



Making a difference...together

**MINUTES OF A MEETING OF THE MAGIC LAKE ESTATES WATER AND SEWER COMMITTEE, held Tuesday, September 14, 2021 at 9:30 am, Goldstream Conference Room at 479 Island Highway, Victoria, BC**

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**PRESENT:** **Committee Members:** K. Heslop (Chair); M. Fossil (Vice Chair); J. Deschenes; P. Brent for D. Howe (EP), Southern Gulf Islands Electoral Area Director; D. Reed (EP); W. Foster (10.03 am) (EP); M. Kenwell (EP)  
**Staff:** I. Jesney, Senior Manager, Infrastructure Engineering; M. McCrank, Senior Manager, Infrastructure Operations (EP); M. Cowley; Manager Wastewater Engineering & Planning; D. Dionne, Administrative Coordinator (recorder)  
**REGRETS:** D. Howe, Southern Gulf Islands Electoral Area Director

EP = Electronic Participation

The meeting was called to order at 9:30.

**1. APPROVAL OF AGENDA**

**MOVED** by M. Kenwell, **SECONDED** by P. Brent,  
That the agenda be approved.

**CARRIED**

**2. ADOPTION OF MINUTES**

**MOVED** by P. Brent, **SECONDED** by M. Kenwell,  
That the minutes of the July 13, 2021 meeting be adopted.

**CARRIED**

**3. CHAIR'S REMARKS**

The Chair made no remarks.

**4. PRESENTATIONS/DELEGATIONS**

There were no presentations or delegations.

**5. COMMITTEE BUSINESS**

**5.1. Water Update[verbal]**

I. Jesney provided a verbal update on the following items.

**Water Treatment Plant – Stainless Steel Pipe Replacement**

Settlement funds have arrived and are in trust with the CRD lawyer. Funds will be released with final sign off of releases.

**Water Treatment Plant - General**

Engineering carried out a site review of the water treatment plant and will be putting together a plan to deal with outstanding issues. There are no priority issues at this time that affect operation of the plant.

I. Jesney advised the pipe is not visibly leaking, and a plan will be put in place that will

have the least impact on water service when the work is done.

Staff responded to questions from the Committee regarding:

- Any remaining funds will be placed into capital reserves
- Plastic being used for the replacement of the pipes

## **5.2. Wastewater Update [verbal]**

M. Cowley provided a verbal update on the following items:

### Collection System Upgrades

- Triahn Enterprises Ltd. completed the work on Schooner Road last week. They have now moved over to Privateers. They will have installed about 2,000m of pipe (about 66% complete).
- Notices are being delivered to residents prior to the watermain gooseneck that is scheduled to be installed on Tuesday, September 14. Once Privateers is complete, Triahn will complete the remaining area from Cannon Crescent to Pirates Road. Triahn should be complete within the November 6, 2021 substantial completion date.
- More rock has been encountered than anticipated as the rock profile is very undulating and the existing sewer pipe meanders from the original as-constructed drawings.
- The actual construction cost to date is \$1,442,777. The estimated cost to complete the contract is about \$2.25 million depending on the final road restoration requirements. The cost is higher than the initial \$2 million budget estimate primarily because of increased rock removal and house connection quantities (many properties have two connections).
- Capital Regional District website is updated with new information as it is received. The new link is: <https://www.crd.bc.ca/project/capital-projects/magic-lake-estates-wastewater-system-infrastructure-replacement-project-infrastructure-replacement-project>

### Investing in Canada Infrastructure Program Grant – Phase 2 and 3

- The CRD was successful in receiving a grant to help fund most of Phase 2 and 3. The cost share of the grant is as follows:
  - Government of Canada = \$3,083,740 (40%)
  - Province of British Columbia = \$2,569,526 (33.33%)
  - Magic Lake Estates Sewer = \$2,056,084 (26.67%)
- The scope of work to be completed under the grant generally includes:
  - Renewing 6 pump stations (Buccaneer, Galleon, Schooner, Capstan, Cultass, Masthead)
  - Replacing Cannon WWTP with a new pump station
  - Upgrading Schooner WWTP (new headworks, Equalization Tank (EQ tank), aeration tank, clarifiers, genset)
- All remaining funds left from the \$6M loan (after paying for the \$2.056M grant share and \$2.25M estimated sewer installation cost) will be used to complete as much sewer pipe replacement as possible.

- The next step is to receive official notification from senior government, set up the grant process and hire a consultant to start design. Meanwhile, we have commenced with the required First Nations consultation process.
- There will likely be another archeological assessment conducted at Schooner Treatment Plant as land altering will be taking place. Any remaining funds left over will be used to complete other pipe that can be installed.

Staff responded to questions from the Committee regarding:

- Funds for decommissioning Cannon primarily to remove the electrical equipment. The intent is that the tanks are to be used for overflow storage
- CCTV and density testing will be commencing this week, prior to paving. Asphalt repair of the road crossing is to be completed by end of month, and damaged road shoulders will be chip-sealed in the spring/summer

### **5.3. Operations Update [verbal]**

M. McCrank provided an update on the following items:

#### **Water Operations Highlights:**

- July 28<sup>th</sup> - Raw water supply adjusted from 20% Magic Lake and 80% Buck Lake to 50% Magic Lake and 50% Buck Lake.
- Aug 10<sup>th</sup> - Magic Lake intake screen cleaning and Buck Lake intake screen cleaning.
- Aug 20<sup>th</sup> – Raw water supply adjusted from 50/50 to 100% Buck Lake.

#### **Wastewater Operations Highlights:**

- Aug 30<sup>th</sup> – Replaced Return Activated Sludge pump at Schooner WWTP, due to limited flow.

#### **Capital Improvement work by Infrastructure Operations:**

- Sewer Collection System (Phase 1) Project:
- July 28<sup>th</sup> - 150mm water main break near 2708 Privateers. Boil Water Advisory (BWA) issued as a precautionary measure. BWA removed Saturday July 31<sup>st</sup>.

Discussion ensued and staff responded to questions from the Committee regarding making it mandatory for new developments to install a rain water catchment system and Islands Trust responsibility related to building code.

M. McCrank advised that Buck Lake is currently sitting at 62% where historically it is at 69% this time of year. The community is doing a great job conserving with the stage three restrictions in place.

### **5.4. Grants Discussion [verbal]**

No new business to report.

## **6. CORRESPONDENCE**

There was no correspondence.

## **7. NEW BUSINESS**

### **7.1. Elections**

I. Jesney advised that the bylaws for the Electoral Areas committees are currently being reviewed by Legislative Services to eliminate the need for Annual General Meetings. Concerns from the Committee are to be directed to Director Howe, or his Alternate Paul Brent. The community will still have the opportunity to recommend members for election, which will be reviewed by the Electoral Area Director and the Board.

The Chair advised there will be three vacant appointments, and it is up to the committee to recruit members for the upcoming election.

Staff responded to questions from the Committee regarding:

- The current clause in the bylaw pertaining to appointment terms expected to not change
- Alternate Approval Process is more cost effective compared to referendum, however less inclusive. Depending on the prospective borrowing amount, one may be preferred over the other

### **7.2. Water Conservation**

I. Jesney suggested modifying the signage to provide the levels of Buck Lake and Magic Lake as a five year average, opposed to the current fifteen year average. The reservoir is lower than average for this time of year.

Discussion ensued regarding implementing a rain barrel subsidy program. This Committee does not currently have a water conservation bylaw, therefore conservation is not enforceable. The committee does have the authority to adjust the water rates.

Staff advised that an effective means of conservation would be to increase the rates, which is within the Committee's powers. Staff will seek grants and bring forward any findings to the Committee.

Two meetings for October is not necessary, October 12 meeting is tentative as budget meeting will likely commence at the end of October.

**8. ADJOURNMENT**

**MOVED** by P. Brent, **SECONDED** by M. Kenwell,  
That the September 14, 2021 meeting be adjourned at 10:42.

**CARRIED**

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**CHAIR**

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**SECRETARY**