



Regarding SS-RZ-2017.3 2188 North End Road

Beyond the usual concerns for rezoning this property has extra cautions.

My focus is water quality and protection of McFadden Creek and it's watershed.

History

In [REDACTED] when we bought our property at [REDACTED] the neighbourhood was much more rural in amenities and development. Regulations were different.

In 1986 a family home was built [REDACTED] at 2188 North End Road. Later another building was built on that 2 + acre property. The additional building was built for 2 elderly family members. It was meant: 1. for family, 2. for a limited and finite amount of time. Apparently there was a covenant stating this.

Once the 2 family members no longer occupied the second building the instructions were to essentially "decommission" the auxiliary building ie. make it a "dwelling" no longer. The size of the acreage even prevented it's use as a seasonal dwelling.

I suggest that from then on the building was non viable for occupancy. It should not be "grandfathered".

As a storage shed the building does not need a well or a septic field and does not need to meet any building standards. No water or septic regulations apply. It does not have a street address and there is no tax assessment.

Now you are being asked to make the building a dwelling.
As a resident of the neighbourhood I have concerns that lead to questions.

Auxiliary building

Per the submission I question that the current water and septic regulations can be met for both buildings given the nature of the area.

Is the water supply sufficient for two dwellings? Please consider that a dwelling includes a home based business. I would like to see a full well report by a qualified professional engineer stating quality and quantity monitored over a year.

The staff report notes that summer drought that may worsen from climate change and that the impact of cumulative summer drawdown by all groundwater users in that aquifer will have an impact. This is an important point when considering the watershed area.

Has/have a neighbourhood well or wells been monitored over time as mentioned in the planners' report?

From the applicants' submission:

Core Group Civil Consultants Ltd. states that from site observations that both dwellings "have a septic system that meets the design intent of the Building Code". The letter states that "our opinion is solely based of our **field observations** of the existing **system**."

Aquaparian Environmental Consulting Ltd. In a letter dated July 8, 2018 states that “the in ground septic field for the main residence is behind the house and the septic field for the cabin is to the east of the cabin.”

Are there 2 septic systems? I would like to see a full septic report for both systems stating the condition of all baffles in the septic tank/s, condition of distribution box and a dye test to be done on the field. Historic and current tank pump out records would also give useful information.

From

On **July 8, 2018**, confirming that “no surface watercourses/waterbodies were found within the area that would be impacted by well use within the subject property”

I have mentioned climate change, groundwater and water shed.

From the submission by the applicant “the culvert appears to drain along North End Road to a tributary of McFadden Creek.”

McFadden Creek and Watershed

Personal Observation

█ years ago we filed for water rights on a seasonal stream for irrigation for our property. The seasonal stream was then named Weisner Brook. █ we had a drinking water well dug in proximity to this seasonal watercourse.

In addition to our water license the residents at 2300 North End Road also applied for a water license. These are marked on map #1. Further documentation of the well and water licenses is available.

The surface water system in this area is subject to seasons and rainfall – or lack thereof. At times it can seem quite dry. Weisner Brook is a seasonal stream. It can also be quite wet and muddy at times.

The stream watercourse from 124 Mariko Place, flows through 127 Mariko Place, 2140 North End Road, 2124 North End Road, to 2121 North End Road and 1985 North End Road.

There is no drainage east along the Mariko edge of 2188 North End Road to North End Road and no culvert across North End Road at Mariko nor across Mariko Place along North End Road.

The ditch on the south side of the Mariko edge of 2188 North End Road flows **west** into Weisner Brook and then into a culvert under Mariko Place.

Photo 1. culvert North side of Mariko Place at 124 Mariko.

Photo 2. Water collection side of Mariko Place at 124 Mariko.

From that culvert the water flows onto a corner of 127 Mariko Place, across 2140 North End Road in proximity to another drinking water well and then continues south across █ property in proximity to █ drinking water well. It is joined by other surface water and the ditch water mentioned above into a 12 inch interior diameter, 14 inch exterior diameter concrete culvert at 2121 North End Road.

Another surface water source joins with Weisner Brook and flows into another culvert under North End Road from 2124 to 2085 North End Road. Both of these waterways join McFadden Creek.

Map 1. observed drainage of the “lower portions” of Weisner Brook, water licenses noted

Map 2. portion of drainage from the application with culverts shown.
Map 3 McFadden Creek Watershed

Weisner Brook and the associated wetlands have had restoration at 2300 North End Road and 2121 North End Road and have been managed with environmental consideration. The McFadden Creek Watershed is being monitored by the SSI Watershed Stewardship group. From Islands Trust Conservancy: "The purpose of McFadden Creek Nature Sanctuary is to: •Preserve and protect the natural values of forest, wetland and its watershed"

Due to health and safety issues in the immediate vicinity of the subject property and the larger issue of wetland preservaton and protection I agree with the staff summation that this submission should proceed no further and that any similar submission should be considered within the larger environmental and climate picture.

Thank you for your attention to
this matter.





Culvert

124

Mariko Pl.

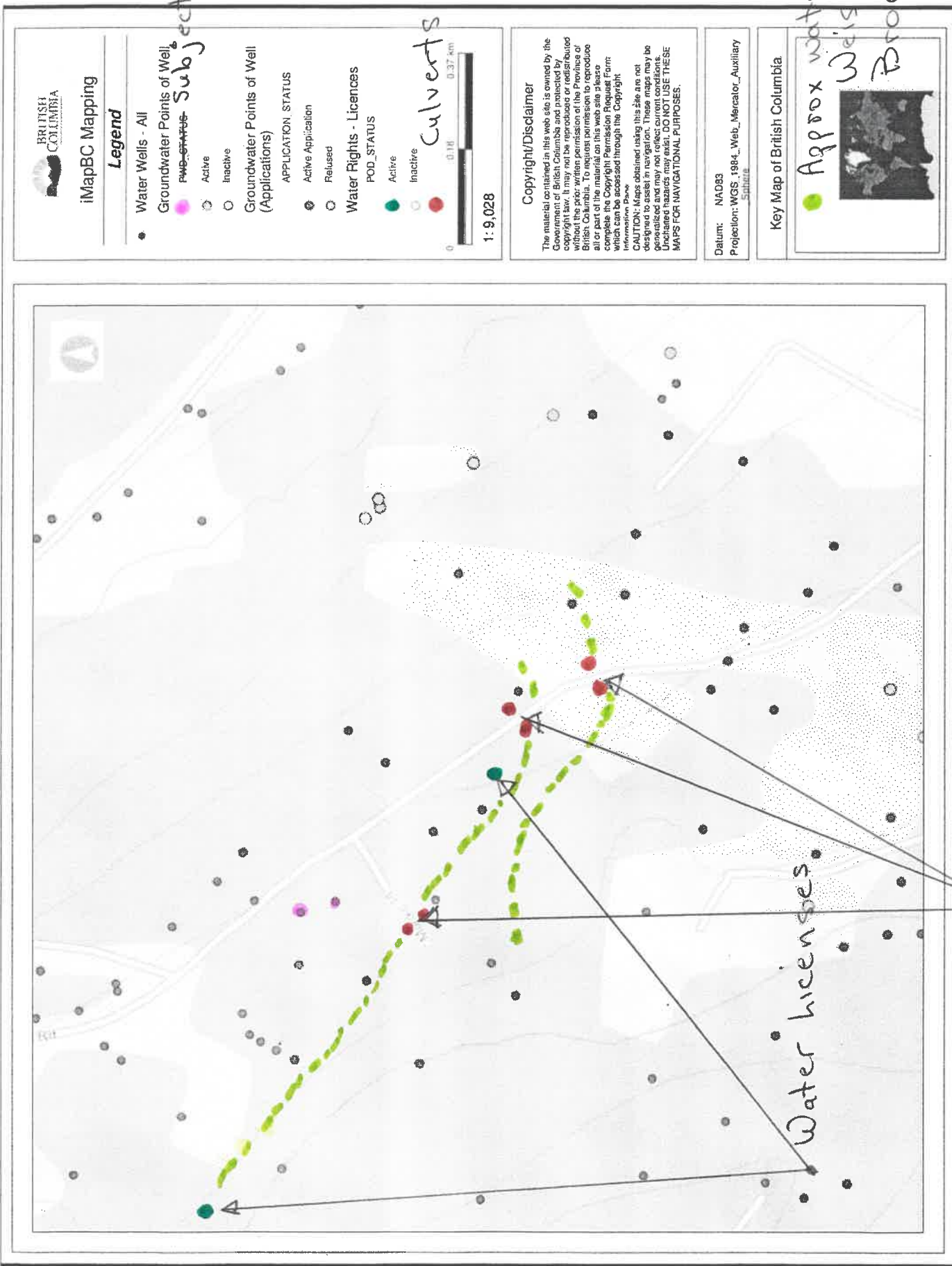
Photo 1



Map 1

Subject Property

Approx watercourse
Weisner
Brook



Subject Property

Tributaries
of McFadden
Creek



Southey
Point

Houstoun Passage

9071

1983

160.4 ha

8301
42.9 ha

1982

465.6 ha

McFadden
Creek

299

419.1 ha

McFadden Creek

Fernwood
Point

9178

292.4 ha