

The investigation into stormwater management in Electoral Area D is a critical strategic priority designed to resolve a long-standing **"regulatory gap"** that has left residents vulnerable to chronic flooding and property damage. By transitioning the **Area 'D' Stormwater Management Plan** from a technical recommendation into a primary infrastructure priority, you are building the foundation for a permanent, professionally managed utility service.

The importance of this investigation is defined by the following key factors:

1. Closing the Jurisdictional Gap

Currently, a major safety loophole exists regarding how water is managed in Area D. While the **Ministry of Transportation and Infrastructure (MoTI)** handles drainage within road rights-of-way, it is legally prohibited from managing the conveyance of water across **private property**. Because the Strathcona Regional District (SRD) does not yet operate a drainage service, residents historically have had **no recourse** when road runoff impacts their land. The current feasibility study investigates the legal and financial framework needed to establish a dedicated regional service to provide this missing oversight.

2. Positioning for Senior Government Grants

One of the most vital outcomes of this investigation is **"grant readiness"**.

- **Leveraging Funds:** By investing in professional engineering and design services now—including applying for a **\$10,000 Infrastructure Planning Grant** to offset the study's cost—you are positioning Area D to successfully apply for much larger **Provincial and Federal infrastructure grants**.
- **Prerequisite for Funding:** Rigorous technical data and engineered designs are mandatory requirements for senior government funding tranches. Without this study, Area D remains unable to access the millions in external dollars needed for large-scale flood mitigation.

3. Remediation of Flood "Hot Spots"

The investigation specifically targets several high-risk areas identified through site inspections that require immediate physical intervention :

- **The Brian Road "Trapped Basin":** This area lacks a natural outlet, causing severe home flooding. The study is evaluating the construction of a **dedicated outfall** directly to the Strait of Georgia.
- **Culvert Upgrades:** Infrastructure at **Mayfly Creek** and **Emerald Acres Farm** has been identified as undersized and corroded, requiring replacement with high-capacity structures that include fish-passage provisions.
- **Standardized Maintenance:** The plan calls for regular clearing of vegetation in roadside ditches on **Terrain Road, Maple Park Circle, and Regent Road** to restore essential flow capacity.

4. Managing Future Growth Responsibly

As Area D prepares for increased density to meet housing targets, the investigation provides the regulatory tools to ensure growth does not worsen existing issues:

- **Development Permit Area (DPA):** The plan recommends designating Area D as a

special DPA, which would require developers to prove their projects include drainage designs that do not overwhelm downstream infrastructure.

- **Quantitative Targets:** To protect existing homes, the report sets a strict discharge target (e.g., **16.1 l/s/ha** for a 1-in-100 year storm) to ensure new developments mimic natural runoff conditions.
- **Low-Impact Development (LID):** The study advocates for integrated rainwater management—such as **rain gardens, permeable paving, and cisterns**—rather than relying solely on traditional, expensive "pipe and convey" engineering.

5. Governance and Corporate Stability

In the context of the **October 17, 2026 election**, this \$100,000 commitment to flood prevention is a primary exhibit of your **"Forward"** platform's commitment to **data-backed results**. It documents your ability to build functional alliances—partnering with directors from across the block to authorize the McElhanney Engineering contract—ensuring that Area D business is driven by professional planning rather than the "targeted administrative friction" seen on other files .