



Making a difference...together

**MINUTES OF A MEETING OF THE Juan de Fuca Water Distribution Commission, Held Tuesday, May 4, 2021 at 12 p.m., Goldstream Room, 479 Island Highway, Victoria, BC**

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**PRESENT: Commissioners:** G. Logan (Chair); J. Rogers (Vice Chair) (EP); G. Baird (EP); M. Hicks (EP); K. Kahakauwila (EP); E. Logins (EP); L. Szpak; R. Wade (EP)

**Staff:** T. Robbins, General Manager; I. Jesney, Senior Manager, Infrastructure Engineering; D. Dionne (Recorder)

EP = Electronic Participation

The meeting was called to order at 12:03 p.m.

**1. TERRITORIAL ACKNOWLEDGEMENT**

Chair Logan provided the Territorial Acknowledgement.

**2. APPROVAL OF AGENDA**

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

**CARRIED**

**3. ADOPTION OF MINUTES**

**MOVED** by Commissioner Szpak, **SECONDED** by Commissioner Baird,  
That the minutes of the March 2, 2021 meeting be adopted.

**CARRIED**

**4. CHAIR'S REMARKS**

The Chair made no remarks.

**5. PRESENTATIONS/DELEGATIONS**

**5.1. Delegations**

**5.1.1. Delegation – Bruce Cumming: Water Access, 2755 Sooke River Road**

The Commission heard from Mr. Cumming regarding his appeal to have water supplied to his property off of Sooke River Road, via a legal easement and to waive the requirement to extend the watermain across his property frontage.

Mr. Cumming stated:

- The Bylaw states that the watermain needs to be extended across the property's frontage to receive water from Capital Regional District (CRD). Even if an easement is used, the watermain has to extend across the property frontage.
- He was told that the watermain would need to be extended to the far side of his property in order to be hooked up, approximately 300 meters from where the main ends, the property is just under 80 acres (600 feet wide).
- He has a legal easement where his driveway comes off Sooke River Road and is within the area that CRD water currently exists.

- The neighbour he purchased his easement from runs water down his driveway through an easement from his neighbour.
- The area through Sooke River Road is very rocky, there is limited access opportunities. To extend the main to service his property is cost prohibitive at up to \$300,000.
- The suggestion from CRD Engineering was to talk to neighbours about cost-sharing for the extension, which is not a real realistic option given the low density of housing in that area. Each neighbour would have a similar extension with a similar \$300,000 cost.
- The Bylaw is written in a way that makes sense for high density areas and developers, but to have one house receive water, in an area where it already goes past the driveway, is just not practical.

Discussion ensued with staff and Mr. Cumming responding to questions from the Commission regarding:

- Zoning and minimum lot size for Mr. Cumming's property
- Location of chlorination station
- Development Cost Charges
- Long term development plans for that area
- The potential for installing a well
- Distance from water main to the easement is about 100 meters
- The process for waiving a Bylaw requirement

**MOVED** by Commissioner Szpak, **SECONDED** by Commissioner Baird,  
The Juan de Fuca Water Distribution Commission directs staff to prepare a report outlining the request for service and implications of the servicing proposal.

**CARRIED**

#### 5.1.2. Delegation – Scott Douglas: Water Bill Appeal, 3491 Ambrosia Crescent

The Commission heard from Mr. Douglas regarding his request for a leak adjustment to his water bill.

Mr. Douglas stated that he is appealing to the Commission regarding an ongoing dispute of a bill from the last quarter of 2020 in the amount of \$1,144.02.

He stated that:

- He made a billing inquiry to the CRD and was told that staff would keep an eye on it over the next billing period to see if it comes down.
- He followed up with the billing department and was advised to conduct a leak test.
- While conducting the leak test, he stated that a neighbour walking her dog stopped to see what he was doing, when he told her, she let him know that on one of her evening walks with her dog she could hear water trickling on the far side of the house and she went and turned the tap off. She advised him that she could barely hear it and that it was only because it was later in the evening with no street noise that she heard the trickling.

- There was a hose bib that was running through an open hose onto builder gravel.
- He called CRD billing department again to relate this information.
- He was told there was nothing that could be done.
- He requested to have the issue escalated and was then put in touch with Mr. Robbins.
- He was advised to submit evidence of vandalism. Mr. Scott disagreed as he believed it was some neighbourhood kids who may have tampered with the tap. Mr. Scott didn't feel it to be a good idea to file a police report.
- He has prevented this from happening in the future by installing a connection on the end of the hose and the bills have now dropped back down to normal.

Discussion ensued with Mr. Scott responding to questions from the Commission regarding:

- The increased charges spanning two billing cycles
- Frequency of visits to the property
- Whether or not the property is a rental

Chair Logan stated that, in reviewing some of the correspondence between Mr. Scott and CRD Staff, he found the tone and language used by Mr. Scott toward CRD staff inappropriate.

**MOVED** by Commissioner Baird, **SECONDED** by Commissioner Logins,  
The Juan de Fuca Water Distribution Commission deny Mr. Douglas' request for a leak adjustment to his water bill.

**CARRIED**

## 6. COMMISSION BUSINESS

### 6.1. Water Watch Report

**MOVED** by Commissioner Kahakauwila, **SECONDED** by Commissioner Wade,  
That the April 26, 2021 Water Watch report be received for information.

**CARRIED**

## 7. CORRESPONDENCE

There was no correspondence.

## 8. NOTICE(S) OF MOTION

There was no notice of motion

## 9. NEW BUSINESS

There was no new business.

**10. ADJOURNMENT**

**MOVED** by Commissioner Kahakauwila, **SECONDED** by Commissioner Szpak,  
That the May 4, 2021 meeting be adjourned at 12:51 p.m.

**CARRIED**

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**CHAIR**

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**SECRETARY**