

A scenic view of a rocky coastline. On the left, a steep, forested cliffside descends to a pebbly beach. Several large logs are scattered on the beach. The ocean is a deep blue, with white foam from waves crashing against the rocks. In the distance, a range of mountains is visible under a clear blue sky. A small wooden viewing platform is perched on the edge of the cliff. The text "Magic Lake Estates Water and Sewer Committee" is overlaid in white on the left side of the image.

Magic Lake Estates Water and Sewer Committee

March 3, 2026



Territorial Acknowledgement

The CRD conducts its business within the traditional territories of many First Nations, including but not limited to BOKÉCEN (Pauquachin), MÁLEXEŁ (Malahat), Pacheedaht, Pune'laxutth' (Penelekut), Sc'ianew (Beecher Bay), Songhees, SĀÁUTW (Tsawout), T'Sou-ke, WJÓŁEŁP (Tsartlip), WŚIKEM (Tseycum), and x^wsepsəṃ (Esquimalt), all of whom have a long standing relationship with the land and waters from time immemorial that continues to this day.

Agenda

1. Introduction
2. Governance
3. Service Overview
4. Budget(s)
5. Key initiatives
6. Links and Resources



Meet the team

Justine Starke, RPP, MCIP
Senior Manager, Southern Gulf Islands
Electoral Area Administration

Stephen Henderson
General Manager, Electoral Area
Services Department

Joel Bilodeau
Mgr Water Wastewater Services
Operations

Natalie Tokgoz,
Mgr Wastewater Engineering &
Planning

Christoph Moch, Dipl.-Ing., P.Eng.,
Manager, Water Quality Operations

Katarina Konicek
Manager, Water Distribution Eng
and Planning

Megan MacDonald
Legislative Services Coordinator

Lia Xu, M.Sc., CPA, CGA,
Manager, Finance Services

Governance Overview



MLEWS Committee

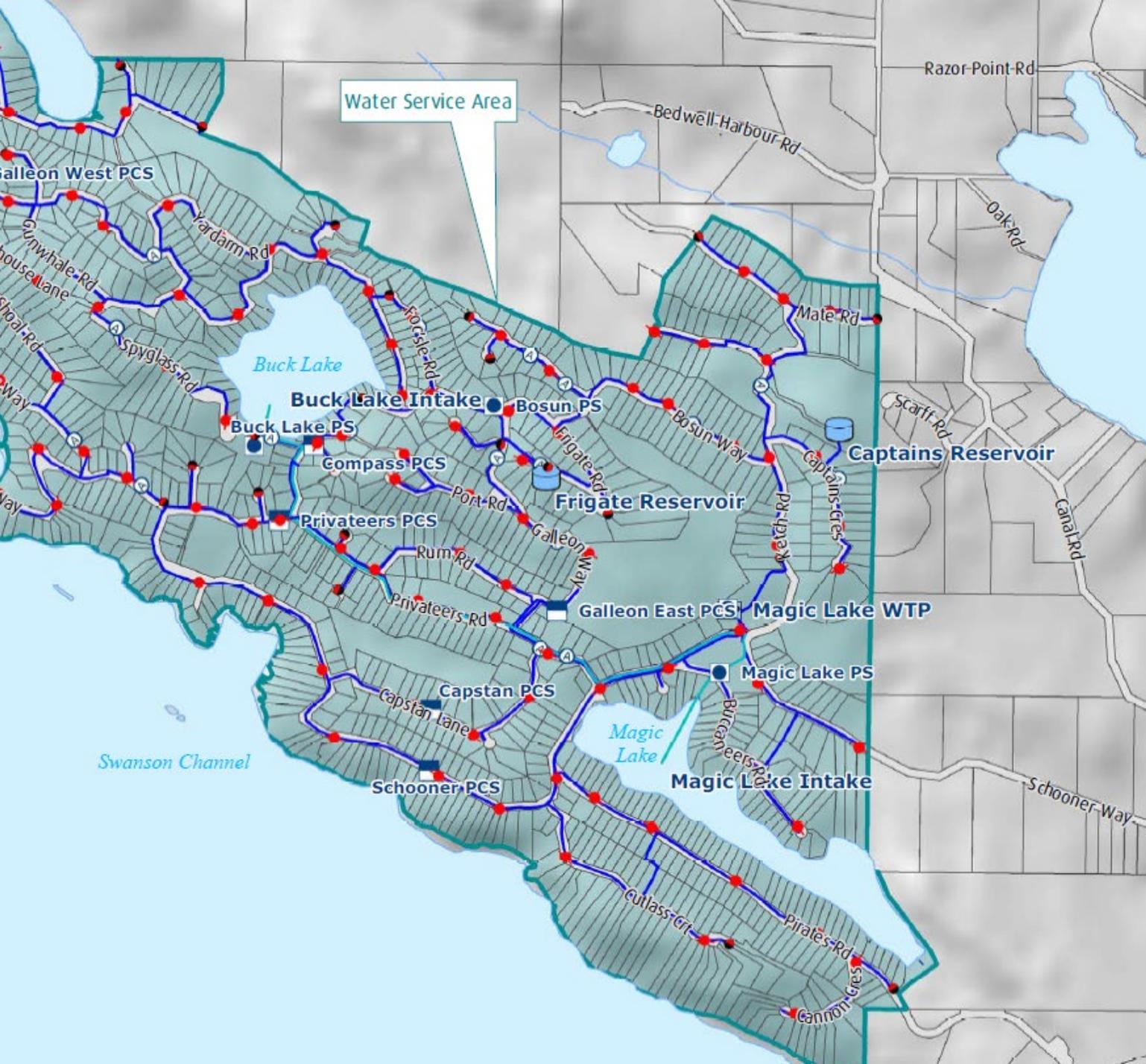
- Subject to Committee Bylaw No. 1875
- Provide input on the overall direction and delivery of services
- Recommend 5-year operating and capital budgets for Regional Board approval
 - Set priorities and, recommend levels of user charges to be established by bylaw of the Regional Board
 - Recommend the extent of requisition to be collected by way of parcel taxes
- Advise on community interests and liaise with community on behalf of CRD.

Governance Overview



Committee Governance

- Committee Bylaw No. 1875
- CRD Procedures Bylaw No. 3828
- Roberts Rules of Order
- Community Charter and Open Meeting Rule
- Public Notice Required
- Quorum = Meeting
- When in doubt – ask staff!



Magic Lake Estates Water Service Area

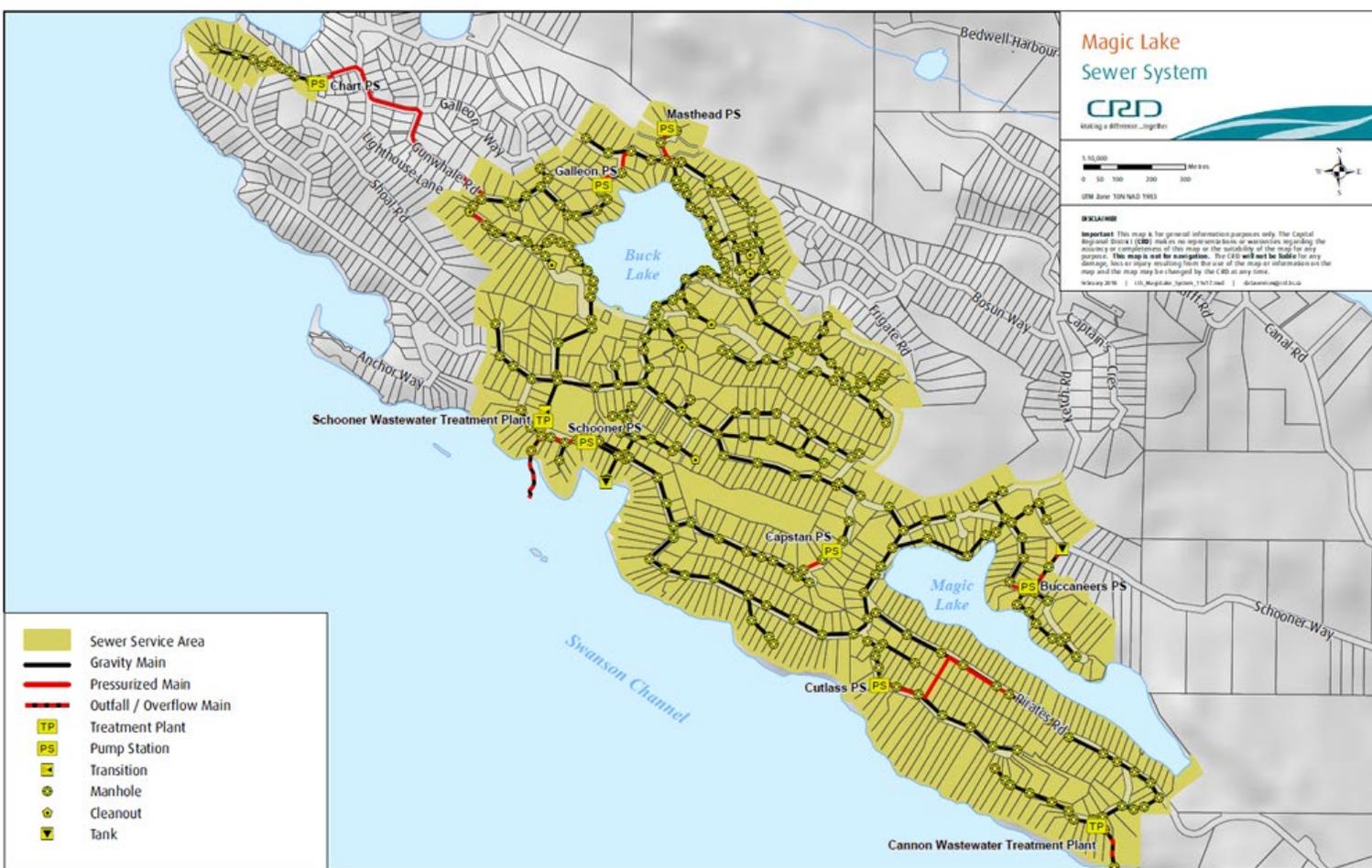
Service Overview



Magic Lake Water Service

Pender Island in the Southern Gulf Islands Electoral Area was originally serviced by a private water utility and in 1981 the service converted to the Capital Regional District (CRD). The Magic Lake Estates water service is made up of:

- 1,202 parcels
- 1,043 single family equivalents
- Approximately the same amount of customers obtaining service from the water system.



Also converted to the CRD in 1981.

The Magic Lake Estates sewer service is 210 ha and made up of:

- 730 parcels, 651 are serviced
- 18.5 km of sewer pipe
- 293 manholes
- 7 pumpstations
- Outfall into Swanson Channel
- In 2024 Cannon WWTP decommissioned and replaced with a pump station and foremain now pumping to Schooner WWTP.

Magic Lake Wastewater Service

Service Levels



Capital Regional District

- “CRD Evolves” – Re-org, phased implementation
- Electoral Areas Services Dept. supports committee support and facilitation; meeting coordination and legislative duties shared with Leg Services and IWS administrative staff
- Engineers and technicians provide operational management for the wastewater treatment plants and sewer service and the supply, treatment, storage and purveying of retail water supply
- Finance staff provide retail billing services.
- Engineering and planning support shared across divisions along with asset management and maintenance planning.

Service Levels



Water Quality Monitoring

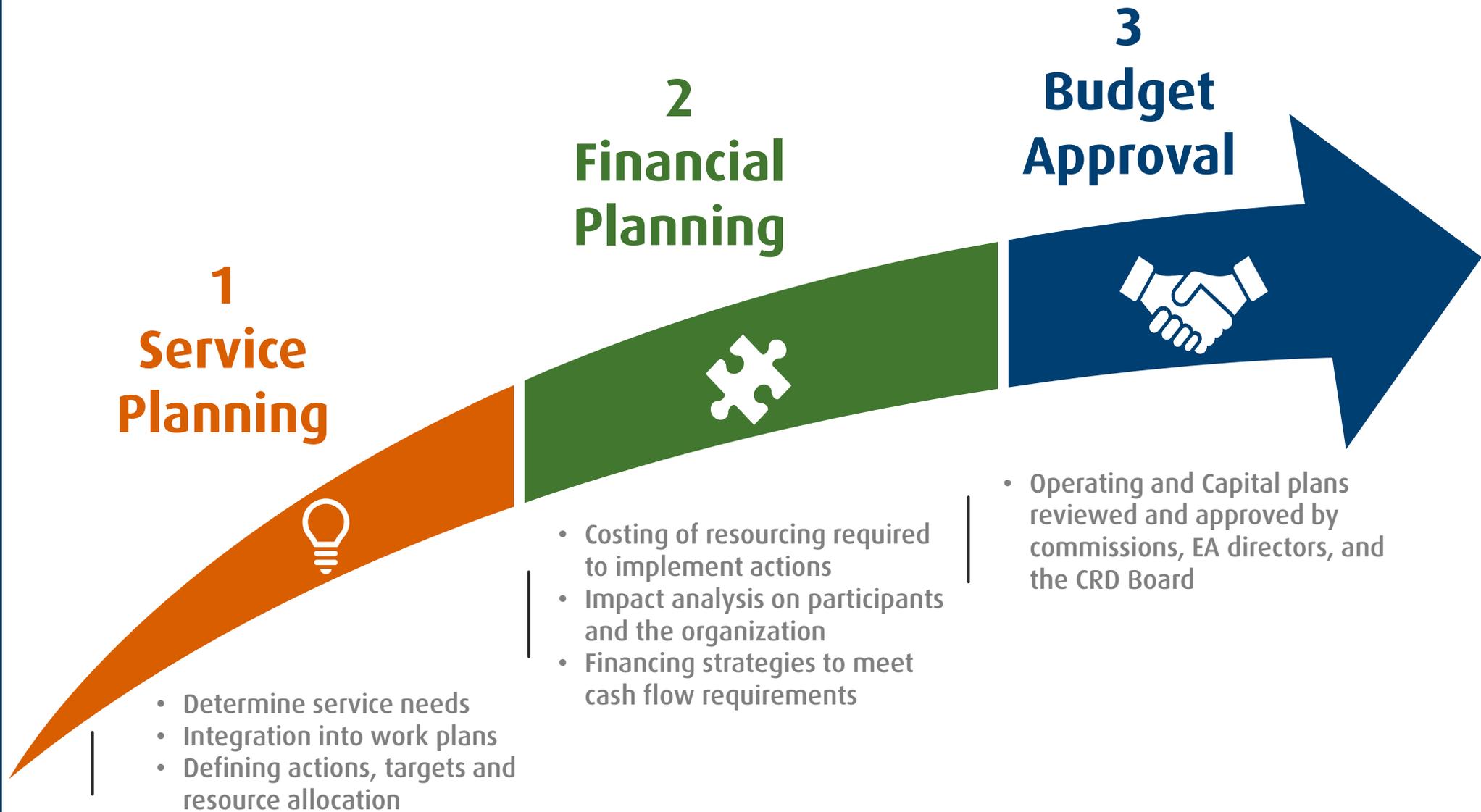
- Water quality sampling - collection, analysis and reporting
- Operational support (maintenance, repairs)
- Emergency response (e.g., spills, pipe breaks)
- Research, planning and risk assessment support for long-term planning
- Lab Services: Provides analysis for CRD Drinking Water and Wastewater Systems

Key trends

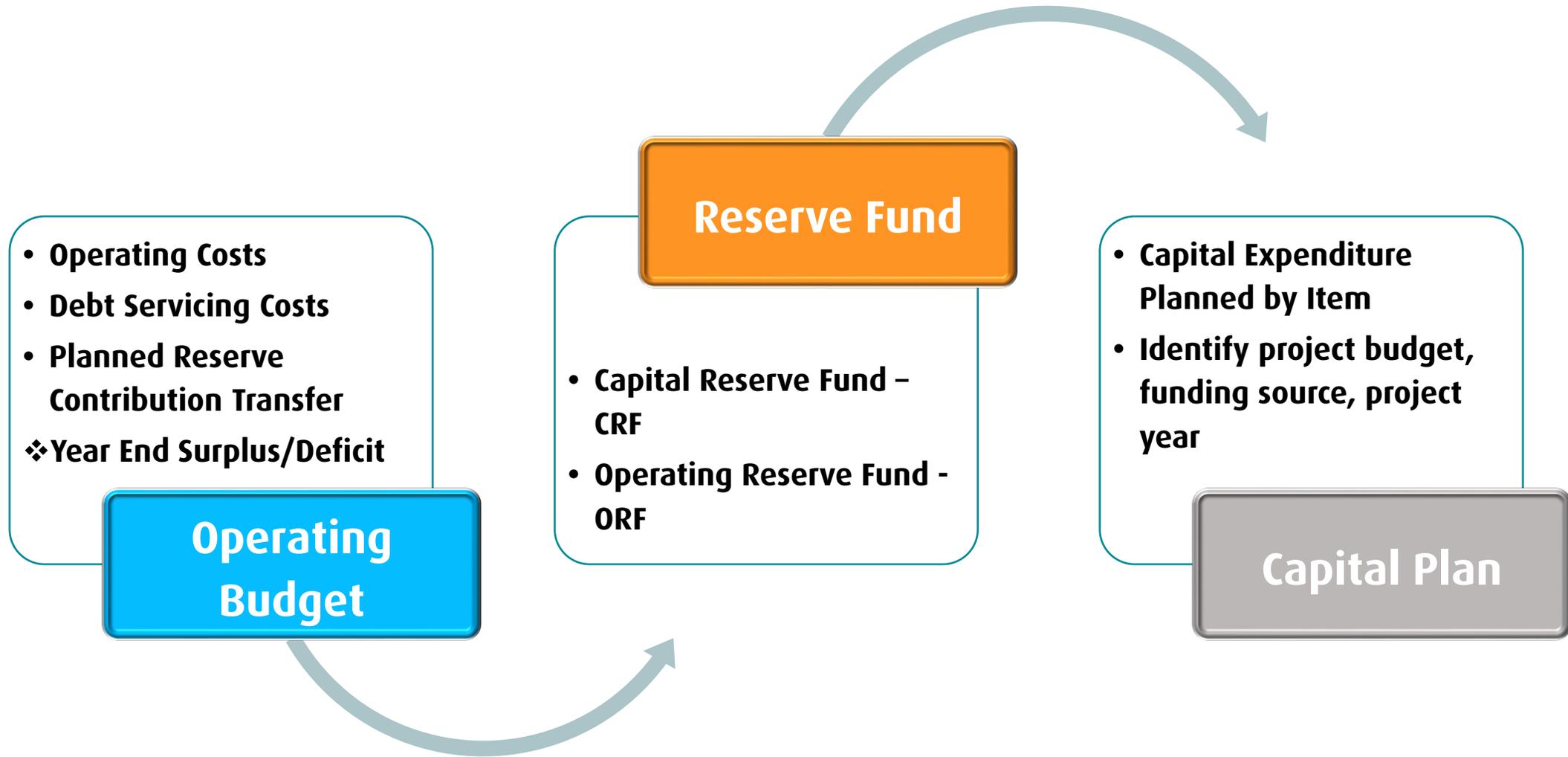
- Increasing water demand due to pop growth and increasing operational & maintenance needs
- Aging infrastructure: infrastructure deficit and future management needs
- Asset Management Plan - The capital renewal forecast is based on the expected service life of assets and their replacement cost.
- Long-term capital plans need to support infrastructure investment and maintain service levels
- Need to integrate service level planning with community and land use planning, plan for growth.
- Climate change poses risk to water supply with impacts on watershed, water demand, water quality



Building a Budget and Process



Three Major Budget Components



Magic Lake Estates Water Service

- The Magic Lake Water Service budget is funded entirely by a combination of tax requisitions and retail user charges.
- The operating budget for 2026 is estimated at **\$1,278,193**
- The capital budget for 2026 is estimated at **\$437,000**
- Capital projects are funded by a combination of reserves, capital funds on hand, grants and long-term debt

Magic Lake Estates Sewer Service

- The Magic Lake Sewer Service budget is funded entirely by a combination of tax requisitions and retail user charges.
- The operating budget for 2026 is estimated at **\$1,355,016**
- The capital budget for 2026 is estimated at **\$314,600**
- Capital projects are funded by a combination of reserves, capital funds on hand, grants and long-term debt

Key initiatives

2026

- Ongoing Pump Station and Treatment Plant Upgrades
- Frigate & Captains Tank cleaning & inspection
- WTP Process Pipe Condition Assessment
- ISOPAC Handling/Storage
- SCADA Improvements
- Buck Lake Dam Repairs (ongoing to 2029)
- Kiosk Insulation

2027

- Water distribution system flushing program (Phase 1)
- Water main replacement
- Spillway Culvert Assessments
- ISOPAC Handling/Storage
- [Scope Master Planning](#)

2028

- Water distribution system flushing program (Phase 2)
- Water main replacement
- Financial planning for asset management
- [AAP for Captains Tank Replacement](#)

2029

- Captains Tank Replacement Project
- Water main replacement
- Financial planning for asset management
- [Community engagement - borrowing for future capital needs](#)

2026 Meeting Schedule & Locations

Magic Lake Estates Water and Sewer Committee:

- Tuesday March 3, 11:30 am (SPWWTP)
 - Thurs June 11, 11:30 am (online?)
 - Tues Oct 27, 11:30 am (SPWWTP)
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- ✧ Agenda deadlines for new business – 2 weeks
 - ✧ Agendas distributed one week ahead of meetings.

Links and Resources:

- [Magic Lake Estates | Capital Regional District](#)
- [Magic Lake Estates Water and Sewer Committee | Capital Regional District](#)
- [Board Procedures Bylaw, 2012 \(Consolidated\) | Capital Regional District](#)



Thank you



@crdvictoria



Capital Regional District



CRDVictoria



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