

From: Michelle Bennett [REDACTED]
Sent: Wednesday, October 15, 2025 3:34 PM
To: SSInfo; Oluwashogo Garuba; SouthInfo; Freshwater Specialist; Salt Spring Island Water Preservation Society
Cc: Stefan Peters
Subject: For consideration at the LTC Meeting October 16.

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Re: Groundwater in the Madrona Creek Watershed

Hello all,

We are writing to raise concerns regarding groundwater in relation to several potential projects in the Kings Lane, Norton Road and Brinkworthy area. From what we understand, there are currently four potential projects within the immediate vicinity of the Madrona Creek Watershed. Each of these projects has the potential to significantly impact local groundwater, and their combined effect could exceed the total current draw from all existing wells in the area. All four sites are located within approximately 500 meters of one another, and the wells on these properties extend below the bottom of Madrona Creek.

- 154 Kings Lane has 2 drilled wells: one at 87 feet producing 5GPM and another at 93 feet producing 10GPM. With a proposed 50 housing units, the estimated draw could be around 25,000 gallons per day.
- The proposed SSICS project at Brinkworthy also has 2 wells: one 250 feet deep producing .25GPM and one 67 feet deep producing 20GPM. With up to 25 units planned, this could represent an additional draw of roughly 17500 gallons per day, plus farm irrigation.
- The new Firehall well, at 49 feet and producing 3GPM, has an unknown but likely substantial draw.
- The proposed IWAV development on Norton Road could add 26 units. The property has an unregistered well and its potential draw is currently unknown.

The Madrona Creek watershed lies to the North and East of these developments. There are several reasons why large localized groundwater withdrawals could threaten the viability of existing wells.

- Many of the existing wells in the area already have low or no productivity.
- The area has been identified as having low groundwater productivity and high vulnerability (British Columbia Groundwater Wells and Aquifers website)
- The area faces a substantial risk of saltwater intrusion. A report by SFU *The Hydrogeology of Salt Spring Island*, specifically identifies this exact region as having TDS (Total Dissolved Solids) between 400 and 1000 mg/l which is considered 'saline water'. Increased groundwater extraction would potentially worsen saline intrusion.

- According to the Ministry of the Environment, the groundwater in this region has a low recharge rate. This recharge is primarily attained through rainfall, although estimates vary substantially. With extended dry summers and prolonged droughts, ground water recharge is slow and limited; the wells in the area are vulnerable.

We respectfully ask that planners and developers take these factors into careful consideration. If there is any opportunity to connect these projects to municipal water, it would significantly reduce pressure on the local groundwater system and help protect the long-term viability of existing wells.

Thank you for your attention to this very important matter.

Stefan Peters and Michelle Bennett