

The motions **EASC 93/24 and 94/24**, moved by Director John Rice and seconded by Director Robyn Mawhinney, represent a critical step toward addressing long-standing drainage issues in Electoral Area D by recommending a **feasibility study** to investigate a dedicated stormwater management service.

The Regulatory Gap: SRD vs. MoTI

The management plan highlights a significant "regulatory gap" that currently leaves many Area D residents vulnerable to flooding:

- **Current Limitations:** The Strathcona Regional District (SRD) does not currently operate a drainage or stormwater management service.
- **MoTI Scope:** While the **Ministry of Transportation and Infrastructure (MoTI)** manages drainage within road rights-of-way, this explicitly excludes the conveyance of water across **private property**.
- **The Feasibility Study (Option B):** To resolve this, the committee recommended a study—estimated to cost approximately **\$100,000**—to explore the legal and financial framework for a permanent regional service.

Planning and Regulatory Recommendations

Beyond the creation of a new service, the **Stormwater Management Plan** outlines several strategies to manage runoff as density increases:

- **Development Permit Area (DPA):** The plan recommends designating Area D as a special DPA. This would require developers to prove that their projects include proper drainage designs and do not overwhelm downstream infrastructure.
- **Riparian Area Regulation (RAR):** The report emphasizes protecting Environmentally Sensitive Areas (ESAs), particularly in the flatter southern half of Area D. It recommends a **30-metre buffer (SPEA)** and strict RAR assessments for any proposed developments near wetlands.
- **Water Design Targets:** New developments should ensure post-development runoff mimics natural conditions. For example, the target for a **1-in-100 year event** is set at **16.1 l/s/ha**.

Low-Impact Development (LID) and Site-Specific Remediation

The report advocates for a shift toward integrated rainwater management rather than traditional "pipe and convey" engineering.

- **Lot-Level Controls:** Property owners are encouraged to use **permeable paving**, rain gardens, and cisterns to manage water at the source.
- **Infrastructure Hot Spots:** The plan identifies several areas requiring immediate physical intervention:
- **Ditch Maintenance:** Regular vegetation clearing is needed on roads like **Regent, Terrain, and Salmon Point**.
- **Culvert Upgrades:** Undersized culverts at **Mayfly Creek** and **Emerald Acres Farm** should be replaced to accommodate higher flow and fish passage.
- **The Brian Road/Oyster Garden Basin:** This area is a "trapped basin" with no natural outlet to the ocean, causing severe flooding. The report recommends constructing a **dedicated outfall** directly to the Strait of Georgia.

Strategic Significance for 2026 Election

In the context of the **October 17, 2026 local election**, these motions serve as evidence of **functional governance** and long-term planning.

- **Fiscal Responsibility:** By commissioning a feasibility study first, the Board is adhering to the "Accountability" principle of the **Bylaw No. 513 Code of Conduct**, ensuring that any new tax-funded service is backed by rigorous technical data before it is implemented.

In summary, **EASC 94/24** initiates the professional process required to protect Area D homes from flooding while ensuring that the cost of future growth is managed through a formal, data-backed regional service.