

Vancouver Island Vipassana Association - Trust Meeting

Date: Tuesday Feb.22/11

Location: Duncan

Meeting time: 11:45am - 4:00 pm.

Group sitting: 10:30 am

Lunch: 1:00 -1:30 pm

1. Meditation – 3 min

2. Opening formalities

- Round of introductions
- Attendance
- Review the agenda, add any needed items & prioritize
- Set time for meeting & agenda items
- Read Trust meeting guidelines

Facilitator: Harry

Secretary: Robert

Speaker's list: Don

Timekeeper: Evie

Task list: Linda

Trust Members Present: Harry Mensink, Robert Baker, Carl Wolford, Linda Armstrong, Steve Armstrong

Trustee Regrets: Doug Cooper, Hope Funk

AT's Present: Bob Jeffs, Jenny Jeffs, Evie Chauncey

Friends of the Trust present: Sue Ingimundson, Don Williams

Trust Members or Friends of Trust attending remotely: none

Quorum: 5__ of 7__trust members in attendance

3. Announcements: none

4. Email decisions made between meetings:

Decision 1

Bob Simpson and Bill Simoes had a conversation about cleaning up all the heaps of lumber and old car parts etc. Bob Simpson said this was the best time of year to do it. He said it would cost about \$300-\$500.

A donor has come forward to pay for this. So it would not cost the trust anything.

Decision 2

Approval for \$500 plus \$250 =\$750 for Riparian flagging – 1 day for Steve Voller - \$500 and SPEA assessment for modifying riparian zone for fire protection -\$250

Decision 3

Approval to pay the following: OSI-. \$5,900 plus HST

Decision 4

Approval to pay Philip Bower \$3500 plus HST, for the following:

1. Create a map showing the major features shown in the attachment labelled "Survey Instructions." a. We will have the edges of the riparian areas flagged by Steve Voller. We need these surveyed and mapped out. Draw on the map – don't survey – the riparian assessment area which is 30 metres from the riparian edge. c. We need you to map the location of the two roads from where they fork to the building site and to the mill site to their respective ends. d. We need some control points near the effluent field and the building site with relative elevations. e. We need the creek cutting across the NE corner of Block 401 to be mapped. f. We need the effluent field to be mapped out.
2. A topographical maps for the effluent field (+/- 0.5 hectares) to ½ metre. This map should also show the test pits and percolation holes.

5. Corrections and approval of past minutes: approved

6. Review of task minutes: Task List from October meeting:

Jenny will bring the 3-fold flyer that was produced about the new centre construction plans for Dhamma Surabhi - **Ongoing**

COMMITTEE REPORTS

COMMITTEE	COORDINATOR	MEMBERS	a.t. ADVISOR
Operations	Steve	Tim, Robert	Bob
Outreach	Robert	Harry, Bob, Jenny, Linda	Evie
Design	Michael	Evie, John, Steve	Jenny
Finance	Hope		Evie
Website	Steve	Evie, Robert, Doug	Bob
Non Centre	Harry		Jenny
Children's	Linda		Jenny

AT/Executive: none

PLEASE NOTE – THE COMMITTEE REPORTS AND NEW BUSINESS HAVE, WHERE APPLICABLE, BEEN MERGED TOGETHER

Outreach Report – Outreach in Nanaimo, through the industrious work of Ken Sommerville, is continuing to have a lot of interest by old students.

Day sits – will continue in Victoria for March & April. Beginning the 2nd weekend in May we will begin sitting at Dhamma Modana.

Outreach subcommittee – Paul Fleischman Event – This event is a go!

Non centre committee – Shawnigan Lake course – January 2011 report at end of minutes follows

2011 SL Summary

5451 - Non-centre Course Food 72 +10 servers+ 2 AT=84 people x 11 days (10 days + dinner+ break 4330.21 cost/person = 5.67

Total Non Centre Course Expenses 12,857.97

2011 dana 11,592.15

Deficit 1,265.82

2011 Projected Cost/student =219

Actual Cost/student = \$179 (based on 72)

Proposed dates for the next Shawnigan Lake course.

It was agreed by the trust that Nov 14th to Dec 14th would be the best dates for the next 10-day course. It was emphasised that we need one full day for set up.

Childrens committee– no report

Agenda Items – some items have been merged into the committee reports

Design Committee Report

Final layout

Jenny showed us a layout of all the buildings turned to an east-west axis to have more roof area with a southerly exposure, (if advisable for solar purposes), which will fit easily on the site.

Because the riparian area that we cannot disturb trees in is 3 times the size of the stream, which is about 3 m, we will not be able to do anything in the first 10 m. Re the other 20 meters, Steve Voller will advise us whether or not we can cut down any trees. So Jenny wants to look at another design pulling the pagoda to the east and the dining room to the south, further away from the riparian boundary.

There was quite a bit of discussion about the orientation of the residences and Jenny will do a drawing with the A and B dorms on the male and female side each shaped as a quadrangle, as an option.

Location of caretaker's residence

We discussed at length various places to put the caretaker residence. One of the issues is security for the parking lot. John suggested using cameras for both the parking lot and the gate, which can be viewed either in the office up at the center, or in a caretaker residence (or even in Victoria).

We talked about the fact that we will build a long-term service residence on the non-P2 area, and put the caretaker's residence on the P2 area.

In the end, we decided that the level area just before the swale would make an ideal place for caretaker's residence in the P2 area. We will look carefully at this area next time we are up at the center.

Then a long-term servers' residence could go to the north of the parking lot area.

We talked about energy efficiency, including the fact that down the road, we may want alternative sources of power, such as geothermal or solar panels.

Evie also reviewed with the committee the map that Bill drew and Greg's son Josh used to cut trails through the property, so that Evie and Bill could examine any other potential sites. We couldn't find any other really good site other than just above the mill site. We reviewed the errors made by Aardvark, when they suggested that a type II system was less expensive than a type I system, and talked about the location of the holding tank in the swale just below the last rise to the center. Evie will check this with Bill to make sure this is where OSI plans to put it.

We wondered how wide we would have to clear for the septic lines. We talked about road design, and realized that because of the corner between 405 and 420, we can't really do a full loop road. We are going to ask Bill if he can use "paint" to try and draw a potential road design on the map.

We talked briefly about green roofs. We decided that in March, at the all-day meeting, we will talk about building materials after we talk about the design.

Review of Andrea Kelly's summaries

We discussed the fact that Bill's hard cost numbers were done on a different design plan than Evan's calculations, so we decided to remove Bill's hard cost numbers, or ask Bill if he wants to recalculate them on the design that we now have.

We talked about the fact that Bill is examining carefully the soft costs, and investigating the infrastructure costs. This is why we have hired OSI, after that will look at the road and the water costs.

Discussion items asked of the Design Committee:

- Sue posed the question: Will the long term servers area be bear free? Design committee will look into this.
- Should we look at having a bear fence up there asap for use during day sits and meetings?
- Evie will check with Bill regarding bear fences not requiring hydro. Carl indicated that interior and coastal power requirement are different for operating a bear fence

Hydro pricing-(Carl)

- Report Carl was reading from is about 2 years old. Layout of buildings has changed since the initial quotes provided. Hydro provided a rough estimate at that time
- Single phase is approx. \$35,000 and three phase is approx. \$53,000
- A decision needs to be made is whether or not we choose to own and maintain the extension or have Hydro take over and maintain the extension.

It was agreed by all members to host an all-day meeting on March 21st to look at the design plans and have a number of informed individuals provide a brief description on various design materials.

Discussion: To decide whether to invite Martin Stephens to visit Dhamma Modana May 8th or so.

- From a group discussion it was felt that this would indeed be a good investment for us at this time. See proposals below.

Evie and Robert will set up this event.

Vipassana website committee report - Evie

- Evie has stepped down as AT advisor for the web site and Bob will now be the AT advisor.
- Members offered various comments with the layout and design of the site to date with a need to make some minor changes. Steve will send a panorama picture. Jenny feels the type is hard to read and therefore the website committee will meet to discuss some of these items. It is also felt that we need some help with the technical support.

Operations Committee report-Steve

Carl covered posts and footing blocks, moved firewood away from building, finished off outhouse painting, sanded fascia board and painted.

Dhamma hall upgrade –Carl

Jobs such as insulating, finishing off the ceiling, installing thermal pane glass, ventilation, shading the building on the outside will be looked at by the operations committee and a report will be provided at the next trust meeting.

Truck insurance- Shall we insure the truck for 3 months? Carl will do the research on various options available for truck insurance.

Financial report - See below

Meeting with the bank manager at VanCity - Evie

- Evie is still gathering info from other centres, which is required before approaching the manager again.

PROPOSALS

1. Proposal: to authorize the following people to sign tax receipts: Hope Funk, Evie Chauncey, Don Williams, Steve Armstrong, Robert Baker, Harry Mensink, Maryam Wexler, Andrea Kelly, Tristan Joslin, Bob Jeffs, Jenny Jeffs

2. Proposal: to accept the 10,000 USD offer of a loan, to be returned if the lender faces an emergency. The note shall be drafted as follows:

FOR VALUE RECEIVED, being the sum of \$10,000 (USD) receipt of which on Feb 1, 2011 is hereby acknowledged. The Undersigned, the Vipassana Foundation, promises to pay On The Demand of xxx ("The Lender") The sum of Ten Thousand (\$10,000) dollars (USD). The Lender shall have the right to demand payment at any time. The amount demanded to be repaid, whether in part or in full, shall be Ten Thousand (\$10,000) dollars (USD). Should the Lender die prior to presentment or demand for payment of the loan, or any unpaid balance, and then the amount outstanding, if any, shall be deemed to be forgiven and considered as a "gift" to the Vipassana Foundation as of the date of death of the Lender.

3. To invite Martin Stevens and to share the costs of the Europe/Vancouver flight with the Alberta centre.

4. To renovate the Dhamma hall at an estimated cost of \$1000.00

DECISIONS OF THE TRUST

All 4 proposals were approved.

Task list- VIVA- Feb.22, 2011

-Carl and Steve will contact Greg about picking up the accessories that got separated from the Chainsaw that is being stored at Steve's.

-Evie will remind Bill about gathering Bear fencing info from the Banff National Park.

-Carl will take a thorough look through Evan's report to get a break down of the different costs.

-Evie will send to Robert the info on Storm water collection.

-Steve will send images on to Connie for use on our Website and will contact the website committee about meeting.

-Jenny will contact Penny at Shawnigan Lake to see if the Nov. 14th date is still available for a 10day. Also seeing if we can get one full day (morning to evening) prior to Day 0 for set-up.

-Operations committee will put together a list of up-grades for our Dhamma Hall including ceiling insulation and flooring.

- Operations committee will send Robert info about setting up a work party to work on the ceiling insulation.

- Bob will send out an Affirmation of the tour and check past emails to see if Paul mentioned a possible contact at U Vic.

-Robert will contact Ken in Nanaimo about hosting Paul and Susan and having a talk there and if so Robert will send Ken's contact info to Linda.

- Carl will look into the best scenario for insuring the truck; do we insure for the whole year and cancel when we are finished with it or only 6 months or...? We will very likely need the truck for work in the summer.

7. Review New Tasks, Proposals & Decisions of the Trust 8. Evaluation of Meeting

9. Future meeting

10. Meditation (3 minutes)

2011 SL BUDGET

2011 SL Budget

Red=estimate green = actual

5451 - Non-centre Course Food 72 +10 ser+ 2 AT=84people x \$8.00/peron x 11 days (10 days + dinner+ break) = 7744 Actual =**4330.21** Actual cost/person = 5.67

5452 - N/C Course Kitchen Supplies 200 (100 of this for Food Safe) **-5.56**

5453 - N/C Small Equip. - Less \$2000 300 **122.30**

5454 - N/C Office Supplies - **200 divider for eating 196.90**

5455 - N/C Toiletries/Medical 150 **5.11**

5456 - N/C Truck Rental in 2008 =94.27; 2005=448- so? 200 **101.89**

5457 - N/C Telephone/Copying 50(more for cell phone?) ??? **37.85**

5458 - N/C Hall Supplies 0? **528.83**

5459 - N/C Site Rental \$7100 base fee + [7.50/night over 80; expected= 32+44 +10+2=88, so 8 over so 8 people x11 nights x 7.50=375=total 7760 (1460 more than 2008) **7490**

5460 - N/C Equipment Rental 0

5461 - N/C Storage Rental 0

5462 - N/C Equipment - More \$200 **0**

5463 -N/C Assistant Teacher Supplies **0? 50.44**

5464 - N/C Assistant Teacher Travel

5465 - N/C Assit.Teach.Travel - USD0.00

Total Non Centre Course Expenses 16,654 **12,857.97**

2011 dana \$11,592.15

2011 deficit \$1,265.82

Projected Cost/student =219 **Actual Cost/student = \$179 (based on 72)**

FEBRUARY 2011 VIVA TREASURER'S FINANCIAL REPORT

VanCity Balances – February 19, 2011

• US Dollar Chequing	10,000.00
• Membership shares	55.57
• Community Service Account 00001 (chequing)	11,552.98
• Community Service Account 00002 (monthly dana)	274.03
• Escalator Term Deposit	160,000.00
▪ Started Feb 11, 2010 / Matures Feb 11, 2013	
▪ Interest rates: 1.75%, 2.25%, 3.5%	
▪ rates guaranteed to increase each year	
▪ redeemable or convertible at each anniversary with full interest	
▪ interest paid annually	
○ Interest received Feb 11, 2011 – \$2,800.00	

Tasks completed since October 2010 Financial Report

▪ Processed	
○ Monthly VISA dana	765.00
○ Day Sitting dana	908.10
○ Between Course dana	500.00
○ 10-Day Course dana	<u>11,592.15</u>
	Total <u>13,765.25</u>
▪ Paperwork for Oct/Nov/Dec/Jan delivered to bookkeeper	
▪ Submitted Society Annual Report to Ministry of Finance	
▪ Received and processed \$10,000 US gift from student as Promissory Note and Demand Loan	
▪ Processed 6 new Monthly Dana applications totaling \$115/month	
▪ Discussed renegotiation for better interest rate on our Term Deposit with VanCity – decision made best to leave as is.	
▪ Resolution put to Trust to authorize the following people to Sign tax receipts: Hope Funk, Evie Chauncey, Don Williams, Steve Armstrong, Robert Baker, Harry Mensink, Andrea Kelly, Tristan Joslin, Bob Jeffs, Jenny Jeffs	

Invoices/fees approved and paid as received:

Paymentech	Preauthorized fees	255.25
Eileen Henthorn	Bookkeeping fees	268.80
Linda Armstrong	Travel – Trust meetings	125.00
Doug Cooper	Bridge	109.78
Chris Wilson	Travel/Paint Bridge	45.00
Carl Wolford	Paint/Travel	195.16
	Travel, Winterizing of Dhamma Modana	137.65
Ministry of Finance	Society Annual Report	25.00
Direct Transfer to VF	Property/Directors & Officers Insurance	520.94

On-Site Systems, OSI	2 visits – Soil test holes, flagging, etc.	1,982.40
Camp Pringle	Balance of Rental Fee (after \$1,000 deposit)	6,490.00
Hope Funk	Food/Supplies – 10-Day Course	4,147.79
	Lake Cowichan Gazette Subscription	54.00
Don Williams	Food/DH & Office Supplies – 10-Day Course	324.22
Abe Murley	Truck Rental – 10-Day Course	106.52
Neil Turley	Cushions – 10-Day Course	40.00
Evie Chauncey	Office Supplies/Cushions – 10-Day Course	68.12
	Well/Septic testing	410.00
John Waters	Bldg Materials/Food – 10-Day Course	540.42
Jenny Jeffs	Children's Course Tapes	32.28
	Carpets/Printing/Sheets – 10-Day Course	160.32

Design committee meeting minutes February 18, 2011 and Report

Attending: John Waters, Jenny Jeffs, Steve Armstrong, Evie Chauncey, new member: Carl Wolford

Regrets: Michael sitting the 60 day course

Agenda:

Update on what's happening with OSI-Evie

Location of caretakers residence

Redesign of kitchen?

Final layout-Jenny

Review of Andrea Kelly's summaries-Evie

1. Update on what's happening with OSI-Evie

Bill sent the following on February 17

Hi Evie:

I had a progress report from Shaun of OSI yesterday.

1. We are on budget.
2. We have done percolation tests and pre- design work.
3. We are awaiting the survey work.
4. There is room for a Type 1 system which is cheaper than a Type 2
5. The soil are too permeable. This means that the soils will not hold the sewage long enough and allow it to be eaten by the bacteria. So we need to slow down the rate at which it drains through the soil. The solution is to put in sand lined trenches to slow down the percolation rate. Sand is about \$10/tonne. The pit is close by so trucking should be reasonable.
6. They dug a lot of test pits and found that the hard-pan layer depth varies considerably from location to location. In some places the soil is only a couple of feet thick and in some places it is 5 feet deep.

7. We don't have a problem with a high water table like we do in other places.
8. Something new to me is that when we cut down the trees, we do not want to remove the stumps as it disrupts the biological activity of the soils.
9. We are planning on building tanks, pumps, etc for 75 beds with the effluent field for 40 people. There will be room for another drain field at the mill site when we want to expand.

Metta Bill

Evie also reviewed with the committee the map that Bill drew and Greg's son Josh used to cut trails through the property, so the Evie and Bill could examine any other potential sites. We couldn't find any other really good site other than just above the mill site. We reviewed the errors made by Aardvark, when they suggested that a type II system was less expensive than a type I system, and talked about the location of the holding tank in the swale just below the last rise to the center. Evie will check this with Bill to make sure this is where OSI plans to put it.

2. Location of caretaker's residence

We discussed at length various places to put the caretaker residence. One of the issues is security for the parking lot. John suggested using cameras for both the parking lot and the gate, which can be viewed either in the office up at the center, or in a caretaker residence (or even in Victoria).

We talked about the fact that we will build a long-term service residence on the non-P2 area, and put the caretaker's residence on the P2 area.

In the end, we decided that the level area just for the swale would make an ideal place for caretaker's residence in the P2 area. We will look carefully at this area next time we are up at the center, then a long-term service residence to the north of the parking lot area.

3. Redesign of kitchen?

In an e-mail from Bill, December 28, 2010, he said that he had have done some research on the code and municipal requirements mentioned above by Evan.

Here is part of Bill's e-mail:

1. For buildings over 650 m² a "Registered Professional of Record" (RPR) is required. This person coordinates the design and construction of the job. He/she is responsible for making sure everything is done correctly and hence assumes the liability if something goes wrong. Under the code this has to be a registered architect or engineer. Architect's are required – by their association – to charge 7% of the cost. In contrast to the fixed pricing of architects, engineers are allowed to compete, but engineers are still expensive. I believe that Evan has estimated about \$130,000 for the architect.

So the committee recalculated the kitchen dining room complex:

The kitchen is (45x35) 1575 ft.² = 146 m²

The dining room is 33x65= 2145 ft.²

The hallway is $23 \times 9 = 180 \text{ ft.}^2$

Total level I equals $3900 \text{ ft.}^2 = 362 \text{ m}^2$

Upstairs equals 75 m^2

Lower level-will basement equals 146 m^2

Total building equals 583 m^2

Since this is considerably less than 650 m^2 , we decided not to redesign the kitchen.

4. Final layout

Jenny showed us a layout of all the buildings turned to an east-west axis to have more roof area with a southerly exposure, (if advisable for solar purposes), which will fit easily on the site.

Because the riparian area that we cannot disturb trees in is 3 times the size of the stream, which is about 3 m, we will not be able to do anything in the first 10 m. Re the other 20 meters, Steve Voller will advise us whether or not we can cut down any trees. So Jenny wants to look at another design pulling the pagoda to the east and the dining room to the south, further away from the riparian boundary.

There was quite a bit of discussion about the orientation of the residences and Jenny will do a drawing with the A and B dorms on the male and female side each shaped as a quadrangle, as an option.

Location of caretaker's residence

We discussed at length various places to put the caretaker residence. One of the issues is security for the parking lot. John suggested using cameras for both the parking lot and the gate, which can be viewed either in the office up at the center, or in a caretaker residence (or even in Victoria).

We talked about the fact that we will build a long-term service residence on the non-P2 area, and put the caretaker's residence on the P2 area.

In the end, we decided that the level area just before the swale would make an ideal place for caretaker's residence in the P2 area. We will look carefully at this area next time we are up at the center.

Then a long-term servers' residence could go to the north of the parking lot area.

We talked about energy efficiency, including the fact that down the road, we may want alternative sources of power, such as geothermal or solar panels.

Evie also reviewed with the committee the map that Bill drew and Greg's son Josh used to cut trails through the property, so that Evie and Bill could examine any other potential sites. We couldn't find any other really good site other than just above the mill site. We reviewed the errors made by Aardvark, when they suggested that a type II system was less expensive than a type I system, and talked about the location of the holding tank in the swale just below the last rise to the center. Evie will check this with Bill to make sure this is where OSI plans to put it.

We wondered how wide we would have to clear for the septic lines. We talked about road design, and realized that because of the corner between 405 and 420, we can't really do a full loop road. We are going to ask Bill if he can use "paint" to try and draw a potential road design on the map.

We talked briefly about green roofs. We decided that in March, at the all-day meeting, we will talk about building materials after we talk about the design.

See Task List.

5. Review of Andrea Kelly's summaries

We discussed the fact that Bill's hard cost numbers were done on a different design plan than Evan's calculations, so we decided to remove Bills hard costs numbers, or ask Bill if he wants to recalculate them on the design that we now have.

We talked about the fact that Bill is examining carefully the soft costs, and investigating the infrastructure costs. This is why we have hired OSI, after that will look out the road and the water costs.

Task list:

- Evie to do the minutes and task list.
- Evie will check with Bill to make sure that OSI plans to put the sewage collection tank in the swale, and if he thinks that the storm drain water holding tank can go next to the sewage collection tank.
- Evie to ask Bill if he can use paint to try and draw a potential road design, and locate the septic system.
- Evie to talk to Bill about the fact that none of us have any idea how to draw up a bid contract for the road, and the water. See if Bill is willing to do this.
- Evie to check in with Matt Stanley, and see if he is returned from his honeymoon, and can review our plans.
- Jenny will do a drawing with the A and B dorms on the male and female side each shaped as a quadrangle, as an option.
- Jenny will do another design pulling the pagoda to the east and the dining room to the south.
- John will talk to his friend Bob about both geothermal thermal energy of the site, and about Shawnigan Lake baffling between the dining room and the Dhamma Hall.
- Carl is willing to look at energy issues for the center after he returns from France.
- Carl will send the power line estimate digitally.
- Carl will contact the Fire Chief that he already spoke to reconfirm in writing that there is no need for water tanks.
- Committee to going to the CVRD once the plans are approved by the Trust in March. We will also talk to the planner about the possibility of using any trailers.

Bill's response:

1. When the time comes I will draw up the specs and contract for a road. It is pretty simple.
2. I will ask OSI about grey water.
3. I can draw the road design once we get the survey and have located the septic system. I think the swale is the best location for the collection tank, but there might be a better one. We will work this out with OSI and then the design committee can review the septic design.
4. We have zoning to put a caretaker's residence on the P2A. We can also put a server residence on the P2A lands provided we do not exceed the 75 beds plus the caretaker's residence.

5. We also have zoning for one single family residence on the non-P2A part of the upper block and one single family residence on the lower block. I think you should check to see if you can put a server residence on the non-P2A land. I kind of doubt it.
6. In short we can build three single family residence, but no multi-residence buildings except on the P2A.
7. See comments below for the storm water pond: tankage not required.
8. At a minimum the septic line clearing has to be wide enough to accommodate an excavator. The lines have to go down 3 feet. With the hard pan we will need a larger excavator. Perhaps 10 feet, but best to talk to Bob Simpson.
9. We are going to need water tanks for the sprinkler system not for the fire department. See my comments below.

The first one is about storm water. We are assuming that the storm water will not get put in with any of the other sewage collection. So we would need a holding tank somewhere. See task number one below. We should create a holding pond rather than tank for the storm water similar to what the slopes has. The pond would then drain into the wetland and/or Oliver Creek. The reason for the pond is to settle the silt out. The storm water pond for the slopes is just to the west of the entrance. Gerry Samide and I checked it out.

How do we find out what size tank we need to have on the land, if any, for fire protection? This is something that we will have to find out when we design the water system. For those who have been in Texas, they have a 3000 gal tank with a residential fire pump which is used for the sprinklers in the residence. I think we are going to be required to have sprinklers under the new code. But I am not sure about this. This would be a good question for the CVRD.

Also, we are wondering if we couldn't process the gray water and use it to water plants at the center. According to the OSI design, can we separate it out? Hi Evie:

Below is the response from OSI on grey water. The bottom line is that we would treat gray water in the same manner as sewage before we re-use it. Grey water is classified as "human excreta" by the BC Regulations. I don't think it is economically feasible except in areas with water shortages.

Notice that you can use gray water for flushing toilets but for little else. Shaun indicated that things are changing so perhaps in a few years things will be different.

Metta Bill

From: OSI Onsite Systems [mailto:osieagle@shaw.ca]

Sent: February-22-11 10:14 AM

To: Bill Simoes

Subject: Re: Shaun: Gray Water

Hi Bill,

This question seems to be coming up more and more these days (and rightly so, I think). Currently; however, there's no provision in the SPM (Standard Practices Manual) for waste water reuse - even gray water. In fact, the BC Sewage Disposal Regulation considers both gray water and "human excreta" as "domestic sewage". Keep in mind that gray water is not as benign as one might think; bacteria and viruses can be present. B.C. Ministry of Environment allows water reuse; however, the treatment and monitoring requirements are quite stringent and probably expensive.

Our company has no experience in dealing with gray water systems but we have just started discussions with a local firm that has a household pumping system that allows gray water to be reused for toilet flushing. These

systems are being used in individual homes and things are still in the early stages with respect to commercial/multi-family applications.

One thing to note about removing the gray water on septic systems; I believe you increase the waste strength of the remaining "black water", making it more difficult to treat and disperse effluent into the soil (without treatment).

Hope this helps!

Shaun Pattenden