

Northwest Nanoose Residents Association

Director's Meeting Minutes

April 24, 2025 @ 10:00 A.M.

Chairman's Call To Order: 10:08 a.m.

Roll Call For Quorum: All Directors present

Review/Approve March 27, 2025 Meeting Minutes:

Moved by Neil Watson, seconded by Gerry Theberge & unanimously approved, as circulated.

Chairman's Report:

Rudi Widdershoven reported a busy meeting schedule since 03/27/25. This calling for personal attendances will now somewhat slow with the RDN's 2025-29 Financial Plan behind us. The rising membership of the RDN Taxpayer Alliance remains a very active part of his schedule. See attachment #1.

Treasurers Report:

Bill Marsh advised: \$2053.31 chequing + \$31.53 savings + \$4,000 GIC = \$6,084.85

Included in this sum is a ledger of donations received to 03/31/25 = \$1,565.00

A brief discussion ensued regarding how to best direct these confidential donation proceeds. Currently, it was agreed these funds can assist NNRA's development of the RDN Taxpayer Alliance and any payments in this regard to be made by standard BOD resolution. Moved by Rudi Widdershoven, seconded by Gerry Theberge & unanimously approved, as presented.

Membership Report:

Gerry Theberge advised: 126 Total Members including 1 lifetime membership.

Regular Members: 91 + Associate Members: 28 + Guest Members: 7 = 126

A brief discussion ensued as to "paid up to" dates and active follow-up of expired membership occurs. Moved by Wendy Sears, seconded by Gerry Theberge and unanimously approved, as presented.

Communications Report: (Wendy Sears)- Nil Report

Priority Committee Reports- Reviewed & Discussed In Priority Order.

#1) Property Taxes: (Wayne/Rick)

RDN 2025-2029 Financial Plan marginally approved by March 31st deadline.

Attention now shifts to the 2026-2030 planning process. All directors presence requested to attend RDN Chambers on 05/13/25 as Delegation Status To Present will be made, asap. This delegation will advise how continued taxpayer oversight will occur and how we will be providing an actual "RDN Financial Planning & Performance Management" Report Card, going forward. Also, see #2 below.

#2) RDN Taxpayer Alliance: (Wayne/Gerry)

This Alliance has now grown to 9 Resident Associations and 2 Independent Members from throughout the RDN, including some from incorporated municipalities. Formal introduction of this Alliance and its members to occur at the RDN BOD Meeting scheduled for 05/13/25, see #1 above.

A request to the RDN Board will be made along the lines: "Let us help you do a better job around taxation, which will help us". Interesting times anticipated, going forward, for this fledgling Alliance.

#3) NRGH Expansion: (Rudi)

Province has now "pulled back" on some elements of this planned expansion. It is also suspected that residential property taxes may now being used to cover VIHA operating expenses, contrary to stated Provincial guidelines. More information once the Province advises "What's Next".

#4) Pools in Oceanside: (Rudi/Neil)

\$36mm Ravensong Pool Expansion is now another **failed** RDN referendum. See attachment #2

RDN now scrambling to retain \$7m federal grant and seriously considering a revised scope of possibly necessary repairs & maintenance only vs. expansion. To remain an active Priority file.

#5) Water: (Rudi/Neil)

Review & discussed recent RDN Mailout: "Groundwater Connections" a state of our aquifers. Underlying message: Groundwater aquifers are shrinking thus gradually becoming less reliable source of water. A discussion then ensued on where could a non-RDN local water expert be found to assist the taxpayer/resident's own assessment of the current situation. Wayne Moorman, retired RDN water technician and current resident of San Pareil was suggested. To be explored via the RDN Taxpayer Alliance. Secondly, what is the correlation of population growth between Parksville & Nanoose Bay in the context of the Englishman River Water Service ("ERWS") Agreement. Inquiries to Murray Walter, Manager of RDN Water Services to this end by Neil Watson will occur and feedback directed to Rick Ehlers.

#6) Beach Accesses: (Neil) No Report. Next Parks and Open Spaces Committee ("POSAC") on June 11, 2025. Report to be requested from BC Wildfire Services for their assessment & recommendations.

/.....3

#7) Sign Boards: (Neil) 6 Finished and 4 now installed. Remaining 2 require existing post stabilization and will occur in the near term. Any residual material held in reserve to partially complete, say, up to 4 additional bulletin boxes. Those will be at an increased cost however as donated materials now fully used. Cost per 4 installed & 2 pending units- \$78.08/unit x 6=\$468.48. Original budget estimate \$120/unit. Request for reimbursement of \$468.48 made by Neil Watson, seconded by Bill Marsh and unanimously approved.

Old Business: "Share the Road Signs" (Wendy Sears)

One new sign successfully sought, secured & installed on NW Bay Rd near Terrien Rd when travelling from Parksville near the new lots. Pursuit of reduced traffic speed along NW Bay Rd to 50 km/hr from Rocking Horse mail boxes westward to City of Parksville border now being considered and sought.

New Business: (Neil)

- a) Oceanside Alliance AKA Delancey Group & 1882 Kaye Rd. Discussed findings of town hall meeting held at Nanoose Place on April 15, 2025. See attachment #3.
- b) Mid Term Meeting To Be Held in June? Briefly discussed and held over till next meeting.

Next Meeting: May 29th 10:00 a.m. @ Rudi Widdershoven's place.

Motion To Adjourn: 11.57 a.m.

END

#1

Meetings+ Attended by the Chair+ March 27+ and Future Scheduled Meetings

April 1st – met with Wayne, Bard McArthur and Kevin re the Alliance

April 2nd - Wayne, Gerry & I met via Zoom with Qualicum Beach Residents Association and it went very well. Later in the day they confirmed that they have voted in favor of joining the Alliance. We will present to their membership on September 20th;

April 7th – did an interview with CBC Radio in regards to the pool referendum results;

April 8th – attended the RDN Board meeting. I had sent them an email in advance outlining missing information re the transit report for Nanaimo to Victoria connections as there was no indicated cost implications. Nothing was raised at the meeting and they were in favor of moving forward with BC Transit doing more studies. There were also 3 delegations in regards to the Delancey Street potential operation of a rehabilitation centre at 1888 Kaye Road. At this point the Agricultural Land Commission nor the RDN have received any applications;

April 10th – Alliance Zoom meeting;

April 22nd – RDN Board meeting with Wayne, Neil & Gerry to be present while the Board received the official results of the Pool Referendum and what is next. Staff will inquire as to whether they can still get the grant, or a portion, for less works to be done. Next steps to be referred to the Oceanside Service Committee;

Future Meetings Scheduled:

April 24th – Alliance strategy meeting

May 7th – Area G Community Issues meeting

May 8th – Area F Boundary Study meeting

May 8th - Alliance zoom meeting
MAY 13th - RDN TAXPAYERS ALLIANCE

June?? – Mid year update meeting to membership +

✓ September 20th – presentation to Qualicum Beach Residents Association re Alliance

RAVENSONG REFERENDUM - 60.9% "No"

Additional Information re Voter Turnout

Voting Area	Total Eligible Electors	Votes Cast	Turnout %	Mail Ballots	Total Mail Ballots	% of Total Mail	Turnout % of combined *
EA E	6238	1611	25.8	158		41.9	28.4
EA F	6956	553	7.9	35		9.3	8.5
EA G	7365	700	9.5	38		10.1	10.0
EA H	3983	329	8.3	21		5.6	8.8
Parksville	12481	1057	8.5	52		13.8	8.9
Qualicum Beach	8355	932	11.2	74		19.6	12.0
Advance		1805	24.5 of votes cast				
Mail		377	5.1 of votes cast				
Total	45,108	7364	16.3	377			

The above % do not include Advance Polls as the RDN does not have a breakdown of which Areas the votes came from

- Combined Voting Day & Mail turn out known from respective Areas, it does not include Advance Polls

#2

April 16, 2025

Re: Oceanside Alliance vs Delancey St Group/1882 Kaye Rd.
Town Hall Meeting @Nanoose Place 04/15/25

Attended the above in the Main Hall, one of the most populous meetings I've ever attended at Nanoose Place. Overflow parking occurred as far away as the Q/F parking lot!!

Well organized but very one-sided presentation as it appeared (at least) no one from the purported operator of this rehabilitation center, the Delancey Group, was in attendance.

Oceanside Alliance presented a 3 part presentation similar to that made recently to the RDN. It consisted of:

1. All their due diligence, scouring of websites/gov't records including excerpts from CRA . My takeaway: This U.S. non-profit was incorporated specifically for a facility in Vancouver and somehow ended up as a "proposal" on Vancouver Island. This incorporation and different location could be problematic. Their U.S. operations are seemingly well funded by donations. Indication has been made that at the point of an actual "upstart", \$1.0mm per annum for 3 years would be made available. The target market for the Delancey Group's processes are dealing with the "worst of the worst". This is publicly stated and is the root of concern for local residents
2. Josh was a well spoken recovered addict for nearly 30 years. A sad upbringing, 1st hand experience of extended periods of addiction and lately a counsellor for rehabilitation. He spoke that there is undoubtedly need for such facilities. He stated negative impacts on the local community can be expected if they are not properly staffed and run securely. Security of the neighborhood by local policing was considered a key success factor. My takeaway: From his personal experience as both an addict and counsellor, his review of the Delancey Group business model was woefully inadequate and he could not support such a venture in the proposed location.
3. Nigel Grey, a local resident spoke of his family's 1st hand experience of a middle of the night recent home invasion by a drug fuelled repeat criminal. He correlated this personal experience could easily be repeated by "walk-aways" from this proposed re-hab centre. It was determined that as many as 4 of 10 in "rehab" will simply walk away. It was emphasized these "walk-aways" first objective after escaping from re-hab is get some drugs, requiring money often funded by theft. He closed on his retired professional opinion as a land-use consultant: this is not a proper or intended use of ALR land and should not be approved, if ever applied for.

The meeting then shifted to Q & A. Other than fear questions and how would such fear be mediated:

- Why was there no local government in attendance?: Bob Rogers, Leanne Wallace & Sean Wood stuck up their hands. I spoke briefly with Bob, Leanne could barely look at me?
- What does local government think of this proposal?: All deferred to an application for rezoning to the ALR, as the necessary first step as the ALR is the only authority having jurisdiction over agricultural land. At that application, the RDN would be called to speak.
- OK, but what is local government's early impressions? Sean Wood (Nanaimo) took up the call and stated he would prefer such an application to the ALR be made as a result of collaborative and extensive input from local residents collected by the Delancey Group. He ended eloquently: Considering the Delancey Group would not even (visibly) attend such a town hall meeting, ".....they seem to have already shit in their own bed!!".

Summary:

This 1.5 hr meeting ended peacefully. In my opinion, this matter remains more "noise than news" until such time as the ALR has some sort of a variance application to consider and review with the RDN.

In the meantime this property, located and accessed behind the mailboxes at the back of the weigh scales on the entrance to Kaye Rd., is definitely on the radar of local residents. You should of seen the dirty looks Donna & I got from those residents at their mailboxes as we drove by coming out of the suspect property. We couldn't resist just going to have a look after the meeting. 😊

NW

neilawatsonbc@gmail.com

From: Neil Watson <neilawatsonbc@gmail.com>
Sent: Wednesday, May 14, 2025 10:14 PM
To: Wendy Sears
Cc: Rick Ehlers; Bill Marsh; Wayne Stark; Gerry Theberge; Rudi Widdershoven
Subject: Re: NNRA BOD Meeting Minutes (Draft) 04/24/25

10-4,
NW
Tofino

(250) 240-4652

On Tue, May 13, 2025, 8:40 a.m. Wendy Sears <wendysears64@gmail.com> wrote:

Sorry, can't make it due to work. Hope it goes well.

Minutes – the share the road sign is located across from Terrien Road where the 1st new lot is located – heading towards Beaver Creek. See photo attached.

Wendy

From: "neilawatsonbc@gmail.com" <neilawatsonbc@gmail.com>
Date: Tuesday, May 13, 2025 at 8:21 AM
To: 'Rick Ehlers' <rickehlers@me.com>, 'Bill Marsh' <w.a.marsh@icloud.com>, 'Wendy Sears' <wendysears64@gmail.com>, 'Wayne Stark' <wayne@pursuitinc.com>, 'Gerry Theberge' <gerry.theberge@gmail.com>, 'Rudi Widdershoven' <madronarudi@gmail.com>
Subject: NNRA BOD Meeting Minutes (Draft) 04/24/25

Why Howdy Folks.....Just Me Again!!

Attached should be self-explanatory and a familiar “drill”. So,..... any changes, additions or deletions get them back to me by May 20th. Next meeting (05/29/25) agenda will then be available shortly thereafter.

Oh, Bill is riding with me today to RDN for 1:00.....last call!!

neilawatsonbc@gmail.com

From: Rudi Widdershoven <madronarudi@gmail.com>
Sent: Tuesday, May 13, 2025 8:57 AM
To: neilawatsonbc@gmail.com
Cc: Rick Ehlers; Bill Marsh; Wendy Sears; Wayne Stark; Gerry Theberge
Subject: Re: NNRA BOD Meeting Minutes (Draft) 04/24/25

Hi Neil,

Thanks for doing this. Under the Treasurer's Report where we discussed the donations and the use of them I think we should put in the resolution, or concept thereof: that it will be used to offset costs we may have in regards to the Alliance though with the understanding that we could re earmark the money if needed for NNRA.

Rudi Widdershoven
Grateful for an Extraordinary Ordinary Life
Nanoose Bay, BC
250-468-1498

On Tue, May 13, 2025 at 8:21 AM <neilawatsonbc@gmail.com> wrote:

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Oh, Bill is riding with me today to RDN for 1:00.....last call!!

Cheers,

Neil A. Watson,