

Agenda

Salt Spring Island Fire Protection District

Board of Trustees Special Meeting

Meeting will be held as follows:

Date: April 14, 2025

Time: Following the Annual General Meeting

Place: Ganges Fire Hall Training Room

105 Lower Ganges Road, Salt Spring Island and Electronic Meeting (Microsoft Teams)

1. CALL TO ORDER

We would like to begin this meeting by humbly acknowledging that we live and work in the unceded territories of the Coast Salish Peoples. This meeting is an official forum for the Salt Spring Island Fire Protection District Board to conduct its business. This is a place of employment and our staff have the right to a safe and respectful workplace.

2. APPROVAL OF AGENDA

3. ELECTION OF CHAIR

4. DELEGATION

4.1 Mark Boysen, North Salt Spring Waterworks District Re: Loan Referendum for Maxwell Lake Water Treatment Plant

5. OLD BUSINESS

6. NEW BUSINESS

7. IN CAMERA MEETING

7.1 Motion to Close the Meeting

The Board of Trustees close this meeting to the public subject to Community Charter Section 90 (1) (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; and that staff be invited to remain.

7.2 Motion to Re-open the Meeting

The Board of Trustees re-open this meeting to a public session.

7.3 Arise and Report

8. NEXT MEETING

The next regular meeting is scheduled on April 28, 2025 at 7:00 p.m. at the Ganges Fire Hall training room.

9. ADJOURNMENT

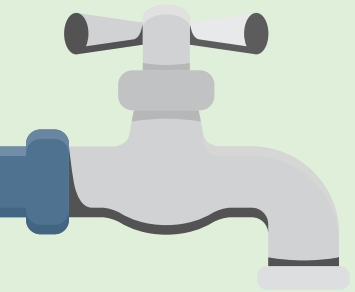


**NORTH
SALT SPRING
WATERWORKS
DISTRICT**

Maxwell Lake New Water Treatment Plant

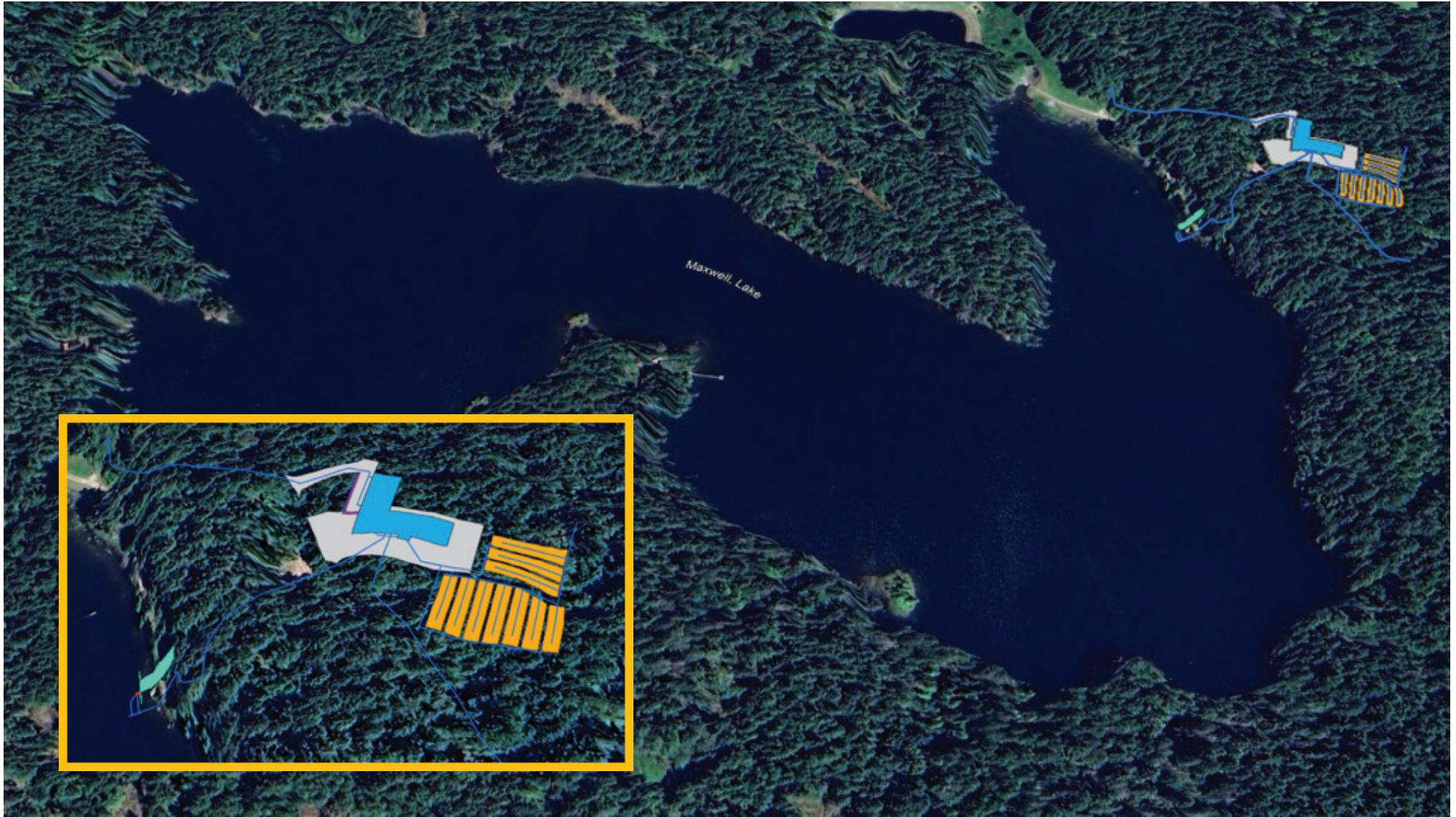
Public Engagement

Open House – Feb 11th and March 13th

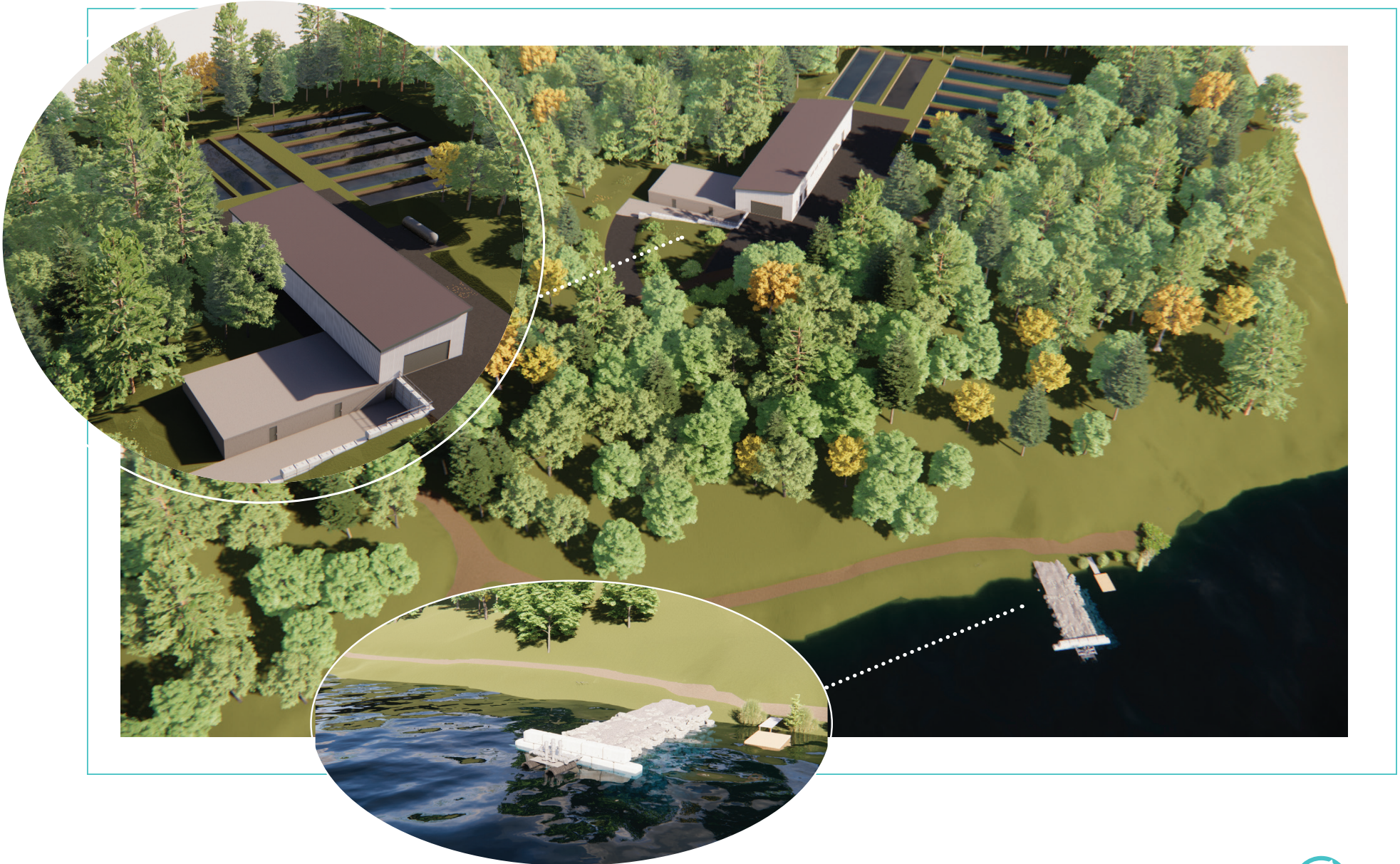


Please provide your feedback by March 20th
projects@nsswaterworks.ca

Maxwell Lake WTP — Google Earth



Maxwell Lake WTP Renderings



Maxwell Lake WTP Project Objectives

Improve water quality:

Island Health Directive

Meet 4-3-2-1 Surface Water Objective

Upgrade from Chlorination

DAF, Filtration and Two-Stage Disinfection

Allow flexibility for future supply reliability

Minimize power consumption

Minimize waste disposal costs

May 8th



Ratepayer referendum vote to confirm loan authorization for \$11.7M to fund the new Water Treatment Plant (WTP).

NSSWD Building Resiliency Strategy

A series of system improvement projects, scheduled for completion by 2027, has potential benefits for improved supply across the whole system.

For 75 years, North Salt Spring Waterworks has been the primary steward of our most precious resource on Salt Spring Island — water.

Raising Weir at St. Mary Lake

Joining of Systems at Crofton Transfer Station

Maxwell WTP Construction Utilizing Rippon Creek Diversion

Today, we're building a more resilient system to ensure a sustainable water supply for Salt Spring Island's future.

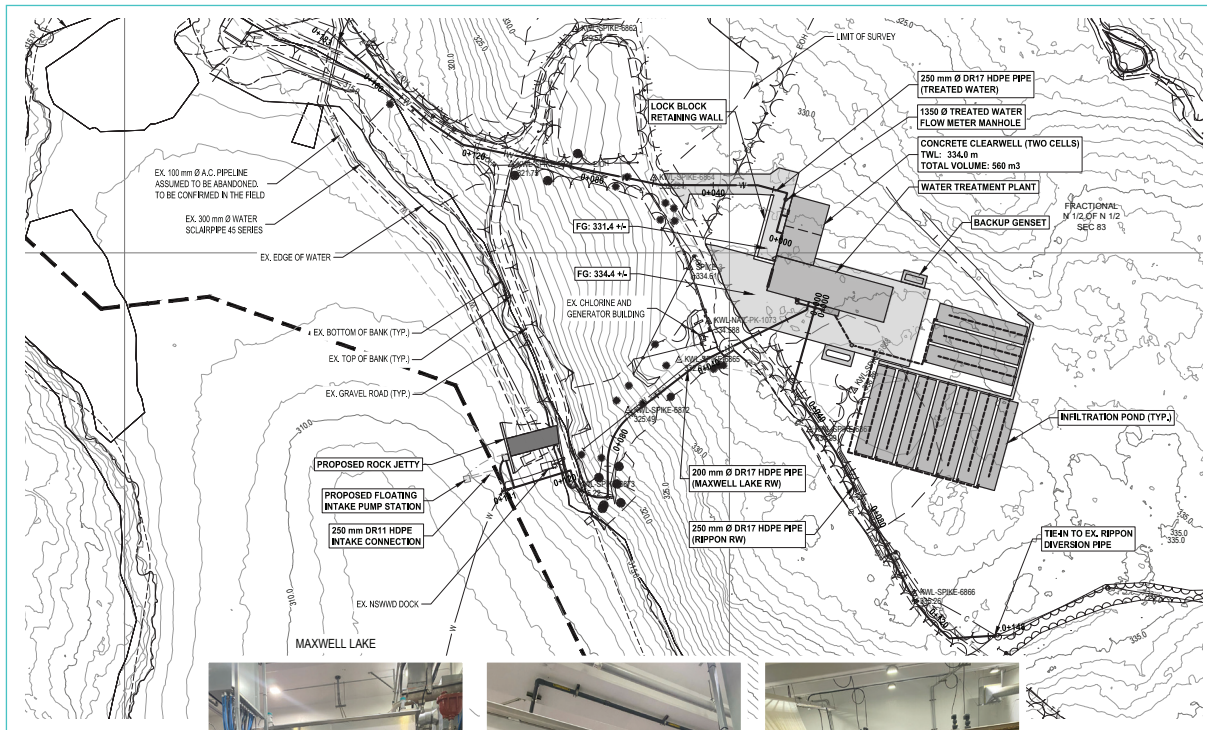
Easing of the water moratorium on the Maxwell Lake side of the system.

Raising the weir on St. Mary Lake to improve supply resiliency and sustain flows to Duck Creek.

Constructing a new water treatment plant on Maxwell Lake to improve water quality and supply.

Connecting the two systems to enhance flexibility and reliability.

New DAF Water Treatment Plant at Maxwell Lake



Details:

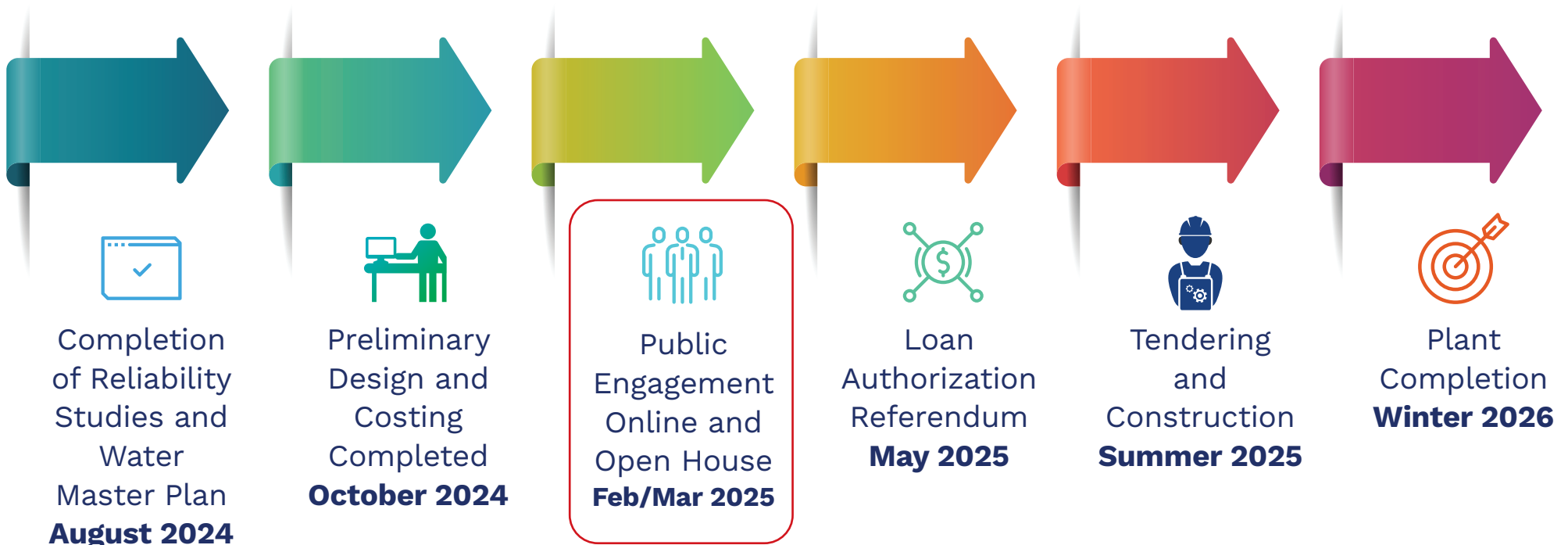
Specifically mandated by Island Health, Dissolved Air Flotation (DAF) technology has a proven history of effectively treating surface water sources.

Plant cost preliminary estimate is \$12.7M plus contingency costs and an \$11.7M loan authorization is required from ratepayers.

Plant flow variability added: production capacity increased from 26L/s to 46L/s and allows for lowest flow of 2.5L/s.

Infiltration ponds provide significant reduction in waste, transportation, and disposal costs.

Maxwell Lake WTP Project Timeline



September 2024 **Updated Schedule**

Phase	Task Name	2024			2025				2026			
		Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
A	Preliminary Design											
B	Detail Design											
C	Tendering & Construction											
D	Permits											
E	Archaeology											
F	Legal Survey				OPEN HOUSE DATES FEB 11 th + MAR 13 th , 2025							
G	Public Engagement											
H	Referendum	AGM MAY 8 th , 2025										

Maxwell Lake Water Treatment Plant Project Timeline

LEGEND



Revised schedule based on change in scope

Revised unconfirmed schedule
(dependent on site findings/communication with others)

Provincial & Federal Permitting

Island Health

Archeological permit application moving forward

Water Sustainability Act

- Rippon seasonal supply - water license amendment
- Rock jetty – potential change approval

Land Act

- Potential Crown land tenure application for rock jetty

Liaise with Island Health, Fisheries and Oceans Canada, MOE and CRD

- DFO request for review
- Submit application with Preliminary Design
- Authorization under Fisheries Act, may or may not be required



Ministry of Forests,
Lands & Natural
Resource Operations

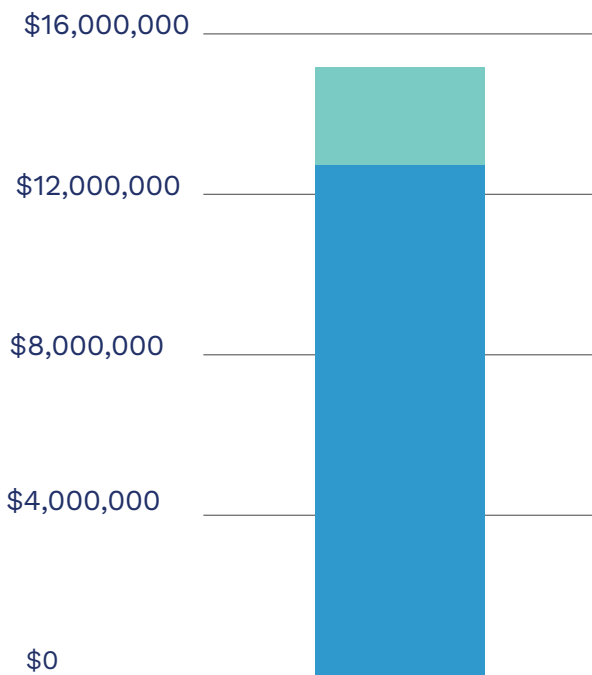


Fisheries and Oceans
Canada

Pêches et Océans
Canada

Maxwell Lake WTP Funding Strategy

Estimated Costs



1. Current Funding Plan

Loan Authorization	\$11,700,000
Existing CEC Reserve	\$900,000
CECs (2025-2026)	\$2,000,000
Total Cost	\$14,600,000

2. Funding Plan with Grant

Loan Authorization	\$5,700,000
CHIF Grant	\$6,000,000
Existing CEC Reserve	\$900,000
CEC Revenue (2025/26)	\$2,000,000
Total Cost	\$14,600,000

Loan Payment Plan

1. Annual Loan Payment (20 yr)	\$888,000
Approved \$400 Surcharge (starting 2026)	\$845,600
2. Loan Payment with Grant (20 yr)	\$414,500
Approved \$300 Surcharge (starting 2025)	\$634,200

Staff propose that surplus funds in Option 2 (\$220,000/yr) are allocated to asset management and a 0% tax increase in 2026.

Funding Solutions Explained

2. Funding Plan with Grant	
Loan Authorization	\$5,700,000
CHIF Grant	\$6,000,000
Existing CEC Reserve	\$900,000
CEC Revenue (2025/26)	\$2,000,000
Total Cost	\$14,600,000

20-year loan from a financial institution, currently \$11.7M that could be reduced with CHIF Grant.

Unique grant opportunity from Federal Government to support housing infrastructure has been applied for.

Existing CEC reserve funds will be used to reduce loan amount.

The partial lift of the moratorium on the Maxwell Lake system will produce funds from Capital Expenditure Charges for new connections.

Other NSSWD Conservation Initiatives

Joining the Maxwell and St. Mary Systems in 2026

Grant Funding through CHIF

Water Conservation Demand Strategy

Development in Spring 2025

Raising St. Mary Lake Weir by 2027

\$10M in Provincial Funding

WaterSavers Rainwater Catchment Program

\$40,000 in rebates

CARL Watershed Project

\$250,000 over 5 years



NORTH SALT SPRING WATERWORKS DISTRICT WATER SAVERS REBATE PROGRAM

2024-2025

Up to \$750 for Non-Potable Rainwater Harvesting
For Salt Spring Island North Salt Spring Waterworks District Ratepayers

Transition Salt Spring

CLIMATE ACTION COACH

75th ANNIVERSARY NORTH SALT SPRING WATERWORKS DISTRICT

FUNDING PROVIDED BY:

Referendum Voting Approval Process

May 8th, 2025

→ Referendum (Ascent Voting)

- Administered as an election process
- Will be held at the same time as trustee elections
 - Majority rules (50%+1)
- Same public notice requirements as election

→ Mail-In Voting

March 24th to May 6th

→ In-Person Voting at AGM

May 8th from 2pm-6pm

