

Landowners Update – March 2013

From the Board

The AGM marks the end of another busy year here at UBID and the start of the process to elect new Trustees to the Board. As we move towards April's AGM, there are a number of accomplishments we would like to highlight from the past term.

- An agreement was signed with the CVRD regarding the potential transfer of water assets (one condition of KIP moving forward) with any such transfer to be at the sole discretion of UBID;
- Approved a Meeting Procedure Bylaw and policies regarding Closed Meetings, Confidentiality and Information Privacy;
- Modestly increased water tolls and parcel taxes with additional funds earmarked for capital;
- Hired a new administrator;
- Appointed Koers & Associates as UBID's new engineering firm;
- Began the Fire Rescue Service Review; and
- Informed by the Province that it cannot "fix" the trust notation attached to the old school property.

The 2013-2014 year will undoubtedly be equally as busy.

**Landowners are invited to attend the UBID Annual General Meeting on
Saturday, April 20, 2013 at 2:00 PM (Voter Registration from 1-2pm)
Downstairs Gymnasium at the UBID Offices
(old Union Bay Elementary School – 5539 S. Island Highway)**

Election Policy Highlights

A new election policy was approved last year so it will be useful to review the important steps of the election process. They are:

- Nomination forms from individuals wishing to stand for election must be received by the UBID office by noon on Saturday, March 30th.
- If there are insufficient candidates to fill the two vacant positions, the nomination period is extended an additional 3 days (until April 2 at noon).
- If there are only two candidates nominated to fill the two vacant positions those candidates will be elected by acclamation.
- If there are three or more candidates, an election will occur. An advance poll will be held on April 9th from 1-7 PM. Final voting will occur on April 20th at the AGM.



For more information about the election policy check our website at www.union-bay.ca or call Kevin at 250-335-2511.

Annual General Meeting

The purpose of the AGM on April 20th is to report to the landowners on activities of the past year and to elect two trustees, each for a three year term.

Voter registration will take place from 1 - 2 pm and eligible voters will be given a ballot. The meeting starts at 2 PM, no further ballots will be issued after 2 P.M. The tentative meeting agenda is as follows (a more complete agenda will be posted closer to the AGM):

- Approval of the agenda
- Adoption of the minutes of previous meeting
- Business arising from the minutes and unfinished business
- Chair's, Administrator's and Committee Reports
- Election of Trustees
- New Business



Persons interested in being a trustee must meet all of the following requirements, by being:

- A Canadian Citizen;
- Eighteen (18) Years or Older;
- A Registered Owner of Land on Title in the Union Bay Improvement District;
- A Resident of BC for the Previous Six (6) Months; and
- Entitled to be Registered as a Voter under the Elections Act.

Individuals eligible to vote must meet all of the same requirements as persons who wish to run for office. The Elections Officer will manage the election process and provide instructions regarding voting. Interested candidates are encouraged to contact the UBID office at 250-335-2511 for more information. Candidates will be given two minutes to address the landowners prior to voting.

Please plan to attend. Bring identification. If you are not sure that you are on the voters list from the April 2012 AGM, please call the office.

Bits and Pieces

- ☀ Over the past few months an increasing number of ATVs have been around Langley Lake and in the watershed. This activity can disturb the land and increase turbidity levels in our drinking water. Please avoid these areas.
- ☀ Landowners are reminded to submit payments for water tolls and parcel taxes ontime otherwise penalties will be levied.
- ☀ This fall when debris was removed from the base of the spillway at Langley Lake a small leak was detected. UBID had Levelton Consultants inspect the leak to determine if any action was required. Levelton was not duly concerned about the seepage and recommended ongoing routine inspections.
- ☀ All of the required repairs and improvements to the fire hall identified in the 2007 WCB report have now been completed.
- ☀ The reservoir will be cleaned and inspected in March. Watch for notices regarding water advisories.



UBID Office (old Union Bay Elementary School Property)

As reported in January, UBID has been advised that a significant portion of the UBID admin property is subject to a trust provision under the School Act which limits the use of that portion to “for educational purposes only” and to date we have been unsuccessful in getting this notation removed. Since this property was originally purchased as an asset for our administrative offices and a new fire hall, which cannot be done under this trust, the value of the property is seriously compromised.

Therefore, after careful consideration over the past several months, and on the advice of legal counsel the Board has determined that legal action is the most appropriate way to at last resolve the issue. Accordingly, our lawyers have filed with the courts Notices of Civil Claim against the Board of School Trustees of School District No. 71 (Comox Valley) and Margot R. Rutherford, operating as Margot R. Rutherford Notary Corporation. UBID is claiming the following relief (amongst others):

- Reimbursement of the purchase price of \$675,000;
- Fees, interest, financing and insurance charges;
- Taxes, costs and fees associated with conveyance;
- Costs for improvements, renovations and maintenance; and
- Loss of the increased value of the property.



As with any legal action the outcome is not guaranteed however we believe we are in a strong position. Furthermore, as we anticipated the potential need for such action some time ago, UBID has set aside sufficient funds for legal costs. These funds have been identified in the 2013 budget and also include surplus funds from 2012. We do not expect the day to day operations of the District, or our plans for continued capital provisions to be impacted by these costs. The Board is committed to carefully managing and minimizing these costs wherever possible.



Three Improvement Districts Collaborate to Review Raven Report

The Fanny Bay, Ship's Point and Union Bay Improvement Districts are working together to engage expert advice to assist in the preparation of a response to the BC and Canadian Environmental Assessment Offices (EAO) with respect to the anticipated Compliance Coal Corporation submission for the planned Raven Underground Coal Project.

To support part of the \$12,265 cost to hire an environmental consultant to do this work, a funding application was submitted to the Vancouver Island Water Watch Coalition (VIWWC) for a detailed hydrogeological desktop assessment of the potential aquifer, water source and quality effects that could result if this mine goes forward. Our application was successful and we received \$5,000 in financial support, with the balance of the costs to be shared equally by the three districts. Summit Environmental Consultants Inc. is now reviewing all existing data, reports and studies pertaining to our respective water systems ahead of the company's submission now expected by late March, after which we will have 45-60 days to review their application documentation and issue a response as part of the 180-day application review stage of the environmental assessment process.

Our thanks to June Ross of VIWWC and to local resident Janet Thomas for their assistance and support of this project which will ensure an independent study is presented on behalf of all southern Comox Valley water users & residents to the province and federal government for their consideration.

Fire Department Honours Awarded

At the annual Firefighters Award Banquet in January three deserving firefighters received awards presented by Chief Mark Jackson. The Annual Awards Banquet is aimed at giving recognition to firefighters who have contributed to the service and the community.

Darcy Rainey received an award for his exemplary attendance at the Tuesday evening practices and responding to calls. Alexis Royer received an award in recognition of 5 years' service with the Fire Rescue Department.

Susan Hargreaves received the Fire Fighter of the Year Award for her dedicated contribution to the Fire Department and other volunteer activities within the community.



Alexis Royer – 5 year service award



Susan Hargreaves – Fire Fighter of the Year



Darcy Rainey – attendance award
Pictures are courtesy of Jody McKay.



Union Bay Fire Rescue Service Jan 2013

UBID Fire Service Review Nearing Completion

The Union Bay Fire Rescue Service is one of about 170 volunteer fire rescue services in BC that is provided in a small community and managed by an Improvement District. Union Bay is currently faced with continually increasing costs for training, equipment and capital infrastructure while balancing the ability of our small community to pay for the service and the availability of volunteers. Within this context UBID embarked on a review process to better understand the regulatory requirements, to obtain community input and to identify a path forward for a sustainable service that will meet the needs of the community. A report will be released soon and landowners will learn about the recommendations at the AGM.