

August 9, 2011

Juan de Fuca Land Use Committee  
& Board of Variance  
PO Box 283, Sooke BC  
V9Z 0S9

Regional Director and LUC Members:

**RE: LOT 113 – SECTION 95, Renfrew District, Plan VIP26054, Denewood Place in Shirley**

Thank you for the opportunity to address the Land Use Committee and Board of Variance on the most recent development application for the above mentioned address.

We represent one of the only community and ratepayer owned water utilities on Vancouver Island – Sheringham Water Works, Ltd. The water utility's mandate is to protect access to the community's water source - Goudie Creek, and to provide an adequate supply of clean, safe drinking water for its subscribers. This is a public trust that the utility takes very seriously.

**On behalf of the 106 households (approximately 250 water users), future water users (currently undeveloped lots) and the utility's shareholders this letter is being sent to express our opposition to the development proposal for the above mentioned property. The development permit and variance, and the proposed floodplain exemption will with no doubt negatively affect the domestic water source for 250 Shirley residents.**

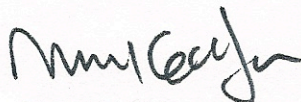
As you are aware from the file, this and similar proposals have been brought forward before for the property in question. In the past, the applicant, in his search for a suitable building envelope, has come before you with applications to build closer than permitted to Goudie Creek. In the past this lot has been assessed as unsuitable for development, and reduced taxes have been paid accordingly. Nothing has changed!

Unfortunately for the applicant, the land has features that prevent building within existing regulations. It is our understanding that these restrictions were in place when the property was purchased. The rules exist for good reason; i.e. to protect the creek. ***This is particularly important since it is the sole source of drinking water for residents served by Sheringham Water Works. If the land cannot be developed within existing albeit minimal protections, then it cannot and should not be developed.***

**Sheringham Water Works opposes vigorously any change to the legally mandated protection for Goudie Creek. In fact, the Board of Directors believes that protections currently in place are not nearly stringent enough considering the serious ramifications of a misstep or contamination of the Creek. We are committed to doing everything within our power to insure that the domestic water supply for our residents is not threatened or jeopardized in any way. This proposal would clearly threaten the water source.**

To summarize, **Sheringham Water Works is opposed to this application** for the reasons stated above. Thank you for taking our concerns into consideration. Please help us continue to protect Goudie Creek, the only viable water source for a large part of the community.

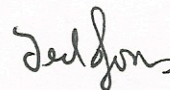
Sincerely,



Michael Galizio  
Chair



Diane Dieter  
Board Member



Ted Jones  
Board Member

cc: John Horgan, MLA Juan de Fuca  
Regional Director Mike Hicks  
VIHA  
SWW Board