



Skana Proposed Water System Upgrades

Public Information Session
August 12, 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_ŁOŁEŁP (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

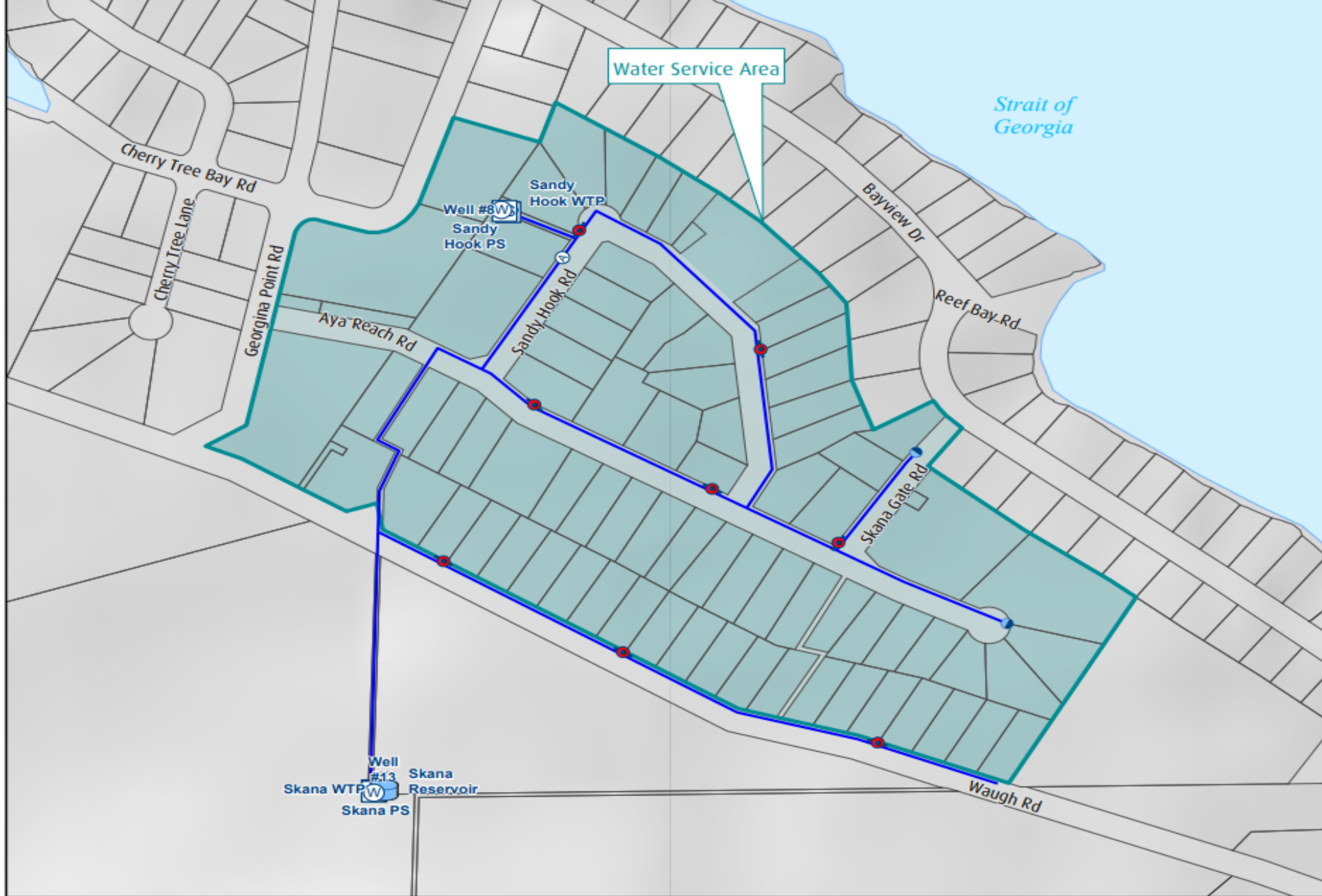
1. System Overview
2. Proposed Projects
3. Project Budget & Funding
4. About the Petition Process
5. Question & Answer





System Overview

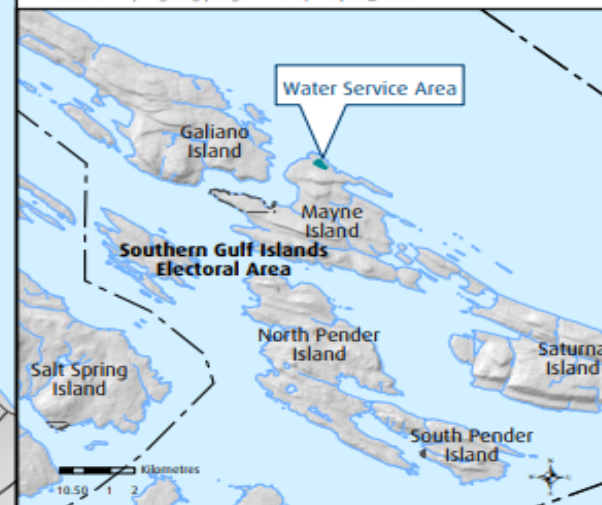
- Located on the north side of Mayne Island
- Provides drinking water to approx. 53 service connections
- 2 storage tank (91 cubic meters)
- 1,973 meters of water main
- 10 Hydrants & standpipes
- 2 Treatment Facilities
- 2 Water wells
- Total infrastructure value = Approx. \$4.7M (2024 value)



Skana Water System



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 | US_Skana_System_T1x17.mxd | helpdesk@crd.bc.ca

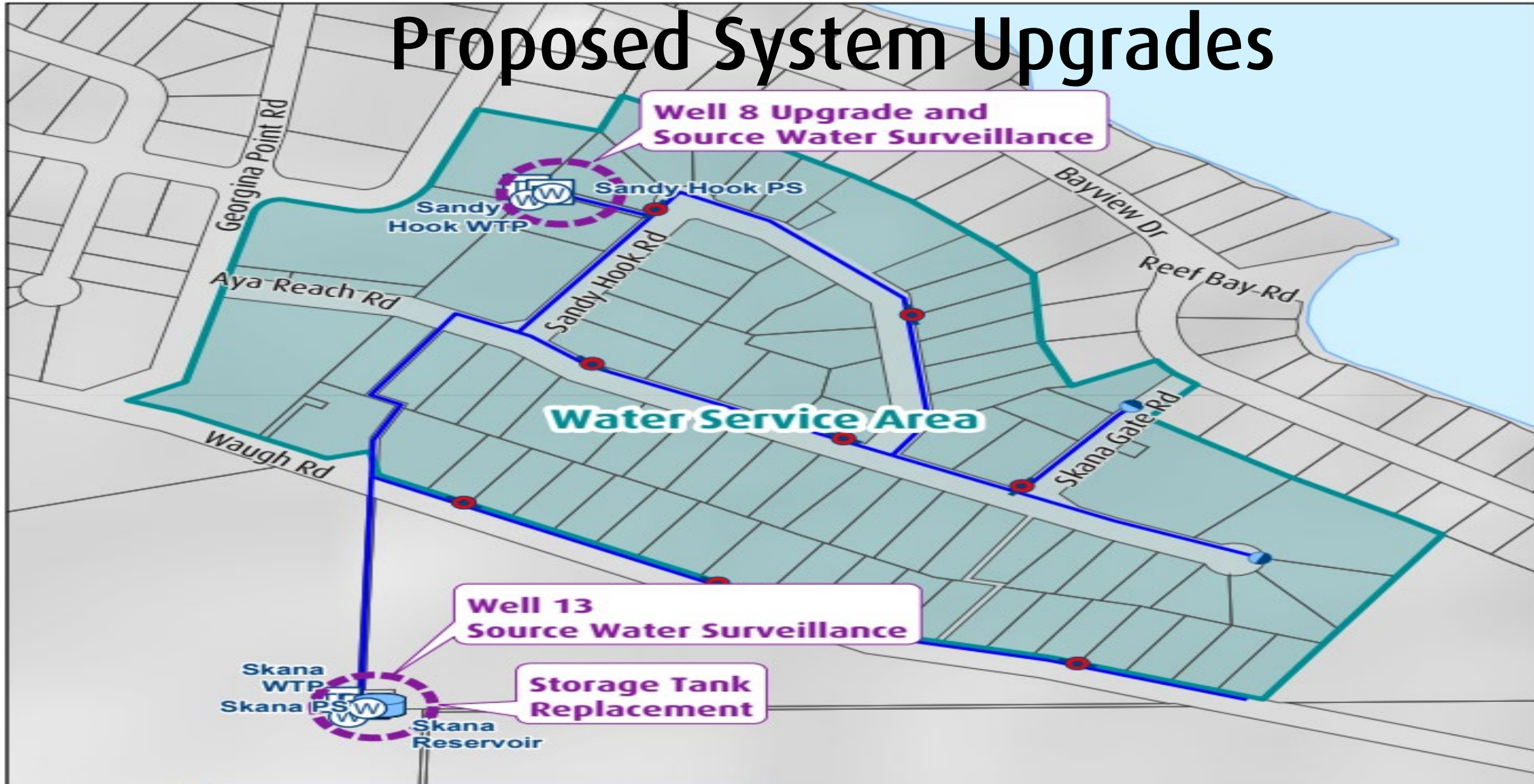


- Water Service Area
- Distribution Main
- Untreated Supply Main
- Treatment Plant
- Reservoir (Storage Tank)
- Pump Station
- Pressure Control Station
- Water Well
- Hydrant
- Standpipe
- Air Valve



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
- The existing two water storage tanks were built in the 1970's and have exceed operational use
- Water tank replacement recommendations were provided by consulting firms in 2016 & 2025



Project Budget & Funding

Project Budget

- The combined budget for all projects is \$1,100,000
- The water storage tank replacement project is budgeted at \$940,000
- The remaining projects are budgeted at \$160,000
- This budget is intended to fund the planning, design and construction of the work, inclusive of materials and labour
- This budget is based on an engineering estimate from April 2025 that includes contingencies for general costs increases, inflation and constructability considerations such as remoteness and geotechnical investigations

What is the Cost to Property Owners

- Annual debt cost per property is estimated at approximately **\$1,099 per year** for the next 25 years
- Estimate based on borrowing the full \$1.1M 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

- 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 \$1,100,000



Grant Funding

- There is no grant funding available for these projects
- CRD staff will continue pursuing grant opportunities if any become available

To: Capital Regional District Board
Attn: Infrastructure and Water Services
479 Island HWY Victoria, BC, V9B 1H7
Email: iwsadministration@crd.bc.ca

PETITION

TO AUTHORIZE THE PROPOSED BORROWING OF ONE MILLION AND ONE HUNDRED THOUSAND DOLLARS (\$1,100,000) FOR INFRASTRUCTURE UPGRADES IN THE SKANA WATER SERVICE AREA

Petition deadline: October 12, 2025

I/We do hereby petition the Capital Regional District (CRD) to borrow monies for capital project works in the **Skana Water Service** (map of area on reverse) on Mayne 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. 3089, "Skana Water Service Establishment Bylaw No. 1, 2003";
2. The estimated total amount of the proposed borrowing is up to \$1,100,000;
3. The purpose of this proposed borrowing is to complete the required capital works, facilities and equipment necessary to replace the storage tank and upgrade the well water protection 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 73 folios).

Legal Description of property:

[Insert Legal Description]

Mailing Address:

[Insert Mailing Address]

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

[Insert Owner's Name]

Full Name - Owner on Title

Signature

Date

[Insert Owner's Name]

Full Name - Owner on Title

Signature

Date

[Insert Owner's Name]

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.

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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