

## Meeting Minutes

### Magic Lake Estates Water and Sewer Committee

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Tuesday, March 3, 2026

11:30 AM

Panorama Recreation Centre Boardroom  
1885 Forest Park Drive  
North Saanich, BC V8L 4A3

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**PRESENT:**

P. Brent (EA Director), J. Grelik (EP), S. Kobierski, B. Mongeon

**STAFF:** S. Henderson, General Manager, Electoral Area Services (EP); J. Starke, Senior Manager, Southern Gulf Islands Administration; J. Bilodeau, Manager, Water Wastewater Services Operations; L. Xu, Manager, Local Services and Corporate Grants (EP); M. Miklea, Deputy Corporate Officer/Manager, Legislative Services; M. MacDonald, Legislative Services Coordinator (Recorder)

EP - Electronic Participation

Regrets: C. Aldridge Sanchez, H. Read

The meeting was called to order at 11:30 am.

#### 1. Territorial Acknowledgement

J. Starke provided a Territorial Acknowledgement.

#### 2. Election of Chair

J. Starke called for nominations for the position of Chair of the Magic Lake Estates Water and Sewer Committee for 2026.

P. Brent nominated B. Mongeon. B. Mongeon accepted the nomination.

J. Starke called for nominations a second time.

J. Starke called for nominations a third and final time.

Hearing no further nominations, J. Starke declared B. Mongeon Chair of the Magic Lake Estates Water and Sewer Committee for 2026 by acclamation.

### 3. Election of Vice Chair

Chair Mongeon called for nominations for the position of Vice Chair of the Magic Lake Estates Water and Sewer Committee for 2026.

P. Brent nominated S. Kobierski. S. Kobierski declined the nomination.

Chair Mongeon called for nominations a second time.

Chair Mongeon called for nominations a third time.

**MOVED by P. Brent, SECONDED by S. Kobierski,  
That the election of the Vice Chair be referred to the next meeting of the Magic  
Lake Estates Water and Sewer Committee.  
CARRIED**

### 4. Approval of Agenda

**MOVED by P. Brent, SECONDED by B. Mongeon,  
That the agenda for the Magic Lake Estates Water and Sewer Committee  
meeting of March 3, 2026 be approved.  
CARRIED**

### 5. Adoption of Minutes

- 5.1. [26-0242](#) Minutes of the Magic Lake Estates Water and Sewer Committee meeting of November 13, 2025

**MOVED by P. Brent, SECONDED by B. Mongeon,  
That the minutes of the Magic Lake Estates Water and Sewer Committee meeting  
of November 13, 2025 be adopted as circulated.  
CARRIED**

### 6. Chair's Remarks

Chair Mongeon thanked staff for facilitating a recent tour of the wastewater treatment facility.

### 7. Presentations/Delegations

There were no presentations or delegations.

### 8. Committee Business

**8.1.**     [26-0248](#)     Senior Manager's Verbal Update - March

J. Starke and J. Bilodeau spoke to Item 8.1. and the following was noted:

- a mid-January rain event and the ensuing inflow impacted the microbiological population of the wastewater treatment bioreactor
- staff recently conducted a successful cleaning of the Frigate Tank
- minor corrosion noted on the hatch entrance, with mitigation discussions to come
- implementation of fall protection measures planned for wastewater treatment plant with broader safety upgrades being considered
- safety risk registry and other safe work procedures documentation in development
- the Magic Lake dam was repaired following the discovery of an animal burrow, with some work ongoing
- approval received for a fourth operator on Pender Island; an auxiliary role has now been made permanent

Discussion ensued regarding:

- the need for an analysis of infiltration and inflow
- determining the financial components and scope of future projects

**8.2.**     [26-0234](#)     Committee Orientation

J. Starke presented Item 8.2. for information.

Committee discussion ensued regarding:

- water billing and tiered water rate based on consumption
- kiosk insulation is a key initiative as pressure reduction valves are at risk of freezing
- timeline for AC sewer pipe replacement project
- penalties associated with improper private cross-connections to sewer system
- potential to leverage staff knowledge and processes from core area to support Magic Lakes

**9. Notice(s) of Motion**

There were no notices of motion.

**10. New Business**

**10.1. Committee Roundtable**

Chair Mongeon expressed a desire for staff to conduct a water quality test for Per- and polyfluoroalkyl substances (PFAS) in Magic Lake Estates finished water.

Discussion ensued regarding staff having received the request and will report back to the Committee once the results are finalized.

Chair Mongeon noted that an energy audit of the water treatment plant is concluding, results are being finalized and there are opportunities for improvements in efficiency. Some grant funding may be available through the Federation of Canadian Municipalities, but more investigation is required.

Discussion ensued regarding:  
- grant coordination at the CRD and prioritizing of projects through engineering staff  
- additional information needed to evaluate the suitability of certain grants or funding streams

Chair Mongeon noted that the water treatment plant does not currently have a generator so power outages can have a significant impact.

Discussion ensued regarding:  
- a potential agreement whereby the standby generator at Fire Hall #2 might be utilized  
- electrical staff will be onsite later in March to assess which equipment would need to be covered through back-up power and what other options might exist.

Chair Mongeon noted that there is currently one vacancy on the Committee and encouraged those present to reflect on potential nominees.

**11. Adjournment**

**MOVED by B. Mongeon, SECONDED by P. Brent,  
That the Magic Lake Estates Water and Sewer Committee meeting of March 3,  
2026 be adjourned at 1:04 pm.  
CARRIED**

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Chair

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Recorder