

LANDOWNER FORUM - DISCUSSION SUMMARY
Saturday, May 8th, 2021 via Zoom

Host: Philippe Kruchten

Attending:

Trustees: Mike Sywulich, Doug Hill, Philippe Kruchten and David Boal

Regrets: Trustee Al Maxwell

Staff: Manager Ian Cocker, Administrator Moira McCulloch

Owners: Connie & John Layzell, Bob Wilband, Don Barthel, Michael Jones, Olivia Kajander

The meeting began at 11:00 AM

Welcome by Philippe Kruchten:

Participants were invited to raise a hand if they wished to speak, or use the Chat feature to ask questions and/or make comment/s, and to mute their phones or computers if there was background noise from their locations.

Welcome by Mike Sywulich:

We start this meeting with the acknowledgement that we live and meet on the unceded territory of the Coast Salish peoples. May our words and actions always reflect our awareness and appreciation of this.

Trustees and staff were introduced.

1. Well 19 Recap:

The need for, and process of, drilling a new well, were part of the first landowner forum.

The forum summary notes can be found here: https://vpid.ca/wp-content/uploads/2020/11/Landowner-Forum_Discussion-Summary_Approved-for-release.pdf

Additional reference to the development of Well 19 can be found in the newsletter recently circulated, here: <https://vpid.ca/2021/05/05/update-second-quarter-2021/>

Mike reported that Al Kohut, PEng., Principal and Senior Hydrogeologist, Hy-Geo Consulting was asked to examine the site conditions and to review the well record information for Well 19 that was drilled by Red Williams Well Drilling Ltd in September 2020. A draft report had been received requiring one small change. Once the final report has been received, final source approval will be requested from Vancouver Island Health Authority (VIHA). The process typically takes about 3 weeks, so it is hoped that Well 19 can be brought on-stream by the end of May 2021. Preliminary indications are that the well is producing at a rate of 10 gallons per minute

2. Mariners Dip Leak:

Mike explained that the area trustees and staff refer to as the “Mariners Dip” is located between Callaghan Crescent and Quadrant Road, where a secondary road dips slightly away from Mariners Way to service about 6 properties.

The primary issue with this ongoing leak was that the original blueprints or plans cannot be found. A Capital Cost initiative, “2021 Corporation Stop Project”, was approved to fund the search for, and mapping of, corporation stops.

This particular search was extremely stressful and time-consuming. The information/map at hand was incorrect and didn’t properly record the location of the corporation stops and where the water supply pipes were actually underneath Mariners Way. Three buried corporation stops were finally found. It was established that the leak was in the third corporation stop identified; this had been sleeved in a secondary pipe which had been crushed over time and the weight of traffic over the area. The leak was actually running into a fissure in the rock which is why there was no evidence of the leak above ground.

Fixing the leak under Mariners Way was not an option because of cost. Highways would require the road to be re-surfaced and historically the cost to do so can be in the region of \$4-6,000. Ian Cocker and Phil Donnelly devised an excellent and cost-efficient solution.

Western Utilities Locating Services from Victoria were contracted to use their ground-penetrating radar to locate additional corporation stops, etc., with incredibly accurate results.

3. Water Conservation & Metering Committee Report:

Al Maxwell, chair of the committee was delayed in attending the meeting. Mike Sywulych reported on his behalf:

The Metering Committee was re-established after the 2020 AGM, and it was agreed to change the name into the Water Conservation & Metering Committee in April 2021 to better reflect the terms of reference of the committee.

Connie Layzell recently became a new member with specific interest in developing a more robust water conservation strategy and approach for VPID. Connie & Al are in the process of resurrecting the Information Kiosk at Village Bay Park (on Dalton Drive, opposite Merryman Drive) for use by VPID to provide useful information and/or resources; this reflects the VPID 3-Year Plan, which can be reviewed here: <https://vpid.ca/?s=3-year+plan>

A graph created by Philippe and Mike Jones depicting water storage levels for the past 3 years and when water was trucked in was shown.

Additionally, the full report of the Metering Committee to the board can be viewed here: <https://vpid.ca/2021/03/14/metering-committee-report/>

4. Stage 2 Water Restrictions:

Mike reported that recent travel restrictions had made it challenging for non-permanent homeowners to get to Mayne Island to check on their properties after the winter storms, etc. This had raised the question of the date the Stage 2 restrictions should be applied. Mike asked for feedback from participants, summarized as follows:

- Be flexible, provide timely information;
- Issue of risk management, i.e., risk that consumption could increase dramatically in May-June;
- Well 19 may be helpful?
- Consideration of a flexible “shoulder” season that could be storage/weather dependent?
- Need for rainwater storage tanks so homeowners can use their stored water for maintenance purposes; how does VPID convey this important initiative?

VPID Water Restrictions can be viewed here: <https://vpid.ca/restrictions/>

Mike clarified the next steps in the subject of Water Meters, namely:

- The referendum question whether or not property owners support metering will be raised at the next AGM;
- Bear in mind that implementing meters is an expensive undertaking and would require that VPID borrow money to proceed;
- Approval to borrow money can only be undertaken at an AGM or at a Special General Meeting (SGM) and this would have to be an in-person meeting.
- The 2022 AGM will be to gauge the amount of support to continue the idea of metering all properties and it is NOT to approve the borrowing of money to install metering.
- The committee have looked at a variety of meters, to ascertain price as well as reliability and efficiency;
- It was noted that VPID installed 10 meters at various locations as part of a research program a number of years ago, and that the results show a wide range of consumption even when there is commonality in the properties, such as size of dwelling, numbers of residents, etc.
- How do VPID incentivize homeowners to install low-flush toilets, low-flow shower heads, etc.?

In Closing:

Mike Sywulich thanked everyone for attending.

The Landowner Forum ended at 11:40 AM