

Lyall Harbour – Boot Cove Proposed Water System Upgrades

Public Information Session
August 14, 2025

Territorial Acknowledgement

The CRD conducts its business within the traditional territories of many First Nations, including but not limited to BOKÉĆEN (Pauquachin), MÁLEXEŁ (Malahat), Pacheedaht, Pune'laxutth' (Penelekut), Sc'ianew (Beecher Bay), Songhees, SĀÁUTW_ (Tsawout), T'Sou-ke, W_ĴOŁEŁP (Tsartlip), W_SIKEM (Tseycum), and x^wsepsəm (Esquimalt), all of whom have a long standing relationship with the land and waters from time immemorial that continues to this day.



Agenda

1. System Overview
2. Proposed Projects
3. Project Budget & Funding
4. About the Petition Process
5. Question & Answer





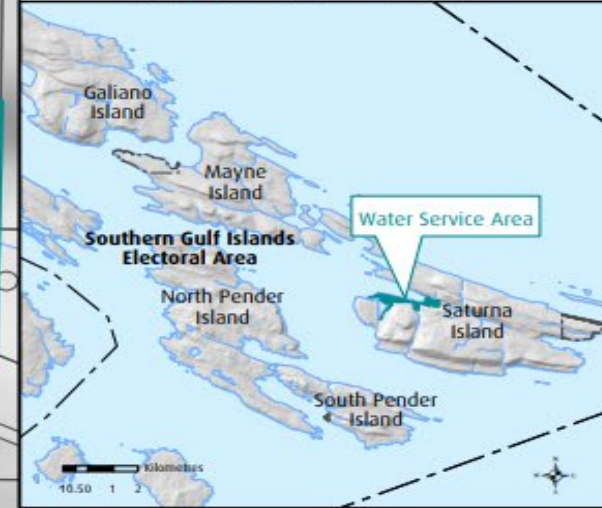
System Overview

- Located on the west side of Saturna Island
- Provides drinking water to approx. 159 service connections
- 1 storage tank (113 cubic meters)
- 7,100 meters of water main
- 1,086 meters of supply mains
- 14 Hydrants & standpipes
- 3 Pressure Reducing Value Stations
- 2 Treatment Facilities
- Total infrastructure value = Approx. \$17.5M (2024 value)

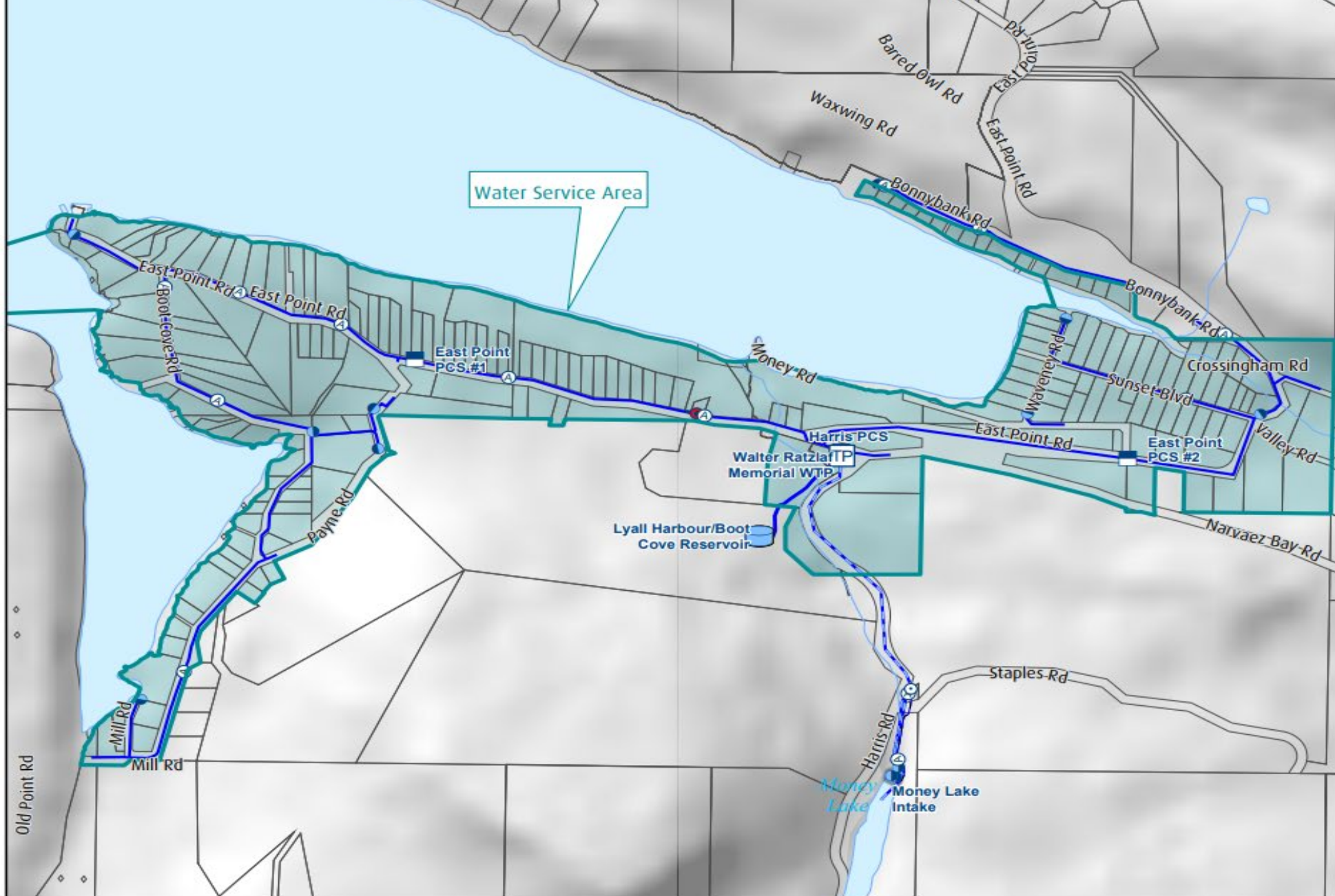


DISCLAIMER

Important: This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. **This map is not for navigation.** The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.
 October 2024 | 15_LyllHarbour/BootCove_System_11x17.mxd | helpdesk@crd.bc.ca



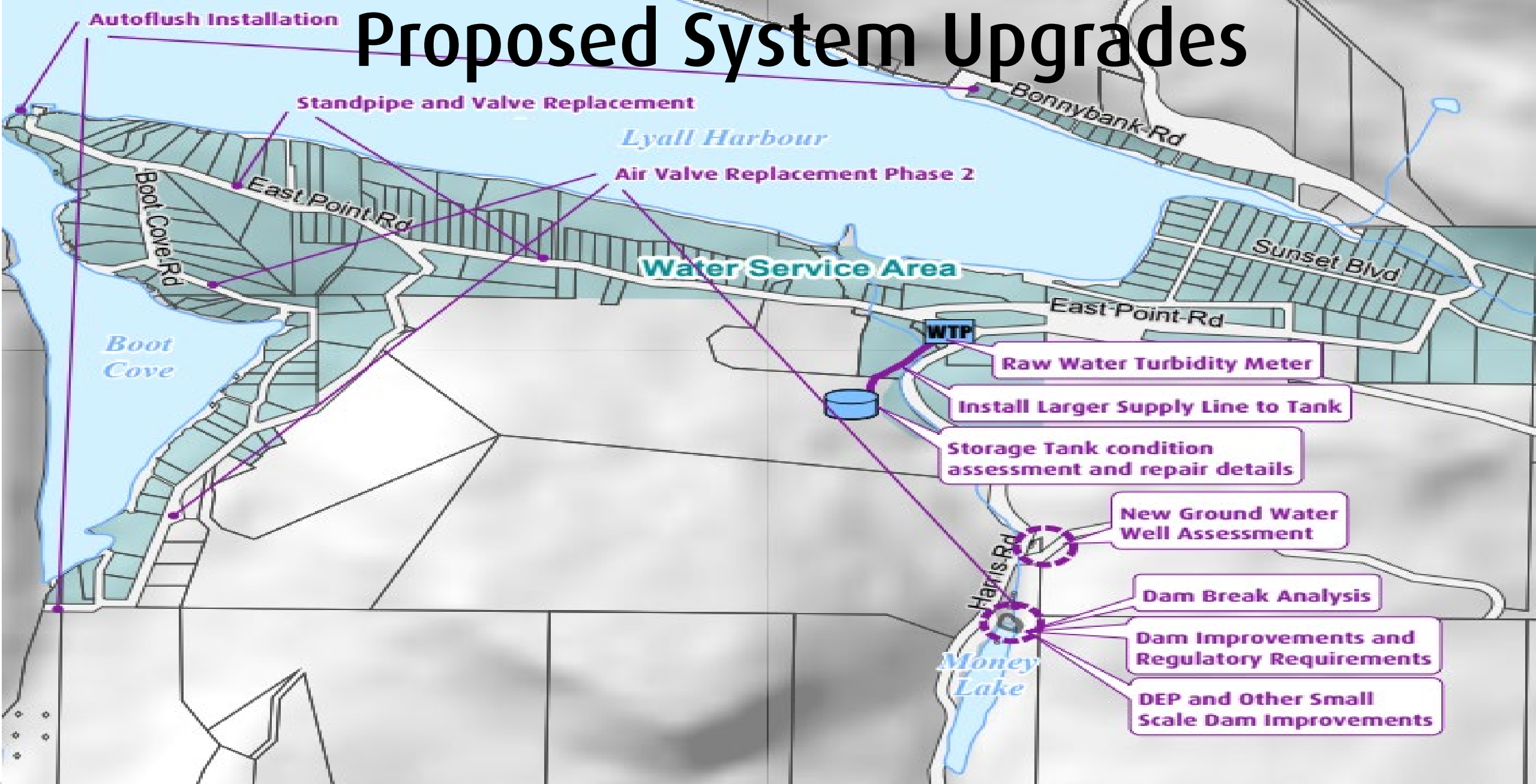
- Water Service Area
- Distribution Main
- Untreated Supply Main
- Treatment Plant
- Reservoir (Storage Tank)
- Pump Station
- Pressure Control Station
- Water Well
- Hydrant
- Standpipe
- Air Valve





Proposed System Upgrades

Proposed System Upgrades





Why Are These Improvements Needed

- Ongoing investments in water infrastructure are crucial for the resilience, reliability and sustainability of a water system
- Upgrades are necessary to provide safe, clean drinking water
- Deferring these projects will increase the risk of service disruptions and result in costly emergency repairs and operational costs
- Several of these projects have been identified as critical upgrades since 2019 but have not been accomplished due to lack of funding



Project Budget & Funding

Capital Project	Scope
Air Valve Replacement Phase 2	Replace aging air valves that are a safety concern
Standpipe and Valve Replacement	Replace the standpipe valves at 119 and 155 East Point Road that are seized and inoperable
Auto flush Installation	Install 3 auto flushes within the water distribution system to maintain distribution quality
Raw Water Turbidity Meter	Supply and install a new turbidity meter in the raw water line to aid in operation of the Water Treatment Plant
Install Larger Supply Line to Tank	Construct a larger supply line to the tank to improve system reliability and operation
Dam Improvements and Regulatory Requirements	Dam Safety Review (DSR) update and Money Lake Dam safety improvements based on the results of the DSR report
New Ground Water Well Assessment	Groundwater quantity and quality testing for feasibility to incorporate into the water system
Storage Tank condition assessment and repair details	Assess leaks in storage tank and develop a repair detail
Dam Break Analysis	Conduct a dam break analysis per recommendations of the 2022 Dam Safety Review
Total Cost	\$2 Million

What is the Cost to Property Owners

- Annual debt cost per property is estimated at approximately **\$838 per year** for the next 25 years
- Estimate based on borrowing the full \$2M at 4.74% interest rate and a 25-year amortization period
- Actual annual cost to users may vary depending on the interest rate at the time of borrowing and the amortization period
- If less than the projected budget is borrowed, the annual cost to homeowners will be reduced



All About Borrowing

- Borrowing occurs after completion of the project
- The debt payment schedule will result in an incremental increase in property taxes
- The full cost will be reflected on property tax notices in a phased-in manner over a few years based on the funding requirements of the project
- Increases may **not** be fully realized in a single year
- Actual borrowing costs can only be determined when an interest rate and total debt is confirmed
- The maximum debt permitted by the petition will be \$2,000,000



Grant Funding

- Yes – the CRD received monies from the Community Works Fund (CWF) for the dam safety review project
- The remaining CWF funding is insufficient to complete all remaining dam projects
- Additional grant funding for the dam safety project is not anticipated
- CRD staff will continue pursuing grant opportunities if any become available

PETITION

TO AUTHORIZE THE PROPOSED BORROWING OF TWO MILLION DOLLARS (\$2,000,000) FOR
INFRASTRUCTURE UPGRADES IN THE LYALL HARBOUR/BOOT COVE WATER LOCAL SERVICE

Petition deadline: October 1, 2025

I/We do hereby petition the Capital Regional District (CRD) to borrow monies for capital project works in the **Lyall Harbour/Boot Cove Water Local Service** (map of area on reverse) on Saturna Island within the Southern Gulf Islands Electoral Area.

I/We understand and agree that:

1. The proposed borrowing is in relation to the service established under the Capital Regional District Bylaw No. 2920, "Lyall Harbour/Boot Cove Water Service Establishment Bylaw No. 1, 2001";
2. The estimated total amount of the proposed borrowing is up to \$2,000,000;
3. The purpose of this proposed borrowing is to complete the required capital works, facilities and equipment necessary to upgrade the water system;
4. The maximum term for which debentures for the proposed borrowing will be issued is 25 years; and
5. The annual costs of the debt related to proposed borrowing will be recovered through annual property tax from all the taxable folios (currently there are 168 folios).

Legal Description of property:

XXX

Property Address:

XXX

I/We am/are the Registered Owner(s) of the above noted property:

Full Name - Owner on Title	Signature	Date
Full Name - Owner on Title	Signature	Date

Please note: Where more than one person is the registered owner of a lot, the signatures of a MAJORITY of the owners are required.

If the owner is an incorporated body (society, incorporated business, etc.) document(s) verifying signing authority for the corporation are required.

A map identifying the Lyall Harbour/Boot Cove Water Local Service is on the back page of this petition.

All About the Petition Process

Voter Info

- 1 vote per property
- The majority of owners must agree to the petition for the petition to count

Example: 3 people own a property 2 of the 3 owners must sign the petition for the vote to count. If 2 people own a property both must sign the petition to be considered a majority vote.

How to Determine if the Petition is Successful

The owners of at least 50% of the properties must consent and those properties must represent at least 50% of the net taxable value in the service area



Questions?



Capital Regional District



CRDVictoria



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