



Sewer Treatment Property Purchase Referendum Questions from the Skidegate Landing Neighbourhood Meeting

Held November 4, 2017

On November 4, 2017, a number of Skidegate Landing Neighbours met with Mayor Martin to discuss the Sewer Treatment Property Purchase Referendum. The following is a list of questions and answers, some of which were asked and answered at the meeting, and some of which were provided to the Village for response.

The goal of the Village's public outreach for the Sewer Treatment Property Purchase Referendum is to have a high voter turnout where residents will make an informed decision based on accurate, unbiased information.

Q1 *The 2010 feasibility study looked at 5 options for treatment and recommended option was to pump 11 km to SBC's facility. Why not connect with Skidegate system?*

- A. The 2010 feasibility study did not make a recommendation on a preferred option. The study recommended that the Village should select a favoured treatment and disposal option and noted that the Skidegate Landing East site, followed by the Central Area are favoured when considering the Sewer Treatment Plant (STP) siting criteria. The connection with the Skidegate system was the most expensive option and QC would need to pay to replace all of the lines through Skidegate as they don't have the extra capacity to add on our flow. Upgrades to the STP and outlet would also be needed.

From Saturday November 4, 2017 Skidegate Landing Neighbourhood Meeting Minutes:

Mayor Martin stated there was a meeting with Skidegate Band Council (SBC) and VQC Mayor and Council where it was found there was concern regarding digging up Skidegate – an ancient Village site with high archaeological value. He further stated that all of Skidegate up to Tommy Green's house would need to be dug up.

Missy McDonald who was present today as a community member living in QC did state that she was at that meeting Mayor Martin spoke of as an SBC Councillor and that she got something different out of the meeting Mayor Martin mentions. She said SBC staff dig up Skidegate to maintain their sewer and water systems all the time and it is not an issue. She stated the meeting outcome seemed to be that VQC did not have any funds to contribute to the hook up and that SBC cannot use their funds off of reserve.

ADDITIONAL INFORMATION: On November 29, 2010, The Haida Gwaii Observer reported that on November 4, 2010, SBC and VQC Council met and that they are to meet quarterly from now on. At the November 15, 2010 QC Council Meeting, the Observer reported Mayor Kulesha stated "Queen Charlotte is also interested in partnering with Skidegate to process the village's sewage, as it is under pressure from the federal government to end discharges into Skidegate Inlet, while Skidegate has extra capacity in its sewage plant."

Q2 *As of September 11, 2017, the prime interest rate is 3.25%. When you state "Each new long term loan (25 or 30 years) is locked in for a 10 year term with the current interest rates"...does current mean present day or current at 10 years from now, then 20 years from now? Also, please present costing out of what savings would be on loan once holdback at actuarial rate plus interest is returned.*

- A. The interest rate will be set at the time of borrowing. That will be after the referendum is approved, if it is. The Municipal Finance Authority (MFA) sets their own long term interest rates. As shown in the information from the MFA web site (below) the MFA recommended calculation for interest costs for a 30 year loan is to use an "indicative" interest rate for planning.

This is a projected average interest rate taking into consideration the beginning 10 year interest rate and an estimated increase/decrease for the year 11 – 15 and for future 5 year term changes in interest.

From the Municipal Finance Authority Web Page:

Principal repayments will occur annually, commencing one year after funds are received. Associated with each principal payment is an “actuarial adjustment” which is a ‘non-cash reduction’ of your loan balance. Actuarials* are the expected earning that the MFA anticipates it will realize on each principal repayment. The outstanding loan obligation to the MFA at any point in time is the “Gross Loan request” less the sum of the “Accumulated principal payments & Actuarial adjustments” to date – or in other words, the reducing balance on the amortization schedule at the most current date. The amount of the “actuarial” savings for the 30 year term for \$625,000 was estimated at \$230,888.89 effectively reducing the total Interest amount of \$656,250 to a net of \$425,361. We will have updated draft projections when and if the Long Term Loan is established.

Q3 Why is a population projection of 3,000 being chosen? Our current population is approximately 852 according to Stats Canada.

- A. For most municipal infrastructure you need to plan for growth to ensure that you aren’t faced with costly upgrades in the future. This population projection was based off of recommendations from the engineers as per the 2013 study that proposed connecting to the Skidegate STP. The 2010 study recommended a projected population growth to between 1,250 and 2,000 by the year 2033. The actual design population will be determined prior to completing the design of the plant if the referendum is approved.

From Saturday November 4, 2017 Skidegate Landing Neighbourhood Meeting Minutes:

Mayor Martin responded that an STP for 3,000 people is a standard small community STP size.

Q4 Why are you paying \$625K for the property when the asking price of 4603 Martynuik Road property for at least a year before September, 2017 was \$525K and as low as \$370K for 4 months this year (May – Aug – believed to be under potential subdivision)? As of September, 2017, the property has gone up to \$680K yet its assessed value as of July, 2016 is \$417,000 - \$184,000 for the land and \$233,000 for the buildings.

- A. The property was previously listed between \$525,000 and \$585,000 for the full 78 acres. When it was listed at the lower price the property owner was working on having 2.4 acres subdivided off the 78 acres and selling just that portion, although this was not approved and had not gone through the full process when it was listed. We are not sure about the reference to \$680,000. The assessed value is provided by BC Assessment and is used for taxation purposes. The retail or market value of a property is assessed by looking at the sale prices of similar properties, condition of any improvements, and a variety of other factors. There is often a discrepancy between assessed value and appraised value from a real estate perspective. Over the past year, a number of properties have sold for higher than assessed value which did influence the property appraisal:

Property	BC Assessment Value	Declared Value (sale)
218 Bay Street	\$242,000	\$410,000
501 2 nd Avenue	\$151,600	\$255,000
1021 2 nd Avenue	\$185,700	\$250,000
3506 Oceanview Drive	\$81,400	\$200,111
3401 Oceanview Drive	\$111,000	\$150,000
401 2 nd Avenue	\$156,900	\$200,000
3417 Oceanview Drive	\$157,600	\$170,000
314 2 nd Avenue	\$125,800	\$150,000
3415 3 rd Avenue (bare land)	\$75,300	\$95,000
215 2 nd Avenue (bare land)	\$65,000	\$85,000

Q5 Why does the FAQ document state the prices of the land in question is \$625,000 but in the June 5, 2017 In Camera Report to Council, the cost of the property is listed as \$600,000? Why the \$25,000 increase?

- A. As stated in the staff report, the property was being assessed but we assumed that it would likely be priced between \$550,000 and \$600,000 as that was the best information we had available at that time given how it had been priced in the past. We had not yet commenced negotiations and the property owner had not decided on a price. Once the property was assessed the property owner set the value at \$650,000 and we negotiated the agreed price of \$625,000.

From Saturday November 4, 2017 Skidegate Landing Neighbourhood Meeting Minutes:

After an agreement is reached by a municipality to purchase property, **the meeting notes from negotiations become public.** The above questions relate to the negotiations regarding the property purchase. There is to be no future compensation paid to Sheila Karrow after the purchase price of \$625,000 is paid for the property as per Mayor Martin.

NOTE: The statement highlighted above is incorrect. Discussions regarding land purchases are considered confidential under the Community Charter Section 90 (1)(e) Land. When appropriate, Council can choose to release their In Camera resolutions to the public, but there is nothing that requires them to do so due to the confidential nature of the negotiations.

Q6 Why does the FAQ document not include – in simple and direct terms - the cost of borrowing from the June 5, 2017 In Camera Report to Council which is listed as \$450,000 in interest on top of the initial property price of \$600,000 (\$25,000 less than what the current price is)?

- A. In the FAQs we tried to cover off a number of questions that might be asked and are open to adding additional questions, understanding that there was also information available in the other documents we were posting on the website.

The cost of borrowing \$625,000 at 3.5% interest through the MFA over 30 years would be approximately \$656,250 in interest with total payments (principal and interest) of approximately \$35,012.04 annually. No down payment is required. The “actuarial” savings are estimated at \$230,888.89 effectively reducing the total Interest amount of \$656,250 to a net of \$425,361. We will have updated draft projections when and if the Long Term Loan is established.

Q7 For the fourth question down on page 3, please present exactly how much money will be paid each year to service the loan, how much will go to principal and interest, how much money is anticipated to be made each year from the sale of STP adjacent properties, and how much money is anticipated to be made from the actuarial investment each year, to be returned at the end of the loan. Please also divide this by households.

- A. For the purpose of the property purchase loan of \$625,000 amortized over 30 years, the annual debt servicing costs are anticipated to be \$35,012.04 at an interest rate of 3.5%. This will be offset as properties sell and we use the interest earned to reduce the debt servicing further. The goal is to accumulate funds through these property sales to substantively pay down the principal at the 11 year rate reset date.

The exact amount to be paid each year to service the loan will not be known until the loan is obtained as interest rates change quarterly as seen in the information from the MFA web site (below). In the estimate for \$625,000 over 30 years at the recommended “indicative” interest rate for planning the annual costs were estimated to be:

Estimated Annual Costs for \$625,000 30 Year Loan:

Estimated Annual Principal Payment	\$13,137.04
Estimated Annual Interest Payment	\$21,875.00
Estimated Total Annual Principal and Interest	\$35,012.04

There is no projection for the amount of money that might be realized from sale of properties as market appraisals cannot be completed until after surveying and engineering studies are completed.

The actuarial accrued goes to reduce the amount to be paid back on the loan and no funds will be returned at the end of the loan.

The costs of loan repayment will be included in the annual budget if the borrowing is approved. The amount paid by each household will depend on the value and class of each property and other factors. If the loan is approved first by referendum, then by the Province through the Regional District, and then with the timing in borrowing and the active interest rates at that time, it will be possible to try and break down the cost by property per \$100,000 of value. Right now, the anticipated cost per household based on our current information is \$29.74 per annum based on a Class 1 Residential Property with a value of \$100,000.

This information is from the Municipal Finance Authority of BC Web Site:

Long-Term Lending Rates

LENDING RATES:	ACTUAL 2017 FALL ISSUE Borrowing Terms
5 Years	2.80%
10 Years **	3.15%

** Loan requests with terms greater than 10 years will receive this lending rate for the first 10 years of their loan. At the end of 10 years, the relending rate will be reset at the current MFA market rate for a period to be determined at that point (likely 5 years). At this rate reset date borrowers with terms exceeding 10 years will have the option to repay all or a portion of their loan balance. Borrowers electing to exercise this early loan repayment option must notify the MFA prior to the rate reset date.

Q8 *The July 17, 2017 In Camera Report to Council identifies that Sheila Karrow’s asking price is \$700,000 but will settle for \$650,000 plus future compensation. Why has the price gone from \$600,000 (June 5) to \$650,000 – with future compensation (July 17) to \$625,000 (September 11)? Is there future compensation still to be paid to Sheila Karrow with the current asking price?*

- A. This was a negotiation process between the Village and the property owner. The June 5 price was an estimate, and the July 17 price was based on a current property assessment and timber cruise. The \$650,000 price was negotiated to \$625,000 and the property owner will be keeping one of the houses and the studio and removing them from the property should the referendum be approved. There is no other compensation that will be paid to the property owner and we have a signed purchase and sale agreement that is subject to the result of the referendum.

From Saturday November 4, 2017 Skidegate Landing Neighbourhood Meeting Minutes:

After an agreement is reached by a municipality to purchase property, **the meeting notes from negotiations become public.** The above questions relate to the negotiations regarding the property purchase. There is to be no future compensation paid to Sheila Karrow after the purchase price of \$625,000 is paid for the property as per Mayor Martin.

NOTE: The statement highlighted above is incorrect. Discussions regarding land purchases are considered confidential under the Community Charter Section 90 (1)(e) Land. When appropriate, Council can choose to release their In Camera resolutions to the public, but there is nothing that requires them to do so due to the confidential nature of the discussions.

Q9 Will all of QC including Skidegate Landing, and BC Ferries, and buildings adjacent to Kendall's pit now have sewer service?

- A. Yes. Under our current Sewer Bylaw, all properties that can hook up to sewer would be required to do so within 6 months. There would still be properties on the west end of the municipality, and some in the Village proper that would not be able to connect.

From Saturday November 4, 2017 Skidegate Landing Neighbourhood Meeting Minutes:

The repeated answer received from Mayor Martin was: "That is the plan". No firm yes or no was given.

Q10 What pumps exist that will pump the sewer the elevation and distance you propose and what are the pumps' cost and life span?

- A. A 10hp-15hp pump would be sufficient to pump that distance and height. An Engineer would determine the exact size of pump required. For example we use a 7.5hp pump to pump treated water from the WTP to Reservoirs located at the top of Alder Street. As sewer is harder to pump than water a 10hp-15hp sewer grinder pump would do the job. Different components of sewer pump stations have different life spans. Pumps usually have a 25 year life span, though a good maintenance program increases that. We currently have sewer pumps that are coming up to 30 years old and still in good shape as we have had a good annual maintenance program to service the pumps. A dual pump lift station with a back-up generator would cost around \$350,000-\$400,000. The most recent pump station we installed, the Honna River intake pump, cost us \$250,000 with no Back-up Generator.

Q11 Do you have examples of similar STP's at similar elevations for similar sized communities?

- A. No.

Q12 Why are you doing the road building cost survey after buying the property?

- A. As part of our 2016 Road Asset Management project, we had the engineers look at the cost of upgrading Eagle Hill Road as it would be the main access to the Karrow property. To bring Eagle Hill Road to a proper two lane paved standard would cost an estimated \$787,552.84. There were previous forest service roads on the property when it was logged and we are currently working on developing a rough cost estimate for road building based on LiDAR data.

From Saturday November 4, 2017 Skidegate Landing Neighbourhood Meeting Minutes:

Funding for surveys cannot be accessed from government until AFTER the purchase of the property according to Mayor Martin. This includes but is not limited to a feasibility study for the STP, geotechnical study, road stability study, subdivision development feasibility, etc.

Q13 *Has a geotechnical survey been completed and if not, will it be done before the referendum and at what cost?*

- A. No, a geotechnical survey has not been conducted and will not be before the referendum.

From Saturday November 4, 2017 Skidegate Landing Neighbourhood Meeting Minutes:

Funding for surveys cannot be accessed from government until AFTER the purchase of the property according to Mayor Martin. This includes but is not limited to a feasibility study for the STP, geotechnical study, road stability study, subdivision development feasibility, etc.

Q14 *The FAQ document, page 9 includes a conceptual design of how the property will be laid out. Can you please confirm all proposed “lots” are actually developable and are on stable ground?*

- A. The conceptual design is just that, conceptual. It has been laid out with 2.4 acre lots as per our current zoning. The intention was to give an idea of the size of the property. A determination of developable lots and ground stability would be conducted by an engineer if the referendum is approved. Subdivision development costs would be borne by the developer/property purchaser. The Village would be looking to subdivide bare land for sale. The cost for the Village to subdivide the lots is much lower than it would be for a private citizen.

From Saturday November 4, 2017 Skidegate Landing Neighbourhood Meeting Minutes:

Funding for surveys cannot be accessed from government until AFTER the purchase of the property according to Mayor Martin. This includes but is not limited to a feasibility study for the STP, geotechnical study, road stability study, subdivision development feasibility, etc.

It was noted that to develop a subdivision, there must be hooking up of hydro, water, and perc tests much be completed on each lot to be developed. It was identified the costs associated with subdivision development is very high and would most likely not be recovered from reasonable sale prices.

Q15 *What is the size of the lots being proposed for development on the property?*

- A. Under our current zoning the smallest lot size would be 2.4 acres. If the referendum is approved by the electorate Council will have the opportunity to review engineering recommendations and consider the possibility of creating specific zoning for conservation style subdivisions, cooperative housing, etc. which could result in smaller lot sizes if that is appropriate for the geography of the property.

From Saturday November 4, 2017 Skidegate Landing Neighbourhood Meeting Minutes:

This was not directly asked but it was noted by a number of those present at the meeting that sewage treatment needs to be kept separate to residential housing. It was also noted that the image of the property with the STP and future subdivision was simply a drawing overlaid onto the property without consideration for contours and grade. Greg Wiggins walked the property November 3 and then worked with Jen Bulbrook and MoFLNRO [thank you Jen and MoFLNRO!] to have a contour map of the area in question brought to the meeting. This map clearly depicted the steepness of sections of the property and development of this lot was described at one point as “building on tiered rice paddy terraces”.

Q17 *How many requests for lots to develop does the Village receive each year?*

- A. We don't receive any requests for lots to develop as we are not a land owner and do not have bare development lots for sale. We do hear anecdotally and through other agencies such as the CCRR that there are many individuals who would like to purchase property in QC but are unable to due to the quality or quantity of what is available. The Heritage Housing Society is currently working on a Housing Needs Assessment.

Q18 Why does the Village need to buy property with improvements (2 houses and a studio) when there is property that has actually been looked at in a STP feasibility study on the east end of town that has no improvements?

- A. The property on the East end of town that was considered in the feasibility study is not for sale and the current property owner has indicated that they are not willing to sell. In the agreement for the property purchase one of the houses and the studio were not included in the sale and will be removed by the current property owner should the referendum pass.

Q19 If the current and previous owner of 4603 Martynuik Road as well as current owner of the lot immediately to the East of District Lot 18 were and have been unable to obtain access and subdivide their properties, why should every taxpayer in Queen Charlotte take on this project?

- A. The Village would be putting in a road to the STP and charging late comer fees to any new developers. The Village would be surveying and subdividing the lots, but would not be developing them. They would be sold as bare land. The main costs would be for surveying and could be part of a grant application as there is federal money available for STPs. The cost for the Village to subdivide the property into lots is much lower than it would be for a private citizen.

From Saturday November 4, 2017 Skidegate Landing Neighbourhood Meeting Minutes:
Mayor Martin said this point is noted.

Q20 Has there been a feasibility study of the 4603 Martynuik Road property for an STP and if not, will there be one before the referendum on the property purchase?

- A. The 2010 Study indicated this area as one where a Sewer Treatment Plant could be established. No further study beyond that has been completed and one won't be done until after the referendum, however we have initiated discussions with Opus Dayton and Knight regarding this location.

From Saturday November 4, 2017 Skidegate Landing Neighbourhood Meeting Minutes:

Funding for surveys cannot be accessed from government until AFTER the purchase of the property according to Mayor Martin. This includes but is not limited to a feasibility study for the STP, geotechnical study, road stability study, subdivision development feasibility, etc.

Q21 The proposed outfall area is rich and vibrant where people harvest k'aaw and sea lions winter. Has an environmental assessment been completed?

- A. No study has been done. The new proposed outfall would be discharging a treated effluent that would meet the guidelines for discharging into the environment compared to our existing outfall which dumps raw sewerage into the ocean and does not meet the guidelines for discharging into the environment.

From Saturday November 4, 2017 Skidegate Landing Neighbourhood Meeting Minutes:

The discharge from the STP will have received secondary treatment and will not be a danger to the environment. A survey of the viability of the outfall locations has been completed by engineers and the locations are deemed viable. Permits have not been applied for nor subsequently approved. Discussion around jurisdiction ensued, noting how the province has jurisdiction on foreshore and federal gov't has jurisdiction in the oceans.

Q22 Who did the timber cruise of the property?

- A. Hyland Fraser.

From Saturday November 4, 2017 Skidegate Landing Neighbourhood Meeting Minutes:

The current owner paid Hyland Fraser to do it. Although the report was brought to the meeting, it was not distributed. It was noted the accessible timber is low value second growth and that the more valuable timber is in steep, inaccessible areas.

Q23 *How much property is needed for an STP?*

- A. According to the 2010 Study, a “small footprint” type of treatment plant requires about 0.11 hectare (.27 acres), however if a 30 m buffer area is added, the requirement increases to 0.86 hectares (2.13 acres). Long detention treatment such as aerated lagoons require considerably more area – a minimum of 6.0 hectares (14.8 acres) including a 30 meter buffer zone.

From Saturday November 4, 2017 Skidegate Landing Neighbourhood Meeting DRAFT Minutes:

Somewhere between 3 – 5 acres is required. NOTE that the 4603 Martynuik Road property is approximately 78 acres. It was mentioned this is excessive.

Q24 *Confirmation of whether Kagan Bay log sort will be sold to pay for the STP site purchase and/or development needs to be obtained.*

- A. Council is considering this as an option to help offset the costs of the property purchase. A decision on this will not be made until after the referendum.

Q25 *The advert in the November, 2017 Haida Gwaii Trader for the upcoming meetings states the purchase of the proposed property “would allow a new sewer treatment plan to cover the majority of the municipality” yet at the Nov. 4 discussion with Greg Martin, we were told the plan is for all of QC to be connected to the STP. Please clarify.*

- A. Under our current Sewer Bylaw, all properties that can hook up to sewer would be required to do so within 6 months. There would still be properties on the west end of the municipality and in the Village proper that would not be able to connect.

From Saturday November 4, 2017 Skidegate Landing Neighbourhood Meeting Minutes:

The repeated answer received from Mayor Martin was: “That is the plan”. No firm yes or no was given.

Q26 *It was noted by some residents that the STP above their properties could impact their existing wells through leaching depending on the type of STP developed. This was not discussed further but is a point to be addressed in future discussions.*

- A. This concern is noted and would be addressed in the planning of the STP.

Q27 *The vendor of 4603 Martynuik Road is not interested in subdividing and selling the VQC a section of property but the owner of the other property of question – Rick McDonald – is.*

- A. The proposal of subdividing 4603 Martynuik Road was not raised at the time of the property negotiations, although it was raised later (after the property negotiations were complete) in conversation – but never provided to the Village in writing. At the time of the negotiations the two properties had similar price points and DL 18 provided more land for the purchase price. We are now committed to the referendum process and that will need to be completed before any other options can be looked at.

Q28 *It was stated that the VQC owned property next to the helipad was purchased for an STP THIS NEEDS TO BE LOOKED INTO AND CONFIRMED but it has been stated is now too small.*

- A. The property next to the helipad was purchased in 2011 in order to secure the Boat Launch/Helipad facility from the Ministry of Transportation and Infrastructure. At the time, Council had also recently conducted the 2010 Sewer Treatment Study and this was one of the locations considered in that report as an option.

Our sewer system processes approximately 350,000 litres of fluid per day (on an average day). Rain events would cause this to climb much higher. To give an idea of the amount that is produced in 1 day, our 2 water reservoirs hold about 454,000 litres each.

Earlier in 2017, the Village also looked at the type of sewer treatment that is done in Fort McMurray where they use self-contained shipping containers. It was determined that eight 40 foot shipping containers would be required for our volume of fluid and this would be too large for this property and would not allow for any buffer zone. There are also sea level rise and extreme weather concerns with having an STP located on an Oceanside property.

Q29 *It was discussed that there is possible crown land available on the west side of town that could be used for the STP but that due to the Haida Title Case, requesting “Crown Land” is not a possibility. It was mentioned Council of the Haida Nation is very interested in seeing VQC end discharging its effluent into the inlet. This could be seen as an emergency to have some “Crown Land” made available and that a conversation between VQC Council and CHN should at least occur.*

- A. Developing a STP in the West side of Queen Charlotte would require all of the sewer pipes to be dug up so that they could be gravity fed and pumped in the opposite direction. This would not allow for sewer treatment for the properties on the East end of the municipality.

Q30 *Mayor Martin mentioned there was a letter from the Federal Government to Council 2 councils ago with threat of jail time and fines identifying the need for QC to treat its sewage. NOTE: The Haida Gwaii Observer stated this letter was received and reported on near September 4, 2009. The letter (as per the Observer) states a three stage system must be put in place yet Mayor Martin mentioned at the meeting there will be secondary treatment of sewage. THIS NEEDS CONFIRMING. There was also a timeline identified in this letter which needs to be reviewed. It is believed the letter is part of one of the feasibility studies (2010 or 2013 on the VQC website).*

- A. The Inspector’s Direction was issued on August 6, 2009. A copy of the letter has been posted on the Village website at www.QueenCharlotte.ca under Current Projects – Sewer Treatment Referendum. The Inspector’s Direction required that the Village:

1. Submit a written document to Environment Canada Fisheries Act Inspector Andrew Smith on or before October 31, 2009 outlining the initial strategy for the development of the written plan noted in #3 (below), which, upon its completion and implementation will achieve compliance with this Inspector’s Direction.

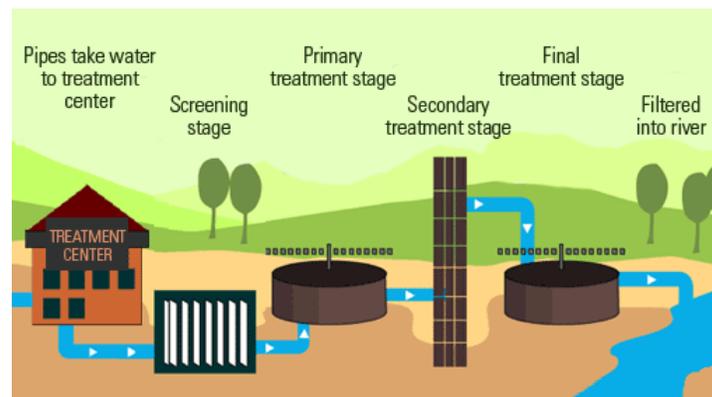
2. Beginning January 30, 2010 and quarterly thereafter on or before the 30th day of the month, submit a written interim report to Environment Canada Fisheries Inspector Andrew Smith outlining the measures that have been taken in the previous calendar months to meet the requirements of this Inspector's Direction.
3. On or before June 1, 2010 finalize and submit a comprehensive written plan which shall include the timelines for implementation and completion to Environment Canada Fisheries Inspector Andrew Smith. This plan shall specify how the Village of Queen Charlotte will treat sewage effluent such that it will be compliant with the Fisheries Act, which would include compliance with subsection 36(3) of the Fisheries Act.

It was noted in the Inspector's Direction that failure (of Council and the CAO) to take reasonable measures as required by subsection 38(5) of the Fisheries Act could result in a fine not exceeding \$200,000 and for any subsequent offence, to a fine not exceeding \$200,000 or imprisonment for a term not exceeding 6 months, or both.

The Stages of Sewer Treatment:

Sewage treatment, or domestic wastewater treatment, is the process of removing contaminants from wastewater and household sewage, both runoff (effluents) and domestic. It includes physical, chemical and biological processes to remove physical, chemical and biological contaminants. Its objective is to produce a waste stream (or treated effluent) and a solid waste or sludge suitable for discharge or reuse back into the environment. Sewage is created by residences, institutions, hospitals and commercial and industrial establishments. It can be treated close to where it is created (in septic tanks, biofilters or aerobic treatment systems), or collected and transported via a network of pipes and pump stations to a municipal treatment plant.

The sewage treatment **involves three stages**, called **primary**, **secondary**, and **tertiary treatment**. First, the solids are separated from the wastewater stream. Then, dissolved biological matter is progressively converted into a solid mass by using indigenous, water-borne micro-organisms. Finally, the biological solids are neutralized, then disposed of or re-used, and the treated water may be disinfected chemically or physically (for example by lagoons and micro-filtration). The final effluent can be discharged into a water body, or it can be used for the irrigation of a golf course, green way or park. If it is sufficiently clean, it can also be used for groundwater recharge or agricultural purposes.



It was stated that the route from the Coho apartments through to Skidegate has issues of rock resulting in challenges to putting in the new force main. It was clarified by the person who has dug a lot of holes in the area in question that it is not an issue, it is layered and relatively easy to dig through.

It was noted there would be lots of public consultation AFTER the referendum and property purchase approval regarding how the area should be developed.