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## REPORT TO ELECTORAL AREAS COMMITTEE MEETING OF WEDNESDAY, MAY 08, 2024

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**SUBJECT**     **Governance Study of Magic Lake Estates, North Pender Island**

### **ISSUE SUMMARY**

A community issues assessment study for the Magic Lake Estates neighbourhood on North Pender Island has been completed and submitted to the Ministry of Municipal Affairs.

### **BACKGROUND**

In October 2021, the Magic Lake Property Owners Society (MLPOS) requested the Capital Regional District (CRD) support a formal governance study be undertaken by the Ministry of Municipal Affairs (the Ministry) for the Magic Lake Estates (MLE) neighbourhood on North Pender Island.

The CRD Board considered this in February 2022, and again in February 2023, after the new Board was elected. On February 8, 2023, the CRD Board passed the following resolution:

*That the Capital Regional District Board reiterate its support for the resolution passed on February 9, 2022, to advance the request of the Magic Lake Property Owners' Society to the Ministry of Municipal Affairs to evaluate the local context of the Magic Lake Estates neighborhood on North Pender Island and request the Ministry consider funding a Governance and Services Study to examine governance concerns within the community and provide options and alternatives to address those concerns.*

The CRD extended the request to the Ministry. Given the range of forms that a governance study can take – from a high-level community issues assessment to a more detailed governance review – the Ministry considered the request and provided funding to the Capital Regional District to undertake a community issues assessment.

The scope and objectives of the study were outlined in the Terms of Reference as follows:

- Document the current service delivery and governance arrangements;
- Itemize the interests, needs and concerns of the community;  
Describe how decisions are made by the various governments operating within the boundaries of the Magic Lake Water Service Area, including: Capital Regional District, Province of BC, Federal Government, Island Health and Islands Trust; and
- Engage residents, property owners, and the regional district in the identification of practical methods to address issues under the current system.

*Connections Planning Inc.* was engaged, and community consultation was undertaken in Fall 2023. An information website was established for the project (<https://getinvolved.crd.bc.ca/MLE-community>) which provided background materials, project updates, a community survey and open house materials. Project updates were also provided in the local publication (Pender Post) with a flyer advertising the survey being delivered by mail to all MLE residents.

In addition to the community survey, two Community Information Sessions were held, one in-person event on North Pender Island and one online event held over Zoom.

The Magic Lake Estates Community Issues Assessment was completed in March 2024. The report provides a high-level overview of local services provided for Magic Lake Estates residents and property owners by a variety of government agencies and other service providers.

Based on the community survey and information session with MLE residents, the report concludes that Magic Lake Estates residents are generally satisfied with the level of local services that they receive, with the exception of local roads and active transportation. The community also raised concerns with respect to affordable housing and land use planning. Challenges with services that are considered highly important with low satisfaction, such as local roads, may continue to drive a desire for governance changes in order to improve local influence over the level of service provided. A scatterplot that graphically presents the residents' rating of satisfaction versus the importance of the evaluated services is provided in Appendix A, and the complete report is provided in Appendix B.

A copy of the report has been provided to the MLPOS and the Ministry of Municipal Affairs. It is now up to the Ministry to assess whether it wishes to pursue any further study or governance changes in the Magic Lake Community. Staff will continue to support the MLPOS on addressing the concerns raised by the survey respondents, such as road maintenance and land use issues, by engaging in cross-jurisdictional advocacy as the opportunities arise.

**CONCLUSION**

The Magic Lake Estates Community Issues Assessment was completed in March 2024. The report provides a high-level overview of local services provided for Magic Lake Estates residents. It presents a summary of community response and opinion on the relative importance and level of satisfaction with governance and service delivery in Magic Lake Estates. A copy of the report has been provided to the MLPOS and the Ministry of Municipal Affairs for review.

**RECOMMENDATION**

There is no recommendation. This report is for information only.

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**ATTACHMENTS**

- Appendix A: Services Scatterplot - Satisfaction vs. Importance
- Appendix B: Magic Lake Estates Community Issues Assessment (Connections Planning, 2024)