

CAPITAL REGIONAL DISTRICT

2026 Budget

Lyall Harbour Water

Commission Review

OCTOBER 2025

Service: **2.640 Lyall Harbour Boot Cove Water (Saturna)**

Committee: Electoral Area

DEFINITION:

To provide and operate and maintain a domestic water supply and distribution system for the Saturna Island Water Supply and Distribution System Specified Area in the Lyall Harbour/Boot Cove district on Saturna Island. Bylaw No. 513 (November 22, 1978).

PARTICIPATION:

Specified Area #14 - G(764)

MAXIMUM LEVY:

Greater of \$150,000 or \$6.90 / \$1,000 on actual assessed value of land and improvements.

MAXIMUM CAPITAL DEBT:

AUTHORIZED:	LA Bylaw No. 3587 (Jan 14, 2009)		\$430,000
BORROWED:	SI Bylaw 3634 (Aug 12, 2009)	Matured in 2024	\$250,000
BORROWED:	SI Bylaw 3677 (Feb 10, 2010)	Matures in 2025	\$180,000
REMAINING:			<u>\$0</u>

COMMITTEE:

Lyall Harbour/Boot Cove Water Committee established by Resolution - September 29, 1982

Lyall Harbour/Boot Cove Water Local Services Committee established by Bylaw No. 1875 (December 12, 1990)

FUNDING:

User Charge:	Annual charge per single family equivalency unit connected to the system.
Parcel Tax:	Annual charge levied only on properties capable of being connected to the system.
Connection Charges:	Actual Cost + 15% Admin Fee (Minimum Connection \$400)

RESERVE FUND:

Bylaw No. 1785 (February 14, 1990)

APPENDIX A

2.640 - Lyall Harbour Water	2025		BUDGET REQUEST				FUTURE PROJECTIONS			
	BOARD BUDGET	ESTIMATED ACTUAL	CORE BUDGET	ONGOING	ONE-TIME	TOTAL	2027	2028	2029	2030
<u>OPERATING COSTS</u>										
Repairs & Maintenance	22,330	36,000	7,620	-	20,000	27,620	7,780	7,940	8,100	8,260
Allocations	14,901	14,901	15,666	-	-	15,666	15,975	16,325	16,681	17,034
Water Testing	11,620	15,910	14,150	-	-	14,150	14,430	14,720	15,010	15,310
Electricity	3,870	3,500	3,600	-	-	3,600	3,670	3,740	3,810	3,890
Supplies	6,370	4,340	6,480	-	-	6,480	6,610	6,740	6,870	7,000
Labour Charges	136,580	171,000	144,820	-	-	144,820	147,720	150,670	153,680	156,750
Other Operating Expenses	18,760	19,810	18,759	-	-	18,759	19,245	19,748	20,260	20,816
TOTAL OPERATING COSTS	214,431	265,461	211,095	-	20,000	231,095	215,430	219,883	224,411	229,060
*Percentage Increase over prior year			-1.6%		9.3%	7.8%	-6.8%	2.1%	2.1%	2.1%
<u>DEBT / RESERVES</u>										
Transfer to Operating Reserve Fund	25,000	9,916	30,000	-	-	30,000	28,000	30,000	28,040	28,105
Transfer to Capital Reserve Fund	40,000	20,000	31,205	-	-	31,205	38,630	57,350	50,390	56,725
MFA Debt Reserve Fund	4,680	80	7,850	-	-	7,850	4,150	3,000	5,000	-
MFA Debt Principal	9,663	9,663	-	-	-	-	20,020	30,604	38,256	51,007
MFA Debt Interest	6,385	1,152	28,260	-	-	28,260	42,712	61,445	78,420	96,608
TOTAL DEBT / RESERVES	85,728	40,811	97,315	-	-	97,315	133,512	182,399	200,106	232,445
TOTAL COSTS	300,159	306,272	308,410	-	20,000	328,410	348,942	402,282	424,517	461,505
*Percentage Increase over prior year			2.7%		6.7%	9.4%	6.3%	15.3%	5.5%	8.7%
<u>FUNDING SOURCES (REVENUE)</u>										
Transfer from Operating Reserve Fund	(16,500)	(16,500)	-	-	(20,000)	(20,000)	-	(15,000)	-	-
User Charges	(134,860)	(133,293)	(144,300)	-	-	(144,300)	(151,520)	(159,100)	(167,060)	(175,410)
Grants in Lieu of Taxes	(790)	(790)	(800)	-	-	(800)	(800)	(800)	(800)	(800)
Other Revenue	(180)	(7,860)	(100)	-	-	(100)	(100)	(100)	(100)	(100)
TOTAL REVENUE	(152,330)	(158,443)	(145,200)	-	(20,000)	(165,200)	(152,420)	(175,000)	(167,960)	(176,310)
REQUISITION - PARCEL TAX	(147,829)	(147,829)	(163,210)	-	-	(163,210)	(196,522)	(227,282)	(256,557)	(285,195)
*Percentage increase over prior year										
User Fees			7.0%			7.0%	5.0%	5.0%	5.0%	5.0%
Requisition			10.4%			10.4%	20.4%	15.7%	12.9%	11.2%
Combined			8.8%			8.8%	13.2%	11.0%	9.6%	8.7%

Lyall Harbour Water
 Reserve Summary Schedule
 2026 - 2030 Financial Plan

Reserve/Fund Summary

	Estimated	Budget				
	2025	2026	2027	2028	2029	2030
Operating Reserve Fund	9,592	19,592	47,592	62,592	90,632	118,737
Capital Reserve Fund	46,445	77,650	116,280	153,630	204,020	260,745
Total	56,037	97,242	163,872	216,222	294,652	379,482

Reserve Schedule

Reserve Fund: 2.640 Lyall Harbour Water System - Operating Reserve Fund - Bylaw 4144

Reserve fund used for: unforeseen operational repairs and maintenance; infrequent maintenance activities such as reservoir cleaning and inspection, filter media replacement etc.

Reserve Cash Flow

Fund: Fund Centre:	1500 105213	Estimated	Budget				
		2025	2026	2027	2028	2029	2030
Beginning Balance		15,576	9,592	19,592	47,592	62,592	90,632
Transfer from Ops Budget		9,916	30,000	28,000	30,000	28,040	28,105
Transfer to Ops Budget		(16,500)	(20,000)	-	(15,000)	-	-
Planned Maintenance Activity		Replace filtration Media	Water system flushing program		Reservoir Drain Clean and Inspection		
Interest Income*		600					
Ending Balance \$		9,592	19,592	47,592	62,592	90,632	118,737

<u>Assumptions/Background:</u>

Set level of transfers in order to avoid spikes in requisition resulting from unforeseen breakdowns in water infrastructure

* Interest in planning years nets against inflation which is not included.
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Reserve Schedule

Reserve Fund: 2.640 Lyall Harbour Water System - Capital Reserve Fund - Bylaw 1785

Surplus money from the operation of the water system may be paid from time to time into the reserve fund.

Reserve Cash Flow

Fund: 1025 Fund Centre: 101369	Estimated	Budget				
	2025	2026	2027	2028	2029	2030
Beginning Balance	44,645	46,445	77,650	116,280	153,630	204,020
Transfer from Ops Budget	20,000	31,205	38,630	57,350	50,390	56,725
Transfer from Cap Fund	-					
Transfer to Cap Fund	(20,000)	-	-	(20,000)	-	-
Interest Income*	1,800					
Ending Balance \$	46,445	77,650	116,280	153,630	204,020	260,745

<u>Assumptions/Background:</u>

To fully fund capital expenditure plan
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* Interest in planning years nets against inflation which is not included.
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CAPITAL REGIONAL DISTRICT
FIVE YEAR CAPITAL EXPENDITURE PLAN SUMMARY - 2026 to 2030

Service No.	2.640	Carry Forward from 2025	2026	2027	2028	2029	2030	TOTAL
	Lyall Harbour Boot Cove Water (Sal)							

EXPENDITURE

Buildings	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$85,000	\$0	\$0	\$0	\$0	\$85,000
Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineered Structures	\$690,000	\$930,000	\$415,000	\$320,000	\$500,000	\$0	\$2,165,000
Vehicles	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$690,000	\$1,015,000	\$415,000	\$320,000	\$500,000	\$0	\$2,250,000

SOURCE OF FUNDS

Capital Funds on Hand	\$200,000	\$200,000	\$0	\$0	\$0	\$0	\$200,000
Debenture Debt (New Debt Only)	\$460,000	\$785,000	\$415,000	\$300,000	\$500,000	\$0	\$2,000,000
Equipment Replacement Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants (Federal, Provincial)	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$30,000
Donations / Third Party Funding	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve Fund	\$0	\$0	\$0	\$20,000	\$0	\$0	\$20,000
	\$690,000	\$1,015,000	\$415,000	\$320,000	\$500,000	\$0	\$2,250,000

Definitions for the 5-year Capital Plan

Asset Class	Asset class is used to classify assets for financial reporting in accordance with the Public Sector Accounting Board (PSAB) 3150. L - Land S - Engineering Structure B - Buildings V - Vehicles E - Equipment
Capital Expenditure Type	Capital expenditure type is used for reporting on asset investments and may be used to justify operational needs for a service. Study - Expenditure for feasibility and business case report. New - Expenditure for new asset only Renewal - Expenditure upgrades an existing asset and extends the service ability or enhances technology in delivering that service Replacement - Expenditure replaces an existing asset
Carryforward	Represents the carryforward amount from the prior year capital plan that is remaining to be spent. Forecast this spending over the next 5 years.
Funding Source	Debt - Debenture Debt (new debt only) ERF - Equipment Replacement Fund Grant - Grants (Federal, Provincial) Cap - Capital Funds on Hand Other - Donations / Third Party Funding Res - Reserve Fund WU - Water Utility If there is more than one funding source, additional rows are shown for the project.

CAPITAL REGIONAL DISTRICT

5 YEAR CAPITAL PLAN

2026 - 2030

Service #: 2.640

Service Name: Lyall Harbour Boot Cove Water (Saturna)

PROJECT DESCRIPTION				PROJECT BUDGET & SCHEDULE									
Project Number	Capital Expenditure Type	Capital Project Title	Capital Project Description	Total Project Budget	Asset Class	Funding Source	Carryforward	2026	2027	2028	2029	2030	5 - Year Total auto-populates
19-01	Replacement	Air Valve Replacement - Ph 2	Replace aging air valves that are a safety concern.	\$ 25,000	E	Debt	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
19-03	Replacement	Standpipe and Valve Replacement	Replace the standpipe valves at 119 and 155 East Point Road that are seized and inoperable	\$ 15,000	E	Debt	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
19-05	New	Autoflush Installation	Install 3 autoflushes within the water distribution system to maintain distribution water quality.	\$ 25,000	E	Debt	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
20-02	New	Raw Water Turbidity Meter	Supply and install a new turbidity meter in the raw water line to aid in operation of the WTP.	\$ 20,000	E	Debt	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
22-01	New	Install Larger Supply Line to Tank	Construct a larger supply line to the tank to improve system reliability and operation.	\$ 350,000	S	Debt	\$ -	\$ -	\$ 50,000	\$ 300,000	\$ -	\$ -	\$ 350,000
22-02	Renewal	Dam Improvement and Regulatory Requirements	Dam Safety Review (DSR) update and Money Lake Dam safety improvements based on the results of the DSR report.	\$ 890,000	S	Cap	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
22-02	Renewal				S	Debt	\$ 360,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
24-01	Replacement	Culvert Replacement for the Water Service	Saturna Island - Harris Road - Culvert Replacement for the Water Service	\$ 30,000	S	Grant	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000
25-01	New	New Ground Water Well Assessment	Groundwater quantity and quality testing for feasibility to incorporate into the water system.	\$ 100,000	S	Debt	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
27-01	New	Groundwater Well Improvements	Placeholder budget to implement improvements to bring well water into service, if deemed feasible in prior studies.	\$ 365,000	S	Debt	\$ -	\$ -	\$ 365,000	\$ -	\$ -	\$ -	\$ 365,000
26-01	Study	Storage Tank Condition Assessment and Repair Details	Assess leaks in storage tank and develop a repair detail and assess sampling requirements. Prelim budget increased to potentially address small scale improvements.	\$ 100,000	S	Debt	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
28-01	New	Petition or Alternative Approval Process	Conduct public consultation to borrow necessary future capital funds (29-01)	\$ 20,000	S	Res	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
29-01	Replacement	Water System Improvements	Future improvements to improve water quality. Project will be further refined following the results of the ground water assessment and additional asset management.	\$ 500,000	S	Debt	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000
													\$ -
													\$ -
													\$ -
			Grand Total	\$ 2,440,000				\$ 1,015,000	\$ 415,000	\$ 320,000	\$ 500,000	\$ -	\$ 2,250,000

APPENDIX A

Service: 2.640 Lyall Harbour Boot Cove Water (Saturna)			
Project Number 19-01	Capital Project Title Air Valve Replacement - Ph 2	Capital Project Description Replace aging air valves that are a safety concern.	Project Rationale The air valves are 35 years old and are corroded, giving rise to safety concerns.
Project Number 19-03	Capital Project Title Standpipe and Valve Replacement	Capital Project Description Replace the standpipe valves at 119 and 155 East Point Road that are seized and inoperable	Project Rationale The standpipe valves at 119 and 155 East Point Road are seized and inoperable. Therefore, the operators cannot use them for flushing or draining of the mains. It is proposed the valves and corroded 50mm supply line to the standpipe be replaced. The scope of work and material pricing was re-evaluated in 2016. It was determined that the budget needed to be increased from \$5,000 to \$8,000 to accommodate the required works.
Project Number 19-05	Capital Project Title Autoflush Installation	Capital Project Description Install 3 autoflushes within the water distribution system to maintain distribution water quality.	Project Rationale Three watermain require frequent flushing to maintain disinfectant residuals and water quality. Flushing requires operator time which can be utilized conducting other maintenance tasks. Funds are required to construct 3 autoflushes.
Project Number 20-02	Capital Project Title Raw Water Turbidity Meter	Capital Project Description Supply and install a new turbidity meter in the raw water line to aid in operation of the WTP.	Project Rationale Install a new turbidity meter in the raw water line to aid in operation of the WTP.

APPENDIX A

Service: 2.640 Lyall Harbour Boot Cove Water (Saturna)			
Project Number 22-01	Capital Project Title Install Larger Supply Line to Tank	Capital Project Description Construct a larger supply line to the tank to improve system reliability and operation.	Project Rationale The supply line to the tank is undersized, installation of a larger supply line will improve operation. Funding is required to construct a larger supply line to the tank.
Project Number 22-02	Capital Project Title Dam Improvement and Regulatory Requirements	Capital Project Description Dam Safety Review (DSR) update and Money Lake Dam safety improvements based on the results of the DSR report.	Project Rationale Conduct Dam Safety Review (DSR) report to meet regulatory requirements. Seismic assessment and infiltration assessment. Design and implementation of dam improvements. Work will include filter blanket installation, dam break analysis, DEP update and otehr improvements recommended through the Dam Safety Review.
Project Number 24-01	Capital Project Title Culvert Replacement for the Water Service	Capital Project Description Saturna Island - Harris Road - Culvert Replacement for the Water Service	Project Rationale Culvert replacement through coordination with Ministry of Transportation.
Project Number 25-01	Capital Project Title New Ground Water Well Assessment	Capital Project Description Groundwater quantity and quality testing for feasibility to incorporate into the water system.	Project Rationale Conduct hydrogeological assessments nad water quality testing of the newly acquired groundwater well.

APPENDIX A

Service:	2.640	Lyall Harbour Boot Cove Water (Saturna)
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Project Number	27-01	Capital Project Title	Groundwater Well Improvements	Capital Project Description	Placeholder budget to implement improvements to bring well water into service, if deemed feasible in prior studies.
Project Rationale	ADD RATIONALE				

Project Number	27-01	Capital Project Title	Groundwater Well Improvements	Capital Project Description	Placeholder budget to implement improvements to bring well water into service, if deemed feasible in prior studies.
Project Rationale	Engineering condition assessment of the storage tank and known leak points to try and develop effective repair details.				

Project Number	28-01	Capital Project Title	Petition or Alternative Approval Process	Capital Project Description	Conduct public consultation to borrow necessary future capital funds (29-01)
Project Rationale	AAP for future projects.				

Project Number	29-01	Capital Project Title	Water System Improvements	Capital Project Description	Future improvements to improve water quality. Project will be further refined following the results of the ground water assessment and additional asset management.
Project Rationale	Asset management report card provided in 2023 indicated the aging infrastructure and high upcoming renewal costs. Temporary placeholder budget with project requirements to be further refined with ongoing asset management planning.				

2.640 - Lyall Harbour

Capital Projects

Updated @ Sep 26, 2025

Year	Project#	Capital Plan#	Status	Capital Project Description	Total Project Budget	Spending		Total Funding in Place
						Expenditure Actuals	Remaining Spending	
2022	CE.781.5501	22-02	Open	Money Lake Dam Improvements & Regulatory Requirements	390,000	152,229	237,771	390,000
2025	CE.781.4501	19-04	Open	AAP/Petition	20,000	5,695	14,305	20,000
				Totals	410,000	157,925	252,076	410,000

Service: **2.640 Lyall Harbour Water**Committee: **Electoral Area**

<u>Year</u>	<u>Taxable Folios</u>	<u>Parcel tax per Folio</u>	<u>Number SFE's</u>	<u>User Charge per SFE</u>	<u>Total Tax & Charges</u>	<u>Bylaw</u>	<u>Actual Assessments \$(000's)</u>
2017	174	\$667.25	160	\$535.34	\$1,202.59	4170	\$53,211
2018	174	\$667.25	160	\$585.06	\$1,252.31	4233	\$56,853
2019	174	\$720.90	161	\$624.84	\$1,345.74	4274	\$58,914
2020	171	\$806.49	164	\$638.74	\$1,445.23	4337	\$63,382
2021	171	\$786.22	164	\$667.45	\$1,453.67	4389	\$65,218
2022	171	\$806.67	164	\$684.78	\$1,491.45	4471	\$87,745
2023	173	\$809.33	164	\$730.88	\$1,540.21	4524	\$96,587
2024	173	\$855.97	166	\$772.98	\$1,628.95	4587	\$92,331
2025	174	\$894.20	170	\$793.29	\$1,687.49	4649	\$92,604
2026	173	\$992.94	169	\$853.85	\$1,846.79		

Change from 2025 to 2026

\$98.74

11.04%

\$60.56

7.63%

\$159.30

9.44%

Lyall Harbour Water System
Funding Analysis 2022 - 2026

