

Meeting Minutes

Magic Lake Estates Water and Sewer Committee

Thursday, November 13, 2025

11:30 AM

Goldstream Conference Room
479 Island Hwy
Victoria BC V9B 1H7

PRESENT:

B. Mongeon (Chair), P. Brent (EA Director), J. Deschenes (EP), S. Kobierski (11:42 am) (EP), H. Read (EP)

STAFF: S. Henderson, General Manager, Electoral Area Services (EP); J. Dales, Senior Manager, Wastewater Infrastructure Operations; J. Starke, Senior Manager, Southern Gulf Islands Administration (EP); J. Bilodeau, Manager, Water Wastewater Services Operations; K. Konicek, Manager, Water Distribution Engineering and Planning; L. Xu, Manager, Local Services and Corporate Grants; M. Lagoa, Manager, Legislative Services and Deputy Corporate Officer; M. MacDonald, Legislative Services Coordinator (Recorder)

EP - Electronic Participation

Regrets: C. Aldridge Sanchez, M. Fossil

The meeting was called to order at 11:32 am.

1. Territorial Acknowledgement

Chair Mongeon provided a Territorial Acknowledgement.

2. Approval of Agenda

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

3. Adoption of Minutes

3.1. [25-1180](#) Minutes of the Magic Lake Estates Water and Sewer Committee meeting of June 5, 2025

**MOVED by B. Mongeon, SECONDED by P. Brent,
That the minutes of the Magic Lake Estates Water and Sewer Committee meeting
of June 5, 2025 be adopted as circulated.
CARRIED**

4. Chair's Remarks

There were no Chair's remarks.

5. Presentations/Delegations

There were no presentations or delegations.

6. Commission Business

6.1. [25-1139](#) Senior Manager's Verbal Update

J. Dales presented Item 6.1. for information and noted that seasonal water restrictions have come to an end and that the water conservation signage has been installed. It was also noted that moving forward Electoral Areas Services staff will be the main contact for the committee.

S. Kobierski joined the meeting electronically at 11:42 am.

6.2. [25-1146](#) Capital Projects and Operational Update - November 2025

J. Bilodeau, J. Dales and L. Xu presented Item 6.2. for information.

Discussion ensued regarding:

- the presence of an animal burrow in the dam structure
- motor vehicle incident at the water treatment facility
- future plans to reduce inflow and infiltration
- a seventh filtration membrane was installed at the wastewater treatment plant
- potential for installation of an eighth membrane if necessary
- suggestion for a bylaw with explicit language related to disposal of chemicals

6.3. [25-1092](#) Magic Lake Estates Water and Sewer Service 2026 Operating and Capital Budget

L. Xu presented Item 6.3.

Discussion ensued regarding:

- current year deficit has to be recovered in the upcoming year
- future years will have higher transfer to the reserve fund
- existing debt retirement will mitigate increases
- providing rate payers with a long term sustainable water supply
- billing alternatives such as consumption based billing or a tiered rate
- variability of water consumption across seasons

**MOVED by B. Mongeon, SECONDED by P. Brent,
That the Magic Lake Estates Water and Sewer Committee recommends that the Electoral Areas Committee recommend that the Capital Regional District Board approve the 2026 Operating and Capital Budget and the Five-Year Financial Plan for the Magic Lake Estates Water and Sewer Services as presented.
CARRIED**

7. Notice(s) of Motion

There were no notice(s) of motion.

8. New Business

8.1. Committee Roundtable Discussion

Chair Mongeon opened the floor for members to bring forward any additional items of interest.

Discussion ensued regarding:

- election of the Vice Chair to take place in 2026
- research on per- and polyfluoroalkyl substances (PFAS)
- consideration of connecting the Chart Drive pumphouse to the SCADA system
- upcoming committee appointments and posting vacancies

9. Adjournment

**MOVED by B. Mongeon, SECONDED by P. Brent,
That the Magic Lake Estates Water and Sewer Committee meeting of November
13, 2025 be adjourned at 12:41 pm.
CARRIED**

Chair

Recorder