
The Owners, Strata Corporation VIS - 2901

February 18, 2025

The Mayor and Council

Town of Lake Cowichan

Earlier during last year, I was contacted by the Superintendent of Public works regarding and issue with the manhole at the bottom of Lake Park Road.

It was evident that ground water was infiltrating the through the base of the manhole and entering the sewage system. It was suggested that as it appeared the manhole had dropped several inches, potentially a crack in the base may have occurred.

A contractor, recommended by the Superintendent was contacted and provided an estimate of \$100,000 to replace the manhole.

However, the question remained as to the source of the water. To address the concern of a broken sewer line, we had the system scoped (camera) with no break noted.

As well, we verified the manhole location noting that it is located some 20 feet outside on the strata's property line, making this an issue of the town, not the strata. As such, the strata dropped the issue and have heard nothing further on that matter.

However, in early December, I noted that the centre of the road was very wet with no evidence of flow from any of the yards. When I walked down the road, I noted just my weight was sufficient to cause bubbles and water to seep from the numerous cracks in the road.

It is very evident that water is flowing under the road, eroding the base, causing significant cracking and flowing to the bottom of the hill to the manhole.

Further investigation provides a potential source and cause.

In the late 1980's early 1990's, the province made some significant changes at the Youbou intersection and a portion of highway 18. Prior to this, a tributary of Stanley Creek flowed

under the highway, and basically down much of what is now Lake Park Road. With the work on highway 18, that tributary was diverted into a ditch that flows along the highway and empties into Stanley Creek proper.

Just using an eyeball estimate, looking at where the cracks and water appear on the road, is just about even with the base of that ditch.

It's my belief, because culverts were not used in the ditch when the tributary was created, the water, over time, sought out it's original coarse.

I have received an estimate from Duncan Paving for milling out the existing road and repaving at \$141,000

This does not include hiring a contractor to remove and replace the base as until the asphalt is removed you don't know how much base is affected. How ever I would budget \$150,000.

Then there is the issue with the ditch. It would need trenching out, and culvert installed. I would estimate that at \$150,000 on the low end.

Overall, this looks like a \$550,000 project.

From my perspective, both the town and the strata have infrastructure that has been damaged by a provincial project that appears to have been insufficiently completed.

I believe the province needs to step up, acknowledge their highway project was inadequately completed and make whole the town and the strata for current damages.

I am asking for a liaison contact with the town so that we may jointly petition the province to resolve this matter

Respectfully

Bill Garrett

A handwritten signature in black ink, appearing to be 'Bill Garrett', written over a horizontal line.

Strata Manager VIS 2901