 acres

7. 1241 Cogan Rd

PID: 001-703-331

Lot 7 Block 3 Plan VIP1817 Section 89 Land District 30

4.28 acres

8. 1221 Cogan Rd

PID: 001-703-340

Lot 8 Block 3 Plan VIP1817 Section 89 Land District 30

4.71 acres

9.1201 Cogan Rd

PID: 001-703-366

Lot 9 Block 3 Plan VIP1817 Section 89 Land District 30

5.15 acres

## MEW FARMS AT DEWDNEY FLATS: BUSINESS PLAN

January, 2021 Raymond Mew for the Mews

### EXECUTIVE SUMMARY

Five Mew siblings own about 50 acres of lands, where 41 acres are mostly farmlands, clear title most of which are on Dewdney Flats, east of Sooke Road, nearest Westshore Parkway, extending to Luxton Road.

We are the last larger tract of arable, fertile farmlands, left in southern Langford, BC

Our grandfather and his then partners farmed this area in the 1950s, where a range of market produce, and fruit fed many people in the Greater Victoria area. Historians remark we grew some of the most luscious, tasty vegetables available locally.

The Mews' commitment is to develop our seven large parcels of ALR lands into sustainable farms, as soon as possible. We believe all will benefit with healthy, fresh fruit and produce made available locally, close to where the Langford and Greater Victoria population continues to grow and prosper. We are motivated to produce desirable, nutritious, tasty fruits and vegetables, in a sustainable manner.

For the past few years we have and continue to collaborate with the City of Langford senior Staff to accommodate the new Salem /Finney Road, and the provision of services, utilities and road accesses to connect Westshore Parkway at Sooke Road with Luxton Road.

We appreciate that the new public services and utilities road will allow easier accesses to our farmlands, and concomitant drainage works will enable us to better farm by extending our growing season.

We also collaborate with the Lobrunner Community Farm Cooperative, a 13 acre farm next door.

As well we have a current Crop Share Agreement with two young Agrarians which we plan to foster and nurture going forward, to enable other farmers to optimize the diversity of agricultural crops and farming, including intensive vegetable production, greenhouses, and larger acreage grains to ensure sustainable, enduring agriculture.

**Vision:** Contribute to measurable, local food security by developing and maintaining a fully productive, locally staffed farm, producing a diversity of preferably market vegetables and fruit, crops by applying state of the art agricultural best practices and methods, marketing and selling crops locally, including at our farm market.

**Our Mission:** Grow and distribute healthy, nutritious food to feed Greater Victoria locally

**Purpose:** Establish a renewal of the legacy of the Mews farming on Dewdney Flats in a sustainable manner, to fully leverage our local farmlands, and local farmers, to provide local food.

### BUSINESS STRATEGY<sup>1</sup>

Short-term business goals (1-2 year)

Develop a 2 acre, intensive vegetable, pumpkin, rhubarb, corn farm at 1131 Finney.

Re-establish 5 acres of hayfields adjacent at 1202 Cogan Road. Renovate 15 acres of old hay fields to enable increasing future intensive vegetable fields

Medium-term business goals (3-5 years)

Full intensive vegetable and fruit crops on 15 acres bordering Sooke Road and Finney Road.

Diversify to greenhouses, grain crops, specialty crops and a farm market on site

Long-term business goals (6+ years)

Fully develop all available lands, by removing bush and tress into farmable areas, including 12 acres adjacent to the Lohbrunner Community Farm Cooperative



## OWNERSHIP, MANAGEMENT AND HUMAN RESOURCES

Wayne, Ann, Gilbert, Raymond and Philip Mew, the owners, clear title.

### Key Partners:

Crop Share Agreement farmers. See Crop Share Agreement and resumes  
 David Peddie: Bsc. Mech Engineering, , MA, Communications, Intensive small acreage farmer  
 Lo Shrum, Farmer and owner Greener Side Farm. Irrigation specialist  
 Jack Mar, Successful and retired Farmer, farm expert, Mar Farms, Central Saanich  
 Urban Systems: Agri-centric Planning Consultants, Michael Olmstead, Victoria, and Vancouver BC  
 Lohbrunner Community Farm Cooperative: Owners of Vitality and Sweet Acre Farms. Contact Diana Brubaker  
 Central Saanich. Location also of Sweet Acre Farms  
 Daryl Michell, Successful Grain Farmer, cut our hay and advised past 3 years. Will manage grain crop in 2021 and the future

### Employees:

Jack Mar, Successful now retired Central Saanich farmer, Professor Emeritus in farming education, Ex mayor Central Saanich  
 Denny Wong: Experienced farm worker  
 Gil, Raymond, Phil Mew: Retired professionals, farming sweat equity contributors

### Succession Plan:

Develop from 5-7 Crop Share farmers, recruited from neighbouring Lohbrunner Community Farm Cooperative, Young Agrarians, Langford Agrarians living nearby.

## MARKETING STRATEGY

### Products and/or Services:

Top quality market vegetables and melons, grown on very fertile, rich peat topsoil on the Dewdney Flats Plain, Langford BC

### Target Market:

Consumers at our Farm Market, planned for 2024, at the intersection of Sooke Rad and Finney Road, on our 2.5 acre Farm and Education Centre, currently under site development.  
 Local Farm Market shoppers, especially Langford Saturday Market, Local farm market retailers including Red Barn (sold garlic) The Old Farm Market, Oak Bay, Root Cellar, Beacon Hill and McKenzie, Country Market.  
 Partnering with Lohbrunner Community Farm CoOp, Community Supported Agriculture CSA program already established, select local restaurants  
 South Island FarmHub both to wholesale and for CSA subscriptions for weekly food boxes

**Sales Channels:** Direct to above, Website to be developed, wholesale including the South Island Farm Hub, ex customers of Jack Mar, now retired from the Mar Farms

**Industry and Competition:** Various growers of market vegetables and fruit  
 CoOp Farms nearby including Lohbrunner, Sea Bluff, Bilston Creek Farm, Metchosin Farm  
 Local: Galey Farms, Madrona Organic Farm  
 On Saanich Peninsula: Michell Farms, Silver Rill Farms, Gobind Farms

**Product Pricing:** Describe how you price your product(s)

Wholesale as per local Buyers. (Consistent in Greater Victoria) Direct: as market bears at farm markets

## PRODUCTION PLAN

**Production System:** Current 2 acres of highly intensive vegetable crops, expanding to up to 5 acres this year. With total 35 arable acres of our 50 acres parcel, we have capacity to crop rotate and restore as required

**Production Goals:** Year 2021: 2-4 acres intensive vegetables and some corn. 15 acres of hay  
 2022 add one Greenhouse, scalable up each year  
 Years 2023-25: Some of the 15 acres become intensive vegetable crops , then adding the last 10 acres needing to be cleared from years 5-10. The Mews have no shortage of clear title lands to partner with Farmers and Young Agrarians

**Cost of Production:** See our Crop Share Agreement attached. Scaling up in years 2-5 will ensure lower cost per acre  
 2021 for 2-4 acres intensive vegetables, pumpkin patch and some corn \$15K



2021 Hay cost contracted to D Michell \$1\$20K

**Sales Revenue:** 2021: Intensive Vegetables: \$40K, Hay \$30K

## FARM ASSETS AND LIABILITIES

### Current Farm Assets

35 acres of ALR lands including recently recast peat topsoil of 100,000 cu meters, cast, spread and ready for farming, contributed by the City of Langford.

10 additional ALR acres besides the Lohrunner Community Farm CoOP needing to be cleared in future

Another 8 acres zoned Industrial-Business adjacent that is suitable for Agri-Business, in 5 years

Approx \$130K spent by owners to ready lands for farming

Over \$300K in services, utilities, Drainage system and usable road accesses to reach all farmable lands from the City of Langford.

Owners are Seniors, or Retirees with a commitment to bring back proven, profitable market vegetables and contribute to working the land

### Long-term Farm Assets

49 acres total arable lands, 35 acres in production in 2025, with clear title

2 houses one 2500 sq; with 2 separate accommodations for 2 farm families, other is about 900 square feet

One Barn an ex Piggery of 4500 square feet

Several storage sheds and covered work areas

New driveways into farmable lands by June 2021 by the City of Langford(COL) (under a Contract)

New CRD water service onto a new road from Luxton to our headlands driveway at Gittens and Finney Roads

New BC Hydro power lines and services for farming

New paved road to our farm at 1131 Finney Road from Luxton Road

Newly completed Drainage Plan impacting on all 41 acres of arable lands (COL contributed at \$200K)

### Current Farm Liabilities

Absolutely no Liabilities

### Long-term Farm Liabilities None

### Current Farm Financial Needs

Renovate one of the barns to allow comfort and retain farm workers

Repair the original farmhouse

Purchase a tractor, over nominally paying to rent from J Mar

Cash flow (have income to support) to pay for farm costs in 2021 until revenues cover expenses

## RISK ASSESSMENT AND MITIGATION

### Strengths:

Ownership, clear title of a proven 49 acre farm, rich in dark, fertile peat topsoil

Long history of high yield production in a short growing season

Long history of production of top quality, tasty and nutritious produce and fruit,

At 49 acres of continuous farm lots, diversity in farming methods to mitigate unexpected crop failures

Commitment to local food security and return the Legacy of Grandfather's Dewdney farm of the 1950s

Availability of owners, 5 recent retirees/Seniors, 4 in the local area. Two of us worked the old farm in the past

Talent, experience and expertise of Ownership, Management and Expertise Team

Availability of farm equipment nearby and any heavy equipment next door (Raptor Excavating)

Infrastructure at our Headlands in place.

Contributions of the City of Langford in costs public works, services, roads, sewer and fencing/buffering, site servicing over half the lands totaling \$550K, with \$385K spent to date

New use of road access, utilities and services arriving imminently (reference COL and CRD)

**Opportunities:**

Successful professional owners, clear title with a wide range of skills and knowledge.

Avid supporters to contribute to food security including to grow vegetables and fruit, optimizing fully the entire 49 acres, to also enable preserving, storing, processing and selling the crops and food on site.

Site for a near future Farm Market and Institute on 2.5 acres of land served by the intersection of the new major arterial road at Westshore Parkway and Sooke Road, encouraged and supported by the City of Langford Director of Planning and his Deputy.

High traffic visibility and location in a future major arterial road connecting Langford to the Island Highway, Sooke and Metchosin.

Availability of residential rental housing with new residents available for meaningful jobs on our farms.

High potential for high profit intensive vegetable farming to pay Talent to stay committed to farming.

Ability to recruit and develop young farmers, agrarians, due to greater housing and rentals, resulting in a population in our in Langford (Glen Lake / Luxton) neighbourhood, with younger able and willing workers wishing to work locally

Central location to 3 municipalities, with excellent road and transportation routes, bus service right at the farm, and within 2 blocks of the Galloping Goose for bikers.

Opportunities for committed farmers to secure long term, cost beneficial leases.

Crop Sharing Opportunities

Partnering and sharing of resources and skills, resources and equipment with the 8 plus members of the Lohbrunner Community Farm Cooperative next door with their current 5+ acre viable farm (potential 13 acres)

Support from the City of Langford to bring farming and consolidate lands to intensively farm at Dewdney Flats.

Support from key COL departments, especially Engineering, Planning and several City Councillors

Endorsement and support from the Premier's Office (Constituency Office and Legislature)

Endorsement and support from the Minister of Agriculture and senior staff within Strengthening Farming and Business Development

Established network of property development experts, in all areas of Engineering, Planning and a P Ag with RI designation, farm experts and BC Government staff in Agriculture and other Ministries impacted.

Completion of a thorough situation analysis by an established agri-business planning consulting firm

**Threats:**

Climate change means unpredictable yearly weather patterns, extreme heat or storms and flooding that are unpredictable

Imported competitive vegetables and grains at low prices

**Operational Risks:**

Weather and City, CRD public works delays

Security as currently we do not have farmers' resident on site. This is planned in 2021

**Risk Mitigation:**

We own all our lands outright, with a goal to optimize farming

We have a range of marketing channels in place whether Direct or wholesaling.

4 of the Mews are local Victoria residents

We leverage all Min of Ag resources from the District Agrologist, to many support areas with the Min of Ag Mews are experienced landowners, committed to farming, and have a wide network of partners, experts, stakeholders to draw upon at any time, especially to recruit and retain workers. Our ability to offer Crop Share at competitive and low initial cost for land use balances the challenges to recruit more farmers.

We are fully WorkSafe BC compliant, to all Codes and By laws in the conduct of farming

Our crop share partners are committed to in-taking all food safety, quality assurance and regulatory requirements, in a proactive manner, where we have a to move to organic farming as quickly as is practical.