

From: [REDACTED]
To: [Planning](#)
Cc: [REDACTED]
Subject: Opportunity to be heard, correspondence for Jan 26th Council meeting
Date: January 25, 2026 10:37:53 PM

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Joanne van Oort

1269 Marchant Rd

Brentwood Bay BC

Jan 25, 2026

I have just received the mailed notice dated Jan 14, 2026 regarding the upcoming council meeting which will include the development proposal for 1255 Marchant Rd, Brentwood Bay.

I would like to include our concerns regarding the reduction of the ALR allowance at the rear of the property.

All of the properties along Marchant Rd in this area back onto a large parcel of ALR land. In order to accommodate the large amount of water from the ALR land, a drainage system has been installed by the Municipality along the property lines of 7 properties including 1255 Marchant Rd. These properties are required to provide Municipal access via an established easement. As shown on the enclosed map from the Central Saanich website, the underground drainage system (shown in green) runs from Rafiki Way to behind our property at 1269 Marchant Rd. An open drainage ditch (shown in pink) continues behind 1269, 1259 and 1255 Marchant Rd.

We purchased our property in 2019 and every year this above ground drainage swells to the point of flooding the back half of our property. I inquired at the end of the summer of 2025 to have the below ground drainage system inspected prior to the rainy season to ensure that it was working correctly. The municipal staff came out and assured me that it appeared it was in good repair however there was an unusual amount of water already collected in the storm

drains in front of 1259 and 1255 Marchant Rd.

It concerns me that if the required additional ALR allowance is reduced, this area will experience further drainage issues due to less ground being exposed to absorb the rainfall. The proposed lots will both likely experience the same flooding that we experience due to the ditch's location, which may damage the newly installed landscaping and turn their backyard into a muddy mess.

Even with the extensive drainage system in place for the ALR land runoff, it appears that it may require upgrades in the future to prevent flooding to these properties during heavy rainy periods.

As shown on the map, the underground system cuts diagonally through 1259 Marchant Rd and runs along the property line between 1259 and 1255. This storm drain requires a 6 foot easement between the properties which the current development plan does not account for, should the underground system require maintenance or upgrades. The 2 exposed storm drains in the current driveway of 1255 (that oddly do not appear on the municipal map) also do not appear to be accounted for as they would be positioned in Lot B's new driveway. The required engineered storm water retention tank/system for the development's paved driveway down the centre of the property, does not connect to either of the storm drain system currently in place.

I hope that these existing drainage concerns can be addressed prior to the acceptance of this development to avoid additional problems to surrounding property owners and avoid considerable expense to the Municipality to upgrade an already taxed system. All of these properties mentioned are also within or border a Riparian Zone (shown on the map with a red dotted line) which has additional restrictions based on Provincial regulations to protect waterways.

Thank you for your consideration,

Joanne van Oort

Attachment included: **Marchant Rd Map.jpg**

reply email and destroy all copies of the original message. Thank you.”