

Northwest Nanoose Residents Association
ANNUAL GENERAL MEETING – MINUTES DRAFT #2

Monday, June 4, 2007, 7:00 p.m. at Nanoose Place

(Note: These minutes have not been formally approved and are subject to change)

1. Welcome and Establishment of a Quorum

President Kirke MacMillan called the meeting to order at 7:10 p.m. and confirmed that there was a quorum (35 NNRA members were signed in). He then reviewed the Agenda for the meeting, and presented introductory comments.

The evening's guest speaker would be Carol Mason, Chief Administrative Officer, RDN, who would be accompanied by George Holme, Director, Area E, RDN Board, and Mike Donnelly, Utilities Manager, Regional District of Nanaimo.

Kirke Macmillan summarized the activities of the NNRA Board over the past year:

- Over the past year, your BOD has had nine monthly meeting and the Minutes have all been posted on the website.
- On October 13, 2006 we met with the RDN to discuss the possibility of obtaining sanitary sewers.
- On January 22, 2007 we hosted an Information Meeting on sanitary sewers that was very well attended.
- Over the past year we met with RDN staff on water issues on three occasions. The most recent meeting originally scheduled for June 1, 2007 was cancelled by RDN staff. No new meeting date has been set.
- We met with Ron Cantelon, our MLA on May 11, 2007 to seek his support for our sewer funding application.
- We are presently trying to schedule a meeting with Dr. James Lunney, our MLA for the same reason.
- We met with Glenn Gibson, Environmental Health Officer, VIHA on two occasions to seek his support for our sewer funding application.
- Two Newsletters were published, one in January 2007 and the other in May 2007. Again, these are available on our website.
- I would like to take this opportunity to thank all of our Directors and Committee Chairs for their much appreciated guidance and the considerable time you have all contributed to the NNRA.
- All in all, it has been a very active year.

2. Adoption of Minutes

MOVED by Neil Watson, seconded by _____ that the minutes of the June 5, 2006 Annual General Meetings be adopted as presented.
CARRIED.

3. Financial Report

Treasurer Frank Herman reported the following financial data for the past year:

	As at December 31, 2006	As at May 31, 2007
Chequing Account Balance	\$ 1,436.42	\$ 1,987.88
Bonds	\$ 4251.91	\$ 4251.91
Net Income	\$ 937.96	\$ 591.46

Membership revenue is down by about \$600. Newsletter costs are down by about \$700, resulting in the Society being in a good financial position.

4. Update on Water & Sewer Issues (Kirke MacMillan)

Water

The total cost of water is made up of three separate cost components that include metered water costs, Nanoose Bay Peninsula parcel tax costs and Nanoose Bay Bulk Water (Arrowsmith Dam & Water System) parcel tax costs. You receive two RDN Utilities invoices a year for your metered water costs, one in May and the other in September. The two parcel taxes for water appear on your annual Rural Property Tax Notice due in early July each year.

The current average cost of providing water in RDN systems is \$1.15 per cubic meter. Currently, the RDN calculates that metered water rates recover only 45% of their average cost of providing water.

The RDN has now set a target of recovering 75% of their average cost of providing water, or \$0.8625 per cubic meter.

The RDN has established three classes of water user: Low, Medium & High.

The summer period covers 127 days from early May to mid-September and the winter period of 238 days covers the balance of the year

NNRA representatives met initially with RDN staff on February 9, 2007. Two subsequent meetings with RDN staff were arranged that included representatives from the Fairwinds Community Association and NPORA.

The NNRA has accomplished the following:

- Analyzed the proposed rate structures and pointed out the inconsistencies.
- Caused the rate increases to be phased in over two years as opposed to a single large increase.
- Reduced the magnitude of the proposed increases.
- Removed the retroactive aspect of the proposed increases.

By 2008, the metered cost of water will have increased by 25.3%, 40.6% and 21.3% for "Low", "Medium" and "High" water consumers over what was paid in 2006.

When the Nanoose Bay Peninsula parcel tax and the Nanoose Bay Bulk Water parcel taxes are added in, the cost of water in 2008 will be \$2.52 per cubic meter for "Medium" consumers. A water rate comparison showed that the average cost of water for five major Canadian cities (where economies of scale may reduce the costs) was \$1.20 per cubic meter

for "Medium" consumers. "Medium" consumers in Nanoose Bay will pay more than twice that average cost for their water.

The Nanoose Bay Bulk Water parcel tax is expected to be approximately \$204 in 2007. The RDN Financial Plan forecasts an increase in this parcel tax of 8.5% a year starting in 2008 through 2011 and a 7.5 % increase in 2012 (to a total of \$304 or, a 49% increase over 5 years).

▪ **Sewer**

On January 22, 2007 the Water and Waste Committee scheduled a public meeting at Nanoose Hall to inform residents about initial one time costs and annual costs associated with the Madrona / Wall Beach Sewer System. In late January 2007, the RDN submitted an Application Form for MRIF Funding for the proposed sewer system with the Ministry of Community Services (the Ministry).

On April 17th, we were advised by the RDN that they had received a telephone inquiry from the Ministry of Community Services regarding the one hectare lot size requirement for non-sewer serviced lots in the RDN. The Ministry interpretation of the minimum property size requirement was that it may apply to all Electoral Areas under the RDN.

On April 20th we were advised by Caroline Waters that the one hectare bylaw or lack thereof in other Electoral Areas of the RDN was just one of several issues. The Madrona Project is currently rated a medium priority which means that it may or may not make it to funding. The key issue with the Application appears to be the lack of evidence with regards to documented septic tank failures or impacts on the environment. This Application is also being hurt because the RDN does not have a water conservation plan acceptable to the Ministry.

As a result of the shellfish closures we approached Environment Canada seeking a letter of support for the sewer project. After an initial positive response we were subsequently advised that they "could not offer a letter of support for the sewage collection proposal for Wall Beach to Craig Bay at this time as the provincial health authorities have yet to provide information on which homes have faulty septic systems."

With regards to water conservation, the RDN did not fully comply with this requirement in the Funding Guide and we have brought that issue to their attention.

We followed up with the RDN on May 8th. Their answer (in part) was "We have not heard anything formal back from Community Services on the application, other than it has been assigned a number. As you are aware, we have been verbally advised about the probable subdivision bylaw... We are not in a position to proceed with any of these at this time. We would normally wait completion of Community Services' review and formal direction on what else might be required in support of the application."

We had a meeting with Ron Cantelon, our MLA, on May 11th regarding the sewer application. Regrettably, RDN staff have advised that they are unavailable for the meeting.

We also met with our Dr. James Lunney's staff on May 3rd. A meeting will be scheduled with Dr. Lunney in the near future.

On May 23rd, Caroline Waters forwarded the following comments from the Ministry of Community Services: "The review of the Madrona project is essentially complete but is hinging on the much debated 1 hectare bylaw. In other words, the RD does not have a 1 hectare bylaw in place throughout the region and as such this project is ineligible. I am awaiting confirmation from their staff re: whether they can/will change this. As to the provision of better information re: water conservation and septic failure information...their staff have supplied me with what they have (which at this time does not meet our criteria for a highly ranked project).

Kirke MacMillan then received comments and questions from the floor.

– Had the RDN filed the application before the 1 hectare region wide requirement? If so, could we be grandfathered?

No. The criteria was in the application guidelines, but was unclear. It may have been a new rule for these grants.

– Did Barclay Crescent meet all the criteria?

I am unsure, but I don't think they did.

– Do we need to have actual failures before we can receive a grant? Why not be proactive?

The application guidelines require that there be 25% failures documented. Changing the guidelines to be proactive would require political action.

– Documentation of failure is problematic, due to privacy issues and the definition of failure. Discussions with sewer contractors regarding the requirement for reporting revealed that there is under reporting of failures.

– Could we do a voluntary survey? Are there any federal rules or guidelines and how are they enforced?

A voluntary survey was discussed by the Directors. We pressed Glen Gibson for failures and received a list from him. The 19% of systems for which he had files included only one from Wall Beach and we know there are more problems in that area than that. We also looked at the option of dye testing but decided not to pursue it.

– Does the fact that all our systems are fairly old affect the grant? Did we submit information documenting this?

Yes – we submitted data and a graph showing the age distribution of the septic systems.

– Hypothetically, could we go directly to the ministry and ask for approval? We know the systems are aging and that they couldn't pass the current regulations.

– Voluntary disclosure would have some merit. Can we come forward on a voluntary basis to document failures?

That is possible. We met with Joe Stanhope and George Holme who indicated we could apply next year.

– Thanks to the NNRA Directors for their determination on this issue.

– What dollars do the percentage of the grants represent?

With full grants the off site costs per property would be in the order of \$5 to \$7 thousand dollars. Without grants the costs would rise to approximately \$20 thousand dollars.

– Perhaps we should approach this like a relay. One team has completed its work and now another team can take over.

– Should we initiate a letter writing campaign? Would this help?

Yes

– The NNRA could supply residents with addresses and sample letters.

– The highest users have apparently had the lowest increases, which seems to contradict the Water Conservation plan.

BREAK

After a short break Kirke MacMillan introduced George Holme, Director, Area E, RDN Board, and thanked him for his help over the past years. George in turn introduced Frank van Eynde, Alternate Director, Area E; Mike Donnelly, Utilities Manager, RDN; and the evening's guest speaker, Carol Mason, Chief Administrative Officer, RDN.

Carol Mason spoke on the Regional District of Nanaimo's 2006 – 2009 Strategic Plan, which outlines the long term priorities and goals for the Regional District of Nanaimo.

She outlined the six main aspects of the Strategic Plan which include:

- Regional Federation
 - partnership of rural and municipal areas within the RDN
 - ensure that communications initiatives are aligned with strategic directions
- Sustainable Communities
 - conduct a full review of the Regional Growth Strategy
 - support green building strategies
 - ecosystem enhancement oriented guidelines for new development
 - promote sustainable resource and industrial development; minimize impacts on watersheds
- Transportation
 - explore ways to increase funding for transit; pursue fuel efficient vehicles for transit and the corporate fleet
 - develop new ridership programs
 - protect the E&N rail corridor
 - promote pedestrian oriented development
- Energy & Climate Change
 - develop corporate and community energy and emissions plans
 - explore alternative energy sources
 - building retrofits and codes
 - open burning
- Regional Utility Systems
 - continue towards the region's zero waste objectives; divert waste, capture landfill gases, emissions trading and pilot landfill projects
 - public education on waste management, composting, and recycling
 - pursue secondary treatment throughout RDN and develop wastewater treatment for village centres
 - complete drinking water/watershed protection project; public education to promote water conservation
 - continue
- Recreation and Parks
 - complete and implement Recreation & Culture Master Plan; implement Recreation & Services Master Plan

June 4, 2007 Annual General Meeting

- continue to acquire park land; enhance trail system, ensure a diversity of parks
- enhance recreation system and opportunities in public spaces
- develop and implement a plan to promote amenities for tourism

After her presentation, Carol Mason and Mike Donnelly received questions from the floor.

5. Election of Officers

After the presentation Kirke MacMillan resumed the business meeting.

The following Directors will be stepping down:

- Kirke MacMillan
- Frank Herman
- Greg Field
- Mike Gray

Bob DeBuysscher's status was unknown as it had not been possible to contact him recently.

Including those existing Directors who are remaining and, after requesting volunteers, the list of Director candidates included the following:

- Dave Jamieson
- Don Stewart
- Lewis Vermeulen
- Mary Jane Bowie (not at meeting, had volunteered earlier)
- Ken McCready
- Neil Watson

Dave Jamieson volunteered to be Secretary when available; Neil Watson volunteered to act as alternate secretary.

After discussion regarding how to fill the Officer's positions the following motion was tabled:

Re: NNRA Board of Directors and Officers Positions

It is hereby moved that the slate of Directors be accepted and they are asked to resolve the Officer's Positions by September 1.

MOVED by Rosemary Davenport, seconded by Ross Peterson. CARRIED

The meeting was adjourned at approximately 9:20 p.m.