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JUAN DE FUCA WATER DISTRIBUTION COMMISSION
Notice of Meeting on **Tuesday, May 7, 2024 at 12 pm**
Goldstream Conference 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.

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

AGENDA

- 1. TERRITORIAL ACKNOWLEDGEMENT**
- 2. APPROVAL OF AGENDA**
- 3. ADOPTION OF MINUTES3**

Recommendation: That the minutes of the January 9, 2024 meeting be adopted.

- 4. CHAIR’S REMARKS**
- 5. PRESENTATIONS/DELEGATIONS**

Delegations will have the option to participate electronically. Please complete the [online](#) application for “Addressing the Board” on our website and staff will respond with details.

Alternatively, you may email your comments on an agenda item to the Juan de Fuca Water Distribution Commission at iwsadministration@crd.bc.ca. Requests must be received no later than 4:30 p.m. two calendar days prior to the meeting.

- 6. GENERAL MANAGER’S REPORT**
 - 6.1. Water Conservation Bylaw in Effect May 1, 2024 ([Water Conservation At Home | CRD](#))**

- 7. COMMISSION BUSINESS**
 - 7.1. Juan de Fuca Development Cost Charges Update.....6**

Recommendation:
That staff be directed to proceed with stakeholder engagement and continue with the 2024 Juan de Fuca Water Service Development Cost Charge Program and Bylaw update.

To ensure quorum, advise iwsadministration@crd.bc.ca if you cannot attend.

7.2. Juan de Fuca Water Distribution 2024 Capital Plan Amendment.....57

Recommendation:

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

Approve amending the 2024 Juan de Fuca Water Distribution Five Year Capital plan to reallocate funding for projects 16-05, 20-03, 21-02, 24-02 and 24-03 as outlined in Table 1 of the staff report and reflected in the updated Capital Plan shown in Appendix A.

7.3. Summary of Recommendations from other Water Commissions.....61

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

7.4. Water Watch Report71

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

8. NOTICE(S) OF MOTION

9. NEW BUSINESS

10. MOTION TO CLOSE THE MEETING

That the meeting be closed for Intergovernmental Relations in accordance with the Community Charter, Part 4, Division 3, Section 90(2)(b).

11. RISE AND REPORT

12. ADJOURNMENT

Next Meeting: Tuesday, June 4, 2024

MINUTES OF A MEETING OF THE Juan de Fuca Water Distribution Commission, held Tuesday, January 9, 2024 at 12 p.m., Goldstream Meeting Room, 479 Island Highway, Victoria, BC

PRESENT: Commissioners: G. Baird (Chair); J. Rogers (Vice Chair); S. Donaldson; D. Grove; C. Harder; K. Pearson; M. Wagner

Staff: A. Fraser, General Manager; J. Marr, Senior Manager, Infrastructure Engineering; S. Irg, Senior Manager, Infrastructure Water Operations; D. Dionne, Administrative Coordinator (Recorder)

REGRETS: A. Wickheim

EP = Electronic Participation

The meeting was called to order at 12:04 pm.

1. TERRITORIAL ACKNOWLEDGEMENT

The Chair provided the Territorial Acknowledgement.

2. APPROVAL OF AGENDA

MOVED by Commissioner Rogers, **SECONDED** by Commissioner Wagner, That the agenda be approved.

CARRIED

3. ADOPTION OF MINUTES

MOVED by Commissioner Donaldson, **SECONDED** by Commissioner Grove, That the minutes of the October 3, 2023 meeting be adopted.

CARRIED

4. CHAIR'S REMARKS

The Chair remarked that it was nice to see everyone back after the holiday season. He is looking forward to discussions to come in 2024. He thanked staff providing the one-week delayed meeting date to give everyone a little more time.

5. PRESENTATIONS/DELEGATIONS

There were none.

6. GENERAL MANAGER'S REPORT

6.1. 2024 Commission Work Plan

A. Fraser shared staff's proposed 2024 work plan and advised that this is an effort to help staff be better able to plan for and meet Commission expectations. She noted that this is a working document and that if there are any requests from the Commission that are not addressed on the plan to please bring them forward.

Discussion ensued and staff responded to questions from the Commission regarding:

- Implications to the Juan de Fuca Water Distribution Service due to emerging Provincial housing and emergency management policy requirements.
- Implications of future growth, capacity to meet the impending density, and Development Cost Charges (DCC) rates.
- Updating the Regional Growth Strategy (RGS) as it relates to the new Provincial requirements.
- Implications to Sooke's un-serviced land that hasn't been identified in the RGS yet.

Staff to include consideration in future staff reports of emerging Provincial policy requirements, related to Housing and Emergency Management, and the implications they may have on water supply and distribution.

Staff to circulate the proposed 2024 Juan de Fuca Water Distribution Commission workplan.

6.2. Regional Water Supply Development Cost Charges Program Update

A. Fraser provided an overview as follows:

- The Capital Regional District (CRD) is moving forward with the Regional Water Supply DCC program.
- Staff have presented to 7 of 13 municipal councils and have met with municipal engineering staff.
- There was a letter with feedback received by municipalities from the development community.

Next steps:

- Complete council engagements by end February.
- Bring back the feedback and proposed framework to the Regional Water Supply Commission.
- Then go out to public and development community engagement.
- Back to Regional Water Supply Commission in late 2025 and approval by the CRD Board.
- In late December staff hosted an update on the Master Plan with the West Shore municipal mayors.
- Staff are planning to do a Master Plan refresher for the Regional Water Supply Commission and invite other commissioners to attend as well.

Discussion ensued and staff responded to questions from the Commission related to educational opportunities for Commissioners and the community to help the public to understand.

6.3. Juan de Fuca Development Cost Charges Program Update

A. Fraser stated that the existing Juan de Fuca Water Distribution Service DCC needs to be updated and will be presented to the Commission in April with online public engagement beginning in April or May.

Discussion ensued and staff responded to questions regarding the CRD's ability to do more frequent updates to the DCC if necessary.

7. COMMISSION BUSINESS

7.1. Juan de Fuca 2023 Annual Operational Update

S. Irg introduced the report.

A. Fraser highlighted the good work that the operations team does and the complexity of the service. She stated that this report provides key metrics and that over time could provide foresight into year over year trends.

Discussion ensued and staff responded to questions from the Commission regarding:

- A demonstration of the new valve chamber at Victoria General Hospital (VGH).
- Whether Metro Vancouver has a similar hardened hydrant program in place.
- Infrastructure demonstrations for Commissioners.
- Goldstream Avenue project, lessons learned.

Staff to consider hosting an information and demonstration session for Commissioners related to infrastructure in the Juan de Fuca area (e.g. VGH valve chamber).

This report was received for information.

7.2. Summary of Recommendations from other Water Commissions

This report was received for information.

7.3. Water Watch Report

This report was received for information only.

8. NOTICE(S) OF MOTION

There were none.

9. NEW BUSINESS

There was no new business.

10. ADJOURNMENT

MOVED by Commissioner Grove, **SECONDED** by Commissioner Pearson,
That the January 9, 2024 meeting be adjourned at 1:05 pm.

CARRIED

CHAIR

SECRETARY

**REPORT TO JUAN DE FUCA WATER DISTRIBUTION COMMISSION
MEETING OF TUESDAY, MAY 7, 2024**

SUBJECT **Juan de Fuca Development Cost Charges Program Update**

ISSUE SUMMARY

To seek direction from the Juan de Fuca Water Distribution Commission (Commission) to proceed with stakeholder engagement on the 2024 Juan de Fuca Water Service Development Cost Charge (DCC) Program update.

BACKGROUND

The Capital Regional District (CRD) retained Urban Systems Ltd. (Urban Systems) in 2023 to update the current 2018 DCC program and associated Bylaw No. 2758 (Appendix A). The scope of the update was to identify areas of growth over the next 20 years (2043) within the Juan de Fuca Water Distribution System (JDFWDS) service area based on a thorough review of applicable planning documents (Zoning Bylaws and Official Community Plans) and meetings with municipal staff. The update includes new infrastructure requirements to accommodate the identified growth as well as confirmation of any existing projects currently within the program. Updated cost estimates, confirmation of the existing Municipal Assist Factor (MAF) and project benefit allocations were also completed.

The original JDFWDS DCC study, completed in 1999, represents the underlying foundation of the DCC program and strategy to provide water distribution infrastructure to accommodate growth within the member communities of the JDFWDS service area. The program was updated in 2003, 2007, 2011 and 2018. The legislative and regulatory framework for DCC programs and the authority to levy DCCs has not changed significantly since the 2018 program update. As with previous DCC updates, the elements of the current proposed program update were developed in consideration of the provincial Ministry of Municipal Affairs and Housing, DCC Best Practices Guide.

The proposed DCC program ensures that those who will use and benefit from the water services provided pay their share of the costs in a fair and equitable manner. The proposed 2024 DCC rate schedule is based on the updated growth projections, the capital program, and policy decisions. The proposed DCC rates apply to single detached (low density) residential, multiple (medium and high density) residential, commercial, industrial, and institutional land uses. The entire JDFWDS service area is subject to DCCs as services have been expanded into new areas and properties that can receive service should contribute to the costs of infrastructure.

2024 Growth Projections and Equivalencies

A combination of sources were used and validated to calculate the growth, and distribution of growth, within the JDFWDS service area over the next 20 years. Growth estimates included development considerations within the six municipalities of Langford, Colwood, Metchosin, Sooke, View Royal, Highlands, and areas of CRD Electoral Area A within the JDFWDS service area. The growth estimates are broken down by land-use type and include various residential densities and commercial, industrial, and institutional uses. In this update, the equivalencies

remain consistent with those from 2018, except for institutional land-use. The latter is anticipated to involve lower-intensity institutional activities, such as offices and classrooms. Given their similarity to the impact of commercial uses on infrastructure within the service area, a consistent equivalent unit between commercial and institutional uses was deemed appropriate.

The total equivalent population for the JDFWDS service area over the next 20 years, determined by applying the equivalencies to the total estimated units, is 78,099 people as compared to 52,003 people in the previous DCC program.

Summary of 2024 DCC Projects

The majority of the DCC projects identified in the 2018 DCC program are still required, and new projects have been identified using the updated water hydraulic model. DCC projects include a range of infrastructure upgrades such as pump stations, pressure reducing valves, water mains, and storage tanks. The total cost of all 2024 DCC projects is \$84.1 million, of which \$81.4 million is recoverable by DCC fees based on DCC benefit factors and a MAF of 1%. The total cost of the 2018 DCC projects is currently \$57.6 million of which \$53.1 million is recoverable by DCC fees. The 2018 DCC capital program has been updated to account for the following:

- Rising costs in land, construction and soft costs.
- Updates to existing project costs to account for inflation and the local context.
- Removal of previous DCC projects completed since 2018.
- Addition of new projects required to service the new growth estimates and changes in development areas since 2018.
- Updated population growth which, as identified in the 2024 DCC update, is approximately 50% more than identified in the 2018 DCC update.

The updated DCC program maintains the CRD contribution of the minimum allowable MAF of 1% to ensure the lowest impact to water rates for the region. The proposed DCC projects and cost estimates are summarized in Appendix B and maps for context are included in Appendix C.

2024 DCC Rates

Although the estimated infrastructure costs to accommodate growth have risen since the last update, the proposed 2024 DCC rates have decreased. The primary reason for this reduction is the substantial increase (50%) in projected population growth and the corresponding number of housing units over the 20-year program duration.

A summary of the proposed 2024 DCC rates and current (2018) DCC rates for all land-use categories is shown in Table 1.

Table 1: Summary of Proposed 2024 DCC Rates and Current (2018) Rates

Land Use	Unit	Previous Rate (2018)	Proposed Rate (2024)	Percent Change
Low Density Residential (single family)	per lot	\$2,922	\$2,796	-4%
Medium Density Multi Family (duplex, triplex, fourplex, townhouse)	per unit	\$2,557	\$2,446	-4%
High Density Multi-Family (apartment)	per unit	\$1,644	\$1,573	-4%
Commercial	per m ² GFA*	\$10.74	\$10.48	-2%
Industrial	per m ² GFA*	\$5.82	\$5.24	-10%
Institutional	per m ² GFA*	\$23.74	\$10.48	-56%

*GFA = gross floor area

Note in the 2024 update, the population equivalency units, which determine the rate distribution between commercial, industrial, and institutional uses, were updated to reflect best practices. This resulted in a small change for commercial and industrial uses, which were rounded to a more consistent equivalent ratio of 0.012 and 0.006 people per square meter respectively, and a more significant change for institutional uses which was decreased from 0.026 to 0.012 people per square meter. This was done so the institutional DCC rate would be more in line with the commercial DCC rate, which is more reflective of current institutional uses' impact on infrastructure.

Stakeholder and Public Consultation

Although the Local Government Act (LGA) does not require a public participation process, the DCC Best Practices Guide does suggest that an opportunity for public input be included as part of the formulation of the DCC program. The purpose of such a process is to allow those who are interested in, or affected by, the proposed water DCCs to offer comments and input. Given the marginal decrease in DCC rates, the recommendation is to inform the public and obtain feedback about the updated DCC program through an engagement website and online comment form. This engagement website and online comment form will be advertised through social media and the CRD's corporate communications department. Invitations will also be provided to relevant development associations for feedback. Feedback received would be included in the report finalizing the updated DCC program for the Commission's consideration.

DCC Implementation

The next steps required to implement the proposed DCC update are to:

- Undertake stakeholder engagement to provide information and receive feedback on the updated 2024 Juan de Fuca Water DCC Program and Bylaw.
- Provide information from the stakeholder engagement and seek approval from the Juan de Fuca Water Distribution Commission to finalize the updated DCC program and amendments to Bylaw No. 2758.
- Complete the required first, second and third updated bylaw readings by the CRD Board.
- Submit a certified copy of the Bylaw with three readings and final background report to the British Columbia (BC) Inspector of Municipalities.
- Complete the required fourth reading and adoption of the Bylaw by the CRD Board following approval from the BC Inspector of Municipalities.

ALTERNATIVES

Alternative 1

That staff be directed to proceed with stakeholder engagement and continue with the 2024 Juan de Fuca Water Service Development Cost Charge Program and Bylaw update.

Alternative 2

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

IMPLICATIONS

Financial Implications

Continuing with the DCC program update will allow DCC funding to continue on growth-related infrastructure projects. This aligns with the DCC program objectives which ensure that those who will use and benefit from the water services provided pay their share of the costs in a fair and equitable manner.

The funding of projects required to support growth will be secured by DCCs which facilitates the timely construction of the required water infrastructure. Projects can be paid for using funds available within the DCC reserves or developers can front the costs and receive DCC credits through the existing CRD DCC credit policy.

Not proceeding with the proposed updated DCC program would result in continued adherence to the existing DCC program and bylaw with projects and rates last updated in 2018. Any new growth-related infrastructure projects cannot be funded by DCC's unless they are within an updated and approved DCC program.

Service Delivery Implications

Not proceeding with the update, may require new growth-related projects to be funded by existing JDFWDS water service users (funded through water sales revenue or debt). Additional forecasting and planning would be required to confirm when enough funds are available to initiate and complete construction and an increase to water rates would be required to expedite any construction. This may not facilitate timely construction of growth-triggered projects and could impede service delivery required to support population growth.

Social Implications

Feedback from stakeholder consultation will be included in the report finalizing the updated DCC program for the Commission's consideration and as such, if feedback is substantive enough to warrant revising the DCC program, there will be opportunity to reassess recommendations. Given the minimal change in proposed DCC rates, it is anticipated that stakeholder feedback may not be significant.

CONCLUSION

The Capital Regional District (CRD), with the assistance of Urban Systems, have prepared updates to the current 2018 Development Cost Charge (DCC) program. Infrastructure requirements were identified for the expected population growth over the next 20 years within the Juan de Fuca (JDF) Water Distribution System service area. The updated DCC projects costs have increased but the projected higher population over the next 20 years have decreased the proposed DCC rates nominally. Following stakeholder engagement, the 2024 JDF Water DCC Program Update and amendments to DCC Bylaw No. 2758 can be drafted for the Commission’s consideration prior to going to the CRD Board and BC Inspector of Municipalities for approval.

RECOMMENDATION

That staff be directed to proceed with stakeholder engagement and continue with the 2024 Juan de Fuca Water Service Development Cost Charge Program and Bylaw update.

Submitted by:	Natalie Tokgoz, P.Eng., Manager, Water Distribution Engineering and Planning
Concurrence:	Joseph Marr, P.Eng., Senior Manager, Infrastructure Engineering
Concurrence:	Alicia Fraser, P. Eng., General Manager, Integrated Water Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENT(S)

- Appendix A: Draft DCC Charge Update Background Report – Urban Systems – April 2024
- Appendix B: Proposed 2024 DCC program update project list and rates
- Appendix C: Proposed 2024 DCC program project location reference maps



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Capital Regional District

Development Cost Charge Update

April 2024

[DRAFT] Background Report

File: 001692.0056.01

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APPENDICES

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

Appendix B Proposed Development Cost Charge Amendment Bylaw No. ####

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EXECUTIVE SUMMARY

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

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

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

Table ES 1: DCC Rates

Land Use	Unit	Proposed Rate (2024)
Low Density Residential (single family)	per lot	\$2,796
Medium Density Multi Family (duplex, triplex, fourplex, townhouse)	per unit	\$2,446
High Density Multi-Family (apartment)	per unit	\$1,573
Commercial	per m ² gross floor area	\$10.48
Industrial	per m ² gross floor area	\$5.24
Institutional	per m ² gross floor area	\$10.48

PART 1. BACKGROUND

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

The six west shore municipalities within the JdFWDS, include:

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

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

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

Through this analysis, the proposed DCC program ensures that those who will use and benefit from the services provided pay their share of the costs in a fair and equitable manner. The proposed DCC rate schedule is based on the growth projections, the capital program, and policy decisions. The proposed DCC rates apply to single detached (low density) residential, multiple (medium and high density) residential, commercial, industrial, and institutional land uses.

The entire JdFWDS water service area is subject to DCCs whereas previously only portions of the service area were included in the DCC Service Areas. It is appropriate that the entire JdFWDS water service area is subject to DCCs as services have been expanded into new areas and properties that can receive service should contribute to the costs of infrastructure.

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

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PART 2. DCC KEY ELEMENTS

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

Table 2.1: DCC Key Elements

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

		<ul style="list-style-type: none"> Projects that provide exclusive benefit to new development at 100% 	
Municipal Assist Factor	All infrastructure types – 1%	<ul style="list-style-type: none"> The CRD is contributing the minimum allowable assist factor to ensure the long-term financial sustainability of the Regional District. This approach is consistent with the previous JdFWDS DCC update. 	✓
Units of charge	Per lot, per unit and per square metre gross floor area	<ul style="list-style-type: none"> Per lot for detached dwellings as complete information is available at subdivision approval Per unit for medium (i.e. duplex, townhouse, triplex and fourplex) and high density (apartment) residential dwellings as complete information is available at building permit approval Per square metre gross floor area for industrial/commercial/institutional uses as impact on infrastructure is expected to correlate with floor space 	✓

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PART 3. GROWTH PROJECTIONS AND EQUIVALENCIES

3.1 Growth Projection Methodology

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

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

The growth projections developed were then validated by conducting interviews with staff in the six municipalities, including:

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

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

3.2 Growth Projections

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

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

Table 3.1: Land Use Growth Allocations 2023 - 2043

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

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

3.3 Equivalencies

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

Table 3.2: Equivalencies

Land Use	Unit of Development	Equivalent Unit Conversion Factors
Low Density Residential (single family)	per lot	3.2
Medium Density Multi Family (duplex, triplex, fourplex, row house, townhouse)	per unit	2.8
High Density Multi-Family (apartment)	per unit	1.8
Commercial	per m ² gross floor area	0.012
Industrial	per m ² gross floor area	0.006
Institutional	per m ² gross floor area	0.012

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

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

PART 4. DCC PROJECTS AND COSTS

4.1 DCC Costs

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

Table 4.1: DCC Program Overview and Capital Costs

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

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

4.2 Provisions for Long-term Debt

The CRD has two long-term debt obligations that are included as non-capital projects under the DCC program. The long-term debt consists of the following:

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

4.3 Changes in Program from Previous Update

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

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

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

4.4 DCC Projects

The DCC program was developed through a review of the previous program, removal of completed projects, and identification of new projects through extensive water modelling work conducted by GeoAdvice Inc. Projects in the existing project list not yet completed have been carried forward and costs have been increased to reflect current costs. The DCC program includes a variety of projects including water mains, water main upsizing, pump stations, PRVs, and storage tanks.

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

Table 4.2: Water Projects and Cost Estimates

Item	Estimated Time Frame (See notes 1,2,3)	Municipality	Project	Description	Cost Estimate (A) (See notes 4,5,6)	DCC Benefit Factor (B)	Benefit to New Development (C=AxB)	Municipal Assist Factor 1% (D=Cx0.01)	DCC Recoverable (E=C-D)	CRD Responsibility (F=A-E)
1	Medium-term	Langford	Echo Valley Drive	New Pipe	\$1,934,300	100%	\$1,934,300	\$19,343	\$1,914,957	\$19,343
	Medium-term	Langford		PRV	\$363,950	100%	\$363,950	\$3,640	\$360,311	\$3,640
2	Medium-term	Langford	Skirt Mountain Drive	New Pipe	\$729,350	100%	\$729,350	\$7,294	\$722,057	\$7,294
	Long-term	Langford	Pump Station 3	Pump Station	\$3,085,600	100%	\$3,085,600	\$30,856	\$3,054,744	\$30,856
3	Long-term	Langford	Triangle Trail (Formerly Walfred Servicing)	DI watermain	\$1,167,250	100%	\$1,167,250	\$11,673	\$1,155,578	\$11,673
4	Medium-term	Langford	Fulton Reservoir	Reservoir upgrade	\$7,786,500	90%	\$7,007,850	\$70,079	\$6,937,772	\$848,729
				Fire Pump	\$2,904,350	90%	\$2,613,915	\$26,139	\$2,587,776	\$316,574
				Distribution Piping	\$752,550	90%	\$677,295	\$6,773	\$670,522	\$82,028
5	Medium Term	Langford	Centre Mountain	Supply & Distribution Mains	\$5,202,428	100%	\$5,202,428	\$52,024	\$5,150,403	\$52,024
				Pump Station & Storage Tank	\$8,713,143	100%	\$8,713,143	\$87,131	\$8,626,012	\$87,131
				PRV	\$1,121,250	100%	\$1,121,250	\$11,213	\$1,110,038	\$11,213
6	Long-term	Langford	Klahanie Dr	New Pipe	\$2,956,550	100%	\$2,956,550	\$29,566	\$2,926,985	\$29,566
	Long-term	Langford	ROW (Frederic Rd to Wild Ridge Way)	New Pipe						
	Long-term	Langford	Wild Ridge Way	New Pipe						
7	Medium-term	Langford	Sunheights	PRV	\$87,000	100%	\$87,000	\$870	\$86,130	\$870
8	Medium-term	Langford	Glen Lake PRV	PRV	\$500,250	100%	\$500,250	\$5,003	\$495,248	\$5,003
9	Long-term	Langford	Optimized connection from RWS to distribution system	PRV	\$3,871,500	100%	\$3,871,500	\$38,715	\$3,832,785	\$38,715
10	Medium-term	Colwood	Mary Anne Cres / Pattison Way	Pump Station	\$2,305,500	100%	\$2,305,500	\$23,055	\$2,282,445	\$23,055
		Colwood		Pipe Upgrade	\$571,300	100%	\$571,300	\$5,713	\$565,587	\$5,713

11	Short-term	Colwood	VMP Pump Upgrade	Pump Station Upgrade	\$435,000	100%	\$435,000	\$4,350	\$430,650	\$4,350
12	Medium-term	Colwood	Pump Station 10	Pump Station	\$3,735,200	100%	\$3,735,200	\$37,352	\$3,697,848	\$37,352
13	Medium-term	View Royal	Christie Point	Pipe Upgrade	\$804,750	100%	\$804,750	\$8,048	\$796,703	\$8,048
14	Long-term	Sooke	Spar Tree	PRV	\$363,950	100%	\$363,950	\$3,640	\$360,311	\$3,640
15	Long-term	Sooke	Henlyn	Distribution Main	\$1,458,700	44%	\$641,828	\$6,418	\$635,410	\$823,290
16	Medium - term / Long-term	Sooke	Mountain Heights	New Pipe	\$640,900	100%	\$640,900	\$6,409	\$634,491	\$6,409
		Sooke		New Pipe	\$2,333,050	100%	\$2,333,050	\$23,331	\$2,309,720	\$23,331
		Sooke		Pump Station Upgrade	\$1,450,000	100%	\$1,450,000	\$14,500	\$1,435,500	\$14,500
		Sooke		Storage Tank & Land Acquisition	\$14,659,500	100%	\$14,659,500	\$146,595	\$14,512,905	\$146,595
17	Long-term	Sooke	Helgesen	PRV	\$89,900	100%	\$89,900	\$899	\$89,001	\$899
18	Short, Medium & Long-term	Sooke	Sooke Town Centre - approximate locations are Otter Point Rd, Grant Rd, Sooke Rd and Throup Rd	Distribution piping - approx. 4,800 lm	\$11,346,153	100%	\$11,346,153	\$113,462	\$11,232,691	\$113,462
19	Ongoing	All Areas	Model Updates and Studies		\$1,300,000	100%	\$1,300,000	\$13,000	\$1,287,000	\$13,000
20	Ongoing	All Areas	Walfred Servicing Debt		\$333,532	100%	\$333,532	\$3,335	\$330,196	\$3,335
21	Ongoing	All Areas	Silver Creek Debt		\$1,151,692	100%	\$1,151,692	\$11,517	\$1,140,175	\$11,517
TOTAL					\$84,155,097		\$82,193,885	\$821,939	\$81,371,946	\$2,783,151

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

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

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

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

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

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

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

Table 4.3: Water Project DCC Calculations

Water DCC Calculation
 20-Year Timeframe:

A: Water DCC Calculation				
Equivalent Population Estimates	New Units		Person per unit (residential)/ Equivalent Population/m ² (other land uses)	
Single-Family	per lot	6,110	3.2	19552
Medium Density Residential	per unit	9,065	2.8	25382
Multi-Family	per unit	12,430	1.8	22375
Commercial	per square metres gross floor area	244,000	0.012	2928
Industrial	per square metres gross floor area	1,074,400	0.006	6446
Institutional	per square metres gross floor area	117,950	0.012	1415
			Total Equivalent Population:	78099
Total Equivalent Population		78,099 (a)		
B: Unit Water DCC Calculation				
Net Waterworks DCC Program Recoverable		\$81,371,946 (b)		
Existing DCC Reserve Monies		\$ 13,141,235 (c)		
Net Amount to be Paid by DCCs		\$68,230,711 (d) = (b) - (c)		
DCC per person		\$873.65 (e) = (d) / (a)		
C: Resulting Water DCCs				
			Person per unit (residential)/ Equivalent Population/m ² (other land uses)	
Single-Detached		\$2,796 per lot		3.2
Medium Density Residential		\$2,446 per unit		2.8
High Density Residential		\$1,573 per unit		1.8
Commercial		\$10.48 per square metre gross floor area		0.012
Industrial		\$5.24 per square metre gross floor area		0.006
Institutional		\$10.48 per square metre gross floor area		0.012

Notes:

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

PART 5. DCC RATES

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

Table 5.1: Proposed DCC Rates

Land Use	Unit	Proposed Rate (2024)
Low Density Residential (single family)	per lot	\$2,796
Medium Density Multi Family (duplex, triplex, fourplex, townhouse)	per unit	\$2,446
High Density Multi-Family (apartment)	per unit	\$1,573
Commercial	per m ² gross floor area	\$10.48
Industrial	per m ² gross floor area	\$5.24
Institutional	per m ² gross floor area	\$10.48

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

Table 5.2: DCC Rate Comparison

Land Use	Unit	Previous Rate (2018)	Proposed Rate (2024)	Percent Change
Low Density Residential (single family)	per lot	\$2,922	\$2,796	-4%
Medium Density Multi Family (duplex, triplex, fourplex, townhouse)	per unit	\$2,557	\$2,446	-4%
High Density Multi-Family (apartment)	per unit	\$1,644	\$1,573	-4%
Commercial	per m ² gross floor area	\$10.74	\$10.48	-2%
Industrial	per m ² gross floor area	\$5.82	\$5.24	-10%
Institutional	per m ² gross floor area	\$23.74	\$10.48	-56%

PART 6. STAKEHOLDER CONSULTATION

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

To be completed

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PART 7. DCC IMPLEMENTATION

7.1 Bylaw Exemptions

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

The LGA further restricts the levying of the DCC at the time of approval for a building permit if:

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

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

7.2 DCC Waivers and Reductions

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

7.3 Collection of Charges – Building Permit and Subdivision

Local governments can choose to collect DCCs at the time of subdivision approval or building permit issuance. Of the two possible collection times, subdivision approval occurs earlier in the process. The CRD will require collection of DCCs for Low-Density Residential Development (Single Family uses) at time of subdivision approval. Collecting DCCs early will allow the CRD to ensure timely provision of infrastructure and services. DCCs for Medium- and High-Density Residential

Development will be collected at time of building permit issuance when the final number of units is known. Non-residential land uses will also be levied DCCs at time of building permit issuance when gross floor area will be known which results in more equitable distribution of growth costs.

7.4 Collection of DCCs on Redeveloped or Expanded Developments

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

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

- If a single family residential unit is replaced by another single family residential unit, then no additional DCCs are payable as there is no new burden.
- If a lot is subdivided into two, for example, to construct two small lot single family residential units, then DCCs are payable on the one additional single family residential lot.
- If a multi-family residential development is replaced by another multi-family residential development with the same unit mix and number of units then no additional DCCs are payable.

7.5 In-Stream Applications

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

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

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

OR

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

The DCC Bylaw is not applicable to a construction, alteration or extension if: (a) a building permit is issued within 12 months of the DCC Bylaw adoption, AND (b) either a building permit application, a development permit application or a rezoning application associated with the construction (defined as “precursor application”) is in stream when the DCC Bylaw is adopted, and the applicable application fee has been paid. The development authorized by the building permit must be entirely within the area subject to the precursor application.

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

7.6 Rebates and Credits

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

7.7 DCC Monitoring and Accounting

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

7.8 DCC Reviews

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

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APPENDIX A

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

DRAFT

CAPITAL REGIONAL DISTRICT

BYLAW NO. 2758

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES

WHEREAS

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

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

PART 1 GENERAL PROVISIONS

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

PART 2 DEFINITIONS

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

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

BOARD means the elected board of the *District*.

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

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

COMMISSION means the Juan de Fuca Water Distribution Commission.

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

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

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

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

Bylaw 4249

DISTRICT means the Capital Regional District.

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

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

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

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

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

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

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

Bylaw 4249

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

Bylaw 4249

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

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

Bylaw 4249

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

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

Bylaw 4249

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

Bylaw 4249

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

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

PART 3 DEVELOPMENT COST CHARGES

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

Bylaw 4249

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

Bylaw 4249

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

Bylaw 4249

(4) A person who obtains a *Commercial, Industrial or Institutional* building permit in a *service area* within a *Member Municipality* or the *Electoral Area* must pay the *development cost charge* applicable under Schedule G prior to the issuance of the building permit.

Bylaw 4249

(5) A *development cost charge* is not payable where the development is subject to an exemption, waiver or reduction under the *Local Government Act* or another enactment of the Province or the *District*.

Bylaw 4249

6. *Development cost charges* imposed under this bylaw shall be calculated in accordance with the rates prescribed in Schedule G.

Bylaw 4249

7. In calculating the *development cost charges* under this part, the *development cost charges* for a *comprehensive development* shall be calculated separately for each part of the *comprehensive development* designated respectively to *residential uses and non residential uses* and shall be the sum total of the *development cost charges* for each of those uses, calculated in accordance with Schedule G.

Bylaw 4249

8. A *developer* shall pay the *development cost charges* to the *Member Municipality* or the *District*, according to the location of the parcel in respect of which the *development cost charges* are payable, at the following times:

(a) prior to final approval, if the application is made for subdivision only; or

(b) prior to issuance of a *building permit*, if the application is made for a *building permit* only or for both *subdivision* and for a *building permit*.

9. The *development cost charges* under this bylaw may not be paid by installments unless a regulation under the Municipal Act applies to the *development*.

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

PART 4 COLLECTION AND REMITTANCE OF DEVELOPMENT COST CHARGES

11. Each *Member Municipality* shall collect the *development cost charge* payable under this bylaw at the time prescribed in section 8 (as renumbered).

Bylaw 3893

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

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

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

PART 5 AUTHORIZATION

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

PART 6 SEVERABILITY

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

PART 7 EFFECTIVE DATE

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

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

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

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

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

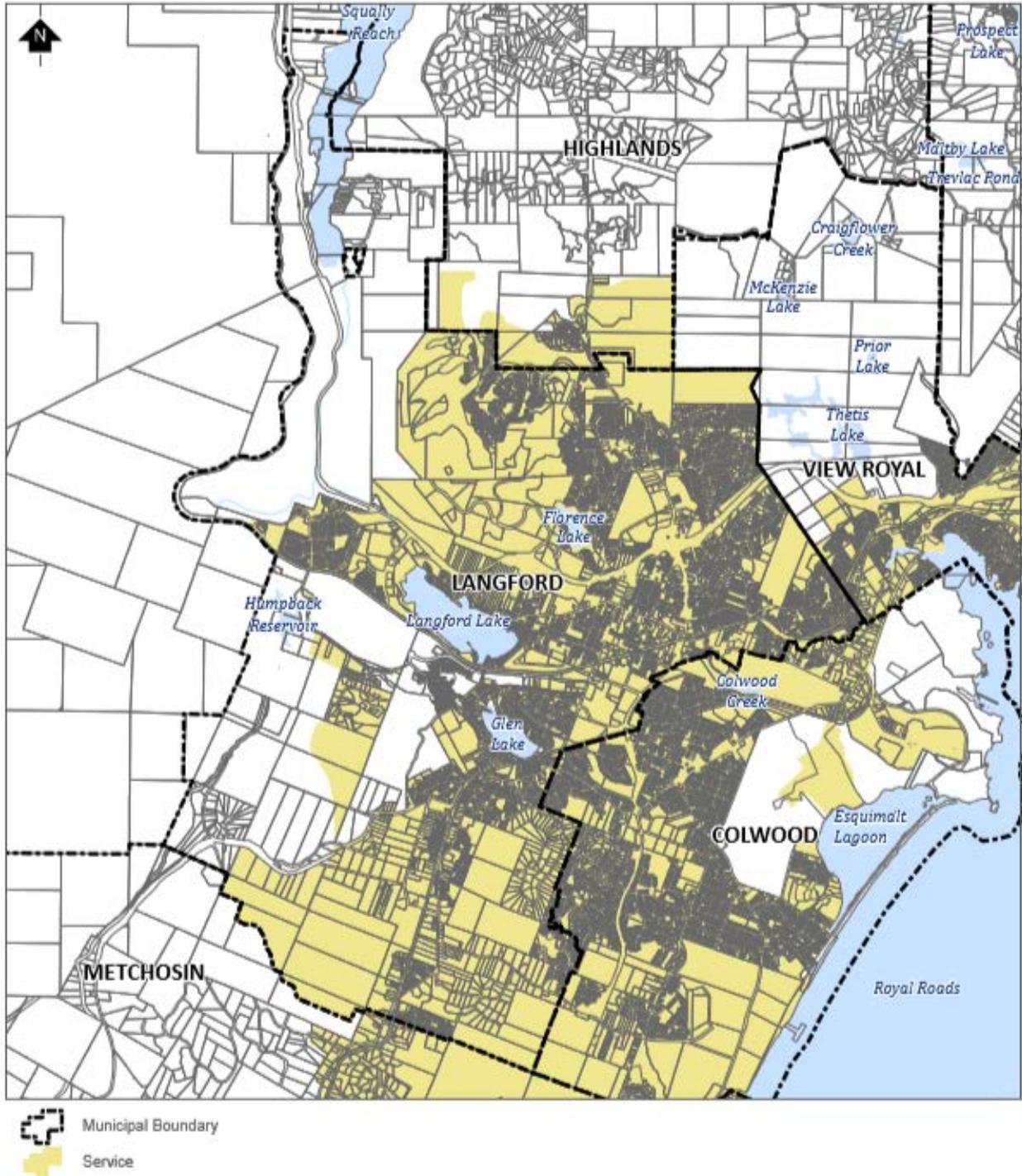
ADOPTED THIS 9th day of August 2000.

Christopher M. Causton
CHAIR

Sheila M. Norton
SECRETARY

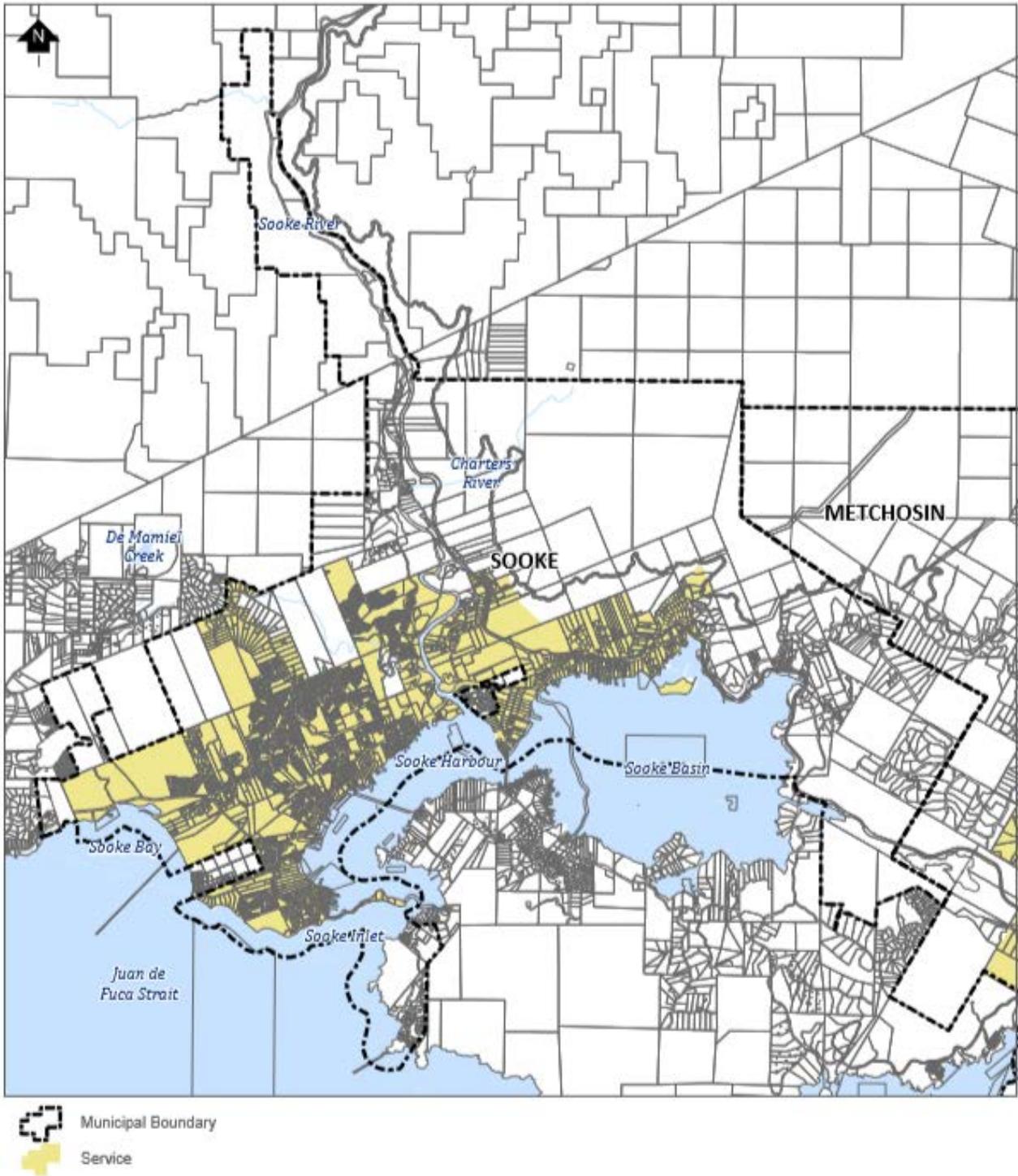
Schedule A – Langford

Bylaw 4249



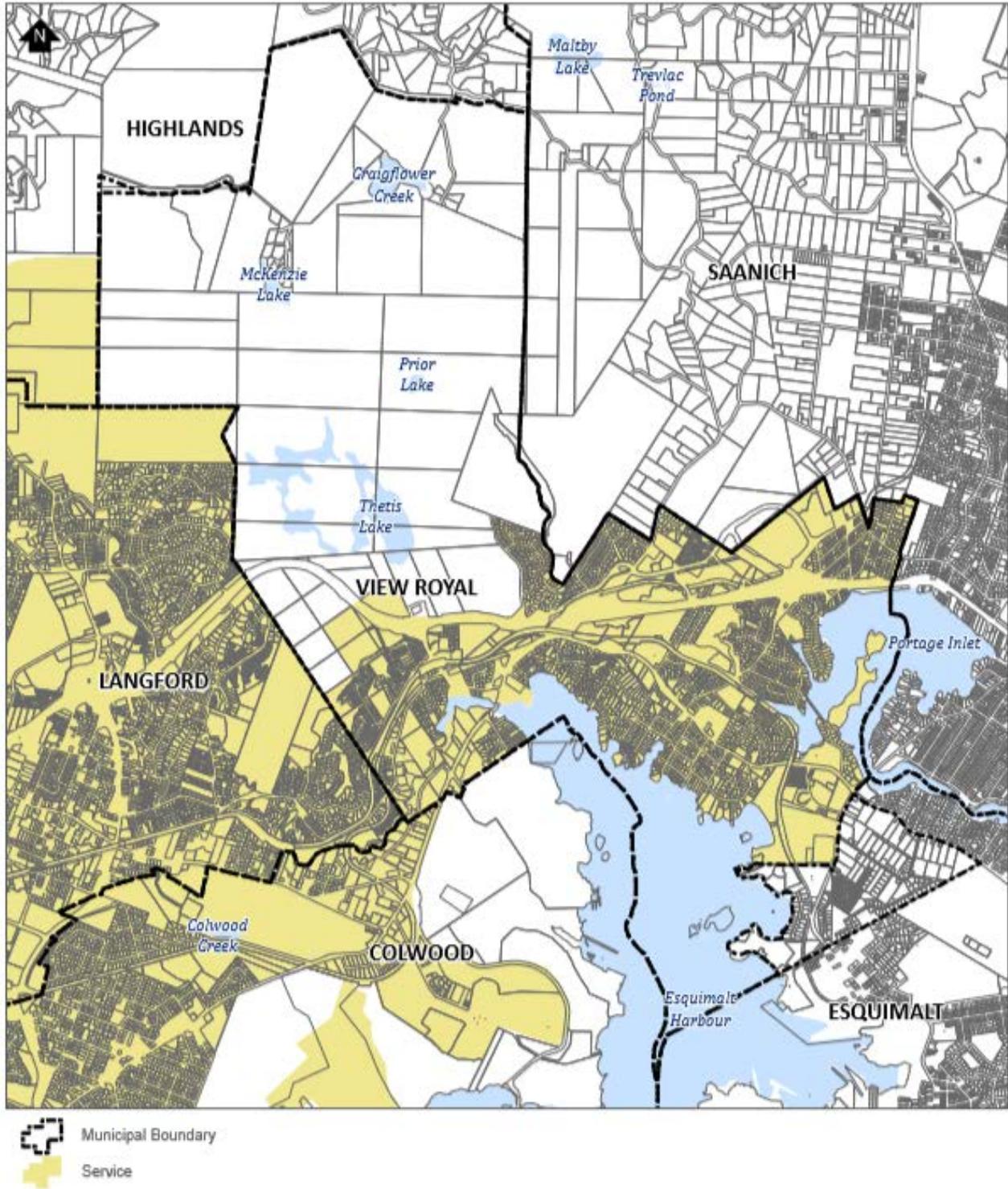
Schedule B – Sooke

Bylaw 4249



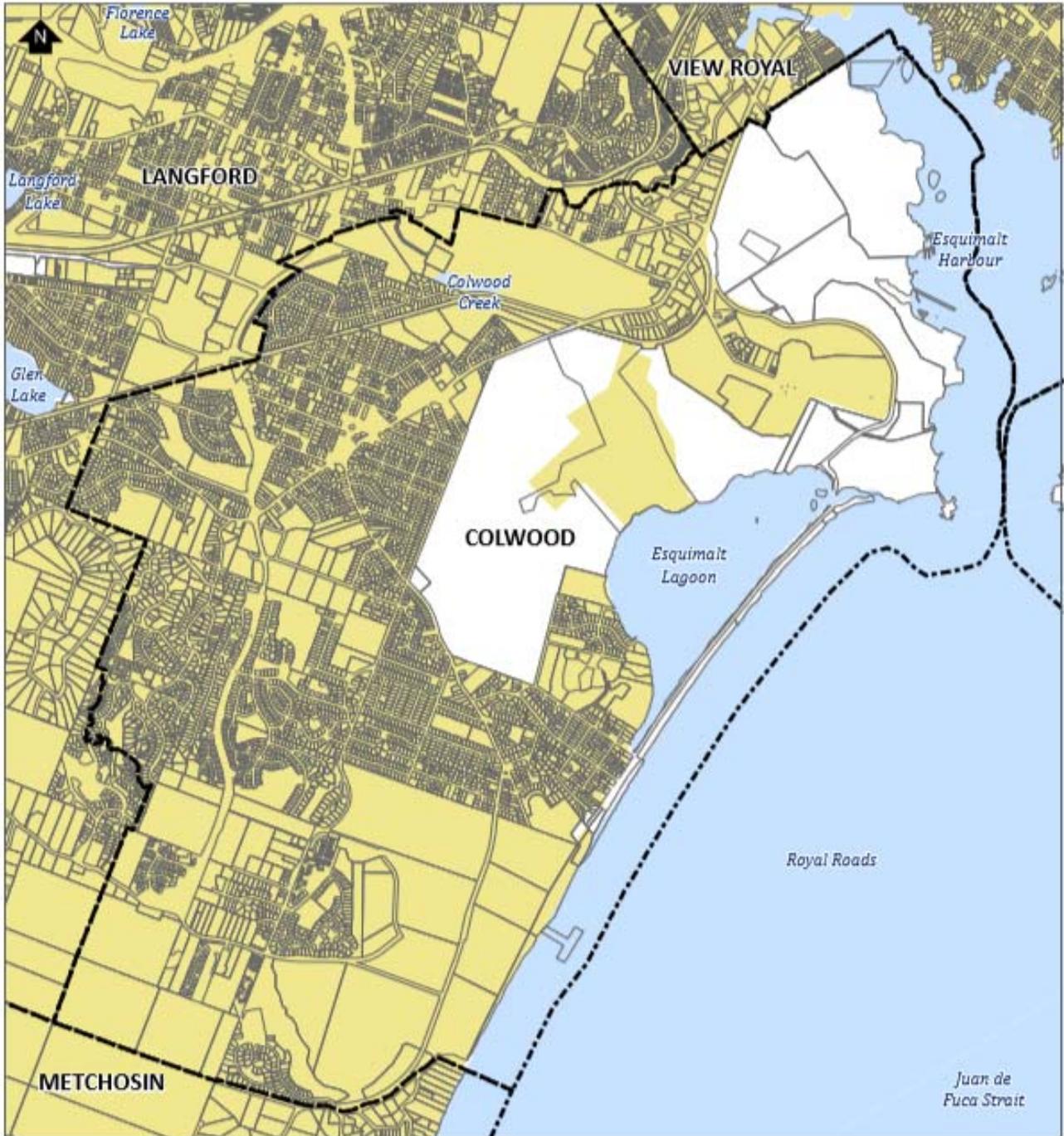
Schedule C – View Royal

Bylaw 4249



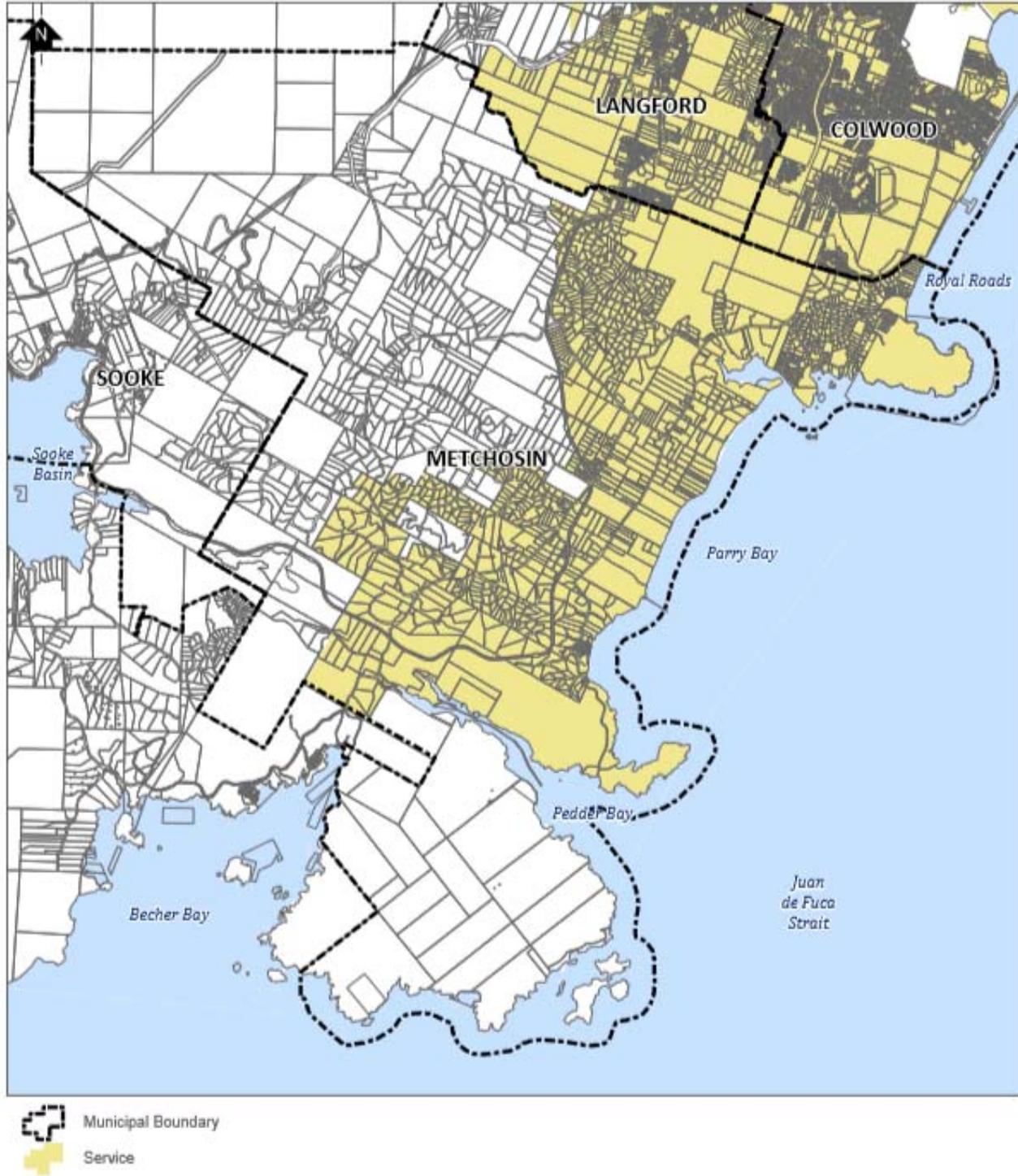
Schedule D – Colwood

Bylaw 4249



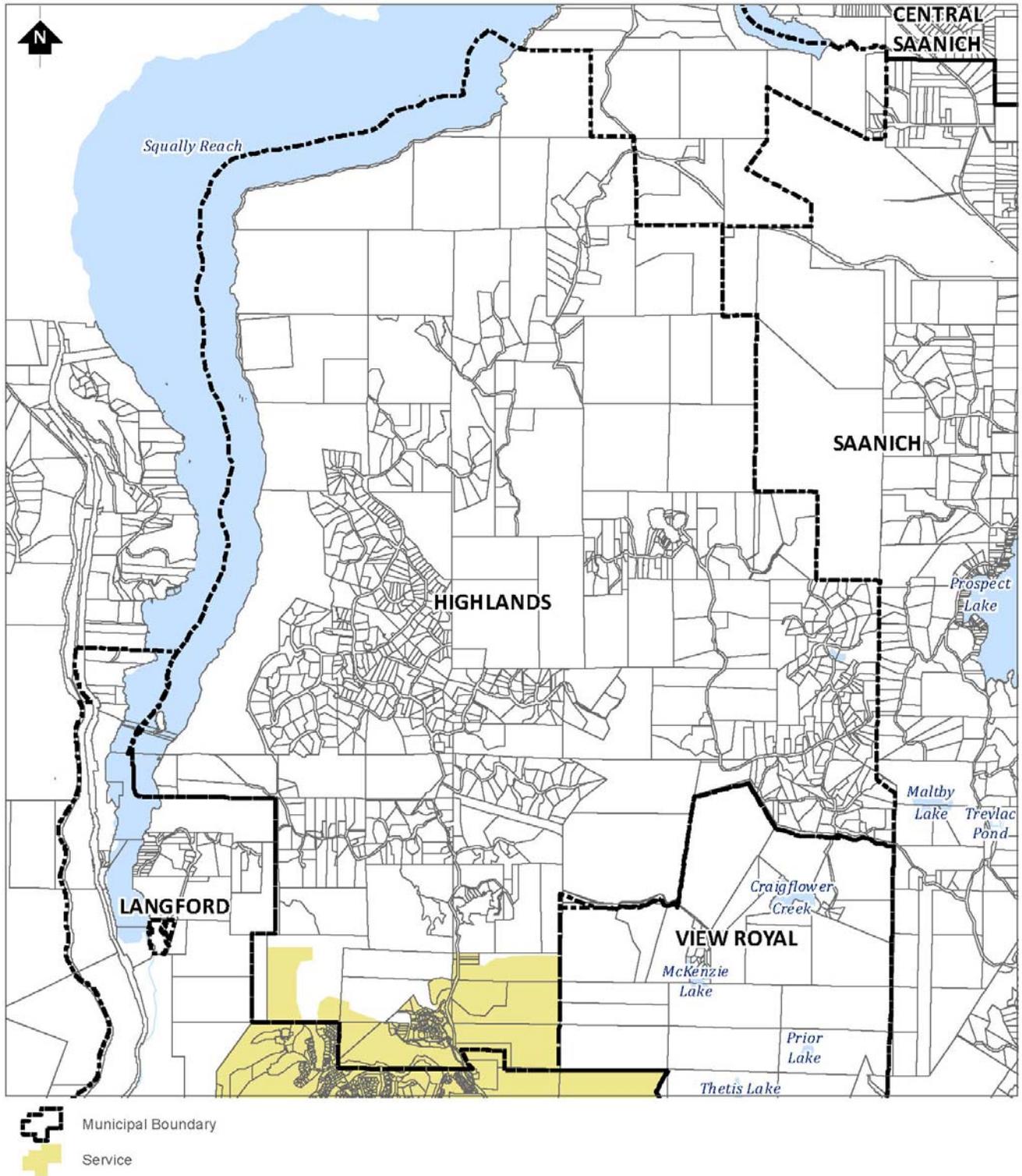
Schedule E – Metchosin

Bylaw 4249



Schedule F – Highlands

Bylaw 4249



SCHEDULE G

Bylaw 4249

Development Cost Charge Rates

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

APPENDIX B

Proposed Development Cost Charge Amendment Bylaw No. XXXX

DRAFT

2024 (DRAFT) DCC JDF Water Distribution Project List

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

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

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

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

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

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

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

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

Water DCC Calculation (DRAFT 2024)
20-Year Timeframe:

A: Water DCC Calculation				
Equivalent Population Estimates	New Units		Person per unit (residential)/ Equivalent Population/m ² (other land uses)	
Single-Family	per lot	6,110	3.2	19552
Medium Density Residential	per unit	9,065	2.8	25382
Multi-Family	per unit	12,430	1.8	22375
Commercial	per square metres gross floor area	244,000	0.012	2928
Industrial	per square metres gross floor area	1,074,400	0.006	6446
Institutional	per square metres gross floor area	117,950	0.012	1415
			Total Equivalent Population:	78099
Total Equivalent Population		78,099 (a)		
B: Unit Water DCC Calculation				
Net Waterworks DCC Program Recoverable		\$81,371,946	(b)	
Existing DCC Reserve Monies		\$ 13,141,235	(c)	
Net Amount to be Paid by DCCs		\$68,230,711	(d) = (b) - (c)	
DCC per person		\$873.65	(e) = (d) / (a)	
C: Resulting Water DCCs				Person per unit (residential)/ Equivalent Population/m ² (other land uses)
Single-Detached		\$2,796	per lot	3.2
Medium Density Residential		\$2,446	per unit	2.8
High Density Residential		\$1,573	per unit	1.8
Commercial		\$10.48	per square metre gross floor area	0.012
Industrial		\$5.24	per square metre gross floor area	0.006
Institutional		\$10.48	per square metre gross floor area	0.012

Notes:

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

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DCC Bylaw Update
Juan de Fuca Water Distribution

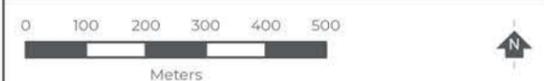
Langford

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

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



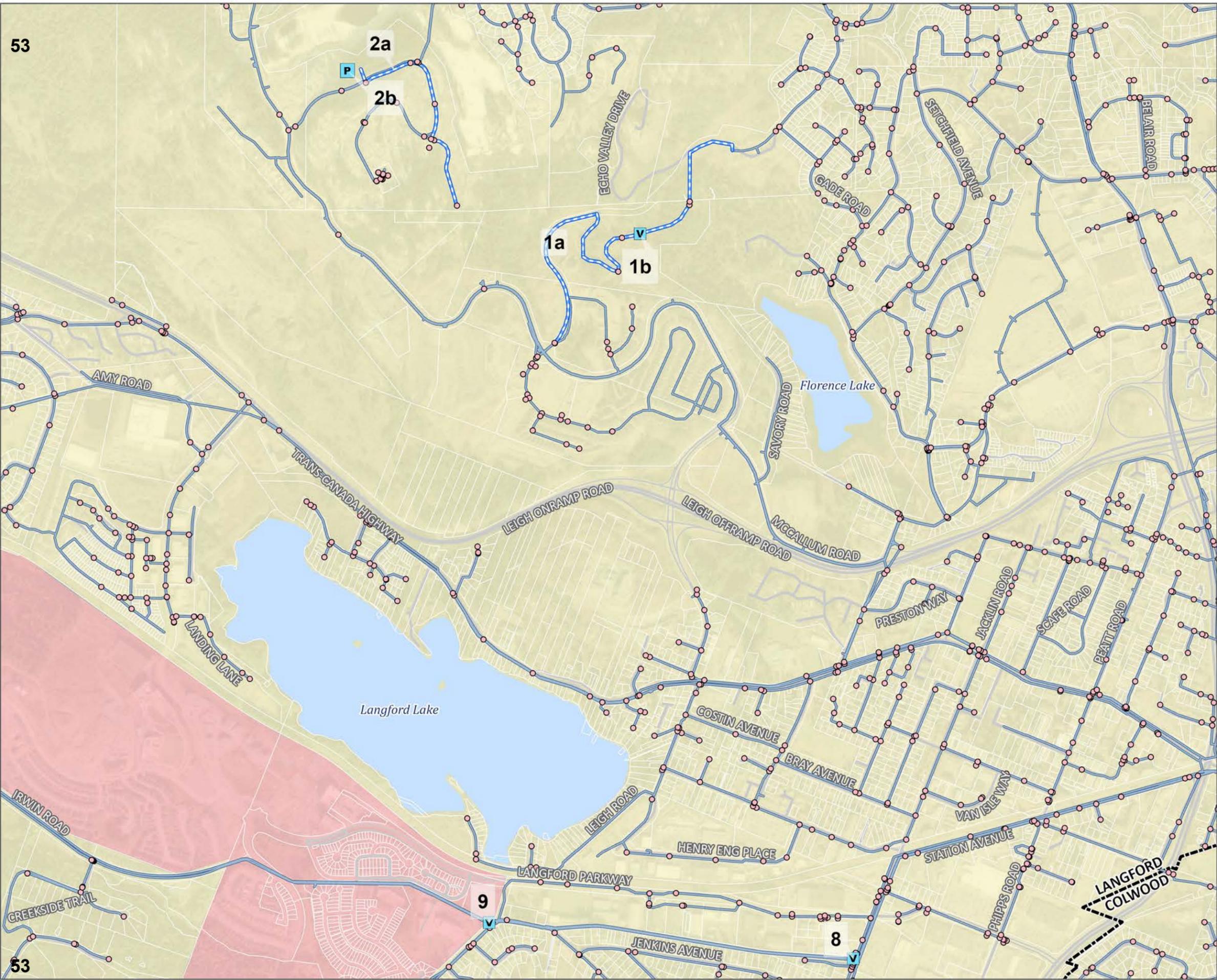
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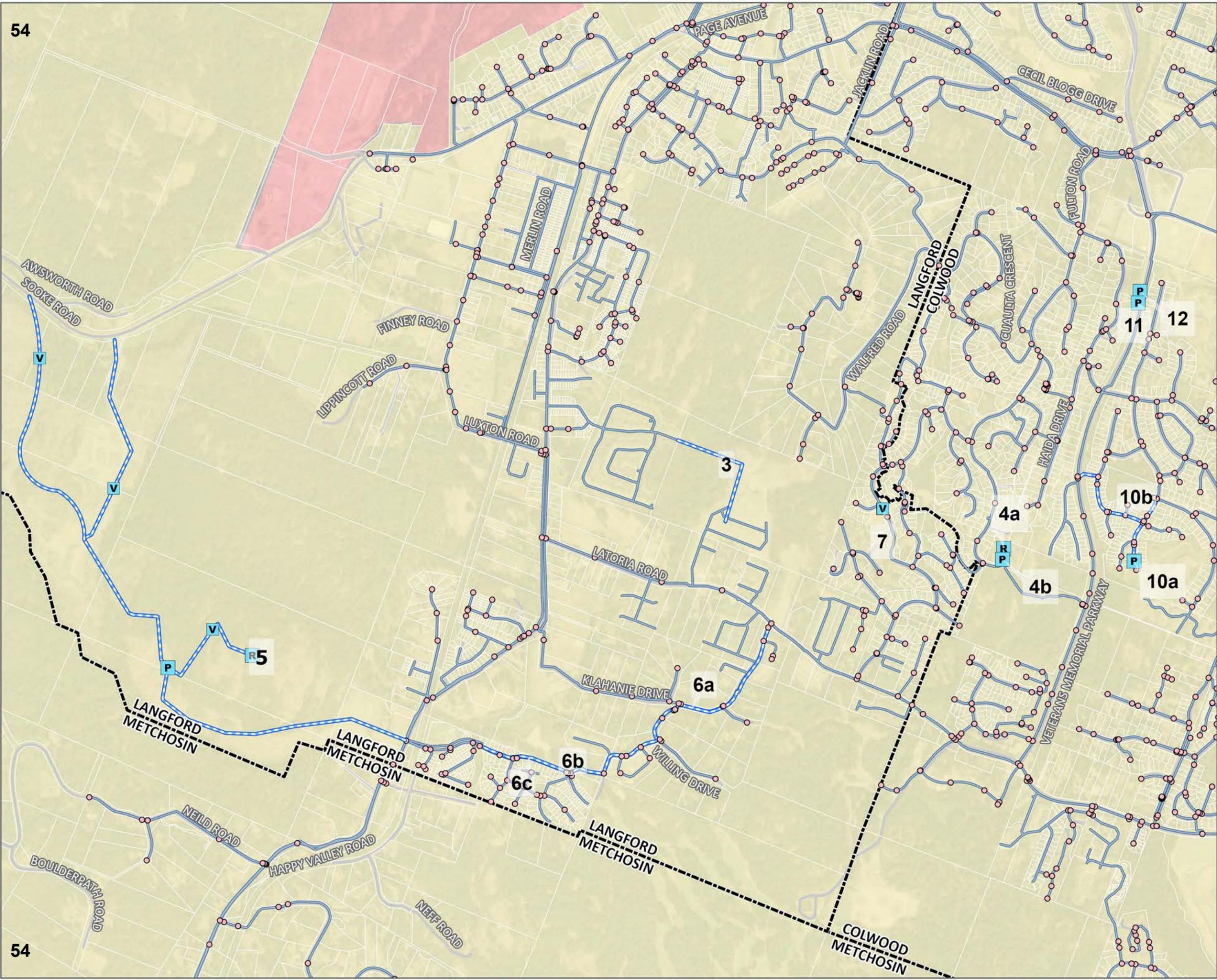
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 Date: 2024 / 2 / 15



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DCC Bylaw Update
Juan de Fuca Water Distribution
Langford 2

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

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



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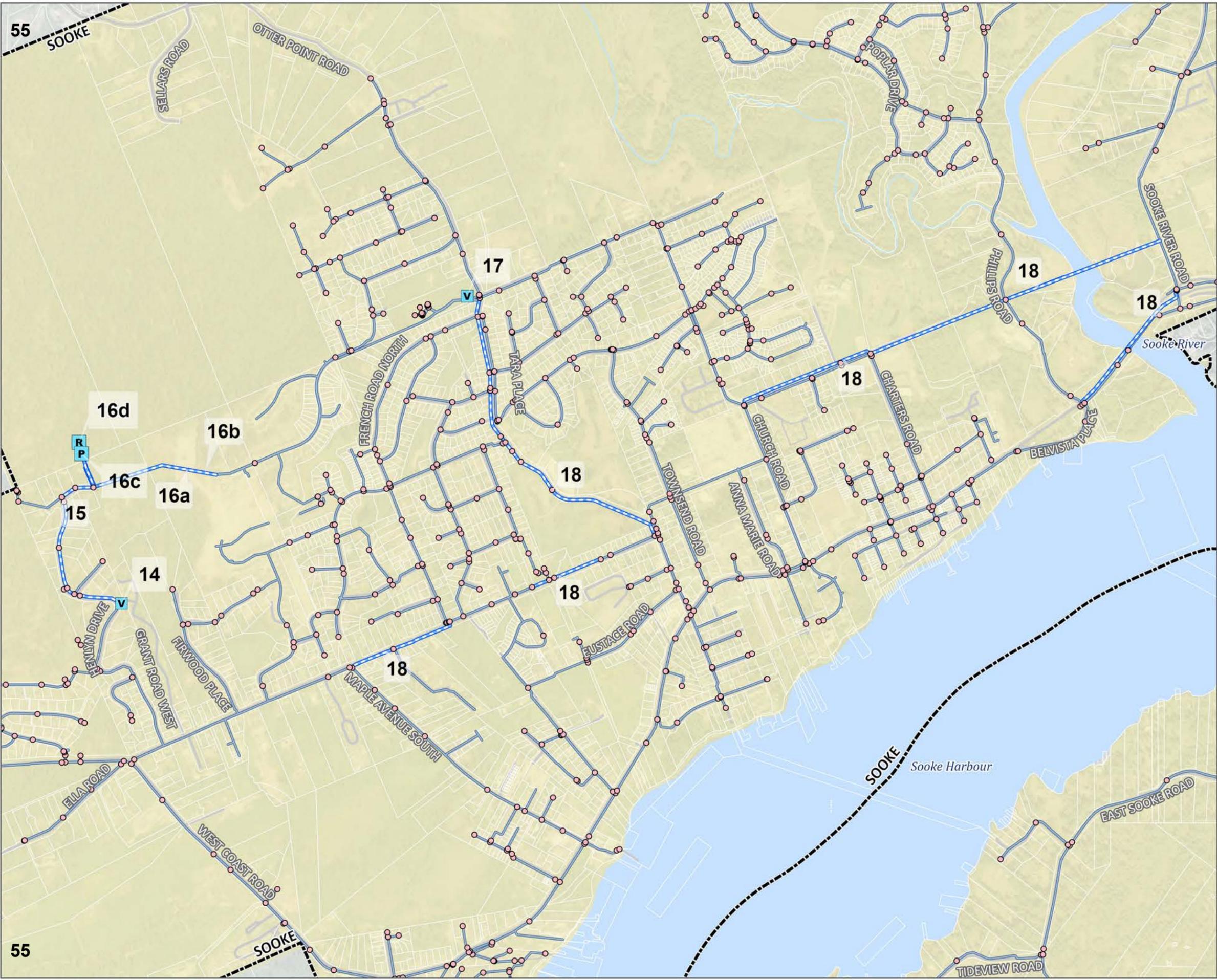
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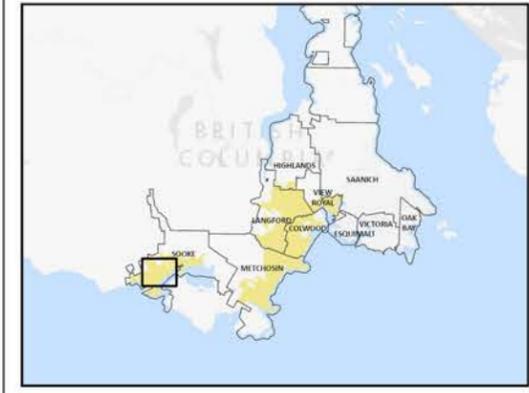
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DCC Bylaw Update
Juan de Fuca Water Distribution
 Sooke

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

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



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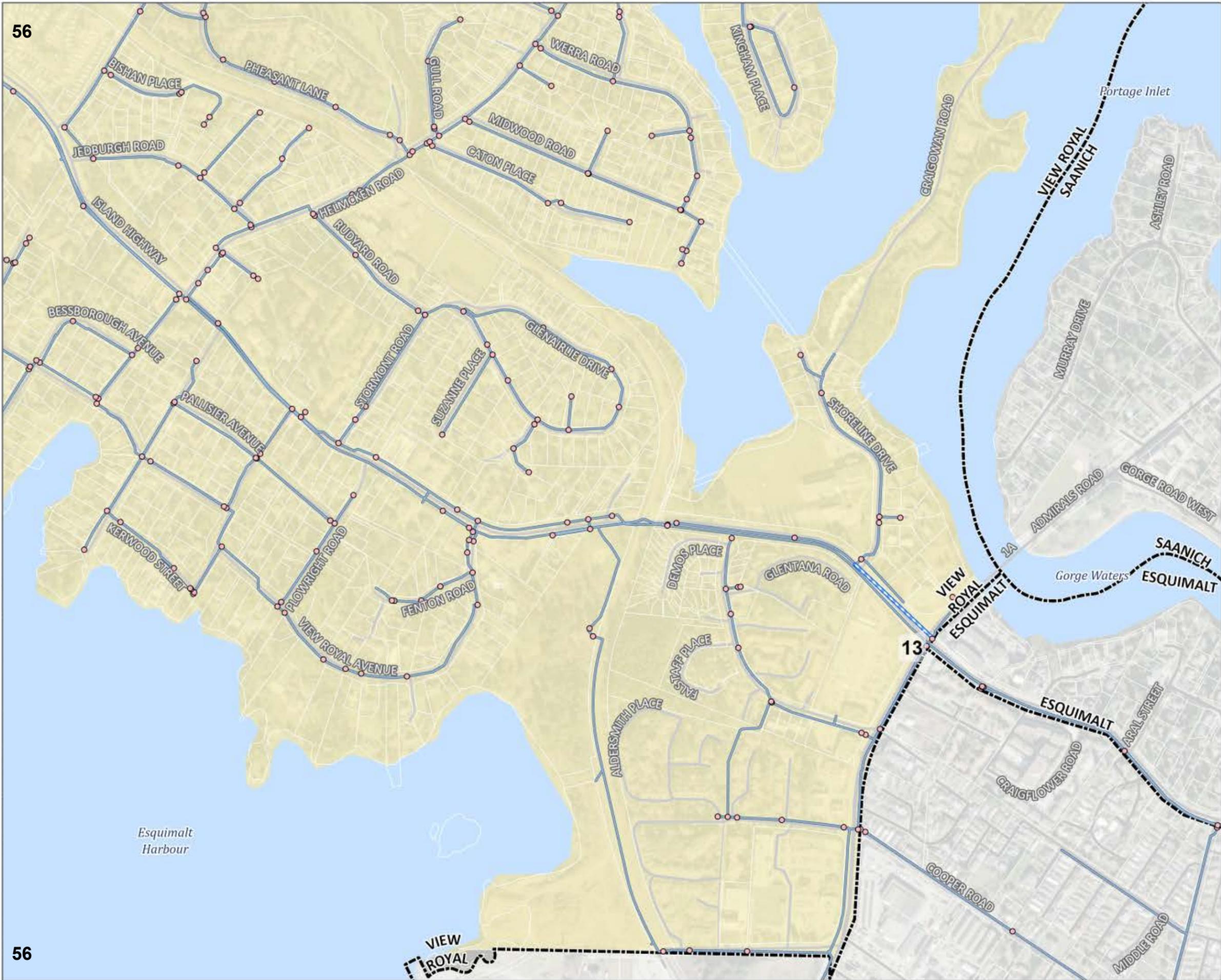
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DCC Bylaw Update
Juan de Fuca Water Distribution

View Royal

Legend

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

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



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**REPORT TO JUAN DE FUCA WATER DISTRIBUTION COMMISSION
MEETING OF TUESDAY, MAY 7, 2024**

SUBJECT Juan de Fuca Water Distribution 2024 Capital Plan Amendment

ISSUE SUMMARY

To recommend amendments to the Juan de Fuca Water Distribution 2024 Capital Budget and Five Year Capital Plan.

BACKGROUND

The Capital Regional District (CRD) Board approved the 2024 Operating and Capital Budget and the Five Year Capital Plan on March 13, 2024. This staff report outlines amendments to the following projects in the Five-Year Capital Plan:

Project 16-05 – Comprehensive Pump Station Upgrades (10-year Program)

The Copper Mine Pump Station Upgrades project (part of the Comprehensive Pump Station Upgrades Program) was tendered in 2024. Despite receiving four bids, the pricing surpassed the available budget. All four bids were within 15%, which indicates that pricing is fair and competitive. The 2024 budget is being increased by \$1,100,000 to \$3,200,000 and the 2025 budget is being decreased by \$500,000 to \$500,000.

These adjustments will accommodate for market escalation, align with more current schedule expectations, and expand the scope to upgrade both Pump Stations #1 and #2, and an existing Pressure Control Station under one contract. Given the somewhat remote location of the work in East Sooke, staff believe that completing the expanded scope under one Contract will be beneficial to the service, since this will allow staff to deliver more work with the resources (staff, consultants, contractors) available. The improvements will also remove existing confined spaces that are part of the existing facilities, which will further improve operational safety and improve efficiency of operational and maintenance efforts. Pending approval of the revised budget, the project is slated for award in 2024, with completion anticipated in 2025.

Project 20-03 – Asbestos Cement (AC) Replacement Program

The 2025 budget for the AC Replacement Program has been increased by \$2,020,000 to \$5,520,000. This additional funding, combined with anticipated 2024 carry forward funds, will allow staff to tender a larger project in the District of Sooke (Sooke Road from Church Road to Belvista Place) while maintaining a similar volume of replacement work by CRD staff in 2024 and 2025.

Project 21-02 – Sooke Road - 2,200 meters of 600-millimeter Pipe – Veterans Memorial Parkway to Jacklin Road

Construction of this project is proposed to be deferred to 2026 and funding in 2024 and 2025 will be reallocated to fund other projects noted in this Capital Plan Amendment. This project is being deferred to allow the AC pipe replacement project on Sooke Road (as noted above in Project 20-

03) to be completed prior to undertaking this project. Undertaking these two projects simultaneously would have a significant impact on the Sooke Road commuter route and the AC replacement project is deemed to have a higher criticality. CRD will use the interim time to initiate a concept design and better assess the project budget for Project 21-02.

Project 24-02 – Highway 14 Watermain Relocation

Project 24-02 has \$2,000,000 in funding available for 2024. The actual work, being completed by Ministry of Transportation, is now planned to be completed in 2025. The amendment is deferring \$1,180,000 of funding to 2025, which is not expected to be required in 2024. This will allow for the excess funding in 2024 to be available to fund the work described under Project 16-05.

Project 24-03 – Meter Reading Equipment

Staff have identified additional meter reading equipment failures which is over and above planned and requires replacement. A new project with funding of \$80,000 has been added to the Capital Plan to account for this equipment replacement and is fully funded by the budget adjustments within this proposed Capital Plan amendment.

It is proposed to fund the capital project adjustments from within the capital plan and there is no financial impact anticipated on the 2024 water rates with these adjustments.

Budget Adjustment Summary

The budget adjustments to the Capital Projects listed above are summarized below in Table 1. These updates will be incorporated into the 5-year Capital Plan as outlined Appendix A.

Table 1 - Summary of Budget Adjustments

Project #	2024 Change	2025 Change	2026 Change	2027 Change	2028 Change
16-05	\$1,100,000	\$(500,000)	\$0	\$0	\$0
20-03	\$0	\$2,020,000	\$0	\$(2,700,000)	\$0
21-02	\$0	\$(2,700,000)	\$0	\$2,700,000	\$0
24-02	\$(1,180,000)	\$1,180,000	\$0	\$0	\$0
24-03	\$80,000	\$0	\$0	\$0	\$0
Totals	\$0	\$0	\$0	\$0	\$0

ALTERNATIVES

Alternative 1

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

Approve amending the 2024 Juan de Fuca Water Distribution Five Year Capital plan to reallocate funding for projects 16-05, 20-03, 21-02, 24-02 and 24-03 as outlined in Table 1 of the staff report and reflected in the updated Capital Plan shown in Appendix A.

Alternative 2

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

Service Delivery Implications

The Juan de Fuca Water Distribution system will enhance service reliability for East Sooke residents through the introduction of the new pump stations. The Coppermine Pumpstation Upgrades will ensure the provision of adequate fire flows and the capacity to fill the existing tank at a higher flow rate.

Financial Implications

There are no net impacts on the capital budget for 2024-2025 or on the 2024-2025 water rates. Updated project forecasting indicates the proposed additionally requested funds will be offset within the capital plan. Appendix A reflects the Five-year Capital Plan revised to include the changes outlined in this report.

CONCLUSION

A Capital Plan amendment is required to better align funding to advance projects that are ready to move forward in 2024. The updated expenditures are fully funded and balanced and will not increase the 2024 capital funding requirements or water utility rates beyond what was previously approved by the Juan de Fuca Water Distribution Commission.

RECOMMENDATION

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

Approve amending the 2024 Juan de Fuca Water Distribution Five Year Capital plan to reallocate funding for projects 16-05, 20-03, 21-02, 24-02 and 24-03 as outlined in Table 1 of the staff report and reflected in the updated Capital Plan shown in Appendix A.

Submitted by:	Jared Kelly, P.Eng., Manager, Capital Projects
Concurrence:	Joseph Marr, P.Eng., Senior Manager, Infrastructure Engineering
Concurrence:	Alicia Fraser, P. Eng., General Manager, Integrated Water Services
Concurrence:	Nelson Chan, MBA, FCPA, FCMA, Chief Financial Officer
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENT(S)

Appendix A: Updated 2024-2028 Juan de Fuca Water Distribution Service Five Year Capital Plan

CAPITAL REGIONAL DISTRICT

5 YEAR CAPITAL PLAN

2024 - 2028

Service #: 2.680
 Service Name: JDF Water Distribution

				PROJECT BUDGET & SCHEDULE										
Project Number	Capital Expenditure Type	Capital Project Title	Capital Project Description	Total Project Budget	Asset Class	Funding Source	Carryforward	2024	2025	2026	2027	2028	5 - Year Total	
INFRASTRUCTURE ENGINEERING AND OPERATIONS														
Planning														
16-03	Renewal	Asset Management Plan	Combine past studies to plan out future capital expenditures.	\$ 400,000	\$	WU	\$ 145,000	\$ 395,000	\$ -	\$ -	\$ -	\$ -	\$ 395,000	
21-14	Renewal	Fire Storage Analysis	Assess and update the fire flow upgrade program to inform future capital works.	\$ 120,000	\$	WU	\$ 120,000	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ 120,000	
Capital														
16-05	Renewal	Comprehensive Pump Station Upgrades (10 year Program)	Continue pump station condition assessments, plan and carry out upgrades.	\$ 5,600,000	\$	WU	\$ 1,700,000	\$ 3,200,000	\$ 500,000	\$ 450,000	\$ -	\$ -	\$ 4,150,000	
18-03	Renewal	JDF Site Decommissioning Program	Decommissioning of facilities that are no longer in use based on preliminary work from Annual Provisional	\$ 1,050,000	\$	WU	\$ 540,000	\$ 540,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 990,000	
18-06	New	Disaster Response Plan for Water Supply and Distribution	Determine and supply response equipment for disaster response.	\$ 450,000	\$	WU	\$ 60,000	\$ 110,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 310,000	
19-09	New	Distribution System Seismic Resiliency Improvements	Determine and commence improvements to the distribution system to provide seismic resiliency.	\$ 1,750,000	\$	WU	\$ 250,000	\$ 750,000	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ 1,750,000	
20-03	Replacement	AC Pipe Replacement Program	Replacement of aging asbestos cement pipe year over year as outlined in the May 2023 staff report. Replacement is expected to be phased until 2055 to replace all AC pipe in the distribution network.	\$ 140,000,000	\$	WU	\$ 4,060,000	\$ 7,360,000	\$ 5,520,000	\$ 3,500,000	\$ 900,000	\$ 3,600,000	\$ 20,880,000	
20-04	Replacement	William Head & VGH Meter Replacement	Replacement of the meter and chambers at William Head & VGH with the possibility of resilient connections.	\$ 700,000	\$	WU	\$ 185,000	\$ 585,000	\$ -	\$ -	\$ -	\$ -	\$ 585,000	
21-02	Replacement	Sooke Rd - 2,200m of 600mm Pipe - VMP to Jacklin	Replacement of aged, large diameter water main from Jacklin Rd to VMP	\$ 4,000,000	\$	WU	\$ 200,000	\$ 200,000	\$ -	\$ 1,100,000	\$ 2,700,000	\$ -	\$ 4,000,000	
21-13	Replacement	SCADA Master Plan Update & Upgrades	Update the SCADA Master Plan in conjunction with the RWS, Saanich Peninsula and Core Area Infrastructure.	\$ 1,900,000	\$	WU	\$ 900,000	\$ 900,000	\$ 600,000	\$ 300,000	\$ -	\$ -	\$ 1,800,000	
22-01	New	East Sooke Interconnect Water Main	Construction approximately 430 m of watermain for system improvements.	\$ 850,000	\$	WU	\$ 470,000	\$ 820,000	\$ -	\$ -	\$ -	\$ -	\$ 820,000	
22-02	New	Microwave Radio Upgrades	Installation of high-bandwidth microwave radio infrastructure to accommodate CRD infrastructure	\$ 550,000	\$	WU	\$ 150,000	\$ 250,000	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ 450,000	
24-01	New	Charters Road Watermain Replacement	Replacement of watermain on Charters Road as part of larger transportation project being undertaken by District of Sooke.	\$ 650,000	\$	WU	\$ -	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ 650,000	
24-02	New	Hwy 14 Watermain Relocation	Relocation of CRD watermain in MOTI right of way. Project work to be bundled within MOTI's project.	\$ 2,000,000	\$	WU	\$ -	\$ 820,000	\$ 1,180,000	\$ -	\$ -	\$ -	\$ 2,000,000	
24-03	New	Meter Reading Equipment	Crucial meter reading equipment required for meter reading van as required to replace failed equipment.	\$ 80,000	\$	WU	\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ 80,000	
Sub-Total System Infrastructure Engineering and Operations				\$ 160,100,000			\$ 8,780,000	\$ 16,780,000	\$ 8,600,000	\$ 6,100,000	\$ 3,750,000	\$ 3,750,000	\$ 38,980,000	
CUSTOMER AND TECHNICAL SERVICES														
16-06	Replacement	Vehicle & equipment replacement (funding from replacement fund)	Vehicle and equipment replacement.	\$ 2,094,000	V	ERF	\$ 400,000	\$ 1,165,000	\$ 905,000	\$ 774,000	\$ 710,000	\$ 750,000	\$ 4,304,000	
23-02	New	Vehicle to support the meter replacement program	Purchase of a Transit Van equipped with tools and equipment to support the meter replacement program	\$ 200,000	V	WU	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	
Sub-Total Customer and Technical Services				\$ 2,294,000			\$ 600,000	\$ 1,365,000	\$ 905,000	\$ 774,000	\$ 710,000	\$ 750,000	\$ 4,504,000	
ANNUAL PROVISIONAL ITEMS														
17-07	New	Site Decommissioning - General	Planning for decommissioning of unused sites.	\$ 50,000	\$	WU	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000	
17-09	Replacement	Emergency Main Replacement	Major main replacement under emergencies.	\$ 500,000	\$	WU	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	
17-12	Replacement	Large Meters/Meter Vaults Components Replacement	Replacement or repairs to components in large meters/vaults as required.	\$ 1,250,000	\$	WU	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,250,000	
17-13	New	Site Security Upgrades	Upgrading and replacement of security systems for sites as required.	\$ 200,000	\$	WU	\$ -	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 200,000	
17-15	Renewal	Distribution System Improvements	Unplanned distribution system improvements or decommissioning.	\$ 2,250,000	\$	WU	\$ -	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 2,250,000	
17-16	New	Hydraulic Model Yearly Update	Annual hydraulic model update.	\$ 300,000	\$	WU	\$ -	\$ 65,000	\$ 65,000	\$ 65,000	\$ 70,000	\$ 70,000	\$ 335,000	
21-03	Replacement	Hydrant & Flush Replacement, Upgrades and Additions	Upgrade, replacement or installation of flushes and fire hydrants, and fire flow testing.	\$ 1,125,000	\$	WU	\$ -	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 1,125,000	
21-04	Replacement	Residential Service & Meter Replacement	Replacement of residential water meters as highlighted by the 2017 KWL Water Audit report.	\$ 6,500,000	\$	WU	\$ -	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 6,500,000	
21-05	Replacement	Pump Station Equipment Replacements	Unplanned pump station repairs and equipment replacement	\$ 750,000	\$	WU	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 750,000	
21-06	Replacement	SCADA Equipment Replacement	Unplanned replacement of SCADA and electrical equipment.	\$ 500,000	\$	WU	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	
21-07	Renewal	Reservoir Equipment Replacement	Replacement or repairs to components at reservoir sites.	\$ 500,000	\$	WU	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	
21-09	Replacement	Valve Replacement	Unplanned replacement and repair of isolation and line valves, air valves, and pressure control valves.	\$ 1,200,000	\$	WU	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000	
Sub-Total for Annual Provisional Items				\$ 15,125,000			\$ -	\$ 2,990,000	\$ 2,990,000	\$ 2,990,000	\$ 2,995,000	\$ 2,995,000	\$ 14,960,000	
DEVELOPMENT COST CHARGE (DCC)														
16-07	New	Update DCC Bylaw (Comprehensive Update in 2022)	Planned update of the DCC Bylaw.	\$ 295,000	\$	Res	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 165,000	\$ 245,000	
21-01	New	Sooke Henlyn Supply & Distribution Mains	Construction of water mains based upon development predictions from the Helgesen Pump Station westwards.	\$ 1,000,000	\$	Res	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	
25-02	New	Thrup Road Watermain Installation	Future budget to install new watermain along Thrup Road when District of Sooke completes connector road.	\$ 900,000	\$	Res	\$ -	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ 900,000	
Sub-Total for Development Cost Charges (DCC)				\$ 2,195,000			\$ 1,000,000	\$ 1,020,000	\$ 920,000	\$ 20,000	\$ 20,000	\$ 165,000	\$ 2,145,000	
GRAND TOTAL				\$ 179,714,000			\$ 10,380,000	\$ 22,155,000	\$ 13,415,000	\$ 9,884,000	\$ 7,475,000	\$ 7,660,000	\$ 60,589,000	



Capital Regional District

HOTSHEET AND ACTION LIST

Regional Water Supply Commission

Wednesday, January 17, 2024

11:30 AM

CRD Boardroom
625 Fisgard Street
Victoria, BC

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. A name has been identified beside each item for further action and follow-up.

3. ELECTION OF CHAIR

Commissioner Baird was acclaimed as Chair.

4. ELECTION OF VICE CHAIR

Commissioner Harper was elected Vice Chair.

5. ADOPTION OF MINUTES

That the minutes of the October 18, 2023 meeting be adopted.

CARRIED

6. CHAIR'S REMARKS

Staff to distribute the Chair's remarks to the Commission following the meeting.

9. COMMISSION BUSINESS

9.1. Greater Victoria Water Supply Area Land Acquisition Reserve Fund Update

Recommendation:

1. That a reserve fund for Greater Victoria Water Supply Area land acquisition be included when considering of a reserve fund for Regional Water Supply System Master Plan projects, and that, until reserves are established, land purchase opportunities continue to be addressed through adjustments to the existing capital program and/or debt financing;
2. That the decision whether to establish a Greater Victoria Water Supply Area land acquisition reserve fund be brought back either, when recommendation 1. Above occurs, or when a specific need arises; and,
3. That a report on land acquisition opportunities and progress be provided, in closed meeting, only when Commission decision is required or significant progress is made.

CARRIED

9.2. Motion with Notice: Placement of Post Disaster Water Supply Drop Kits in Relevant Fire Halls (Commissioner Rogers)

Item postponed to March.

Recommendation: That the Regional Water Supply Commission directs staff to explore cost-sharing with municipalities to get the Post Disaster Water Supply Drop Kits in relevant fire halls, for consideration in the next budget cycle.

9.3. Regional Water Supply 2024 Capital Plan Update

Recommendation: That the Regional Water Supply Commission recommends that the Capital Regional District Board:
Update the 2024 Regional Water Supply Service Capital Budget and Five Year Capital Plan to include 2024 budget updates for projects 24-19, 20-16, 20-17, 21-03, 19-16, 18-18 and 21-11 as outlined in Appendix A.

CARRIED

9.4. Regional Water Supply Commission Representative on the Water Advisory Committee

Recommendation: That the Regional Water Supply Commission appoint its Vice Chair as its representative on the Water Advisory Committee for a one-year term ending December 31, 2024.

CARRIED

10. NOTICE(S) OF MOTION

The following motions were received:

Recommendation: To delay further action on the Regional Water Supply 2022 Master Plan until such time as the concerns raised by the Huggett report can be investigated and addressed

Commissioner Jordison

Recommendation: That the commission reach out to the WSANEC Leadership Council First Nations, in the absence of consultation by the Provinces' Bill 44, regarding the impacts on infrastructure and the Goldstream River

Commissioner Chambers



Capital Regional District

HOTSHEET AND ACTION LIST

Saanich Peninsula Water Commission

Thursday, January 18, 2024

9:30 AM

Sidney Community Safety Building
2245 Oakville Ave
Sidney BC

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. A name has been identified beside each item for further action and follow-up.

2. ELECTION OF CHAIR

Commissioner Kelbert was acclaimed as Chair for 2024.

3. ELECTION OF VICE CHAIR

Commissioner Doehnel was acclaimed as Vice Chair for 2024.

5. ADOPTION OF MINUTES

That the minutes of the October 19, 2023 meeting be adopted.

CARRIED

8. GENERAL MANAGER'S REPORT

8.1 2024 Saanich Peninsula Water Commission Work Plan

The Commission requested that staff provide an update in July, ahead of the October budget meeting, identifying any significant projected changes to the 2025 Capital Plan.

9. COMMISSION BUSINESS

9.1 Saanich Peninsula Water Commission Amalgamation with the Regional Water Supply Commission – Feasibility Study

Recommendation:

1. That staff be directed to undertake a feasibility study to explore the implications of amalgamating the Saanich Peninsula Water Commission with the Regional Water Supply Commission; and,
2. That this report be referred to the Regional Water Supply Commission for information.

CARRIED

9.2 Appointment of Representative to the Water Advisory Committee

Recommendation: That the Saanich Peninsula Water Commission appoint its Vice Chair to the Water Advisory Committee for a one-year term ending December 31, 2024.

CARRIED



Capital Regional District HOTSHEET AND ACTION LIST Regional Water Supply Commission

Wednesday, February 21, 2024

11:30 AM

6th Floor Boardroom
625 Fisgard Street
Victoria, BC

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. A name has been identified beside each item for further action and follow-up.

3. ADOPTION OF MINUTES

That the minutes of the January 17, 2024 meeting be adopted.

CARRIED

7. COMMISSION BUSINESS

7.1. Regional Water Supply 2017 Strategic Plan Closeout

Recommendation:

1. That staff be directed to update the Regional Water Supply Strategic Plan; and,
2. That staff provide the Regional Water Supply Commission an updated draft Strategic Plan prior to initiating public, First Nations, and stakeholder engagement on the Plan.

CARRIED

7.3. Greater Victoria Water Supply Access and Special Use Request for Wind Data Collection – Innergex Renewable Energy Inc. [Annette – 24-188]

Recommendation:

1. That access be approved and special use for Innergex Renewable Energy Inc. (Innergex) to place, maintain and draw data from a wind measuring device in the Greater Victoria Water Supply Area; and,
2. That staff be directed to execute a licence of occupation with Innergex for Greater Victoria Water Supply Area access and special use.

CARRIED

9. MOTION(S) WITH NOTICE

9.1. Delay Action on the Regional Water Supply 2022 Master Plan [Commissioner Jordison–January 17]

Motion arising:

That the notice of motion be deferred to the March 1, 2024 Special Regional Water Supply Commission meeting.

DEFEATED

Recommendation:

To delay further action on the Regional Water Supply 2022 Master Plan until such time as the concerns raised by the Huggett report can be investigated and addressed.

DEFEATED

9.2. First Nations Consultation Re: Bill 44 [Commissioner Chambers–January 17]

Motion arising:

That the notice of motion be referred to staff.

DEFEATED

Recommendation:

That the commission reach out to the WSANEC Leadership Council First Nations, in the absence of consultation by the Provinces' Bill 44, regarding the impacts on infrastructure and the Goldstream River.

WITHDRAWN

11. MOTION TO CLOSE THE MEETING

The commission rose from its closed session without report.

The following items were received for information:

7.2. Water Quality Summary Report for Greater Victoria Drinking Water System – April to December 2023

7.4 Summary of Recommendations from Other Water Commissions

7.5 Water Watch Report

8.1 Correspondence: from Dale Puskas, Director of Engineering, District of Central Saanich:
Re: Regional Water Supply Development Cost Charges, February 14, 2024



Capital Regional District

HOTSHEET AND ACTION LIST

Regional Water Supply Commission

Friday, March 1, 2024

9:00 AM

6th Floor Boardroom
625 Fisgard Street
Victoria, BC

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. A name has been identified beside each item for further action and follow-up.

The Following Items were Received for Information

- 3.1.1 A presentation from Dr. Benusic, Island Health, Island Health: Re: Item 4.2 – Correspondence: Island Health: Filtration of Greater Victoria Water Supply System, February 6, 2024
- 4.1 A presentation from A. Fraser: Regional Water Supply 2022 Master Plan Overview and Status Update
- 4.2 Correspondence: Filtration of Greater Victoria Water Supply System, Island Health



Capital Regional District

HOTSHEET AND ACTION LIST

Regional Water Supply Commission

Wednesday, March 20, 2024

11:30 AM

6th Floor Boardroom
625 Fisgard Street
Victoria, BC

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. A name has been identified beside each item for further action and follow-up.

2. APPROVAL OF THE AGENDA

The agenda was amended to postpone Item **9.1 Placement of Post Disaster Water Supply Drop Kits in Relevant Fire Halls** to a future meeting for 2025 budget discussions.
Alicia (June/July)

Action:

Staff to provide Updated Map with Locations of Hardened Hydrants/on-site drop kits.

Shayne

3. ADOPTION OF MINUTES

The minutes of the February 21, 2024 meeting and the March 1, 2024 special meeting were adopted as circulated..

8. COMMISSION BUSINESS

8.1. Bylaw No. 4604 - Water Conservation Bylaw No. 1, 2016, Amendment Bylaw No. 4, 2024

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

1. That Bylaw No. 4604, "Capital Regional District Water Conservation Bylaw No. 1, 2016, Amendment Bylaw No. 4, 2024", be introduced and read a first, second, and third time; and
2. That Bylaw No. 4604 be adopted.

CARRIED

8.2 Regional Water Supply Service Development Cost Charge Program and Bylaw Update - Phase 2

Due to time constraints debate on Item 8.2 and the remainder of the agenda was postponed.



Capital Regional District HOTSHEET AND ACTION LIST Saanich Peninsula Water Commission

Thursday, March 21, 2024

9:30 AM

Sidney Community Safety Building
2245 Oakville Ave
Sidney BC

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. A name has been identified beside each item for further action and follow-up.

3. ADOPTION OF MINUTES

The minutes of the January 18, 2024 meeting were adopted as circulated.

7. COMMISSION BUSINESS

7.1 Implications of Organizing an Annual Speaker Series for Saanich Peninsula Community

Alternate Motion:

That the Chair write to the three Saanich Peninsula municipalities requesting their consideration of providing funding in a total of \$20,000, split among the three participating municipalities.

DEFEATED

Staff Report, Alternative 2:

That the motion be referred to the Regional Water Supply Commission for consideration as part of the 2025 Strategic Plan refresh.

CARRIED

Opposed: McNeil-Smith, Pinches, Shrivastava

Actions:

Staff to provide the Commission with a summary of the proposed wording, related to the speaker series, being provided for the 2025 Strategic Plan.

- Intent is to be small, localized one or two speakers per year
- Virtual
- CRD-hosted

Alicia



Capital Regional District

HOTSHEET AND ACTION LIST

Regional Water Supply Commission

Wednesday, April 17, 2024

11:30 AM

CRD 6th Floor Boardroom
625 Fisgard Street
Victoria, BC

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. A name has been identified beside each item for further action and follow-up.

3. ADOPTION OF MINUTES

The minutes of the March 20, 2024 meeting were adopted as circulated.

7. COMMISSION BUSINESS

7.1 Regional Water Supply Service Development Cost Charge Program and Bylaw Update - Phase 2

Recommendation: That Capital Regional District staff be directed to proceed with a 1% Municipal Assist Factor, for public and development community engagement.

That Capital Regional District staff be directed to report back on options for Development Cost Charges to be waived or reduced for non-market housing including government, non-profit, and co-op housing.

CARRIED

- Staff to connect with City of Victoria staff regarding their recent decision to develop a grant program for the purpose of paying DCCs for non-government, not-for-profit, non-market rental housing projects, and that staff consider this option for when this comes back to Commission after consultation.

Alicia

The following items were received for information:

7.2. Saanich Peninsula Water Commission Amalgamation with the Regional Water Supply Commission – Feasibility Study

7.3. GVWSA Wildfire Management and Thinning Update

- Highlight the priority for retention in the old growth forest – prohibiting thinning - In future updates.
- Consideration of retaining smaller logs (30cm diameter) to decompose naturally for the benefit of wildlife and eventually the forest soil.

Annette

9.1. Correspondence: Malahat Nation: Regional Water Supply Master Plan

9.2. Correspondence: City of Colwood: Referral Motion Re: Proposed Capital Regional Water Supply Development Cost Charge

CAPITAL REGIONAL DISTRICT - INTEGRATED WATER SERVICES

Water Watch

Issued April 29, 2024

Water Supply System Summary:

1. Useable Volume in Storage:

Reservoir	April 30 5 Year Ave		April 30/23		April 28/24		% Existing Full Storage
	ML	MIG	ML	MIG	ML	MIG	
Sooke	91,888	20,215	92,727	20,400	91,499	20,130	98.7%
Goldstream	8,517	1,874	9,825	2,162	9,905	2,179	99.9%
Total	100,404	22,089	102,552	22,561	101,405	22,309	98.8%

2. Average Daily Demand:

For the month of April	118.3 MLD	26.02 MIGD
For week ending April 28, 2024	123.1 MLD	27.08 MIGD
Max. day April 2024, to date:	133.5 MLD	29.38 MIGD

3. Average 5 Year Daily Demand for April

Average (2019 - 2023)	114.1 MLD ¹	25.11 MIGD ²
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¹MLD = Million Litres Per Day ²MIGD = Million Imperial Gallons Per Day

4. Rainfall April:

Average (1914 - 2023):	89.7 mm
Actual Rainfall to Date	73.8 mm (82% of monthly average)

5. Rainfall: Sep 1- Apr 28

Average (1914 - 2023):	1,495.7 mm
2023/2024	1,256.1 mm (84% of average)

6. Water Conservation Action Required:

If each of us saves a little, together we can save a lot.
 Visit our website at www.crd.bc.ca/water for more information.

If you require further information, please contact:

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

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

72

Daily Consumption

72

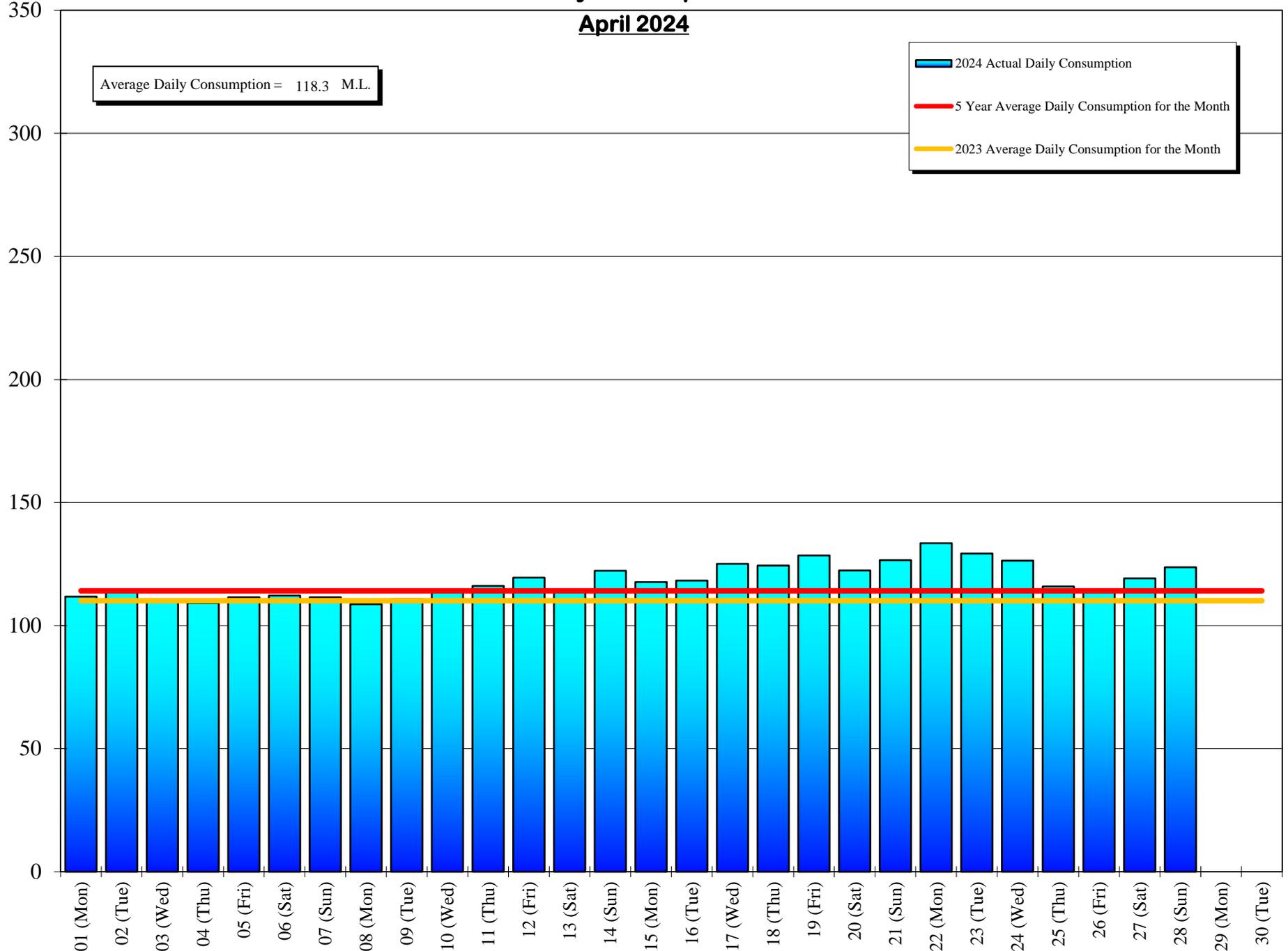
April 2024

Average Daily Consumption = 118.3 M.L.

Legend:

- 2024 Actual Daily Consumption (Cyan bars)
- 5 Year Average Daily Consumption for the Month (Red line)
- 2023 Average Daily Consumption for the Month (Yellow line)

Consumption (Million Litres)



72

Day

72

Daily Consumptions: - April 2024

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 ³ (mm)	Total Precip.	
01 (Mon)	111.8		24.6	17	6	Sunny / P. Cloudy	0.0	0.0	0.0
02 (Tue)	114.5		25.2	17	5	Cloudy / Showers	2.3	0.0	2.3
03 (Wed)	110.5		24.3	9	2	Cloudy / Showers	1.3	0.0	1.3
04 (Thu)	109.2		24.0	11	1	P. Sunny / P. Cloudy	0.0	0.0	0.0
05 (Fri)	111.5		24.5	13	4	Sunny / P. Cloudy	0.0	0.0	0.0
06 (Sat)	112.2		24.7	10	4	Cloudy	0.0	0.0	0.0
07 (Sun)	111.5		24.5	11	5	Cloudy / Showers	0.5	0.0	0.5
08 (Mon)	108.7	<=Min	23.9	10	5	Cloudy / Rain	29.2	0.0	29.2
09 (Tue)	110.8		24.4	14	4	Sunny / P. Cloudy / Showers	0.5	0.0	0.5
10 (Wed)	114.1		25.1	14	3	Sunny / P. Cloudy	0.0	0.0	0.0
11 (Thu)	116.1		25.5	10	5	Cloudy / Showers	4.1	0.0	4.1
12 (Fri)	119.5		26.3	13	4	Cloudy / P. Sunny	0.0	0.0	0.0
13 (Sat)	114.1		25.1	17	2	Sunny / P. Cloudy	0.0	0.0	0.0
14 (Sun)	122.3		26.9	18	4	Sunny / P. Cloudy	0.0	0.0	0.0
15 (Mon)	117.7		25.9	11	2	Sunny	0.0	0.0	0.0
16 (Tue)	118.3		26.0	13	1	Sunny / P. Cloudy	0.0	0.0	0.0
17 (Wed)	125.1		27.5	15	1	Sunny / P. Cloudy	0.0	0.0	0.0
18 (Thu)	124.4		27.4	16	1	Sunny	0.0	0.0	0.0
19 (Fri)	128.5		28.3	17	4	Sunny / P. Cloudy	0.0	0.0	0.0
20 (Sat)	122.4		26.9	19	4	Sunny / P. Cloudy / Showers	0.8	0.0	0.8
21 (Sun)	126.6		27.9	13	4	Cloudy / P. Sunny / Showers	6.9	0.0	6.9
22 (Mon)	133.5	<=Max	29.4	15	2	Sunny / P. Cloudy	0.0	0.0	0.0
23 (Tue)	129.3		28.4	19	3	Sunny / P. Cloudy	0.0	0.0	0.0
24 (Wed)	126.4		27.8	13	7	Cloudy / P. Sunny / Showers	1.3	0.0	1.3
25 (Thu)	115.9		25.5	11	7	Cloudy / Showers	11.9	0.0	11.9
26 (Fri)	113.6		25.0	13	8	Cloudy / Showers	4.3	0.0	4.3
27 (Sat)	119.2		26.2	11	7	Cloudy / Showers	4.1	0.0	4.1
28 (Sun)	123.7		27.2	9	3	Cloudy / P. Sunny / Showers	6.6	0.0	6.6
29 (Mon)									
30 (Tue)									
TOTAL	3311.4 ML	728.51 MIG					73.8	0	73.8
MAX	133.5	29.38	19	8			29.2	0	29.2
AVG	118.3	26.02	13.5	3.9			2.6	0	2.6
MIN	108.7	23.92	9	1			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 April (1914-2023)	89.7 mm
Actual Rainfall: April	73.8 mm
% of Average	82%
Average Rainfall (1914-2023): Sept 01 - Apr 28	1,495.7 mm
Actual Rainfall (2023/24): Sept 01 - Apr 28	1,256.1 mm
% of Average	84%

Number days with precip. 0.2 or more
13

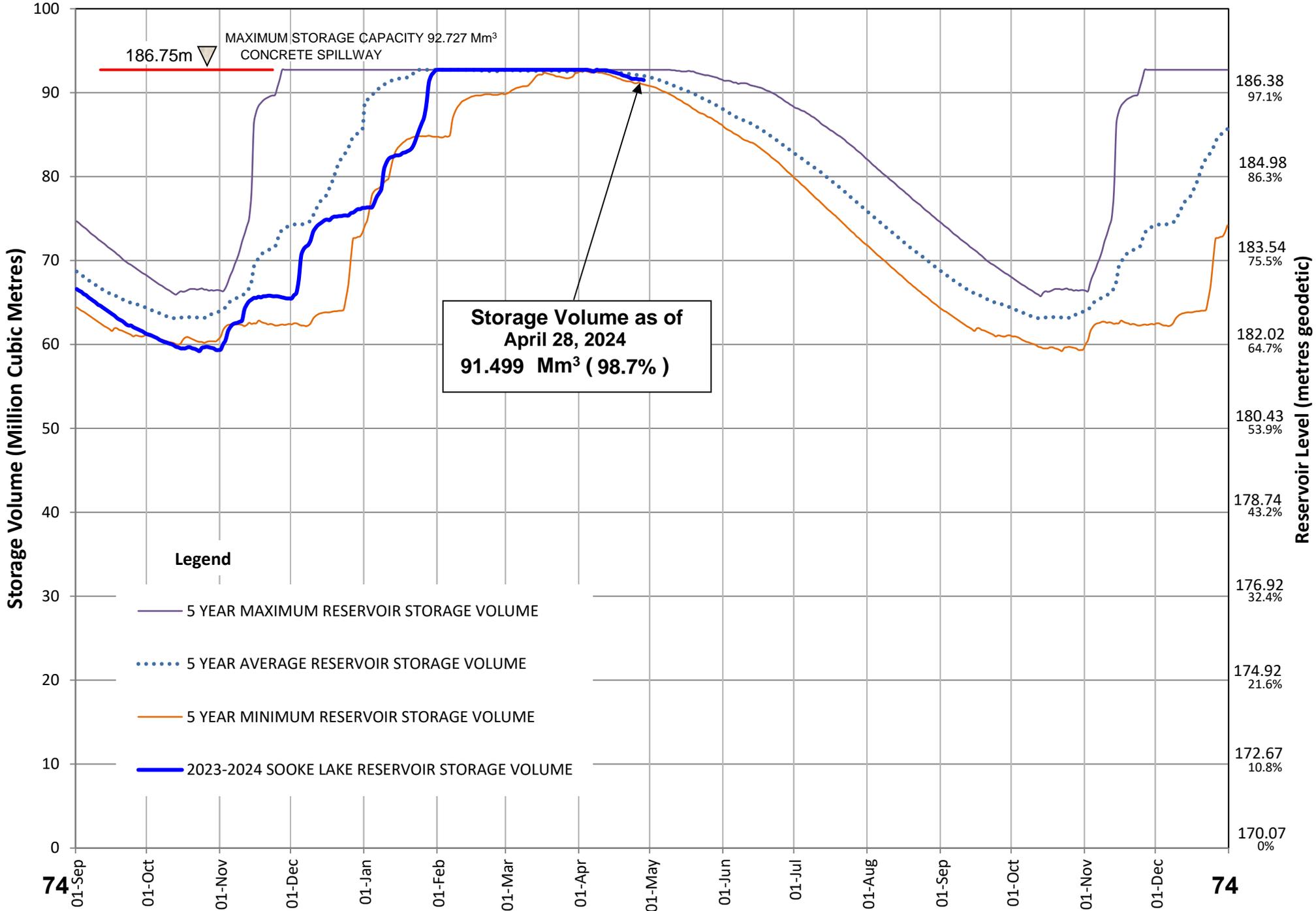
Water spilled at Sooke Reservoir to date (since Sept. 1) = 2.46 Billion Imperial Gallons
 = 11.20 Billion Litres

SOOKE LAKE RESERVOIR STORAGE SUMMARY

2023 / 2024

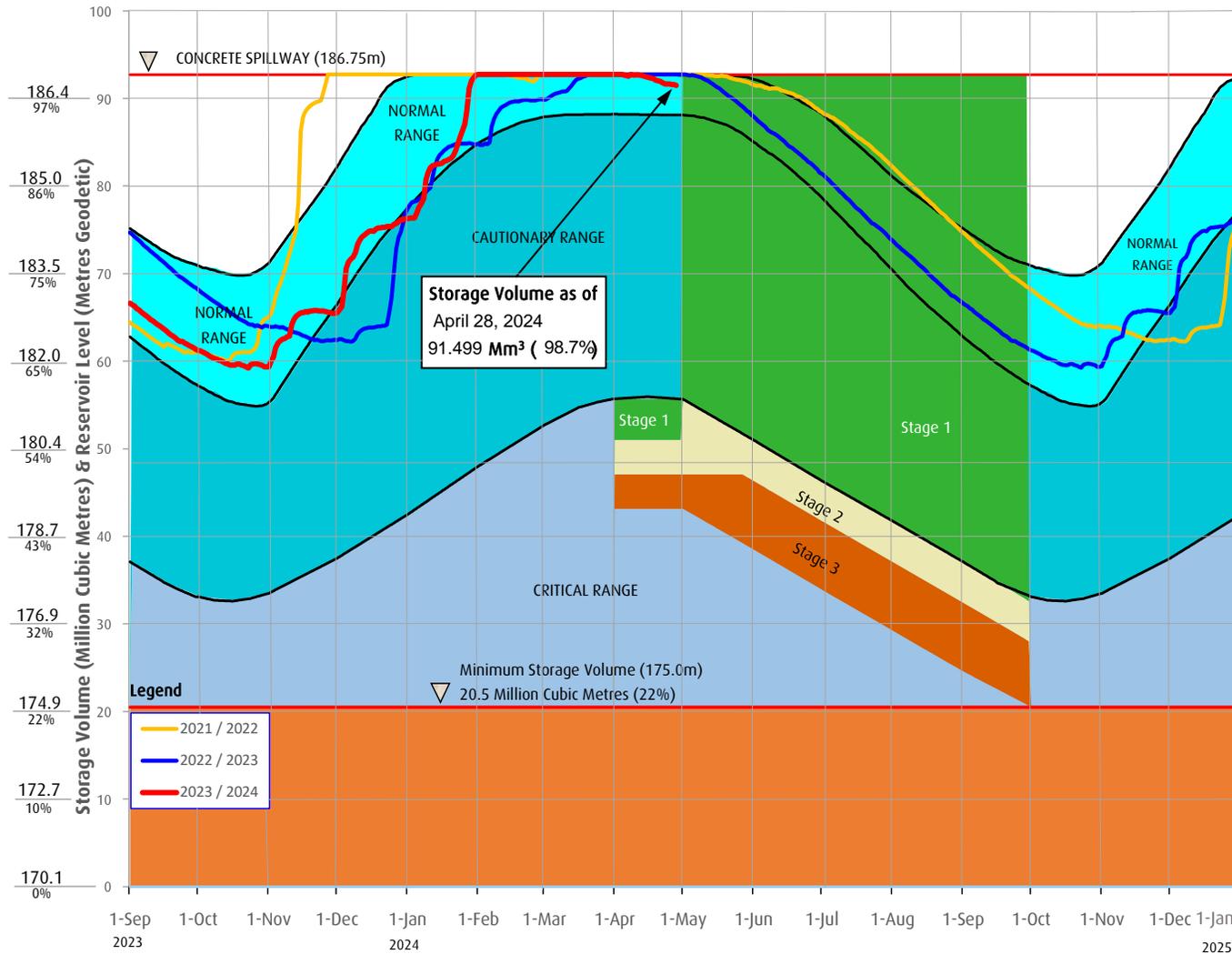
74

74



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



Useable Reservoir Volumes in Storage for April 28, 2024

