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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, April 16, 2024, at the Juan de Fuca Local Area Services Building
3 – 7450 Butler Road, Otter Point, BC**

PRESENT: Director Al Wickheim (Chair), Les Herring, Vern McConnell, Roy McIntyre,
Ron Ramsay, Dale Risvold, Anna Russell
Staff: Iain Lawrence, Senior Manager, JdF Local Area Services;
Wendy Miller, Recorder
PUBLIC: Approximately 20

The meeting was called to order at 7:00 pm.

1. Territorial Acknowledgement

The Chair provided a Territorial Acknowledgement.

2. Approval of the Agenda

MOVED by Vern McConnell, **SECONDED** by Dale Risvold that the agenda be approved.

CARRIED

3. Chair's Report

The Chair expressed concern for water supply in the Juan de Fuca Electoral Area and stated support for managing water to moderate consumption and enhance supply to accommodate existing residents and future developments.

4. Planner's Report

No report.

5. Administrative Bylaw

a) Bylaw No. 4606, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 163, 2024" (Subdivision Servicing Requirements – Potable Water)

Iain Lawrence spoke to the staff report for proposed Bylaw No. 4606 as drafted at the request of the Director, which would amend Bylaw No. 2040 to increase the flow requirement of a water source from 1,400 L/day to 3,500 L/day without exceeding 70% of the available drawdown, and require that flow testing be conducted during the drier months of the year. Exemptions as included in Bylaw No. 4606 were outlined.

Iain Lawrence responded to questions from the LUC advising that:

- the flow requirement specified by the Province for rural subdivision approval is 2,500 L/day
- the flow requirement prescribed by the Land Use Bylaw for the Rural Resource Lands, Bylaw No. 3602, is 3,000 L/day
- flow requirements prescribed by other jurisdictions were examined as part of the preparation of Bylaw No. 4606
- in accordance with the *Local Government Act*, proposed Bylaw No. 4606 would not affect an active subdivision application for a period of 12 months after the bylaw is adopted

LUC comments included:

- given reports of wells running dry and reliance on trucked water, there appears to be a downward trend in groundwater supply
- increasing the flow requirement to 3,500 L/day may give the appearance that greater water consumption and deeper wells are supported
- given climate change, water source security concerns and the flow rates prescribed by other jurisdictions, a higher flow requirement may be appropriate
- the higher flow requirement may identify aquifer sensitivity and tolerance of use and potentially decrease impacts on neighbouring wells
- support for specifying testing parameters and requiring notice of groundwater testing

The Director reported that a study will be commissioned to evaluate the aquifer and potential demands on groundwater resources in East Sooke, Otter Point, Shirley and Jordan River.

Public comments included:

- there is a lack of data to support the increase in flow requirement
- the increase in flow requirement will restrict development
- the Province has not mandated housing growth in the Juan de Fuca
- the proposed bylaw does not require a parcel to be serviced by a groundwater well
- support for requiring onsite water storage based on the number of bedrooms proposed in a dwelling to decrease groundwater demand
- support for establishing a fair measure/process for proving of potable water for subdivision

MOVED by Roy McIntyre, **SECONDED** by Dale Risvold that staff be directed to refer proposed Bylaw No. 4606, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 163, 2024", to a public information meeting, appropriate First Nations and CRD departments, and to the following agencies for comment:

Pacheedaht First Nation

Sc'ianew First Nation

T'Sou-ke First Nation

District of Metchosin

District of Sooke

Ministry of Forests, Water Protection, West Coast Region

Ministry of Transportation and Infrastructure

Provincial Approving Officer

CARRIED

6. Adjournment

The meeting adjourned at 8:15 pm.

Chair