



Making a difference...together

MINUTES OF A MEETING OF THE Magic Lake Estates Water and Sewer Committee, held Tuesday, June 11, 2024 at 9:30 a.m., In the Goldstream Conference Room, 479 Island Highway, Victoria, BC

PRESENT: Commissioners: M. Fossil (Chair); D. Reed; A. Cyr (EP); R. Sullivan (EP); M. Rondeau (EP)

Staff: D. Robson, Manager, Saanich Peninsula and Gulf Islands Operations; N. Tokgoz, Manager, Water Distribution Engineering and Planning; J. Kelly, Manager, Capital Projects; M. Risvold (Recorder)

REGRETS: J. Deschenes; P. Brent

EP = Electronic Participation

The meeting was called to order at 9:34.

1. APPROVAL OF AGENDA

MOVED by D. Reed, **SECONDED** by M. Rondeau,
That the agenda be approved.

CARRIED

2. ADOPTION OF MINUTES

MOVED by M. Rondeau, **SECONDED** by D. Reed,
That the minutes of the April 9, 2024 Magic Lake Estates Water and Sewer Committee meeting be adopted as amended.

CARRIED

3. CHAIR'S REMARKS

The Chair made no remarks.

4. PRESENTATIONS/DELEGATIONS

There were none.

5. SENIOR MANAGER'S REPORT

D. Robson provided the following updates:

- **Transition from Webex to Microsoft Teams**

As noted in the agenda package sent to Committee members on Friday, the Capital Regional District (CRD) is now using the Microsoft (MS) Teams platform in place of Webex for committee meetings. Staff are pleased to advise that with this platform change, members of the public will now have the option to watch and listen to the meeting proceedings; or the public can continue to dial in to listen by phone. Members of the public wishing to speak at the meeting must register as a presentation or delegation, instructions on how to register is noted under Item 4 of the agenda.

- **Grant Application: Union of British Columbia Municipalities Grant for Disaster Risk Reduction - Climate Adaptation 2024**

The CRD has applied for the Union of British Columbia Municipalities grant for Disaster Risk Reduction - Climate Adaptation 2024. A portion of this grant is requesting funding to install permanent water conservation signage advising residents in vulnerable areas, such as the Juan de Fuca, Southern Gulf Islands, and Salt Spring Island, of current water restriction levels. Staff noted the signage will be similar to the roadside Fire Danger Rating signage. The signs will replace the sandwich boards that are currently used. If the grant is approved there will be no cost to the local services. An update will be provided to the committee when more information is available.

- **Water conservation:**

Magic Lake Estates is currently on Stage 1 water restrictions. The water conservation stages are displayed on the community sandwich board which is located at the Magic Lake Estates treatment plant. The board also advises on the levels of Buck Lake which is updated every two weeks.

6. COMMITTEE BUSINESS

6.1. Magic Lake Estates Secondary Dwelling Unit Capacity

Staff responded to questions and discussion ensued regarding:

- The five-year average increasing
- 15-year linear community growth projection
- Annually monitoring service connections
- Existing secondary suites within Magic Lake Estates
- Requirements for servicing a secondary dwelling unit
- What is considered a single-family unit
- Focusing on water conservation

Staff responded to a question regarding non-registered secondary dwelling units, advising they are challenging to monitor as they are unofficial. However, to follow the bylaws, a secondary dwelling unit would have to be registered.

MOVED by M. Rondeau, **SECONDED** by R. Sullivan,

That staff be directed to:

1. Allow up to three new secondary dwelling unit connections to the Magic Lake Estates water and sewer service system, subject to meeting all other applicable regulatory requirements including bylaws; and
2. Monitor and report back the number of new connections to each system and assess system capacity trends annually prior to allowing further connections.

CARRIED

6.2. 2023 Annual Report

D. Robson spoke to item 6.2.

Staff advised the current primary operational focus is to quantify operational use of water. The leak detection program is currently taking place which will help focus on water loss that is typically due to leakage.

Discussion ensued regarding:

- Increased production
- Less increase of demand
- Potential for unauthorized connections
- Zone metering
- Public notifications in the event of a cyanobacteria bloom

Staff responded to the following question regarding surface sampling advising that water samples are collected at the pump station monthly. Operator and public observations are reviewed as well.

6.3. Project and Operations Update

J. Kelly spoke to item 6.3.

Staff responded to the following questions:

- How a floating platform is related to an adjustable intake. Staff advised the intake is in the middle of the lake, the platform is above the lake and the platform is attached to the intake and allows staff to adjust the intake level and also pull the intake for maintenance (e.g. cleaning screens). This prevents the need for divers to be hired to conduct maintenance and gives operators the flexibility to adjust intake level for water quality reasons.
- Beautification of the intake. Staff advised additional funding would be required to beautify the intake platform, which will require direction from committee or community of what they want it to look like. The Committee indicated that the change seems to be less noticeable with time and that no additional action is requested from staff until further notice.
- If there is an updated schedule for commissioning and having the new plant online. Staff advised that commissioning typically occurs as a phased approach and takes time for the new plant to be fully online and meeting all performance targets. Some commissioning activities were already underway, and the process was expected to continue into August of this year.

The committee decided they will continue to monitor the response from residents regarding the intake platform and noted the idea of a printed cover may be problematic due to upkeep. The committee agreed this topic can be discussed at a future meeting if it is still a concern.

7. CORRESPONDENCE

The committee thanked staff for the correspondence and information sheet regarding the logs that were laying on the road relating to the wetland restoration. The information sheet was

helpful, and it was appreciated by the Magic Lake Estates Community.

8. NEW BUSINESS

The committee asked when the asset management report will be provided to the committee. Staff advised an asset management report will be presented to the committee in September.

9. ADJOURNMENT

MOVED by D. Reed, **SECONDED** by M. Rondeau,
That the June 11, 2024 Magic Lake Estates Water and Sewer Committee meeting be adjourned at 10:51 am.

CARRIED

CHAIR

SECRETARY