

NORTH SALT SPRING WATERWORKS DISTRICT
MINUTES OF TRUSTEES MEETING
HELD AT THE DISTRICT OFFICE
July 28, 2015

PRESENT AT THE MEETING WERE:

Chairman	Marshall Heinekey
Trustees	Jeff Thompson, Denis Russell, Les Howell, Don Hodgins
District Manager	Ron Stepaniuk
Office Manager/Recording Secretary	Anne Williams
General Public/Ratepayers	Jack Julseth & Jean-Paul Martin

Called to order at 10:00 am

1. RATEPAYER PETITION

The meeting was called to discuss service to the Bishops Walk subdivision lots with Three Point Properties representatives Jack Julseth & Jean-Paul Martin. They are concerned as the moratorium has impacted the sale of lots in the subdivision and wished to know whether or not the District would agree to service at least some lots over the next 3-5 years.

Mr. Julseth outlined his concerns from the prospective of Three Properties. Potential buyers are worried that they will not be able to receive service to their lots. He noted that in December 2014, the Board re-committed in writing to serving the lots in this subdivision. The infrastructure is in place. Mr. Julseth also noted that an owner of a purchased lot is now concerned as she bought her lot based on the fact that she believed she could build a single family home with a secondary income suite, and has recently been informed by the District that only service for a single family home would be approved. Mr. Julseth stated all the lots are zoned for suites. From the District's perspective this would be double the demand per lot the District is committed to.

Mr. Heinekey noted that the District understands and appreciates their concerns. However, he also stated it is critical that the District fully understand the full implications of the hydrology reports for both reservoirs before moving forward. The current moratorium has been further affected by the emergency water situation caused by the current and ongoing drought. It was noted that the Bishops Walk subdivision lots are not the only lots affected, but rather there are nearly 300 lots in the District that are currently un-serviced. No suites or cabins are included in this calculation and the District does not foresee approving service to suites or cabins. The District is also waiting for information from the Islands Trust on current zoning, at which time the demand projections can be completed. The current drought is causing concern about excess drawdown which may mean that the lakes do not fully recover, which will impact next year's use. The District's biggest commitment at the moment is to ensure that customers currently drawing water from the District have enough water for daily household needs this summer.

The Board advised that they could not provide an answer at that moment and would therefore take the matter under advisement for discussion and let them know what their decision is.

Mr.'s Julseth and Martin departed at 10:50.

The Board continued to discuss the issue and noted:

- What solution could be offered to them, if any?
- Preference cannot be given to any one customer.
- The drought is not going away in the next month or two and the long term needs of the district need to be fully understood. There is a very real concern that the lakes may not fully refill this winter which would put the District behind next summer.
- The Islands Trust needs to be petitioned via a letter to rescind their secondary suite bylaw. As they have been advised, the District cannot and will not support the additional demand. It should also be suggested to them that they include a focus on water catchment and greywater use in their building requirements.

It was agreed to seek further legal counsel regarding the moratorium, therefore further discussion was tabled pending legal advice.

2. NEXT MEETING:

The next regular meeting of the trustees is scheduled for **Wednesday, August 19th, 2015** at 1:30 pm.

The meeting adjourned at 11:30 am.

Original signed by:

Marshall Heinekey, Chairman

Anne Williams, Recording Secretary/Financial Officer