

**Union Bay
Improvement
District**

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Landowners Update – January 2013



Happy New Year

From the Chair – Bruce Livesey

Well, 2012, wasn't that an interesting year. UBID's big challenge included the engagement of a new administrator following the unexpected resignation of Ruth Sauder this past August. Kevin Douville competed against fifty other applicants, and has joined the UBID team as a capable administrator.

UBID approved the budget for 2013 which included drafting new bylaws for water tolls and parcel tax as we endeavor to have the tolls provide sufficient funding to pay the administration and operating cost of supplying water service to the community. Parcel tax is intended for future capital projects and should not be subsidizing the day-to-day costs for running the waterworks system.

The Finance and Capital Planning Committee, which I chair, was unable to complete a new 20-year capital plan for the water works as this proved to be a larger task than expected. The Board engaged a new engineering firm in 2012, Koers & Associates Engineering, and we will be working with them to complete this and other potential projects in 2013.

The Fire Rescue Services Committee will remain busy in 2013, completing the fire services review which will comprise of recommendations to improve effectiveness, prepare the fire service for the future and developing a capital plan that includes provisions for a new fire hall.

2013 will have some challenging issues. We will be continuing to deal with the school property issue and we anticipate managing the KIP development as it moves further forward.

I would like to thank the Trustees, firefighters and staff for their dedication over the past year.



Do you want to help out in the community? The Fire Rescue Service is currently recruiting new volunteer fire fighters, especially for day time response. Training is provided. Please call Fire Chief Mark Jackson at 250-335-2345.

Taxes and UBID Revenues



It's the beginning of a new fiscal year which means it is tax time again. This provides a good opportunity to review where UBID gets its funds and what this means to you. There are four key sources of revenue comprised primarily of levies, taxes and charges. These are:

Capital Expenditure Charges (CEC)

A well planned water system should have and build in spare capacity in order to service future development. CECs are therefore intended to help UBID cover the costs of providing the current and future waterworks infrastructure needed to enable the development of properties. Presently, a fee of \$8,100 is collected from a landowner when one receives subdivision approval or an application for water service has been approved, with these funds placed into a capital reserve fund that can only be used for capital works projects associated with the water system. As several properties in Union Bay paid the CEC many years ago (the current CEC was set in 2009) when the costs to maintain the system including labour, materials, etc. were much lower, the Board does plan to review this and other fees and charges in 2013.

Water Tolls

Water tolls are user charges payable by all landowners in the Improvement District who receive water service and are intended to pay for the day-to-day operating and administrative costs of the system. These tolls are levied based on each landowner's actual metered usage of the service under two primary rates structures, residential and commercial. Beginning January, the base rate for water has been increased from last year in an effort to recover a larger percentage of the operating costs from water tolls.

Parcel Tax

Parcel taxes are often used in conjunction with user fees (i.e. Water Tolls) to recover the costs of providing local government services such as water. They can be levied on any property that has the opportunity to be provided with a service, regardless of whether or not the service is currently being used. These taxes levied by UBID are used towards the renewal, replacement and capital costs of the water system and ARE NOT to be used to subsidize general administration costs. However, over the years parcel taxes have been used increasingly to offset the operating costs of the system. In order to ensure sufficient funds are available for capital works in 2013 the Board has:

- Increased parcel taxes by \$20 to \$280/year for contributions to capital reserves;
- In 2014 all landowners will be required to pay a parcel tax (some classifications of properties are currently exempt);
- Budgeted \$112,050 in 2013 for Waterworks Renewal & Replacement Reserve contributions.

Taxes and UBID Revenues (Continued)

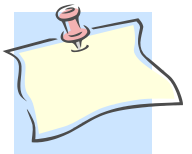
Property Tax

A portion of your overall property taxes are collected by the Province on behalf of UBID and enable us to pay for the costs of providing fire rescue services and street lighting, as well as for the costs related to the UBID building (old school mortgage). Your property tax bill, which is calculated on the basis of the market value or “assessment” of land and improvements, shows the tax rate and amount for UBID. The amount we’ve requested for property taxes has not increased for the past three years.

For more information on our 2013 fees and charges, please visit our website at www.union-bay.ca.

Bits and Pieces

- ☀ The UBID Annual General Meeting will be held on April 20, 2013. The two seats currently held by Cleve Goldswain and Bruce Livesey will become vacant.
- ☀ Water Tolls and Parcel Taxes increase effective January 1st, 2013.
- ☀ \$67,850 for Waterworks and \$87,600 for Fire Services was put into capital reserves at the end of 2012.
- ☀ Effective January, UBID Board Meetings have a new start time, 4:30pm instead of 7pm, while continuing to be on the 3rd Wednesday of each month. This will be reviewed after the AGM.



UBID Office (old Union Bay Elementary School Property)

In 2007, UBID offered to purchase the former school property from School District #71 through the alternative approval process. Upon receiving landowner approval, the Board secured a mortgage on the property, with approximately \$357,400 still owing of the original \$675,000 purchase price.



Later that year, after the purchase completed, UBID became aware that a significant portion of the property was subject to a trust under the School Act, limiting the use of that portion to “for educational purposes”. Since becoming aware of this issue the Board has held meetings with the local MLA and has also been working with provincial government ministries / representatives and our solicitors in an effort to find a way to have the trust condition removed. We were recently advised that the Province has no means to fix the problem and therefore will not initiate any further action.

At this point, the Board continues to work with its legal counsel to determine options and appropriate courses of action. Landowners will be kept informed of the Board’s decisions as matters progress.

Question of the Month



Q: Now that the fire bans are lifted and the rain has come, many people in Union Bay think about burning backyard debris. What are the rules for burning in Union Bay?

A: BC’s Wildfire Act established legal requirements for backyard burning including: (1) keep the fire within 2 meters high and 3 meters wide, (2) establish and maintain a fuel break, (3) watch the fire and have at least one firefighting tool on hand, and (4) prevent the fire from escaping. For more information, go to UBID’s website at www.union-bay.ca and click on “Backyard Burning Information”.

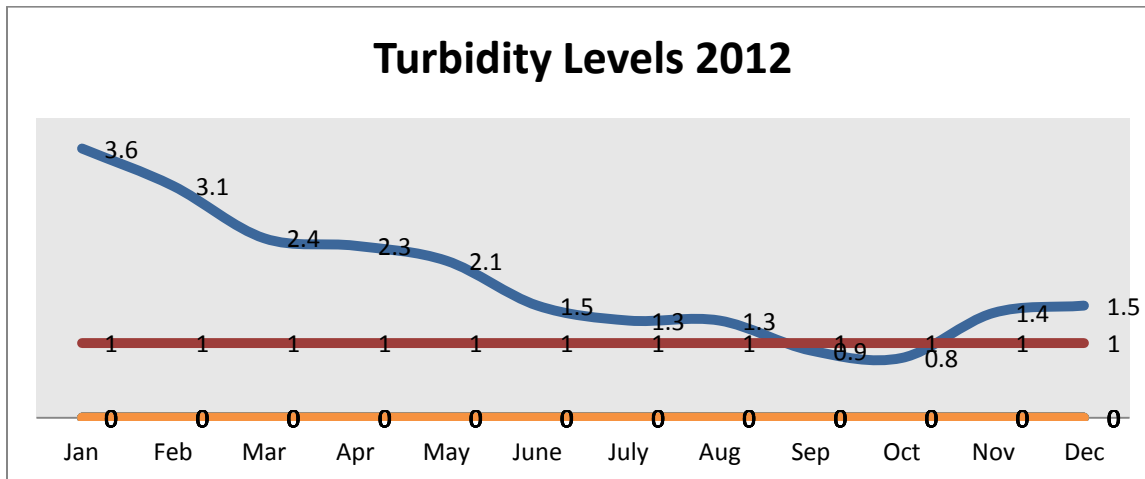
Langley Lake and Watershed

The rain has come and the watershed has rebounded from the long, very dry summer with creeks, streams and rivers flowing again. Langley Lake did very well through the drought of summer and only dropped 21". The spillway stopped overflowing on May 14th and started again in November. The growth of lily pads and other water plants was at a minimum so the water stayed cool from the large winter snow pack flowing into the lake all summer and maintaining a high water level.

Our watershed has had some logging done in it over the past several months and when there are heavy rains the culverts can go from a low flow to a maximum flow in a very short time. UBID's Watershed Management Plan outlines how water protection is ensured for Langley Lake. UBID has a good relationship with the logging companies and we are monitoring and following up with Island Timberlands when necessary to ensure continued high water quality within the watershed.

Turbidity levels in our water tend to be higher in the winter months with increased water flowing into the lake. There is a standard of 1.0 Nephelometric Turbidity Unit (NTU) or less that we aim for but usually only reach it during the summer months. We are allowed to go to 5.0 NTU as long as all the samples are negative. At 5.0 and over the Ministry would probably put us on a boil advisory as long as the samples are negative and if there is a positive they would put us on a boil alert.

Chlorine levels remain constant throughout the year between 0.8 and 1.1 parts per million.



Union Bay Fire Rescue 2013 Awards Banquet
Saturday January 19, 2013 at the Union Bay Community Hall
Doors Open at 5:00 PM, Dinner at 6:00 PM



Tickets are \$35.

Purchase at the UBID Office, UB Market, Highwayman Pub and the UB Credit Union

Semi-Formal Dress

Ticket Sales Close January 13th, 2013