

**MINUTES OF A MEETING OF THE Magic Lake Estates Water and Sewer Committee, held
Tuesday, August 20, 2024 at 9:30 a.m., In the Goldstream Conference Room, 479 Island
Highway, Victoria, BC**

PRESENT: **Commissioners:** M. Fossi (Chair); A. Cyr (EP); R. Sullivan (EP); M. Rondeau (EP)
Staff: J. Marr, Senior Manager, Infrastructure Engineering; D. Robson, Manager, Saanich Peninsula and Gulf Islands Operations; M. Cowley, Manager, Wastewater Engineering and Planning; J. Kelly, Manager, Capital Projects; D. Dionne, Administrative Coordinator (Recorder)

REGRETS: P. Brent; J. Deschenes; D. Reed

EP = Electronic Participation

The meeting was called to order at 9:47 am.

1. TERRITORIAL ACKNOWLEDGEMENT

The Chair provided an acknowledgement.

2. APPROVAL OF AGENDA

Senior Manager's Update was added to the agenda as Item 6 moving Committee Business to Item 7 and all other subsequent items are moved up by one number.

MOVED by M. Rondeau, **SECONDED** by R. Sullivan,
That the agenda be approved as amended.

CARRIED

3. ADOPTION OF MINUTES

MOVED by M. Rondeau, **SECONDED** by A. Cyr,
That the minutes of the June 11, 2024 Magic Lake Estates Water and Sewer Committee meeting be adopted.

CARRIED

4. CHAIR'S REMARKS

The Chair made no remarks.

5. PRESENTATIONS/DELEGATIONS

There were none.

6. SENIOR MANAGER'S REPORT

6.1. Status of Water Loss

The Operations Team did some investigation and found two sizeable leaks within the system. D. Robson shared a graph showing the water spikes (graph on file). He noted repairs were made at two locations on Foc'sle Road and another leak was detected. This was repaired the first week of August. The graph shows the remarkable drop in flow.

It has only been a couple of weeks since the leaks were repaired, but staff are seeing between 150 and 200 cubic meters a day reduction in flow, which is a lot. Staff will continue with its leak detection work and provide updates in the Operations report.

6.2. Expiring Membership

An email was sent to the Committee advising of members whose term is expiring on December 31, 2024:

- Jean Deschenes
- David Reed
- Annette Cyr

The vacancies will be advertised in local newspapers and on social media. The deadline for nominations to be received is Thursday, October 24, 2024.

7. COMMITTEE BUSINESS

7.1. Project and Operations Update

Magic Lake Estates Water Capital Projects Update

Staff provided a summary of capital projects and operational updates with the following additional information provided.

- Staff are reviewing with an engineer how to assess the leak detected on the Buck Lake dam crest. Currently sound equipment is used and may need to use “leak gas detection” for this leak instead. Gas is injected into the system so that there is no digging multiple holes on the dam to determine where the leak is.

Staff responded to questions regarding:

- Real time pressure monitoring devices. Staff confirmed these are temporary for the leak detection process and are still waiting for data from them. They will be removed when complete and may be deployed again another time.
- Water flowing into Buck Lake near the corner of Galleon and Tiller. Staff confirmed that they are aware of this and have been out and completed some tests.
- Magic Lake Intake line being tampered with. Staff received an emergency alarm from SCADA and responded. The intake was raised, and staff did some cleaning. Since then, staff have noticed that it has floated. Magic Lake has been shut down due to an algae bloom and water is currently on 100% Buck Lake flow. This may have resulted in some air in the intake, staff will advise the team and they will re-sink it.

Magic Lake Estates Sewer Project:

Staff provided a summary of the project noting that it is 90% complete and provided the following additional information:

- The plan, if all goes well with the wet weather and dry weather testing, is to introduce wastewater into the plant on September 16.
- Schooner pumpstation: Staff have retained Big Digum Excavating to do the excavation work there and the consultants will be on site directing the final restoration and clean up.

Staff responded to questions from the Committee regarding:

- Percentage of water coming through the restoration area versus the culvert at Tiller Road. Staff advised that the restoration area is a designated wetland and a water intake area. Staff suspect there is a damaged or collapsed culvert and have notified Ministry of Transportation, Highways and Infrastructure that the culvert under the road should be replaced. Percentage of water intake in this location would be fairly small compared to Tiller Road.
- Funds for decommissioning Canon Wastewater Treatment Plant. Staff advised that there will be modest decommissioning happening at Canon. Once the new system is up and running and staff have confidence in it. Will be maintaining the infrastructure for emergency purposes. Over time unnecessary equipment would be removed. Same goes for Schooner Wastewater Treatment Plant.

Wastewater Operations Update

Staff provided a summary of capital projects and operational updates.

J. Marr advised that there was a request from the Southern Gulf Island Community Economic Sustainability Commission for an update on the Wastewater Treatment Plant. J. Marr will connect with the Chair on how to respond.

8. NEW BUSINESS

M. Rondeau brought forward the following new business items for information and discussion:

8.1. Hole in Fence on Buck Lake

She advised that there is a hole in the chain link fence at Buck Lake and people are using it to access the lake. Staff enquired as to which chain link fence as there are two. M. Rondeau stated that she would get the exact location and provide to staff.

8.2. Magic Lake Property Owners Society (MLPOS) Bullfrog Eradication on Buck Lake

She advised that the members of the MLPOS participated in a Bullfrog eradication at Buck Lake. She noted that it is likely to happen again next year.

8.3. Concerns with Public Communications Process by Committee Members

She raised the following concerns she had with a recent Facebook post by a Magic Lake Estates Water and Sewer Committee member:

- The social media post, urging homeowners to check for leaks, was posted without authorization from the Capital Regional District (CRD).
- In the post, the Committee member stated that they were speaking on behalf of the CRD and the Magic Lake Water and Sewer Committee.

With these two concerns noted, she asked that the Committee tighten up its communication process. Noting that, while a committee member may have concerns, they should not be speaking on behalf of the CRD or the Committee. Communication to the public, when warranted, should be coming from CRD staff.

Staff advised that if they had any urgent concerns related to the leak they would vet a proper communications document through the CRD's Corporate Communications department and that would be published to the public via the CRD's social media following the proper communications protocol. That communication could then be shared out via personal social media accounts.

The Committee member stated that they were very concerned about the water loss and felt the amount was huge. They stated they were uncomfortable with the lack of communication from the CRD, since, while reviewing the Annual Report in June they happened to notice that there was a water loss up to 6,000 cubic meters per month and didn't understand why the committee wasn't notified. They felt they were just trying to be helpful and apologized for mis-wording the post as on behalf of the CRD and the Committee.

The Chair stated that the Committee has a certain role and must be careful about communicating with the public as an individual, as it presents a sense that the whole committee is in concurrence. He noted that the CRD has professionals dealing with the operations on a day-to-day basis and that if there is something they need our role is to support that.

There was a discussion regarding when the committee would be notified of an issue, and staff advised that the standard practice is to notify committee when there is a real concern. Staff don't communicate most operational items unless there is some urgency.

The Chair stated that when the Committee saw that big spike at the last meeting, it did raise eyebrows and members had the opportunity to question and get feedback. He wasn't concerned because he knew that staff were not concerned and were looking after it. This has been a great learning and discussion point. Going forward we will consider some communications guidelines for the committee.

9. ADJOURNMENT

MOVED by M. Rondeau, **SECONDED** by A. Cyr,
That the August 20, 2024 Magic Lake Estates Water and Sewer Committee meeting be adjourned at 10:49 am.

CARRIED

CHAIR

SECRETARY