
**REPORT TO JUAN DE FUCA WATER DISTRIBUTION COMMISSION
MEETING OF TUESDAY, 3 JULY 2007**

SUBJECT WATER SUPPLY TO HIGHLANDS

PURPOSE

To consider the options for providing water service to the extension of Bear Mountain into the District of Highlands.

BACKGROUND

The Bear Mountain development has requested an extension of service to the District of Highlands. Refer to **Attachment 1** for details.

The philosophy established by the McKay Report when the Juan de Fuca Water Distribution Commission (JdFWDC) and the Regional Water Supply Commission (RWSC) were established was that each municipality be supplied with water by at least one supply main to the boundary, under the jurisdiction of the RWSC. Within the JdFWDC area, the distribution system developed prior to incorporation of some of the municipalities. As a result, the distribution system crosses municipal boundaries as if they did not exist, unlike, for example, the District of Oak Bay where the distribution system is confined within the municipal boundary.

When the District of Highlands recently joined the JdFWDC and the RWSC, the distribution water main on Millstream Road was transferred from the JdFWDC jurisdiction to the RWSC jurisdiction and it is planned to extend this main to the boundary of Highlands when water supply is needed for the industrial area in the Highlands, likely in 2009.

DISCUSSION

The infrastructure for the Bear Mountain development has been planned by the developer without taking into account the municipal boundaries. Their long-term plan, shown on the attached plan, will connect to the trunk main on Millstream and form a loop to tie in with the distribution mains on the Langford side of the development. However, the initial phases of development in Highlands will be the phase shown as the Highlands Triangle. Development of the other phases will not proceed for some time. As their initial development in Highlands is adjacent to the development in Langford, they wish to simply extend the distribution system across the municipal boundary.

A policy decision is required by the Commission on the issue of continuing the current approach of ignoring municipal boundaries within the service areas, or should the distribution system within Highlands be developed as an entity distinct from Langford.

The pumping and reservoir system in the Langford portion of the Bear Mountain development has been designed to accommodate the extension into Highlands. Currently Highlands is not included in the development cost charge bylaw area, which has been used to fund the trunk mains, pumping stations and reservoirs necessary to provide service to Highlands. Without the bylaw, the lots to be developed in Highlands will have to be assessed a capital contribution toward the cost of the trunk infrastructure.

ALTERNATIVES

1. Extend the distribution system from Langford to supply the Bear Mountain development in Highlands, treating Highlands as an integral part of the existing distribution system.
2. Require the developer to install a meter on each municipal boundary crossing so that Highlands could be billed separately for water if required at some time in the future.

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FINANCIAL IMPLICATIONS

There are no financial implications for the Commission under either option.

RECOMMENDATION

That the Juan de Fuca Water Distribution Commission approve Alternative 2.

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