

**JUAN DE FUCA LAND USE COMMITTEE**

Notice of Meeting on Tuesday, **September 21, 2021, 2021 at 7:00 pm**

Juan de Fuca Local Area Services Building, #3 – 7450 Butler Road, Otter Point, BC

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**SUPPLEMENTARY AGENDA**

1. Additional information received for the following agenda items:
  - a) Agenda Item 7 b) DV000081 – Section 4, Renfrew District, Except Those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411, and EPP69011 (12036 West Coast Road)
    - Heather Phillips, Otter Point
    - Wayne Jackaman, Jordan River

## Wendy Miller

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**From:**  
**Sent:** Sunday, September 19, 2021 9:19 PM  
**To:** Wendy Miller; Bob and Heather Phillips  
**Subject:** JUAN DE FUCA LAND USE COMMITTEE September 21, 2021 Agenda Item 7b

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### JUAN DE FUCA LAND USE COMMITTEE

Meeting on Tuesday, **September 21, 2021 at 7 pm**

Juan de Fuca Local Area Services Building, #3 – 7450 Butler Road, Otter Point, BC

Heather Phillips

September 19, 2021

### Re Agenda item 7 b DV000082 8i

I have concerns about water resources in the Electoral Area. The Shirley Jordan River OCP, adopted in 2018 describes Goals, Objectives and Policies for stewardship of the water resource in the OCP area.

Included is the objective of updating the San Juan River Allocation Plan. This plan was published with the date September 1996. The Sooke Water Allocation Plan likewise dates from September 1996.

These documents are studies of the watersheds and stream flows for many of the creeks and streams from Metchosin to Port Renfrew. Updating these studies and, as the OCP sets out, including creeks and streams that have been omitted, is essential to our understanding of the water resources.

<https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-planning-strategies/water-allocation-plans>

I understand that much effort has gone into the environmental study which supports this application. However, my concern for this and other applications is that we do not have enough information about groundwater. Director Hicks has set in motion a study of water resources in our area. We may need to get the province to support further studies: as in updating those water allocation plans.

We all know that rain is our water source. We need to understand how it is stored underground in the aquifers. There is a study of CRD aquifers east of Muir Creek, dating from 2004. The information about aquifers also needs updating and completing for the rest of the Electoral Area.

In 2018, two observation wells were established on Phillips Road, in the District of Sooke to provide baseline data on groundwater in an area that was developed without connection to the Juan de Fuca Water Distribution Service. There is another observation well in Gowlland Tod park, but only these three in all of the Western Communities and nothing in the JdF Electoral Area. The Saanich Peninsula has at least 9 observation wells and there are at least 21 between Mill Bay and Ladysmith. I do not know who paid for the wells being drilled and equipped. The province manages the data and I assume maintains the wells once established.

I am not opposed to the development variance permit as such but it is an early step in the development process. I would like an approving officer or building inspector to issue further permits with some confidence that residents will not be buying water from the Juan de Fuca Water Distribution Service. It is ironic that the Regional Growth Strategy restricts infrastructure to pipe water across the urban containment boundary and yet we are still setting people up to buy that same water and have it delivered by trucks.

The application is to support a subdivision of 12 parcels, with the potential for two dwellings on each parcel, which would require 24 wells or water licenses, each in theory providing 1400 Liters per day.

My concern is that in past years and particularly this year, people in our area buy truckloads of water because their wells do not provide enough water for daily requirements, never mind the generous allocation of 1400 liters per day.

If the Private Managed Forest Act allows the CRD to grant development permits for this parcel and all conditions for environmental protection are met, there is still the challenge of finding adequate water for residential use without negative effects downstream.

## **jdf info**

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**From:** Wayne Jackaman  
**Sent:** Monday, September 20, 2021 3:15 PM  
**To:** jdf info  
**Subject:** LUC Submission DV000081

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RE: Development Permit 12036 West Coast Road

I am a resident of Jordan River and have owned a property located adjacent to the noted development since 2004. I am also on the board of directors for the Juan de Fuca Salmon Restoration Society based in Sooke. The group operates an interpretive centre, demonstration hatchery and spawning and rearing channels on the Charters River. In an ongoing effort to support wild Pacific salmon we have recently initiated a salmon habitat assessment project that will include a number of stream and river drainages located along Vancouver Island's southern coast.

Covering an area of 180 hectares, Second Creek ranks as the 82<sup>nd</sup> largest watershed of the 120 primary drainages found between Sooke and Port Renfrew. As with many of these streams, naturally steep topography and narrow rocky channels are a significant factor in limiting fish access into the upper reaches. As noted in the Environmental Assessment, historical logging activities have also impacted many of the drainages. Hydro generation, mining and more recently property development are also ongoing threats to the health of pacific salmon habitats.

Second Creek's lower main-stem channel has a relatively gentle slope of more than 1.5 kilometres. The channel width ranges from 3 to 4 metres and the bed is mainly comprised of cobbles. Over 1.3 kilometres of the channel is located within China Beach Provincial Park and the riparian zone associated with the development permit area is only 400 metres beyond the park boundary.

Several drainages in the immediate area including Uglow, China and Maidenhair Creeks have been assessed and catalogued by the Department of Fisheries as salmon bearing drainages. In addition, salmon fry and smolts have been recently identified in the lower reaches of Second Creek.

Second Creek has survived three timber harvest events over the last 130 years and the lower reaches are only just started to regenerate. Unfortunately the stream remains at risk to ongoing logging, poorly maintained infrastructure (e.g. culverts), property development, inadequate protection guidelines and setbacks. The inherent vulnerability of the south island's streams combined with human induced damage has contributed to the loss of critical habitat for spawning and rearing. The fact that this damage exists should not negate the potential of these drainages from being protected and restored.

I strongly encourage the Land Use Committee incorporate meaningful habitat protections to guide their decision making, and to ensure existing protection legislation and guidelines are adequate and relevant to maintain the ecological security of critical habitat for Second Creek and all other wild Pacific salmon streams and rivers.

Wayne Jackaman  
Jordan River