

Rainy Day Enterprises Ltd.

Sooke BC

Juan de Fuca Community Planning
3-7450 Butler Road,
Sooke, BC V9Z 1N1

July 24, 2020

Re: application for rezoning and subdivision of Part of Section 17, Otter Point District, Lying East of Otterpoint Road.

Dear Land Use Committee and CRD Board

My biggest concern with this application is the affect this subdivision would have on the ground water. Recently I found out that [redacted] did not get an approval from CRD before commencing logging on his property. As a result CRD had no input on how to mitigate damage that could be a detriment to the stream and wetlands on his property. The riparian set backs did not get the attention that is required. The Applicant removed merchantable trees from this sensitive area.

It sounds like [redacted] will have to restore the riparian and wetland zones. But how can you restore these areas to their original condition when 70 year old trees have been removed. With the clear cut logging of his property and the damage to the wetlands, the people's down stream water supply most likely will suffer. These are people that have existing permits for domestic and agricultural use.

Due to all of the proceeding events, if the CRD is in favor of the rezoning I recommend the following conditions before the rezoning is signed.

- The riparian zones are remediated with native species and monitored to determine the success of the plantings.
- A bond is posted equal to the cost of the remediation and not released until the good health and success of the planting is determined by an independent third party experienced in wet land restoration.
- A government hydrologist determines the effect the recent logging has had on the stream, the ground water and aquifer and what will be the outcome for people down stream.
- Each of the 6 lots will **not** be permitted to have a dug well that is directly or indirectly drawing from the stream or wetland. The hydrologist would also determine what effect 6 **drilled wells** that produce a minimum of 1400 liters per day in the **summer** would have on the aquifer. The Ministry of Lands and Forests will determine if there is enough water to support an industrial water license in consideration of [redacted] proposed sawmill expansion on 8.59 hectares of M3 zoning. It is my opinion that this is a very large piece of land for expanding.
- Judging from letters submitted to the CRD, there has been a large increase in noise complaints. The zoning allows for the sorting and storage of logs. This will give [redacted] the right to run a scale site sorting and storing logs from other properties. This type of operation would generate an exponential increase in noise over the present operation. My suggestion is to allow the sorting and storage of logs purchased for his mill only.
- The proposed 8.59 hectare M3 Industrial Lot has a covenant attached to the title not permitting future subdivision **or land leasing**.
- The industrial lot will also require a water license that would be adequate for a 8.59 hectare operation

Please consider my suggestions and thank you for listening to my concerns.

Sincerely, Doug Brubaker