

NORTH CEDAR IMPROVEMENT DISTRICT

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LANDOWNERS UPDATE – JANUARY 2016

2016 is going to be a very busy year for the North Cedar Improvement District. Here is a glimpse of some major challenges currently progressing and moving forward.

Land Acquisition

As previously advised, protection of NCID's community water supply now and into the future is paramount. Compliance with Island Health requirements require the acquisition of additional land. Negotiations for the purchase of a site have been underway for some time now and we anticipate completion this year.

Treatment Plant

Island Health did not accept the pressure filters set out in the design brief that had a total estimated cost of \$1.2 million. As previously advised Island Health requires that the Treatment Plant be operational by January 31, 2018.

The District engineer has been busy obtaining information and costs from suppliers for the Districts proposed water treatment plant. The suppliers have provided preliminary information and general dimensions for the proposed filtration units, UV Reactors and Hypochlorite Generator Disinfection system.

There are four package filtration units being considered and they are Direct Filtration (Option 1), an Adsorption Clarifier followed by filtration (Option 2 and 3), and Ultra Filtration Membrane (Option 4). Cost estimates range from \$3.1 million - \$3.6 million.

Information on the four filtration units has been sent to Island Health for them to comment on, the District is currently waiting for a reply.

Once the land has been acquired and Island Health has sent comments to the District on the four Treatment Plant options, the District engineer will prepare a fee estimate for a preliminary design. Sometime in the near future, after the preliminary design have been prepared, the District will hold an open house for the ratepayers to attend. This will give the ratepayers an idea of what the treatment plant may look like.

As you can see from the costs, to build the treatment plant that Island Health requires is huge. The District will be conducting a referendum in the future to obtain ratepayer approval to borrow the funds.

Moratorium Update

As you are aware, the District has had a Moratorium in place since 2010, due to a shortage of water supply; shortage of water storage and distribution line sizing.

NCID standards for reservoir capacity are based on having sufficient stored water for firefighting (based on Fire Underwriter Survey (FUS) Guidelines). Currently NCID cannot meet these storage requirements.

The design criteria for distribution systems is that they have capacity for fire flow plus maximum day demand for water supply or peak hour day demand, whichever is greater. The District currently has numerous watermains that need to be replaced in order to meet these requirements.

The full 2014 Water System Master Plan can be found on the District web site at www.ncid.bc.ca.

The Board at this time wishes to advise that the moratorium will not be lifted until an additional water supply is brought on line, and an additional reservoir is built. At that time the Trustees will evaluate if the District is able to open up development and additional service demands. This means:

- The District will not be accepting any requests for additional service demand from existing customers for secondary suites, cabins, accessory buildings etc.
- The District is not approving any subdivisions that require water.

Please note that the District is not responsible for current zoning, the Regional District of Nanaimo is responsible for that function. Zoning does not assure water availability. Only the North Cedar Improvement District can assure water availability.

The District is currently working on the following priority projects in the order as they are listed:

- Land Acquisition
- Water Treatment Plant (Operational by January 31, 2018)
- Well Development (Additional Water Source)
- Additional Reservoirs – Barnes Road and Glynneath Road (Additional Water Storage)
- Upgrading watermains

The District originally had a 30 year plan to accomplish all of the above, but due to the high cost of the Water Treatment Plant this may add additional years to the Districts plan.

Assessment and Taxation

Sections 746 and 753 – 760 of the Local Government Act authorizes the board of trustees to make bylaws in order to assess property, levy and collect taxes and to recover unpaid taxes.

Included with this newsletter is your 2016 Notice of Assessment, these assessments are the basis by which the parcel taxes are levied. Like municipalities and regional district, improvement districts may determine the basis of assessment. Assessments may be by parcel, group of parcels, area or value of land or improvements or personal property, or any combination of them. NCID's assessment bylaw, Bylaw #404 is by parcel of land. Bylaw #404 classifies parcels of land (properties) based on whether the District's watermain runs past the property, of if an area has ornamental streetlighting, based on the actual use or zoning of the property (residential, commercial or mixed).

Property owners who wish to dispute the assessment may contact the District office to schedule an appointment with the District's Courts of Revision. Please see your Notice of Assessment for the correct times and place.

Election Policy Amendment

Please be advised that the Election Policy has been amended and posted on the Districts web site at www.ncid.bc.ca. If you are not able to view or have access to a computer, you can attend the District office to read the document.

Essentially the change is to do with corporations and Boards. Proof for a person to act as an authorized agent must be in the form of a letter from a lawyer or the corporation's BC business registration number.

WATER TOLLS – NEW RATES JAN 1/16

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|-----------------------------------|------------------------|
| Residential: | |
| Base Rate per unit/3 month period | \$86.70 |
| Up To 100 cubic meter | \$0.92/per cubic meter |
| 101-150 cubic meter | \$1.38/per cubic meter |
| Over 150 cubic meter | \$2.77/per cubic meter |
| Commercial: | |
| Base Rate per unit/3 month period | \$93.00 |
| Up To 100 cubic meter | \$1.35/per cubic meter |
| 101-150 cubic meter | \$2.10/per cubic meter |
| Over 150 cubic meter | \$2.77/per cubic meter |

PARCEL TAX 2016

The Board of Trustees has increased Parcel Taxes by 2% for 2016. This increase is to help with all the capital projects that the district has to complete. As listed above the Treatment Plant, additional reservoirs, and upgrading of water mains.

AGM 2016

The Annual General Meeting has been tentatively scheduled for April 27, 2016. Watch April 2016 newsletter.

Fire Protection

Happy New Year from all of us at the North Cedar Fire Department. I hope all residents had a safe and enjoyable holiday season.

I have written in the past regarding road safety within our community but feel strongly that doing so again is valuable. The increase in pedestrian vs. motor vehicle accidents can be attributed to several factors; longer periods of darkness, rainy weather, poor road conditions, poor visibility and of course, inattention on the part of the vehicle driver or pedestrian. Many members of our community regularly go for walks, runs, bike rides etc. For our area this presents an added challenge because we have many narrow roads with little to no shoulder for walking. Statistics from Transport Canada show that between 2005 up to and including 2009, there were 1700 pedestrian fatalities in Canada and five times that amount in pedestrian injuries; staggering numbers.

These types of incidents are totally preventable but they do happen. So how can you help to stay safe?

For pedestrians:

- Wear some form of high visibility clothing
- Use a flashlight during times of darkness
- Walk, run or bike on the correct side of the road (walk against the flow of traffic and bike with the flow of traffic)
- Check for traffic before crossing a road
- Use cross walks where available
- Parents, please encourage your children to wear reflective clothing

For drivers:

- Slow down during darkness
- Slow down in areas where there is likely to be pedestrians (Schools, residential subdivisions, businesses and sporting facilities)
- Ensure that your vehicles lighting is working and aimed correctly
- Watch for pedestrians

Hopefully taking these simple steps will assist in ensuring you are not a victim of a pedestrian accident.

Be safe.

Percy Tipping

Fire Chief, North Cedar Fire Department