

**REPORT TO LYALL HARBOUR / BOOT COVE WATER LOCAL SERVICE COMMITTEE
MEETING OF MONDAY, 19 FEBRUARY 2007**

SUBJECT **AMENDMENT OF THE 2007 LYALL HARBOUR / BOOT COVE WATER LOCAL
SERVICE AREA BUDGET**

PURPOSE

To report to the Lyall Harbour/Boot Cove Water Local Service committee the customer feedback sheets received in response to the committee's proposed increase in the parcel tax increase for 2007 by \$265. To confirm the committee wishes to amend the 2007 budget by increasing the transfer to the reserve fund through a one-year parcel tax increase of \$265.

BACKGROUND

The committee, at their meeting of 19 January 2007, recommended to staff to increase the 2007 parcel tax for the water area for 2007 by \$265. The funds were to be committed to the capital reserve and will form the basis of either a single capital project to install meters, enhanced water treatment and a new water tank with funding from a Canada BC Infrastructure Program grant or will be used as a basis for a longer term program to complete similar works on a year by year basis. In making the recommendation the committee agreed that the increase would be subject to support from the users. To gauge this support, the committee mailed out an information letter explaining the intention of the parcel tax increase and provided a detachable form for users to make comments to the chair of the committee. The letters were mailed from the Capital Regional District (CRD) office on 26 January, 2007. Respondents were requested to forward comments by 05 February 2007.

COMMENTS

In total ten residents forwarded comments, most using the form provided, one via email. All comments are attached for information to this report. In a brief analysis:

- Six supported the increase; most also indicating support for the initiatives planned.
- One took major exception primarily as the property is not connected nor uses water from the system.
- Two did not oppose the increase, but rather were seeking clarification of related issues, i.e. will the user fee increase as well? Will meters be used to bill?
- One user did not oppose the concept but indicated that as they paid for two user fees as well as the parcel tax, the total amount would be too high.
- Many responses included alternate suggestions the committee may wish to consider such as billing by the meters, support for rainwater catchment or grey water reuse and changing to low flush toilets.

Staff will draft letters to each resident to provide information where requested.

FINANCIAL IMPLICATIONS

The parcel tax increase for 2007, of \$265 will generate some \$45,050 for the reserve fund.

SUMMARY/CONCLUSIONS

The Lyall Harbour/Boot Cove Water Local Service committee, at its meeting of 19 January 2007 agreed to increase the parcel tax for the year 2007 by \$265, subject to support from the water users. To gauge support the committee directed a letter to each property owner requesting comments on the initiative be directed to the chair of the committee by 05 February 2007. Ten responses were received with six supporting the increase, two not objecting but requesting information, and two opposing the increase. Given the response it is concluded that there is general support for the parcel tax increase permitting the committee to raise the parcel tax by \$265.

ALTERNATIVES

The committee weighed the option to host a more formal presentation for the residents to gauge support however there was insufficient time for this type of approval. The committee could elect not to raise the parcel tax, in spite of receiving little negative comment on the initiative and a number of letters of support.

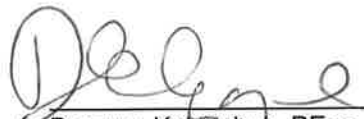
RECOMMENDATION

That the Lyall Harbour / Boot Cove Water Local Service committee recommend to the Capital Regional District Board, amendment of the 2007 operating budget for the Lyall Harbour / Boot Cove water local service as follows:

1. increase parcel tax by \$265; and
2. increase the transfer to reserve by \$45,050.



Gary Hendren, ASCT
Local Services Engineering Coordinator



Dwayne Kalynchuk, PEng
General Manager, Environmental Services
Concurrence

GH:ls
Attachments: 10

From: Gary Hendren
To: Lorrie Siemens
Date: 09/02/2007 9:42:31 AM
Subject: Fwd: Re: RE: Water Tax Increase Notice

I would like to send the summary of replies to the committee.

g

>>> "Mr. David Rees-Thomas" <dreesthomas@my.bcit.ca> 02/09 9:26 AM >>>
Here's John's reply to my reply plus two more.

John Hutchinson wrote:

>

>Evening David,

>

>Many thanks for your reply. We appreciate your taking the time to pass along some information. As you will note, We do not agree that the proposed action plan is necessary and will resist such drastic action. As the \$265 is for one year only and will be used for a contingency reserve regardless of any plan which is to be acted upon, we agree that it should go ahead. To the issue of meters we agree that the time has probably come but believe that raising the lake should be the next action as we do not think 6" will do much good. If nothing else the Friday letter has raised our awareness of the problem and we'll make sure that we attend any and all future meetings. Can you advise if this correspondence is missing some committee members names and if so how we can in contact them in the future.

>

>Pat and John

>

>

>

>-----Original Message-----

>From: Mr. David Rees-Thomas [<mailto:dreesthomas@my.bcit.ca>]

>Sent: February 5, 2007 2:04 PM

>To: easyice@shaw.ca

>Subject: Re: Water Tax Increase Notice

>

>

>Hi John,

>

>Geri is off island awaiting an operation, so I've taken on the role of
>contact person in the matter of the tax increase. I realize it's a
>pretty nasty surprise, and I appreciate your taking the time to
>communicate. I'm not going to go into all of your note, but just want
>to make sure you're aware of a few things.

>

>(1) The only increase in parcel tax that for sure will happen at this
>point is for the coming year.

>

>(2) The overall plan cannot be implemented, nor can the parcel tax be
>increased on a long-term basis, without public discussion and a vote.

>

>(3) The primary purpose of installing meters is to detect leaks. This
>is true of virtually all of the small water systems on the Souther Gulf
>Islands. One of the problems we have had this winter is a number of
>leaks which occurred as the result of pipes freezing on non-resident
>properties. John Wiznuk is still trying to track down these leaks - if
>he had meters to monitor, his task would be complete by now, our
>expenses would be reduced, and our water loss limited. Also, NO grant
>application will be accepted without evidence of significant
>conservation measures, of which metering is foremost

>

>(4) Money Lake was overflowing last January. There's a great deal of
>education yet to be done on the matter of water conservation on Saturna!

>

>So, the bottom line is: you certainly will have a chance to be heard
>and to determine whether or not this project goes forward.
>Unfortunately the timing was extremely tight, and we chose to put the
>increase in effect now to avoid loss of a year if the project is
>approved. If it is not, we will have a contingency fund and a head
>start on metering. At this point we have NO contingency fund at all -
>what little we had went to raise the water level at the spillway by 6".

>

>The above is entirely my personal view, but I hope it goes some way to
>easing your concern.

>

>David Rees-Thomas

>

>John Hutchinson wrote:

>

>

>>Hello Geri,

>>

>>On Friday, February 2, 2007, we received in our mail a parcel water tax
>>increase notice informing us of an 80% plus increase. If that was not
>>enough of a shock, to be informed that we have three days to respond
>>(February 5) smacks of a railroad job orchestrated by the Capital
>Regional

>>District. While we understand there have been a couple of island
>meetings,

>>as off-islanders we feel blindsided. we understand there was a water
>problem

>>this past summer but do not accept there is a need to panic and be
>herded

>>like cattle to a CRD inspired fix. To claim there is a crisis and ram a
>\$265

>>parcel tax increase down our throats is unconscionable. While our water
>>shortage last summer was serious, it was as a result of two years of low
>>snow/rainfall, yet today we have been told the lake is full to the
>point of

>>overflowing.

>>

>>Do we need to be proactive? Yes! Do we need to make improvements? Yes!

>Do we

>>need to slow down and catch our breath? You bet!

>>

>>While it may be time to install water meters, we don't believe it will

>curb
>>usage by the water abusers. The only reason to install meters will be to
>>ensure an equal parcel tax is supplemented as billing usage generates
>the
>>revenue necessary to maintain and upgrade our water system.
>>
>>As to the immediate needs of our water system, Pat and I believe we
>need to
>>spend money first by dealing with the loss of water by way of leaks at
>the
>>reservoir as well as raising the level of Money Lake. By doing the
>obvious
>>first, the issue of algae, organic material and turbidity will not be a
>>crisis problem. Lastly, we have never heard anyone say that our water
>supply
>>now contains giardia - when did this happen and how?
>>
>>Pat and I ask that the committee rein in the CRD and take back control
>of
>>what can only be described as a CRD political agenda. We can't help but
>feel
>>that as we own our water supply, not the CRD, it is important to bet
>back to
>>the basics and not simply allow the bureaucrats to flim-flam us.
>>
>>Yours truly,
>>Pat & John Hutchinson
>>112 Boot Cove Road
>>
>>Ph. 250-382-6030
>>
>>--
>>No virus found in this outgoing message.
>>Checked by AVG Free Edition.
>>Version: 7.1.411 / Virus Database: 268.17.27/671 - Release Date:
>02/05/2007
>>
>>
>
>--
>No virus found in this incoming message.
>Checked by AVG Free Edition.
>Version: 7.1.411 / Virus Database: 268.17.27/671 - Release Date:
>02/05/2007
>
>
>--
>No virus found in this outgoing message.
>Checked by AVG Free Edition.
>Version: 7.1.411 / Virus Database: 268.17.27/671 - Release Date:
>02/05/2007
>
>
>

-3-

CAPITAL REGIONAL DISTRICT LYALL HARBOUR/BOOT COVE WATER SYSTEM NOTICE OF INCREASE IN PARCEL TAX

Name: Trevor Lautens (for Elizabeth M.J. Robertson, owner)

Address 5445 Marine Drive, West Vancouver, B.C., V7W 2R3

Telephone number (604) 921-9722

E-mail tlautens@telus.net

~~Saturna~~ address: Bonnyb, nk Road
To the Chair, Lyall Harbour / Boot Cove Water Local Service Committee:

Comments:

I am furious. (Starting currently with a CRD letter dated Jan. 26, 2007, demanding a response by Feb. 5.) Our water is from a drilled well at least from 25 years ago. We pay over \$700 a year ^(two lots) for water ~~and we~~ don't use, never have used, a drop of it. In current dollars we must have paid about \$20,000 for water we've never used. We contributed nothing to the drought/shortage in 2006 or any year. We have never rented our cottage. We are almost fanatic water-savers; even our toilet is flushed only once or twice a day. We do no washing of clothes, garden watering, vehicle washing. ~~Now I suppose we will pay for meters~~ ~~rather than for water we don't use.~~ I believe we should have been grand-fathered from the start. In legal terms I believe our water tax is a violation of natural justice. I would love to see this tested in court.

Feb 5, 2007

Trevor Lautens

Fax 2-50-360-3079

Thanks to Mr. Hendren for his information (Feb. 5)

HDM#160721V2

**CAPITAL REGIONAL DISTRICT
LYALL HARBOUR/BOOT COVE WATER SYSTEM
NOTICE OF INCREASE IN PARCEL TAX**

Name: BRIAN HALEY
Address: 106 EAST POINT RD
Telephone number: 539 5495
e-mail: BRIAN.HALEY@SATURNACAN.NET

To the Chair, Lyall Harbour / Boot Cove water Local Service Committee:

Comments:

Assuming the costs will be determined by the individual meter use I have no problem with the use of meters. You are however aware that I object to paying twice for a household with 2 people. With this proposal my current costs would run to \$1180⁰⁰ annually - not an acceptable alternative to me or anyone else I've met on this Island so far.

Dated

Jan 29/07

Brian Haley

**CAPITAL REGIONAL DISTRICT
LYALL HARBOUR/BOOT COVE WATER SYSTEM
NOTICE OF INCREASE IN PARCEL TAX**

Name: Karen Muntean

Address 111 Ennet Pt Rd

Telephone number 250 - 539 - 2866

e-mail kmuntean@gmail.com

To the Chair, Lyall Harbour / Boot Cove water Local Service Committee:

Comments:

It's not clear if the meters will be used to
charge people accordingly or just to monitor.
What is the parcel tax now? Your fee seems
to have been \$270 for some time - is this
effectively doubling the user fee, or does it
stay the same and parcel tax (whatever
amount it is, which I don't seem to have a
record of) go up? Thanks -

Dated Jan 30/2007

01/29/2007 23:41 2507277713

P 2 of 2

To:

Geri Crooks,

Chair, Lyall Harbour/Boot Cove Water Local Services Committee

Re: Notice of increase in parcel tax

Jan 30, 2007

Dear Geri,

My wife and I have owned property on Boot Cove for the past fourteen years or so. Over the years I have been surprised that water meters have not been installed in our system during that time. I am firmly of the opinion that there should be a basic cost for connection to the water system plus a cost depending on the amount of water used. I therefore fully approve of a move in that direction.

I also approve of not wasting water using a filter backwash system and so I fully support reclaiming any water used for that purpose.

It goes without saying that the water coming from the taps should be safe to drink and I am prepared to pay whatever the cost should be for this service.

And so to answer the question regarding whether or not I would support an increase in parcel tax, my answer would be YES if all three criteria mentioned are addressed.

I would also like to make a couple of suggestions for your committee to consider if you have not already done so. I am a firm believer in finding ways to encouraging users to reduce the amount of water they use in order to avoid severe water shortages such as we experienced this past summer. I would like to see incentives to encourage the use of gray water for watering gardens and flushing toilets and to facilitate the installation of composting toilets, these being two suggestions that come immediately to mind.

I am hoping also that your committee might see fit to pressure the CRD to encourage the use of composting toilets on Saturna and also to encourage installation of separate gray water collection tanks.

Yours sincerely,



Brian Tetlow

81 High St.,

Victoria,

BC V8Z 5C8

btetlow1@telus.net

**CAPITAL REGIONAL DISTRICT
LYALL HARBOUR/BOOT COVE WATER SYSTEM
NOTICE OF INCREASE IN PARCEL TAX**

Name: Margaret Bray
Address 105 Payne Rd
Telephone number 5238
e-mail m1bray@saturnacan.net

To the Chair, Lyall Harbour / Boot Cove water Local Service Committee:

Comments:

If we have meters, usage fees should be
adjusted to reflect consumption + discourage
wasted water.

The extra charge hurts, but since
last summer, people realize how vital it
is to have clean / drinkable water; I support
the committee's recommendations.

CRD should make rainwater catchment
mandatory on all new construction, & approve
rainwater use for toilet flushing.

Dated Feb 3/07

**CAPITAL REGIONAL DISTRICT
LYALL HARBOUR/BOOT COVE WATER SYSTEM
NOTICE OF INCREASE IN PARCEL TAX**

Name: ALLEN + ILKA OLSEN

Address 130 BOOT COVE

Telephone number 539-9920

e-mail aiolsen@telus.net

To the Chair, Lyall Harbour / Boot Cove water Local Service Committee:

Comments:

- No one likes a tax increase. However we know it is necessary and support all plans for improvement.
1. Support proactive conservation regulations:
 - a. Change to low-flow toilets
 - b. No large soaker tubs
 - c. No filling of swimming pools on a spill-way has stopped "spilling".
 2. All properties should pay including Well, RC, school + church.
 3. All lots should pay including unconnected + undeveloped.

Dated Feb 5, 07

In addition, a comprehensive, multi-discipline engineering study should be commenced ASAP to study collection + storage. This & Assessment to be used for long-range planning purposes, should all of the current proposed measures be inadequate.

HDM#160721V2

Thank you for your hard work on our behalf.

**CAPITAL REGIONAL DISTRICT
LYALL HARBOUR/BOOT COVE WATER SYSTEM
NOTICE OF INCREASE IN PARCEL TAX**

Name: Pat Carney
Address: 108 East Point Rd
Telephone number: 250 539 5082
e-mail: patcarney@telus.net

To the Chair, Lyall Harbour / Boot Cove water Local Service Committee:

Comments:

I agree that the improvements
are needed. Better now than
under emergency conditions later
2 issues ① We should secure ownership
of the water resource and
② secure the right to limit ^{water} use by
off island and major consumers ie
the Recreation Centre

Dated Feb 4/2007

**CAPITAL REGIONAL DISTRICT
LYALL HARBOUR/BOOT COVE WATER SYSTEM
NOTICE OF INCREASE IN PARCEL TAX**

Name: PAUL S. WHITE
Address: 130 EAST POINT RD (Box 161) SATURNA B.C.
Telephone number: 250-539-9883
e-mail: PSWhite@telus.net VON 240

To the Chair, Lyall Harbour / Boot Cove water Local Service Committee:

Comments:

1. I HAVE NO OBJECTION TO THE HIKE, BUT
2. THE COMMUNITY SHOULD OWN THE MONEY LAKE WATER SOURCE. THE CRD SHOULD PURCHASE OR EXPROPRIATE IT. TO SPEND OVER \$1,000,000 ON A PROPERTY WITH ITS PARTIAL LEASE, IS SHEER IDIOTRY.
3. MOST OBJECTORS WILL BE DETERMINED BY EXAMINATION, TO BE THE LARGEST WATER USERS THEY SHOULD BE EXPOSED.

Dated 1 FEBRUARY 2007

Paul White

January 6, 2007

Fax: (250) 539-5423

Geri Crooks,
Chair Lyall Harbour/Boot Cove Water Local Service Committee
Saturna Island, B.C. VON 2Y0, Canada

Enclosed is our vote of support for your efforts to ensure good water for the users of the Lyall Harbour/Boot Cove water system. This will take money and we approve the parcel tax increase by \$265.00.

Frank and Shirley Cathcart

Frank and Shirley Cathcart
P. O. Box 18887, Reno, NV,
89511, U.S.A.

*120 Payne Road
(250) 539-5579*