

## Notice of Public Open House

# Magic Lake Estates Wastewater Infrastructure Projects: Phase 1

The Capital Regional District (CRD) is working with the Magic Lake Estates Water and Sewer Local Services Committee (MLE Committee) in preparing a new phased plan to address the issues facing the aging and failing wastewater infrastructure in the Magic Lake Estates Sewer Service Area.

The first phase of the plan addresses the highest priority items and requires borrowing up to \$1,530,000 to fund the following work:

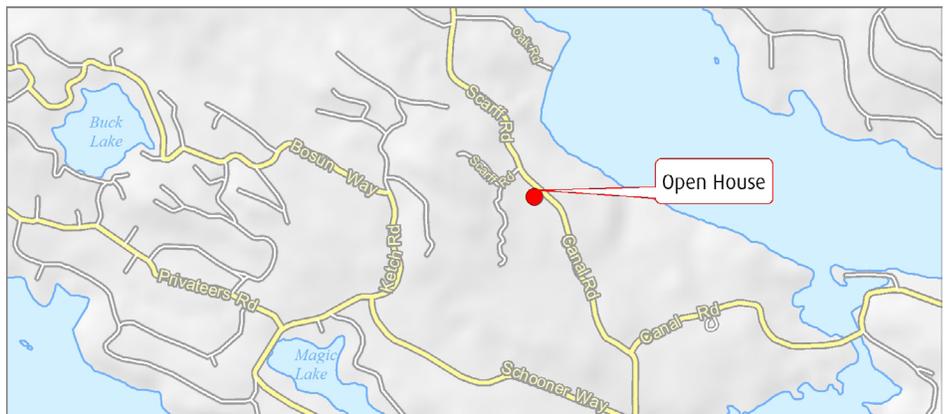
- Replace the failed Chart Drive Septic System with either:
  - A new on-site septic disposal system, or
  - A pump station and forcemain to direct the wastewater to Schooner WWTP;
- Upgrade the undersized sewer pipes along Buck Lake and Privateers Road to prevent overflows that can occur during peak flow situations;
- Complete a condition assessment of existing old Schooner WWTP tanks; and
- Undertake an Inflow and Infiltration program to minimize storm water leaking into the system.

The CRD is proposing to undertake an alternative approval process (AAP) to seek elector approval to borrow funds for these capital projects. The CRD and MLE Committee invite all residents within the MLE Sewer Service Area to an Open House to obtain more information, ask questions and provide feedback on the phase 1 projects.

**Date:** Saturday, February 27, 2016

**Time:** 11am to 3pm

**Venue:** St. Peter's Anglican Church  
4703 Canal Road  
Pender Island



If you are unable to attend the open house or would like to receive project updates, please visit the project website at [www.crd.bc.ca/magiclake-sewer](http://www.crd.bc.ca/magiclake-sewer). See the back of this page for some frequently asked questions.

**For more information, please contact:**

Malcolm Cowley, P. Eng.

Manager, Wastewater Engineering and Planning

Tel: 250.360.3066 Mobile: 250.812.7773

Email: [mcowley@crd.bc.ca](mailto:mcowley@crd.bc.ca)

## Frequently Asked Questions:

# Magic Lake Estates Wastewater Infrastructure Projects: Phase 1

### Why is there a phased plan?

A phased plan was adopted to replace the failing wastewater infrastructure on a priority basis while keeping costs reasonable and allowing for future innovation on potential treatment solutions.

### What projects are included in Phase 1 and why are they necessary?

Replacement of the failed Chart Drive Septic System with either a new on-site septic disposal system, or a pump station and forcemain to direct the wastewater to Schooner WWTP

- Island Health Authority has issued an Order to stop using the failed septic system and requires it to be replaced.

Upgrading of the undersized sewer pipe along Buck Lake and Privateers Road to prevent overflows caused by storm water inflow and infiltration

- Sewage flows have exceeded the capacity of the undersized sewers along Buck Lake and has overflowed on a number of occasions into Buck Lake, contaminating the drinking water source for MLE. A section of the sewer line on Privateers Road also requires replacement due to frequent overflows.

Completing a condition assessment of the existing Schooner WWTP tanks to prevent failure

- The tanks at Schooner WWTP are old and need to be assessed to confirm the remaining life before they fail.

Undertaking an Inflow and Infiltration study to identify and reduce storm water leaks into the system

- Groundwater inflow and infiltration into the sewer system overwhelm Schooner and Cannon WWTP's resulting in discharges of untreated sewage that causes environmental impacts and poses risks to public safety.
- If upgrades are not made, the ongoing operational costs and emergency call outs are going to continue to be very costly.

### When will the Phase 1 projects be completed?

If the alternative approval process (AAP) is successful and project funding can be obtained, Chart Drive replacement will likely commence in summer 2016 and be completed in early 2017. The other phase 1 projects will be completed in 2016 and 2017 as well.

### What is the alternative approval process (AAP) and how does it work?

The AAP is commonly used by local governments to seek approval by electors to borrow funds for capital projects. The AAP requires two public notices to be published, after which eligible voters have 30 days to submit their opinion on whether to adopt a borrowing bylaw. If more than 10% of the electors oppose the adoption of the borrowing bylaw, then the AAP is determined to be unsuccessful.

### How much do the Phase 1 projects cost and how will we pay for them?

The Phase 1 projects are estimated to cost \$1,675,000 for design, construction, administration, project management, taxes and contingency. The projects are proposed to be funded by a combination of \$145,000 from the Capital Reserve Fund and \$1,530,000 from a loan that requires approval from the electors through the AAP.

### How much will the project cost the individual taxpayer?

Based on 714 taxable folios, the individual taxpayer will pay an additional estimated \$260/year over 10 years. This estimate is for illustrative purposes only and will be finalized once the AAP is successful and borrowing secured with a fixed interest rate.