



Notice of Meeting and Meeting Agenda Cedar Lane Water Service Commission

Friday, October 24, 2025

10:00 AM

SIMS Boardroom
124 Rainbow Road
Salt Spring Island BC

Budget

[MS Teams Meeting Link](#)

G.Holman, T. Boulter, M. Hobbs

The Capital Regional District strives to be a place where inclusion is paramount and all people are treated with dignity. We Pledge to make our meetings a place where all feel welcome and respected.

1. Territorial Acknowledgement

2. Approval of Agenda

3. Adoption of Minutes

3.1. [25-1045](#) Minutes of October 16, 2024 Cedar Lane Water Service Commission

Recommendation: That the minutes of the October 16, 2024 meeting be adopted as circulated.

Attachments: [Minutes: October 16, 2025](#)

4. New Business

4.1. [25-1046](#) 2026 Operating and Capital Budget

Recommendation: That the Cedar Lane Water Services Commission recommend that the Electoral Areas Committee recommend that the CRD Board approve the 2026 Operating and Capital Budget and the Five-Year Financial Plan for the Cedar Lane Water Service as presented.

Attachments: [Staff Report: 2026 Operating and Capital Budget](#)
[Appendix A: 2026 Budget Cedar Lane Water Service Budget](#)

5. Adjournment

Next Meeting

-TBD

Meeting Minutes - Draft

Cedar Lane Water Service Commission

Wednesday, October 16, 2024

11:00 AM

SIMS Boardroom
124 Rainbow Road
Salt Spring Island BC

Budget

PRESENT:

COMMISSION MEMBERS: G., Holman, T. Boulter, J. Griffin, M. Hobbs

STAFF: J. Dales, Senior Manager, Wastewater Infrastructure Ops., D. Ovington, Senior Manager, SSI Administration, V. Somosan, Senior Manager, Financial Services/ Deputy CFO, J. Bilodeau, Manager, Local Services Water and Wastewater Ops., D. Olafson, Manager SSI Engineering, L. Xu, Manager, Finance Services, K. Vincent, Senior Financial Advisor, Finance Services (EP), A. Elliyoona, Financial Analyst, Finance Services (EP), and M. Williamson, Committee Clerk, (Recorder)

Electronic Participation- (EP)

These minutes follow the order of the agenda although the sequence may have varied.

The meeting was called to order at 11:01 am.

1. Territorial Acknowledgement

Commissioner Boulter provided a Territorial Acknowledgement.

2. Approval of Agenda

**MOVED By Commissioner Griffins, SECONDED by Commissioner Boulter,
That agenda for the October 16, 2024, Budget Meeting of the Cedar Lane Water
Services Commission be approved as circulated.
CARRIED**

3. Adoption of Minutes

3.1. Minutes of October 17, 2023 Cedar Lane Water Service Commission
Budget Meeting

**MOVED By Commissioner Griffins, SECONDED by Commissioner Hobbs,
That the minutes of the October 17, 2023 meeting be adopted as circulated.
CARRIED**

4. New Business

4.1. 2025 Operating and Capital Budget

MOVED by Director Holman, **SECONDED** by Commissioner Griffin,
That the Cedar Lane Water Service Commission direct staff to amend the 2.628
Cedar Lane Water 2025-2029 Five Year Capital Plan to defer 21-01 "Power
generation equipment design and construction" the design until 2026 and
construction until 2027.

CARRIED

MOVED by Commissioner Boulter, **SECONDED** by Director Holman,
That the rules of the Capital Regional District Board Procedures Bylaw be
suspended to allow members of the public present to speak regarding agenda
item 4.1.

CARRIED

MOVED by Commissioner Griffins, **SECONDED** by Commissioner Hobbs,
That staff report back on the costing for an options analysis for back-up power
options.

CARRIED

MOVED by Director Holman, **SECONDED** by Commissioner Griffins,
That the Cedar Lane Water Service Commission direct staff to amend the 2.628
Cedar Lane Water 2025-2029 Five Year Financial Plan to reduce transfers to
Capital Reserve Funds (CRF) by \$15,000 to be replaced by \$15,000 of Community
Work Funds grant funding for project 21-01 "Power generation equipment design
and construction".

CARRIED

Director Holman left the meeting at 12:07pm

MOVED by Commissioner Boulton, **SECONDED** by Commissioner Griffins,
That the motion be amended to replace the number "\$15,000" with the number
"\$10,000" after the words "...Capital Reserve Funds (CRF) by" and before the
words "to be replaced by \$15,000 of Community Work Funds...".

CARRIED

Question was called on the motion as amended.

MOVED by Commissioner Griffins, **SECONDED** by Commissioner Hobbs,
That the Cedar Lane Water Service Commission direct staff to amend the 2.628
Cedar Lane Water 2025-2029 Five Year Financial Plan to reduce transfers to
Capital Reserve Funds (CRF) by \$10,000 to be replaced by \$15,000 of Community
Work Funds grant funding for project 21-01 "Power generation equipment design
and construction".

CARRIED

MOVED by Commissioner Griffins, **SECONDED** by Commissioner Hobbs,
That the Cedar Lane Water Services Commission:

1. Approve the 2025 operating and capital budget as amended and that
the 2024 actual operating surplus or deficit be balanced on the 2024 Reserve
Funds transfer (CRF and/or ORF).

2. Recommend that the Electoral Area Committee recommend that the CRD Board approve the 2025 Operating and Capital Budget and the Five-Year Financial Plan for the Cedar Lane Water Service as amended.

CARRIED

5. Adjournment

MOVED by Commissioner Griffin, SECONDED by Commissioner Hobbs,
that the meeting be adjourned at 12:15 pm.

CARRIED

CHAIR

SENIOR MANAGER

**REPORT TO CEDAR LANE WATER SERVICE COMMISSION
MEETING OF FRIDAY, OCTOBER 24, 2025**

SUBJECT 2026 OPERATING AND CAPITAL BUDGET

ISSUE SUMMARY

To present the 2026 operating and capital budget for Commission review and recommendation for the approval of the Capital Regional District (CRD) Board and for inclusion in the CRD Five-Year Financial Plan, in accordance with Bylaw No 3693, "Salt Spring Island Water, Sewer and Liquid Waste Disposal Commissions Bylaw No. 1, 2010"

BACKGROUND

The Capital Regional District (CRD) is required by legislation under the *Local Government Act* (LGA) to prepare an annual Operating and Capital budget and a five-year Financial Plan. CRD staff have therefore, prepared the financial plan shown in Appendix A.

The Operating Budget includes the regular annual costs to operate the service. The Capital Expenditure Plan shows the anticipated expenditures for capital additions. These may include purchases of new assets or infrastructure, upgrades or improvements to existing assets or asset review and study work that could potentially lead to future capital improvements.

In preparing the Operating Budget, Staff considered:

1. Actual expenditures incurred between 2023 and 2025
2. Anticipated changes in level of service (if any)
3. Maximum allowable tax requisition
4. Annual cost per taxpayer and per SFE

Factors taken into consideration in the preparation of the Capital Expenditure Plan included:

1. Available funds on hand
2. Projects already in progress
3. Condition of existing assets and infrastructure
4. Regulatory, environmental and health and safety factors.

Adjustments for surpluses or deficits from 2025 may be made in January 2026. The CRD Board will give final approval to the budget and financial plan in March 2026.

The Financial Plan for the years 2027 – 2030 is forecasted and can be updated in future years.

BUDGET OVERVIEW

Operating Budget

It is projected that the 2025 operating expenses will be approximately \$1,448 over budget. Factors contributing to the operating overage include emergency response and corrective maintenance primarily due to emergency servicing of the chlorine residual analyzer.

The debt servicing cost will be \$3,057 below the budget since the planned new borrowing of \$143,000 in 2025 is now deferred to 2026.

It is projected that the 2025 operating revenue will be approximately \$790 over budget. The surplus is due mainly to additional sale of water.

As a result, there is an overall estimated operating surplus of approximately \$2,399 (- \$1,448 + \$3,057 + \$790). To balance the operating budget at the end of year, the actual surplus or deficit will be balanced with 2025 reserve fund transfers, namely the Capital Reserve Fund (CRF) and/or Operating Reserve Fund (ORF). In the event of the deficit cannot be fully recovered by reserve transfers in 2025, the deficit must immediately be included as expenditure to be recovered from revenue in 2026 financial plan as required by *Local Government Act* (LGA) Section 374(11).

Operating costs for 2026 (excluding one-time cyclical programs for reservoir cleaning and inspection funded by the ORF for \$20,000 in 2026) has increased by \$8,193 (13.4%) compared to 2025. The increase is primarily due to increased operations time and supplies for manganese impacts within the system, core inflation and labour cost increases, and a small increase to repairs and maintenance.

Municipal Finance Authority (MFA) Debt

Currently, there is no existing outstanding debt for this service.

Operating Reserve Fund

Operating Reserve Fund (ORF) is used to fund cyclical maintenance activities, equipment and supplies purchases that typically do not occur on an annual basis to mitigate the swings in expense and revenue requirement year over year. Typical maintenance activities include hydrant/standpipe maintenance, reservoir cleaning and inspection and ground water well servicing. Additionally, the ORF is also used to respond to unforeseen events and operating emergencies.

The ORF transfers planned in the budget are evaluated and guided by the CRD Operating Reserve Guidelines endorsed by the CRD Board. The target balance for the service is ranged from \$13,000 to \$31,000.

It is proposed that 2026 transfers to the operating reserve fund be set at \$8,000. The Operating Reserve Fund balance at the end of 2025 is projected to be approximately \$20,899. There is \$20,000 of planned maintenance to be funded by the Operating Reserve Fund over the next five years.

Capital Reserve Fund

The Capital Reserve Fund is to be used to pay for capital expenditures that are not funded by other sources such as grants, operating budget, or debt.

The reserve fund transfer planning is influenced by the funding required to support the five-year capital expenditure plan, the emergency response to infrastructure failures and guided by *Capital Reserve Funding Guidelines* endorsed by the CRD Board. The target balance for the service to be maintained is approximately \$77,000.

It is proposed that transfers to the Capital Reserve Fund be set at \$22,855 in 2026. The balance at the end of 2025 is projected to be approximately \$66,154.

Capital Expenditure Plan

The 5-year plan includes \$1,127,000 of expenditures to be funded from the Capital Reserve Fund, grants, capital funds on hand, and new debt. An electors approval process is included in 2026 to be funded by capital and reserve for \$25,000 to advance the required borrowing process.

Projects scheduled for 2026 include:

1. WTP Manganese treatment construction (21-06) funded by \$150,000 debt, \$120,000 grant, \$10,000 reserve and \$8,000 capital funds on hand
2. WTP pressure pump and sub-drive (26-02) funded by \$40,000 debt

Upcoming projects in the capital plan include for 2027, asset management planning, in 2028 decommissioning of wells, well house structure improvements, and water main replacement assessment, in 2029 water main replacement design and backup power design, and in 2030 water main replacement and backup power construction.

Table 1 below provides the future debt servicing cost simulation for analytical purposes with the indicative interest rate provided by MFA at the time of simulation. The debt servicing is for four (4) projects for a total of \$740,000. Part of the debt servicing is for the project 30-01 Phased program of AC watermain replacement for total estimated project budget of \$1,290,000. Only \$300,000 debt planned in 2030 is simulated in the table below as the remaining budget of another \$990,000 is outside the scope of the five-year 2026-2030 capital plan. The debt-funded projects will be carried out upon receiving electoral consent. Please refer to the 2026 – 2030 Five Year Capital Plan for details on these projects.

Table 1 – Future New Debt Simulation

<i>Future Borrowing(s) Estimation</i>	<i>Term</i>	<i>Borrowing Year</i>	<i>Retirement Year</i>	<i>Estimated Interest Rate</i>	<i>Principal</i>	<i>Principal Payment</i>	<i>Interest Payment</i>	<i>Total Annual Debt Cost</i>
	25	2026	2051	4.80%	\$190,000	\$4,846	\$9,120	\$13,966
	25	2030	2055	4.85%	\$550,000	\$14,027	\$26,675	\$40,702
Total					\$740,000	\$18,873	\$35,795	\$54,668

At the commencement of each loan, 1% of the gross amount borrowed is withheld and retained by MFA as Debt Reserve Fund (DRF). To provide the full amount to fund the capital project, this 1% DRF amount is budgeted in operating budget in the year of borrowing. However, there is no principal payment required in the year of borrowing. The estimated debt servicing cost of \$54,668 equates to approximately \$1,477.51 cost per parcel.

Capital Projects Fund

As specific capital projects are approved, the funding revenues for them are transferred into this Capital Project Fund from multiple funding sources if applicable, including Capital Reserve Fund (CRF), grant funding, external contributions, and debt. Any funds remaining upon completion of a project will be transferred back to its original funding source(s).

User Charge and Parcel Tax

The service is funded by parcel tax, fixed user charges and variable water consumption charge. Properties connected to the water system pay the annual user charge and all properties within the local service area are responsible for the parcel tax. The 2026 water rate for consumption charge remains unchanged from 2025.

Table 2 below summarizes the 2026 over 2025 changes for parcel tax and user fee.

Table 2 – Parcel Tax and User Charge Summary

<i>Budget Year</i>	<i>Parcel Tax</i>	<i>Taxable Folios Numbers</i>	<i>Parcel Tax per Folio*</i>	<i>User Charge</i>	<i>SFE Numbers</i>	<i>User Charge per SFE</i>	<i>Total Parcel Tax & User Charge</i>
2025	\$19,117	37	\$543.80	\$65,262	39	\$1,673.38	\$2,217.18
2026	\$24,250	37	\$689.81	\$68,530	39	\$1,757.18	\$2,446.99
Change (\$)	\$5,133	0	\$146.01	\$3,268	0	\$83.80	\$229.81
Change (%)	26.85%	0.00%	26.85%	5.01%	0.00%	5.01%	10.36%

* Includes the 5.25% admin fee charged by the Ministry of Finance (not CRD revenue)

The 2026 fixed user charge per SFE and water rate for consumption charge based on the budget presented will be included in the fees and charges bylaw to be approved by the CRD Board to be effective as of January 2026.

RECOMMENDATION

That the Cedar Lane Water Services Commission recommend that the Electoral Areas Committee recommend that the CRD Board approve the 2026 Operating and Capital Budget and the Five-Year Financial Plan for the Cedar Lane Water Service as presented.

Submitted by:	Dan Ovington, BBA , Senior Manager, Salt Spring Island Electoral Area
Concurrence:	Jason Dales, B.Sc, WD IV, Senior Manager, Infrastructure Operations
Concurrence:	Varinia Somosan, CPA, CGA, Sr. Mgr., Financial Services / Deputy CFO
Concurrence:	Stephen Henderson, MBA, P.G.Dip.Eng, BSc, General Manager, Electoral Area Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

CAPITAL REGIONAL DISTRICT

2026 Budget

Cedar Lane Water (SSI)

Commission Review

OCTOBER 2025

Service: 2.628 Cedar Lane Water (SSI)

Committee: Electoral Area

DEFINITION:

To provide and operate water supply and distribution facilities for the Salt Spring Island Cedar Lane Water Service Area.
Bylaw 3424 (Oct 10, 2007)

PARTICIPATION:

Local Service Area #31, P(764)

MAXIMUM LEVY:

Greater of \$54,000 or \$4.76/ \$1,000 of actual assessed value of land and improvements.

COMMISSION:

Cedar Lane Water Service Commission established by Bylaw 3505, Feb 13, 2008.

FUNDING:

Parcel Tax: Annual charge only on properties capable of being connected to the system.

User Charge: Annual Fixed Fee per single family dwelling unit or equivalent.
The consumption charge for water will be the total volume of water metered to the water service connections, measured in cubic meters at the following rate:

- First 30 cubic metres or portion - \$2.50 / cubic metre
- Next 30 cubic metres or portion - \$9.00 / cubic metre
- Greater than 61 cubic metres - \$25.00 / cubic metre

RESERVE FUND BYLAW:

Cedar Lane Water Service Capital Reserve Fund, Bylaw #3582 (Nov 12, 2008).
Cedar Lane Water Service Operating Reserve Fund, Bylaw #4144 (Dec 14, 2016).

2.628 - Cedar Lane Water (SSI)

	2025		BUDGET REQUEST				FUTURE PROJECTIONS			
	BOARD BUDGET	ESTIMATED ACTUAL	CORE BUDGET	ONGOING	ONE-TIME	TOTAL	2027	2028	2029	2030
<u>OPERATING COSTS</u>										
Contract for Services	2,210	1,800	2,250	-	-	2,250	2,300	2,350	2,400	2,450
Repairs & Maintenance	1,760	1,878	3,790	-	20,000	23,790	3,870	3,960	4,050	4,140
Allocations	6,542	6,542	6,389	-	-	6,389	6,508	6,632	6,757	6,894
Water Testing	3,420	4,960	3,506	-	-	3,506	3,602	3,701	3,802	3,906
Electricity	4,950	4,800	5,140	-	-	5,140	5,240	5,340	5,450	5,560
Supplies	1,710	1,090	1,740	-	-	1,740	1,770	1,810	1,850	1,890
Labour Charges	37,210	37,900	42,429	-	-	42,429	43,280	44,150	45,030	45,930
Other Operating Expenses	3,410	3,690	4,161	-	-	4,161	4,250	4,347	4,441	4,540
TOTAL OPERATING COSTS	61,212	62,660	69,405	-	20,000	89,405	70,820	72,290	73,780	75,310
*Percentage Increase over prior year			13.4%	0.0%	32.7%	46.1%	-20.8%	2.1%	2.1%	2.1%
<u>DEBT / RESERVES</u>										
Transfer to Capital Reserve Fund	23,770	23,770	22,855	-	-	22,855	28,530	40,710	50,350	57,040
Transfer to Operating Reserve Fund	8,000	10,399	8,000	-	-	8,000	8,000	5,000	5,000	5,000
MFA Debt Reserve Fund	1,430	-	-	1,900	-	1,900	-	-	-	5,500
MFA Debt Principal	-	-	-	-	-	-	4,846	4,846	4,846	4,846
MFA Debt Interest	1,627	-	-	2,280	-	2,280	9,120	9,120	9,120	15,789
TOTAL DEBT / RESERVES	34,827	34,169	30,855	4,180	-	35,035	50,496	59,676	69,316	88,175
TOTAL COSTS	96,039	96,829	100,260	4,180	20,000	124,440	121,316	131,966	143,096	163,485
*Percentage Increase over prior year			4.4%	4.4%	20.8%	29.6%	-2.5%	8.8%	8.4%	14.2%
<u>FUNDING SOURCES (REVENUE)</u>										
Transfers from Operations Reserve Fund	-	-	-	-	(20,000)	(20,000)	-	-	-	-
Sales - Water	(11,500)	(12,000)	(11,500)	-	-	(11,500)	(11,500)	(11,500)	(11,500)	(11,500)
User Charges	(65,262)	(65,262)	(68,530)	-	-	(68,530)	(74,010)	(81,410)	(89,550)	(95,820)
Other Revenue	(160)	(450)	(160)	-	-	(160)	(160)	(160)	(160)	(160)
TOTAL REVENUE	(76,922)	(77,712)	(80,190)	-	(20,000)	(100,190)	(85,670)	(93,070)	(101,210)	(107,480)
REQUISITION - PARCEL TAX	(19,117)	(19,117)	(20,070)	(4,180)	-	(24,250)	(35,646)	(38,896)	(41,886)	(56,005)
*Percentage increase over prior year										
Sales			0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%
User Charge			5.0%	0.0%		5.0%	8.0%	10.0%	10.0%	7.0%
Requisition			5.0%	21.9%		26.9%	47.0%	9.1%	7.7%	33.7%
Combined			4.4%	4.4%		8.8%	16.2%	8.8%	8.4%	14.3%

Cedar Lane Water (SSI)
Reserve Summary Schedule
2026 - 2030 Financial Plan

Reserve/Fund Summary

	Estimated	Budget				
	2025	2026	2027	2028	2029	2030
Operating Reserve Fund	20,899	8,899	16,899	21,899	26,899	31,899
Capital Reserve Fund	66,154	74,009	97,539	65,249	14,599	71,639
Total	87,053	82,908	114,438	87,148	41,498	103,538

Reserve Schedule

Reserve Fund: 2.628 Cedar Lane Water (SSI) - Operating Reserve Fund - Bylaw 4144

Reserve fund used for: unforeseen operational repairs and maintenance; infrequent maintenance activities such as reservoir cleaning and inspection, hydrant maintenance and ground water well maintenance.

Reserve Cash Flow

Fund: Fund Centre:	1500 105208	Estimated	Budget				
		2025	2026	2027	2028	2029	2030
Beginning Balance		12,385	20,899	8,899	16,899	21,899	26,899
Transfer from Ops Budget		8,000	8,000	8,000	5,000	5,000	5,000
Expenditures		-	(20,000)	-	-	-	-
Planned Maintenance Activity			Reservoir cleaning & inspection				
Interest Income*		514					
Ending Balance \$		20,899	8,899	16,899	21,899	26,899	31,899

Assumptions/Background:

* Interest in planning years nets against inflation which is not included.

Reserve Schedule

Reserve Fund: 2.628 Cedar Lane Water (SSI) - Capital Reserve Fund

Bylaw 3582

Reserve Cash Flow

Fund: Fund Centre:	1076 102020	Estimated	Budget				
		2025	2026	2027	2028	2029	2030
Beginning Balance		45,564	66,154	74,009	97,539	65,249	14,599
Transfer from Ops Budget		23,770	22,855	28,530	40,710	50,350	57,040
Transfer from Cap Fund		5,000					
Transfer to Cap Fund		(10,000)	(15,000)	(5,000)	(73,000)	(101,000)	-
Interest Income*		1,820					
Ending Balance \$		66,154	74,009	97,539	65,249	14,599	71,639

Assumptions/Background:

Transfer as much as operating budget will allow.

* Interest in planning years nets against inflation which is not included.

CAPITAL REGIONAL DISTRICT
FIVE YEAR CAPITAL EXPENDITURE PLAN SUMMARY - 2026 to 2030

Service No.	2.628	Carry Forward from 2025	2026	2027	2028	2029	2030	TOTAL
	Cedar Lane Water (SSI)							

EXPENDITURE

Buildings	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineered Structures	\$281,000	\$353,000	\$35,000	\$73,000	\$101,000	\$565,000	\$1,127,000
Vehicles	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$281,000	\$353,000	\$35,000	\$73,000	\$101,000	\$565,000	\$1,127,000

SOURCE OF FUNDS

Capital Funds on Hand	\$28,000	\$28,000	\$0	\$0	\$0	\$0	\$28,000
Debenture Debt (New Debt Only)	\$143,000	\$190,000	\$0	\$0	\$0	\$550,000	\$740,000
Equipment Replacement Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants (Federal, Provincial)	\$110,000	\$120,000	\$30,000	\$0	\$0	\$15,000	\$165,000
Donations / Third Party Funding	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve Fund	\$0	\$15,000	\$5,000	\$73,000	\$101,000	\$0	\$194,000
	\$281,000	\$353,000	\$35,000	\$73,000	\$101,000	\$565,000	\$1,127,000

Definitions for the 5-year Capital Plan

Asset Class	Asset class is used to classify assets for financial reporting in accordance with the Public Sector Accounting Board (PSAB) 3150. L - Land S - Engineering Structure B - Buildings V - Vehicles E - Equipment
Capital Expenditure Type	Capital expenditure type is used for reporting on asset investments and may be used to justify operational needs for a service. Study - Expenditure for feasibility and business case report. New - Expenditure for new asset only Renewal - Expenditure upgrades an existing asset and extends the service ability or enhances technology in delivering that service Replacement - Expenditure replaces an existing asset
Carryforward	Represents the carryforward amount from the prior year capital plan that is remaining to be spent. Forecast this spending over the next 5 years.
Funding Source	Debt - Debenture Debt (new debt only) ERF - Equipment Replacement Fund Grant - Grants (Federal, Provincial) Cap - Capital Funds on Hand Other - Donations / Third Party Funding Res - Reserve Fund WU - Water Utility If there is more than one funding source, additional rows are shown for the project.

CAPITAL REGIONAL DISTRICT

5 YEAR CAPITAL PLAN

2026 - 2030

Service #:

2.628

Service Name:

Cedar Lane Water (SSI)

PROJECT DESCRIPTION				PROJECT BUDGET & SCHEDULE									
Project Number	Capital Expenditure Type	Capital Project Title	Capital Project Description	Total Project Budget	Asset Class	Funding Source	Carryforward	2026	2027	2028	2029	2030	5 - Year Total auto-populates
28-01	Renewal	Abandon unused wells	Decommission wells	\$ 10,000	S	Res	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000
24-04	New	Approval Process - Funding for Future Projects	Seek service area electors approval to fund projects. Public Engagement for Future Projects. Undertake a petition, referendum or AAP to borrow funds.	\$ 25,000	S	Cap	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
24-04	New				S	Res	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000
21-06	New	WTP Manganese treatment construction / chlorine exhaust	Construct and install manganese removal system and exhaust in chlorine room. Includes construction management and CRD project management.	\$ 436,500	S	Debt	\$ 110,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
21-06	New	WTP Manganese treatment construction / chlorine exhaust	Construct and install manganese removal system and exhaust in chlorine room. Includes construction management and CRD project management. (New CWF)		S	Grant	\$ 110,000	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ 120,000
21-06	New	WTP Manganese treatment construction / chlorine exhaust	Construct and install manganese removal system and exhaust in chlorine room. Includes construction management and CRD project management. (CRF)		S	Res	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
21-06	New	WTP Manganese treatment construction / chlorine exhaust			S	Cap	\$ 8,000	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ 8,000
26-02	New	WTP provide spare pressure pump and sub-drive unit	WTP provide spare pressure pump and sub-drive unit. Includes CRD project management.	\$ 40,000	S	Debt	\$ 33,000	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 40,000
28-02	New	Mansell Well #1 Building Remove structure and rebuild a useable structure to surround the well	Demolition of existing, design and construction of new well house structure. Includes hazard assessment and CRD project management.	\$ 39,000	S	Res	\$ -	\$ -	\$ -	\$ 39,000	\$ -	\$ -	\$ 39,000
27-01	Study	Update Asset Management Plan	Update Asset Management Plan.	\$ 35,000	S	Grant	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
27-01	Study	Update Asset Management Plan	CRD project management		S	Res	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
25-01	New	Water main AC replacement strategy and preliminary design	Conduct water main replacement assessment and develop a phased replacement strategy (1200m). Includes CRD project management.	\$ 24,000	S	Res	\$ -	\$ -	\$ -	\$ 24,000	\$ -	\$ -	\$ 24,000
29-02	New	Water Main AC replacement detailed design	Water Main AC replacement detailed design. Includes CRD project management.	\$ 56,000	S	Res	\$ -	\$ -	\$ -	\$ -	\$ 56,000	\$ -	\$ 56,000
30-01	New	Phased program of AC Water main replacement	Engineering and construction of replacement/renewal of failing water main for high priority areas (\$1000/m). Includes construction services and CRD project management.	\$ 1,290,000	S	Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000
29-01	New	Power generation equipment design	Design of back up power generation for WWTP and Pump stations.	\$ 45,000	S	Res	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ 45,000
30-02	New	Power generation equipment construction	Construction of back up power generation for WWTP and Pump stations. Includes construction, construction services and CRD project management.	\$ 265,000	S	Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000
30-02	New	Power generation equipment construction	Construction of back up power generation for WWTP and Pump stations. Includes construction, construction services and CRD project management.		S	Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
GRAND TOTAL				\$ 2,265,500			\$ 281,000	\$ 353,000	\$ 35,000	\$ 73,000	\$ 101,000	\$ 565,000	\$ 1,127,000

Service: 2.628 Cedar Lane Water (SSI)					
Project Number	28-01	Capital Project Title	Abandon unused wells	Capital Project Description	Decommission wells
Project Rationale	The original system drilled five wells, and two (well #1 and #5) are in production and operate separately. Wells that are no longer in use must be closed to avoid potential future aquifer contamination. Abandoning a well must be in accordance with Groundwater Protection Regulations				
Project Number	29-01	Capital Project Title	Power generation equipment design	Capital Project Description	Design of back up power generation for WWTP and Pump stations.
Project Rationale	Design and construction of back up power generation for WWTP and Pump stations to maintain potable water service during power outages.				
Project Number	21-06	Capital Project Title	WTP Manganese treatment construction / chlorine exhaust	Capital Project Description	Construct and install manganese removal system and exhaust in chlorine room. Includes construction management and CRD project management.
Project Rationale	Health Canada has changed manganese limits. Maximum acceptable concentration (MAC) for total manganese in drinking water is 0.12 mg/L (120 µg/L).Cedar Lane water testing results can exceed this threshold value and sometimes double. There is some urgency to get this done as it is a potential health issue. SSI Engineering intends to get the design done (by third party consultant) in the last half of 2022.				
Project Number	26-02	Capital Project Title	WTP provide spare pressure pump and sub-drive unit	Capital Project Description	WTP provide spare pressure pump and sub-drive unit. Includes CRD project management.
Project Rationale	This is a critical component of the WTP so it is prudent to have a spare on hand to ensure continuity of service.				
Project Number	28-02	Capital Project Title	Mansell Well #1 Building Remove structure and rebuild a useable structure to surround the well	Capital Project Description	Demolition of existing, design and construction of new well house structure. Includes hazard assessment and CRD project management.
Project Rationale	Health Canada has changed manganese limits. Maximum acceptable concentration (MAC) for total manganese in drinking water is 0.12 mg/L (120 µg/L).Cedar Lane water testing results can exceed this threshold value and sometimes double. There is some urgency to get this done as it is a potential health issue. SSI Engineering intends to get the design done (by third party consultant) in the last half of 2022.				
Project Number	24-04	Capital Project Title	Approval Process - Funding for Future Projects	Capital Project Description	Seek service area electors approval to fund projects. Public Engagement for Future Projects. Undertake a petition, referendum or AAP to borrow funds.
Project Rationale	Obtain residents approval to fund future projects and authorize borrowing.				

Service:	2.628	Cedar Lane Water (SSI)
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Project Number	27-01	Capital Project Title	Update Asset Management Plan	Capital Project Description	Update Asset Management Plan.
Project Rationale	Revise and update Asset Management Plan to include modification to WTP.				

Project Number	25-01	Capital Project Title	Water main AC replacement strategy and preliminary design	Capital Project Description	Conduct water main replacement assessment and develop a phased replacement strategy (1200m). Includes CRD project management.
Project Rationale	Analysis and design to replace the asbestos cement piping distribution system. All such piping systems need to be replaced on SSI.				

Project Number	29-02	Capital Project Title	Water Main AC replacement detailed design	Capital Project Description	Water Main AC replacement detailed design. Includes CRD project management.
Project Rationale	Construction to replace the asbestos cement piping distribution system. All such piping systems need to be replaced on SSI.				

Project Number	30-01	Capital Project Title	Phased program of AC Water main replacement	Capital Project Description	Engineering and construction of replacement/renewal of failing water main for high priority areas (\$1000/m). Includes construction services and CRD project management.
Project Rationale	Design and construction of high priority replacement of water main AC pipe. As recommended priorities per McElHanney study.				

Project Number	30-02	Capital Project Title	Power generation equipment construction	Capital Project Description	Construction of back up power generation for WWTP and Pump stations. Includes construction, construction services and CRD project management.
Project Rationale	Construction of backup power at Cedar Lane WTP				

2.628 Cedar Lane Water

Capital Projects

Updated @ Sep 24, 2025

Year	Project#	Capital Plan#	Status	Capital Project Description	Total Project Budget	Spending		Total Funding in Place
						Expenditure Actuals	Remaining Spending	
2020	CE.735.4503	20-02	Close	Power Generation Equipment-Study	5,000	-	5,000	5,000
2021	CE.780.4501	21-06	Open	Manganese Removal	156,500	81,197	75,303	156,500
2022	CE.780.4503	24-04	Open	Referendum or AAP	20,000	-	20,000	20,000
				Totals	181,500	81,197	100,303	181,500

Service: **2.628 Cedar Lane Water (SSI)**

Committee: **Electoral Area**

<u>Year</u>	<u>Taxable Folios</u>	<u>Parcel Tax</u>	<u>SFE's</u>	<u>User Charge*</u>	<u>Tax & Charges</u>	<u>Bylaw</u>	<u>Actual Assessments \$(000's)</u>
2017	37	\$644.59	37	\$774.89	\$1,419.48	4208	15,179.00
2018	37	\$604.93	37	\$854.89	\$1,459.82	4236	17,881.90
2019	37	\$372.36	37	\$960.81	\$1,333.17	4311	21,162.91
2020	37	\$339.95	37	\$991.86	\$1,331.81	4339	21,130.41
2021	37	\$285.14	37	\$1,163.43	\$1,448.57	4395	22,158.21
2022	37	\$426.69	37	\$1,345.32	\$1,772.01	4470	28,850.11
2023	37	\$460.82	39	\$1,417.95	\$1,878.77	4525	32,193.51
2024	37	\$506.91	39	\$1,559.79	\$2,066.70	4586	28,117.71
2025	37	\$543.80	39	\$1,673.38	\$2,217.18	4648	29,103.81
2026	37	\$689.81	39	\$1,757.18	\$2,446.99		

Change from 2025 to 2026

\$146.01	\$83.80	\$229.81
26.85%	5.01%	10.36%

* A variable consumption charge is paid in addition to the fixed user charge.

Cedar Lane Water Funding Analysis 2022 - 2026

