

**REPORT TO MAGIC LAKE ESTATES WATER AND SEWER COMMITTEE
MEETING OF TUESDAY, SEPTEMBER 8, 2020**

SUBJECT Parcel Tax Bylaw No. 4363 – Magic Lake Estates Wastewater System Upgrade

ISSUE SUMMARY

A parcel tax bylaw is required as part of the process to fund the Magic Lake Wastewater System Loan Authorization Bylaw No.3, 2019 (Bylaw No. 4320), attached as Appendix B.

BACKGROUND

At its December 11, 2019 meeting, the Capital Regional District (CRD) Board adopted Bylaw No. 4320 allowing for the borrowing of an amount not to exceed \$6 million for the purpose of administering, planning, designing, acquiring and constructing capital renewal and upgrades of the Magic Lake Estates wastewater system on Pender Island.

As part of the public consultation process, an option to pay for the debt incurred over 30 years through parcel tax was offered as well as an option for a pre-paid, per-parcel, lump sum payment which would result in the property being excluded from the parcel tax roll (new loan parcel tax).

To facilitate the implementation of the two options, adoption of a parcel tax bylaw is required. Draft Bylaw No. 4363, “A Bylaw to Authorize the Preparation of a Parcel Tax Roll for the Magic Lake Estates Wastewater System Upgrade”, is attached as Appendix A.

ALTERNATIVES

Alternative 1

The Magic Lake Estates Water and Sewer Committee recommends the Electoral Areas Committee recommend to the Capital Regional District Board:

1. That Bylaw No. 4363, “Magic Lake Estates Wastewater System Parcel Tax Roll Bylaw No. 1, 2020, A Bylaw to Authorize the Preparation of a Parcel Tax Roll for the Magic Lake Estates Wastewater System Upgrade” be introduced and read a first, second and third time;
2. That Bylaw No. 4363 be adopted.

Alternative 2

That this report be referred back to staff for additional information.

IMPLICATIONS

Financial Implications

The parcel tax bylaw is necessary to enable repayment of the \$6 million debt being incurred by the wastewater service.

CONCLUSION

To facilitate the repayment of the \$6 million debt being incurred by the Magic Lake Estates Wastewater system for renewal and upgrades a parcel tax bylaw is required that offers both a 30 year repayment option as well as a pre-paid option.

RECOMMENDATION

The Magic Lake Estates Water and Sewer Committee recommends the Electoral Areas Committee recommend to the Capital Regional District Board:

1. That Bylaw No. 4363, “Magic Lake Estates Wastewater System Parcel Tax Roll Bylaw No. 1, 2020, A Bylaw to Authorize the Preparation of a Parcel Tax Roll for the Magic Lake Estates Wastewater System Upgrade” be introduced and read a first, second and third time;
2. That Bylaw No. 4363 be adopted.

Submitted by:	Ian Jesney, P.Eng. Senior Manager, Infrastructure Engineering
Concurrence:	Kristen Morley, J.D., General Manager, Corporate Services & Corporate Officer
Concurrence:	Nelson Chan, MBA, CPA, CMA, Chief Financial Officer
Concurrence:	Ted Robbins, B.Sc., C.Tech., General Manager, Integrated Water Services
Concurrence:	Robert Lapham, MCIP, RPP, Chief Administrative Officer

ATTACHMENTS

- Appendix A: Draft Bylaw No. 4363, “A Bylaw to Authorize the Preparation of a Parcel Tax Roll for the Magic Lake Estates Wastewater System Upgrade”
- Appendix B Bylaw No. 4320 “Magic Lake Wastewater System Loan Authorization Bylaw No.3, 2019”