



At a Glance ...

Cover.	Annual General Meeting Notice
	NNRA Website Update
Page 2.	Spring 2008 Synopsis
Page 3.	Electricity Rates

NNRA Website: nnra.ca

The Website is now openly accessible without password or ID.

It is important that we get everyone's e-mail address so we can distribute the Newsletter and advise of other important information as it arises. To this end, we would ask that you complete the email field in the enclosed membership form.

Northwest Nanoose Residents Association ANNUAL GENERAL MEETING Wednesday, June 11, 2008, 7:00 PM Nanoose Place

AGENDA

BUSINESS MEETING

- Introductory Comments (Lewis Vermeulen, President)
- Adoption of Minutes of 2007 AGM
- Financial Report (Neil Watson, Treasurer)
- Update on Water / Sewer Issues & Member Questions
- Incorporation Study
- Election of Directors
- Question Period
- Refreshments

Please attend and actively participate in our 7th AGM.

SPRING 2008 SYNOPSIS

Your Board is pleased to report on the following topics that they consider relevant to residents in our area, and on which we are representing the community:

Waste and Water

WATER TREATMENT PLANT

The RDN commissioned a study by Koers and Associates to assess water quality problems in the Fairwinds area. The study recommends a water treatment plant be built in the general Red Gap area where the Fairwinds wells are located. The projected cost for this plant is \$5 - \$7 million. This cost would be borne by all of the taxpayers of Area E, including Madrona and Wall Beach. The RDN staff will make a recommendation to their Board in the June/July timeframe. If this proposal is indeed recommended and accepted, it will go to a referendum on the November election ballot. If the vote is in favour, a tax increase estimated to be about \$175/parcel lot for 20 years will result, as well as a 7% increase in annual operating costs for the water system. Again, the RDN staff are responding here to complaints on water quality from the Fairwinds community area.

The NNRA Board has consulted unofficially with RDN staff about this proposal and feels that these plans should not be supported by the Madrona and Wall Beach communities. The current water quality in the general Madrona area is acceptable and would not be affected by the water treatment plant. Our water is mostly sourced from local wells in the Madrona area and this water would not flow to the proposed plant. In winter, in times past, a small portion of our water was supplied from the wells located in the Fairwinds/Red Gap area but this flow was not a problem to the Madrona area as the water was diluted along the way.

New wells are gradually being developed in our vicinity and it is expected that these wells will supply all of our additional water needs for the mid-term future (as well as those needs of Fairwinds). These new wells would make the proposed water treatment plant of limited use to the Fairwinds community (and of no use to the Madrona community) as the new well water is of acceptable quality and the existing single water main would only flow towards the Fairwinds community.



In the summer much of the water is currently sourced from the lower Englishman River for both the Madrona and Fairwinds communities and does not require additional treatment. Eventually the Arrowsmith bulk water solution will be implemented, solving the water needs for the longer term by supplying water from the river through a new pumphouse/treatment facility. The time frame for the Arrowsmith bulk water is approximately 2015. There will no doubt be additional costs to bear at that time.

SEWERS

Our application for a grant to connect the Madrona Area to the sewer system was rejected by the government. The reasons are as follows:

1. Lack of septic field failure data
2. Failure to comply with the one hectare rule throughout all electoral areas in the RDN, even though Area E meets the requirements.

The purpose of this requirement is to force implementation of rules that limit NEW lot sites to a minimum of one hectare in "rural" areas. This would prevent subdivisions from springing up and putting pressure on services in rural areas.

In order to apply/qualify for a grant, lots of one hectare or less would have to be connected to a sewer system if it were implemented. Lots over one hectare would not have to be connected if they are large enough to have their own septic system, assuming that soil characteristics would allow this.

It must be noted that we can certainly proceed with construction of a sewer line system, provided it is 100% property owner funded.

(Continued on page 3)

(Continued from page 2)

Incorporation Study

Due to a potential disconnect between the priorities of the much larger RDN as a whole and the Nanoose area, the NNRA and the Fairwinds Residents Association made a representation to George Holme (Electoral Area Director) to support an incorporation study to assess the merits or demerits, including the fiscal ramifications of the incorporation of the Nanoose area into a municipality. Nanoose Property Owners and Residents' Association chose not to participate in the request for a study. Such a study is conducted and funded by the Ministry of Community Services in conjunction with a committee of local residents selected by the Director of Electoral Area E. Such a study, even if favourable to an incorporation option, does not oblige residents to go forward but does provide a definitive factual basis for discussing the option. Meetings on this issue are at a very preliminary stage and the application for the study has not been completed.



Yard Waste Disposal

The RDN recently increased the cost significantly for yard waste disposal at the local Transfer station. For amounts of 1-200 kg the rates increased from 20%-137% depending on the amount. These increases were supposedly to cover operating cost deficiencies but our analysis suggests the RDN is operating the solid waste disposal service with a surplus and is attempting to establish a surplus fund for future capital expenditures. This strategy appears to be a disincentive to substituting yard waste removal for outdoor burning.



Relevant Contact Information

For further information on your Board's activities on behalf of our community consult the website at www.nnra.ca. If you wish to contact the Board the e-mail address is nnra@shaw.ca. Should you wish information about the RDN their website is www.rdn.bc.ca

Electricity Rates

Electricity rates will be increasing dramatically in the next decade. The major industrial electricity consumers in British Columbia have forecast that electricity rates will increase by a minimum of 7% per year for the next ten years. Rates are being driven up by recommendations contained in the BC Energy Plan released on February 27, 2007.

A few of the key electricity price drivers contained in the BC Energy are summarized below:

- Ensure self-sufficiency to meet electricity needs by 2016, plus "insurance" power to supply unexpected demand thereafter.
- All new electricity generating facilities constructed in British Columbia will be required to achieve zero net greenhouse gas emissions.
- By 2016, existing thermal generating power plants will achieve zero net greenhouse gas emissions.
- Require zero greenhouse gas emissions from any coal thermal electricity facilities.
- Ensure clean or renewable electricity generation continues to account for at least 90% of total generation. (These include sources of energy that are constantly

renewed by natural processes such as large and small hydroelectric, solar, wind, tidal, geothermal, wood residue and energy from organic waste.)

- No nuclear power
- Set an ambitious target to acquire 50 per cent of BC Hydro's incremental resource needs through conservation by 2020.

The clean or renewable sources of energy are expected to cost between four and six times the cost of heritage power from existing facilities. Residential conservation of electricity will be encouraged by BC Hydro's filing of a

Residential Inclining Block (RIB) rate as referenced in the 2008 Speech from the Throne. The RIB will create a two-step rate structure. The first step will be a block 1600 kilowatt-hours over a two-month period. All consumption over that block will be at a higher cost per kilowatt-hour. The 1600 kilowatt-hour first step was based on the average electricity consumption by all residential consumers in B.C. and includes apartments, condos and

communally heated residences. It is clear that RIB rate will penalize single family residences that are prevalent in our community.





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

email: 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 \$5. Membership is \$5 for one calendar year (Jan 1 to Dec 31) or \$10 for 3 years.

**Northwest Nanoose Residents Association
Membership Application Form**

FEE: Five Dollars per household for 2008
OR Ten Dollars for 2008-2010

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

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? Email address: _____

WORKING COMMITTEES

- Budget and Financial Plans** – Volunteers required
- Legislation** – Volunteers required
- Neighbourhood Issues** – Volunteers required
- Water & Waste** – Volunteers required
- Membership** – Volunteers required
- Social Committee** – Volunteers required

NNRA Board of Directors

President:	Lewis Vermeulen	468-9408
Vice-President:	Dave Jamieson	468-9262
Secretary:	Ken McCready	468-9184
Treasurer:	Neil Watson	468-9917
Director:	Bob De Buysscher	468-7036
Director:	Don Stewart	468-7846
Director:	John Hardman	468-5628



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