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**Northwest Nanoose Residents Association
ANNUAL GENERAL MEETING
Monday, June 4, 2007, 7:00 PM
Nanoose Place**

AGENDA

BUSINESS MEETING

- Introductory Comments (Kirke MacMillan, President)
- Adoption of Minutes of 2006 AGM
- Financial Report (Frank Herman, Treasurer)
- Update on Water / Sewer Issues & Member Questions
- Election of Directors

BREAK—Refreshments to be supplied

- Carol Mason, RDN, Chief Administrative Officer:
“Major Challenges Facing the RDN”

Please attend and actively participate in our 6th AGM.



Water and Waste Committee Report



WATER COSTS TO INCREASE SIGNIFICANTLY!

On January 9, 2007, the RDN staff made a presentation to the RDN Committee of the Whole regarding proposed Water Rate Amendment bylaws for all seven RDN water service areas. These seven areas include Nanoose Bay Peninsula, French Creek, San Paniel, Englishman River, Melrose Terrace, Surfside and Decourcey. The Nanoose Bay Peninsula water service area is by far the largest and represents close to 75% of the total residents in all seven water systems.

Your 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, one in May and the other in September for your metered water costs. The two parcel taxes for water appear on your annual Rural Property Tax Notice due in early July each year.

In 2006 the RDN Utilities Department carried out a full review of all water user rate structures to address three key issues:

- User cost inconsistencies between pricing structures.
- Ensuring pricing reflects the cost to provide water.
- Ensuring the pricing is conservation based.

After analyzing the operational costs of providing water to the seven service areas, the RDN concluded that the average cost of providing water in RDN systems was \$1.15 per cubic meter. The RDN then set a target of recovering 75% of their average cost of providing water, \$0.8625 per cubic meter, through an increase in the metered water costs. Currently, the RDN calculates that they recover 45% of their average cost of providing water or \$0.52 per cubic meter. A portion of the Nanoose Bay Peninsula parcel tax was used to cover the shortfall.

The initial rate design proposal, submitted on January 9, 2007, recommended a 140% increase in the metered cost of water component for “Low” water consumers to become retroactively effective in September 2006. The proposed increase for “Medium” and “High” water consumers was 72% and 40% increase respectively. There was no corresponding reduction to the Nanoose Bay Peninsula parcel tax.

The RDN has established the following consumption definitions in cubic meters per day for these three classes:

	Summer	Winter
Low	0.5	0.25
Medium	1.3	0.50
High	3.0	1.0

Your NNRA Directors and Water and Waste Committee Executive have spent considerable time and effort in opposing this dramatic increase. NNRA representatives met initially with RDN staff on February 9, 2007 and pointed out that increasing the metered cost of water for “Low” water consumers by 140% was inconsistent with “Ensuring the pricing structure was conservation based.” Two subsequent meetings with RDN staff were arranged that included representatives from the Fairwinds Community Association and NPORA.

The NNRA and other resident’s associations have accomplished the following:

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

In 2007 metered water rates will be phased in at 90% of the new water consumption rates starting with the summer billing period that starts in May of this year. 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 respectively 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 will be \$4.66 per cubic meter for “Low” consumers and \$2.52 and \$1.83 for “Medium” and “High” consumers respectively. For reference, a water rate comparison conducted by the Greater Victoria Capital Regional District showed that the average cost of water for five major Canadian cities

was \$1.20 per cubic meter based on an average consumption of 0.82 cubic meters per day. While economies of scale are apparent for larger cities, it is still interesting to note that it costs “Medium” consumers in Nanoose Bay more than twice the average cost of major Canadian cities for their water. A “Medium” consumer in Nanoose Bay has an average consumption of 0.78 cubic meters per day

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. Looking ahead to 2012, the parcel tax is projected to cost you approximately \$304, a 49% increase over 5 years.

We have been advised by Mike Donnelly, Manager of Utilities for the RDN, that more information on the rate changes will be included in your upcoming ‘winter period’ water bill you will receive this May.

SEWER GRANT APPLICATION RUNS INTO HURDLES!

During discussions on the last Official Community Plan in 2005, we were advised by the RDN that Area ‘E’ had to have a one hectare minimum lot size for non-sewer serviced lots in order to qualify for funding under the Canada–British Columbia Municipal Rural Infrastructure Fund (MRIF). The RDN subsequently passed Bylaw No. 500.324 to satisfy that requirement.

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. And 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 (the Ministry) on our MRIF Sewer Grant Application regarding the one hectare lot size requirement for non-sewer serviced lots in the RDN. The RDN were concerned that the Ministry interpretation of the minimum property size requirement was that it may apply to all Electoral Areas under the RDN, not just Electoral Area ‘E’. There are several RDN Electoral Areas that do not have this bylaw in place. Consequently, it became apparent that

if the Ministry were not prepared to be flexible on this point, our Application could be headed for trouble.

We met with Ron Cantelon’s Constituency Assistant, Caroline Waters, on April 19th to discuss our concerns regarding the Ministry’s interpretation of one hectare lot size requirements and requested that she follow up with the Ministry on this issue.



On April 20th we were advised via an e-mail from Caroline Waters that the one hectare bylaw or lack thereof in other Electoral Areas of the RDN was just one of several issues. However, the Ministry agreed to continue to deal with RDN staff on this. The e-mail also advised that the Madrona Project is currently rated a medium priority which means that it may or may not make it to funding. The e-mail went on to state that 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. Further to this the Application is also being hurt because the RDN does not have a water conservation plan acceptable to the Ministry.

While the RDN Application did mention the shellfish closures at Wall Beach and Craig Bay, it did not enclose any Environment Canada maps specifically showing the closures.

We have approached Glenn Gibson, the Land Development Health Officer, and requested any information he might have on septic tank failures in our area. While Glenn confirmed that they do have some records on a street-by-street basis, he indicated that they don’t have the staff to review and compile it. Furthermore, public access to the records is not permitted.

As a result of the shellfish closures we approached Environment Canada seeking a letter of support for the sewer project. While their initial response was positive, 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 MRIF Funding Guide has a requirement that “All water and wastewater infrastructure projects must submit a plan

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or report summarizing the community's demand management/water conservation strategies." The RDN did not fully comply with this requirement in the Funding Guide and we have brought that issue to their attention. The RDN has since advised that the "water conservation plan may be required in the form of a Board-approved plan with commitment targets and milestones, not just action items that we are already doing or planning."

We have scheduled a meeting with Ron Cantelon on May 11th and will be meeting with Dr. James Lunney's staff on May 1st to see if we can find a way to cut through this bureaucratic jungle. Your Directors and Water and Waste Committee Executives believe that if we are unsuccessful in getting MRIF Funding this go around, it might be a long time before someone else is prepared to tackle it again.

Kirke MacMillan

Neighborliness

A large proportion of homeowners in the Nanoose area are dog owners. The interaction of the dogs and dog-walkers makes for a very friendly community.

Unfortunately, some of us are not being very neighborly about keeping the looks of the shoulders of the roads and roadside bushes clean and tidy. I am talking about the snow-thaw evidence and the plastic bags that are often to be found on road edges and in the bushes. No doubt, it is an unpleasant task to have to pick up after one's dog, to have to carry the evidence home in full view, and to have to dispose of it at home.

If you feel that it is your right to dispose of the evidence in the bushes, have you considered that a plastic bag will take many years to disintegrate? Emptying the bag into the bushes is also not an alternative. The odor and possible attraction of unwanted vermin is not a desirable result.

I therefore urge all dog owners to take pride in our beautiful area and to make sure that it always looks attractive. Please take responsibility for your dog and his or her actions.

Lewis Vermeulen

Water User Rate Changes

The Regional District of Nanaimo has recently completed a review of the pricing structure for the supply of water to residents in the seven water systems it serves. The purpose of the review was to bring consistency in pricing between the various water systems, to link the cost of providing water to pricing and to ensure the pricing structure is conservation based.

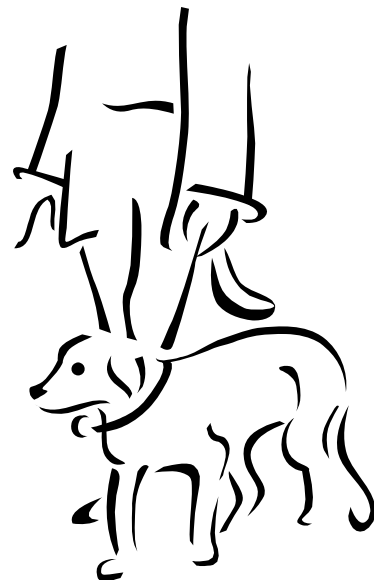
The new pricing structure will continue with the inclined block rate approach. This means that the cost of water to the user increases with the volume consumed. This has been the approach in the past and will continue with the new rates. The difference between the old rates and the new is that the pricing is now linked to the cost to provide the water. This approach allows for the introduction of one rate structure for all seven systems as the cost to produce water is similar between systems.

As a result of the changes some systems will see an increase in their annual costs and some will see a decrease. In general the rate structure change will be brought in over 2007 and 2008 beginning with this September's billing. For the average user the impacts will be in the order of \$60 in 2007 and a further \$50 in 2008.

The new rates will be in effect this summer with your first bill under the new rates coming to you in September.

More information on the rate changes will be included in your upcoming winter period water bill in May.

Mike Donnelly





(This is an excerpt from the article "Green Boating Guide," published by the Georgia Strait Alliance and reprinted with permission here. To view the entire article, visit the Georgia Strait Alliance website at <http://www.georgiastrait.org/CleanBoating/guidep1.php>.

The link <http://www.georgiastrait.org/CleanBoating/guidep9.php> takes you to a map showing Georgia Strait Pump-Out Stations and No-Discharge Zones. Also visit the Green Boating section of the website at <http://www.georgiastrait.org/greenboating.php> to see a list of sewage disposal sites, information on bilge pad kits for oil spill clean-up, and related articles.)

"THE SALISH SEA

The Strait of Georgia is part of a great inland sea stretching from Puget Sound to Johnstone Strait. This area is sometimes referred to as the "Salish Sea", in recognition of the Coast Salish people who historically inhabited its shores and still live here. Visitors and residents alike have always enjoyed the rich bounty of these waters, which continue to provide us with the most fabulous cruising in the world.

Despite its outward beauty, all is not well with the Salish Sea. The open ocean refreshes these waters slowly, which means pollution stays in our favourite areas for years. In addition, rapid population growth and development are increasing pressure on the marine environment. Shellfish contamination, unusual algae blooms and declining fish populations are all indications of a system under stress.

As boaters, we only contribute a small portion of the overall pollution entering the Strait, but it often concentrates near sensitive foreshore areas and in confined bays. There's a lot we can do to ensure the future health of Georgia Strait.

This guide outlines some of the steps we can take to minimize our environmental impacts."

The article goes on to explain various ways boaters can help preserve our environment, including:

- ✓ *The best ways to fuel your boat and handle fuel to avoid spilling*
- ✓ *Minimizing stress on bird and other wild animals while enjoying viewing them*
- ✓ *Keeping the bilge clean to avoid pumping contaminants into the water, and the use of reusable oil absorbent pads*
- ✓ *Hints on bottom cleaning*

- ✓ *Discussion of the various cleaning products available and how to choose those which are best for the job while minimizing harm*
- ✓ *Disposal options for hazardous waste associated with boating*

The link <http://www.georgiastrait.org/CleanBoating/guidep9.php> takes you to a map showing Georgia Strait Pump-Out Stations and No-Discharge Zones. Also visit the Green Boating section of the website at <http://www.georgiastrait.org/greenboating.php> to see a list of sewage disposal sites, information on bilge pad kits for oil spill clean-up, and related articles.

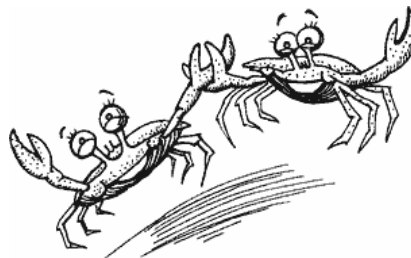
Some excerpts from the article are reprinted below.

COMPLETELY EXHAUSTED

Conventional 2-stroke outboards discharge up to 25% of their fuel/oil mixture straight into the water - just think; if you used 20 gallons of fuel you might as well have poured a 5 gallon can of gas and oil into the water!!!

Keeping it clean:

- ✓ *Always keep your engine well tuned.*
- ✓ *Choose 4-stroke or oil injected 2-stroke outboards instead of conventional 2-strokes. They're better for the environment, save fuel costs, and are quieter.*
- ✓ *Some new inboard diesel and gas engines produce less air pollution—consider this when choosing your next engine.*



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BATTLE OF THE BILGE

Oil, fuel, antifreeze and other fluids collect in the bilge and are then pumped overboard, often by automatic pumps. Bilge cleaners, degreasers and soaps—even biodegradable ones—increase harmful effects. These cleaners spread the pollution over a greater volume of water, harming greater numbers of fish and other marine life.

Oil absorbing pads soak up the oil in your bilge, but not the water. These pads are very effective at keeping your bilge and the environment clean. When the pads are saturated, use gloves and wring out the oil into a container for recycling. Re-use the pad. To dispose of worn out pads see the GSA [Disposal section](#).

Keeping it clean:

- ✓ Don't pump oily bilge water overboard - if it discolours surface water it is pollution. This is a criminal offence! Large amounts of fuel or oil in the bilge must be pumped into a closed container and properly disposed of—ask your marina or marine mechanic for advice.
- ✓ Secure an oil absorbent pad in your bilge and check it often.
- ✓ Chronic fuel or oil in the bilge indicates a leak - check all fittings.
- ✓ To clean the bilge, pump out uncontaminated water and then wipe out the rest using an EcoLogo cleaner. Don't flush bilges with cleaners.
- ✓ Fit a drip tray under your engine to catch any leaks.
- ✓ Install a bilge filtration system.

ENGINE MAINTENANCE

Keeping it clean:

- ✓ Use an oil change pump to transfer oil to a spill-proof container, then cap this tightly.
- ✓ Slip a plastic bag over the oil filter before removing to prevent oil spilling into the bilge.
- ✓ Keep oil-absorbent pads handy to wipe up spills.
- ✓ Inspect and fix any leaks or drips.
- ✓ Antifreeze is harmful to marine life - use only when necessary.
- ✓ Dispose of oil, filters, contaminated absorbent pads and other materials correctly (see Disposal section).
- ✓ Use biodegradable oils whenever possible.



YOUR BABY'S BOTTOM

One of the greatest potential sources of pollution is the dry land area in marinas where boats are hauled out for cleaning. Most of us enjoy blasting away with the pressure washer to clean the bottom. Unfortunately, the paint residue that we remove is toxic and when we wash it down the storm drain it goes straight into the water. Very few marinas have installed recirculating systems because of the cost and the difficulty of disposing of the toxic sludge that is collected. Until these systems are in place, boaters can eliminate the problem by using a “drop sheet” to collect residue from cleaning, sanding or painting. Responsible marinas insist on this. Don't feel shy about suggesting this practice to other boaters.

Keeping it clean:

- ✓ Choose hard antifouling or new “non-fouling” paints.
- ✓ Only use a soft brush or cloth to clean your hull in the water this prevents the release of toxic paint into the environment.
- ✓ Don't buy more than you need. Reseal and keep for future use.
- ✓ Avoid tide grids for sanding, scraping or painting. If other options are not available, use a groundsheet to collect spills as well as residue from sanding or scraping, then dispose of this properly.

TOPSIDE WORK

Any foreign substance entering the water can hurt marine life. To minimize the risk, you should do most of your work on land. Follow these steps when minor dockside work can't be avoided — check with your marina for its policy on this.

Keeping it clean:

- ✓ Don't let anything fall in the water, including sanding dust, solvents, strippers, etc. Choose water-soluble solvents.
- ✓ Ensure that sanders, grinders and other tools have dust collection fittings in place.
- ✓ Be prepared! Always have absorbent pads or rags on hand to contain spills.
- ✓ Contain the mess! Use tarps on the dock and between the dock and the boat to catch spills and other materials.
- ✓ Mix paints and other liquids on shore and have only small amounts open on the dock or boat at any time.



We welcome letters to this newsletter and items of interest to the residents of this area. Member submissions must include author's name and telephone number.

address letters to:

Northwest Nanoose Residents Association

P.O. Box 216

Nanoose Bay, B.C. V9P 9J9

NNRA@shaw.ca

To all those who have recently moved to the Nanoose area, welcome to our community. We hope you will become members of the NNRA. It's a great way to stay informed and meet your neighbours and for us to get to know you. To save time, here is an application form to fill out and mail in along with your cheque for \$10. Membership is \$10 for one calendar year (Jan 1 to Dec 31) and you may pay for 2, 3 or 4 years at a time."

**Northwest Nanoose Residents Association
Membership Application Form**

FEE: Ten Dollars per household for 2007

Application for Membership in the Northwest Nanoose Residents Association

Name(s): _____

Address: _____ Postal Code: _____

Number of adults in household?: _____ Telephone Number: _____

New Member? or Renewal?

Mail application and payment to:
Diane Hill
P.O. Box 216
Nanoose Bay, B.C. V9P 9J9

WORKING COMMITTEES

Budget and Financial Plans – Mike Gray, Frank Herman, Dave Jamieson

Legislation – Kirke MacMillan (Chair), Dave Jamieson, Wolf Reidel

Neighbourhood Issues – Greg Field

Water & Waste – Don Anderson, Greg Field, Bruce Galick, Martyn Green, Ken Kyler, Ryan Pettersen (Chair), Bonnie Robertson, Colin Wykes, Lewis Vermeulen

Membership – Greg Field, Diane Hill (Chair), Rhonda Lott

Social Committee – Volunteers required

NNRA Board of Directors

President:	Kirke MacMillan	468-9284
Vice-President:	Dave Jamieson	468-9262
Secretary:	Greg Field	468-9764
Treasurer:	Frank Herman	468-7226
Director:	Bob De Buysscher	468-7036
Director:	Mike Gray	468-5662
Director:	Don Stewart	468-7846
Director:	Lewis Vermeulen	468-9408