



Making a difference...together

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

PRESENT: Committee Members: M. Fossil (Chair); P. Brent (EA Director) (EP); M. Rondeau (EP); R. Sullivan (EP)

Staff: J. Marr, Senior Manager, Infrastructure Engineering; J. Kelly, Manager, Capital Projects; D. Robson, Manager, Saanich Peninsula & Gulf Islands Operations; M. Cowley, Manager, Wastewater Engineering & Planning; M. Risvold (Recorder)

REGRETS: J. Deschenes; D. Reed; A. Cyr

EP = Electronic Participation

The meeting was called to order at 9:34 am.

1. APPROVAL OF AGENDA

The following items were added to the agenda as new business:

- Magic Lake Estates Property Owners Society (MLPOS) meeting discussions
- Correspondence from Magic Lake Estates resident

MOVED by P. Brent, **SECONDED** by M. Rondeau,
That the agenda be approved as amended.

CARRIED

2. ADOPTION OF MINUTES

MOVED by P. Brent, **SECONDED** by M. Rondeau,
That the minutes of the February 13, 2024 meeting be adopted.

CARRIED

3. CHAIR'S REMARKS

The Chair made no remarks.

4. PRESENTATIONS/DELEGATIONS

There were no presentations or delegations.

5. SENIOR MANAGER'S REPORT

J. Marr provided the following updates:

Water conservation: To mitigate the risk of potential water shortages, a Stage 1 watering schedule will be in effect from May 1 until September 30, 2024 unless more stringent water conservation measures are required. Stage 1 watering is permitted once per week between the hours of 4-10am or 7-10pm.

Properties with zero water usage: In the first quarter, there were approximately 103 users with zero water flow. In the third quarter, the service had approximately 50 users with zero water flow.

Secondary suite capacity: A formal assessment has not yet been completed. Internal discussion is currently underway. Both the water treatment plant and sewer treatment plant were designed for full build-out. Additional information was provided:

- There are 1,196 folios within the water service area. 1,072 folios are serviced with water meters at the beginning of 2024. Approximately 124 lots can be connected. There was a total of 13 new lots in 2023.
- There are approximately 709 folios within the sewer service area, with 651 current connections. There are approximately 58 lots that could be connected to the system.
- Based on previous years and new homes built, there is approximately 10 years until potentially reaching full build-out. Water demands would need to be reviewed; however, the sewer plant has been designed to add additional membranes if needed.

Discussion ensued regarding:

- The number of secondary suites anticipated.
- A report that was prepared by the Capital Regional District (CRD) in 2021 regarding a Southern Gulf Islands housing strategy.
- Managing capacity to deliver housing needs.
- Adding 10 secondary suites over the next 10 years seeming to be a low risk.

MOVED by P. Brent **SECONDED** by M. Rondeau,
That staff provide a report as to how Magic Lake Estates may be able to accommodate secondary accessory dwelling units.

CARRIED

Leak detection and condition of the distribution system: Staff are planning to provide an asset management report card with leak detection options to the committee in September.

Ivy removal: Staff advised that utilizing volunteers for removing ivy has been reviewed and discussed internally, noting that hazards have been identified where the ivy is growing. Due to the identified hazards, it is too high of a risk for volunteers to perform the work. Staff would like to have the work done by the end of the year, but it is dependent on capital work being completed and contractor availability.

6. COMMITTEE BUSINESS

6.1. Project and Operations Update

J. Marr spoke to item 6.1.

Staff responded to the following questions:

- Whether the advanced early warning system is hardware, software, or both. Staff advised it is a water loss management software tool that will be used as an advanced early warning system for water leaks.
- Geese landing on the floating intake. Staff advised bird spikes and wires have been installed on the floating intake and railings added to deter geese and birds.

7. CORRESPONDENCE

D. Robson advised that CRD received correspondence from a resident within the Magic Lake Estates water service area requesting access to potable water through a bulk water connection from the Magic Lake Estates water treatment system, for water delivery to CRD residents that are outside of the service area. There is currently no bulk water connection for the service. Staff noted the following topics for the committee to consider relating to the request:

- Water License review
- Service establishment bylaw
- Water filling station design and construction
- Fees and charges bylaw revision
- Capacity review

Discussion ensued regarding:

- Potential water conservation program
- Ability to provide emergency water services
- Engaging and socializing with the community regarding this request at a future date

The committee discussed focusing on the secondary dwelling unit issue before engaging in further discussions regarding bulk water sales, noting a community discussion would be beneficial.

MOVED by P. Brent, **SECONDED** by M. Rondeau,
That bulk water sales not be considered at this time.

CARRIED

8. NEW BUSINESS

8.1. Magic Lake Estates Property Owners Society (MLPOS) meeting discussions

M. Rondeau advise the Committee that correspondence was received at a MLPOS meeting regarding the new floating adjustable intake on Magic Lake.

Discussion ensued with staff responding to the following questions:

- Whether permits were required to allow the permanent floating intake structure.
- What can be done to beautify the intake structure.
- Communication with the community and the Committee.
- Possible opportunity to have “water stewards”.
- There will be visible infrastructure to support the services within the community.

The Electoral Area Director advised that he would respond to the correspondence.

8.2. Correspondence from Magic Lake Estates resident

The chair advised that as of this meeting, the wastewater treatment plant project is on budget. There have been seven non-compliances at the Schooner wastewater treatment plant and nine at the Cannon pump station in 2024, with the numbers expected to go down once the work commences.

Staff advised that the new treatment plant will have a standby generator which would eliminate all non-compliances related to power outages. Upgrading treatment plants and storage will allow wastewater to be treated once storms subside. The project has been designed for typical storm events, and accommodating storage greatly exceeds pipe replacement. Private leaks can have an impact as well and are not controllable. Upgrading the treatment plant and pump stations will help mitigate issues, however, exceedances can still occur due to climate change and other factors. The next step is to complete further Closed-Circuit Television (CCTV) inspection of all the sewers to determine if they are continuing to deteriorate. Pipes will be replaced as needed and if they break.

Staff to report back whether permits were obtained for the floating intake on Magic Lake.

9. ADJOURNMENT

MOVED by R. Sullivan, **SECONDED** by M. Rondeau,
That the April 9, 2024 meeting be adjourned at 11 am.

CARRIED

CHAIR

SECRETARY