

Union Bay

Improvement District

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Landowners Update – May 2015

From the Board

The UBID Trustees welcome Alan Webb to the Board for another 3-year term. With the beginning of a new term, the Board has identified those emerging needs and issues anticipated in 2015-16 and then established the following committees and roles for the Trustees accordingly:

- Carol Molstad: Board Chair
- Bruce Livesey: Finance and Capital Planning Committee Chair
- Alan Webb: Public Works Committee Chair
- Marie Gaudreau: Fire Rescue Services Committee Chair
- Anne Alcock: New Fire Hall Project Working Group Chair

Over the past four years, UBID has had the great fortune to have a number of committed and skilled community volunteers. These volunteers have saved UBID considerable money and helped the Board to make good decisions – whether it was by making repairs to the fire hall, by reviewing various reports for readability and sensibleness or by providing technical and professional advice. If you are interested in serving on one of UBID's standing committees, please contact Administrator Kevin Douville either by phone at 250-335-2511 or via e-mail at admin@union-bay.ca.

2014 Financial Statements Show UBID is in a Good Position

UBID's financial health and position was strong once again in 2014, with a net income after amortization / depreciation totaling \$257,516. The audit for the fiscal year ending December 31st, 2014 went very smoothly and found no significant or material issues/concerns but has provided some recommendations for continued improvement to our internal financial controls which have already been implemented. The audited financial statements can be viewed on the Annual Budgets and Financial Statements page on our website at www.union-bay.ca.

New Fire Hall Project Planning Underway

A working group has been established to undertake the planning necessary for the location, design and construction of a new fire hall and administration building by 2020. Members have been appointed for a two-year term and include:

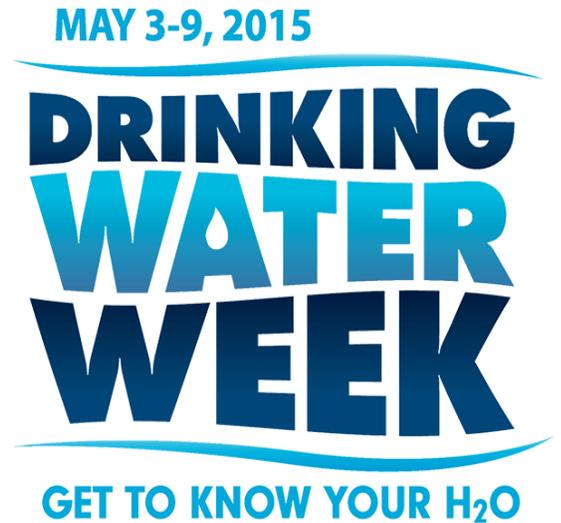
Anne Alcock (*Working Group Chair*)
Kevin Douville (*UBID Administrator*)
Mark Jackson (*Fire Chief*)
Ian Hamm (*Firefighter*)

Kevin McGregor (*Firefighter*)
Tom Clerk (*Community Representative*)
Dean Hills (*Community Representative*)

Their primary task this year is to locate, assess and recommend a site for a new fire hall.

In recognition of Drinking Water Week, we want to share with you some facts about your drinking water. Did you know?

- Key developments in the establishment of our water supply and distribution date back to the early 1900s.
- Langley Lake is 78 acres of lake bed surrounded by 20 acres of buffer and it is wholly owned by UBID.
- The volume of water in Langley Lake is 839,000 cubic meters.
- UBID former and current engineers, McElhanney Consulting Services and Koers & Associates respectively, have both stated that UBID's existing water license can support up to 1,032 – 1,045 homes.



Get Ready for a Dry Summer

The Ministry of Forests, Lands and Natural Resource Operations recently released its monthly "[Snow Survey and Water Supply Bulletin](#) for April 2015. The Bulletin tracks snow pack accumulation, temperatures and impacts on water supplies.

"Snow pack accumulation trends from early in the season have persisted throughout March. Snow accumulation through the month has been modest, and in some cases some locations experienced a net loss of snow. Declines in snow basin indices were observed in almost all basins between the March and April surveys. Extremely low snow packs are present throughout Vancouver Island at 15% of normal. The average of all provincial snow water equivalent measurements for April 1st is 73% of normal. This is the second lowest provincial average snow water equivalent in the past 31 years of record".

Environment Canada is also forecasting a very high likelihood of above normal temperatures over the April to June period across British Columbia, particularly for the coastal areas. With extremely low snow packs on Vancouver Island, runoff from snow melt will be limited. Seasonal low flows are expected to occur earlier than normal this year; very low flows can be expected in the summer unless significant rainfall occurs through the spring and summer.

Stage 1 water use restrictions are in effect as of May 1st and remain in place until September 30th (Bylaw No. 194, 2005).

Properties with even numbered addresses may water on even numbered days with odd numbered addresses able to water on odd numbered days. Landowners will be advised if further restrictions are required.



Public Notice

Union Bay Improvement District Water Users Water Line Flushing

Please be advised that water line flushing is scheduled to take place on **Tuesday, May 26th and Wednesday, May 27th, 2015.**

As a result, the water in Union Bay may be highly coloured and turbid at this time but will continue to be chlorinated. Water pressure fluctuations may also occur. Avoid laundry mishaps by running water until it is clear before starting. Consumers using water during this time should be aware that water quality could change rapidly. It is therefore advisable to keep an ample supply of potable water on hand or in your refrigerator until this situation clears.

People with immune deficiencies should boil water during this period. Please be advised the water is checked daily and residents will be notified via the local radio station if a Boil Water Advisory occurs.

For further information call the UBID Office at 250-335-2511.

Snag Encountered with UBID's Crown Land Grant Tenure Application



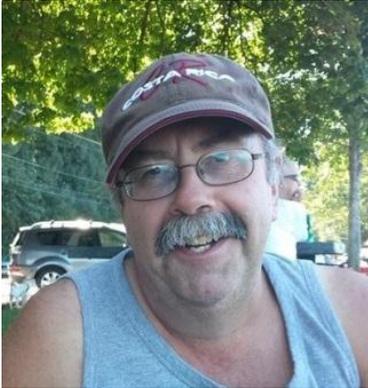
Central to the water plans we completed in 2014 has been the acquisition of a parcel of Crown Land on upper McLeod Road, which UBID has been working on securing for the past two years. This property has a higher elevation than our current primary water reservoir site at 451 McLeod Road and would assist us in addressing the long-standing low water pressure and fire flow issues inherent in our system presently.

Unfortunately, at the 11th hour, just before the grant was to be finalized by Cabinet, K'ómox First Nation (KFN) issued an objection on the grounds that this parcel forms part of their potential treaty settlement lands. This objection arose nearly 9 months after UBID signed a Crown Grant Offer with the Province of BC. Consequently, an additional consultation phase with First Nations is now underway and we have been advised that the anticipated timeframe for completion of this consultation may be open-ended, due in part to the implications resulting from the June 26th, 2014 Supreme Court of Canada Decision on Aboriginal Title in favour of the Tsilhqot'in First Nation.

UBID therefore initiated discussions with KFN to ensure they understood the importance of Union Bay's plans and how these plans could support their future development in our community. UBID continues to believe that a Crown Grant is the best option for the community's water infrastructure and therefore we have written the applicable Provincial Cabinet Ministers urging them to get involved and uphold this Crown Land Grant offer. Since this may take some time and the outcome is not guaranteed, we are continuing to also explore alternatives including a private land purchase.

Fire Fighter Profiled

In a continuing effort to get to know our firefighters and first responders, Firefighter Kevin McGregor is profiled this month.



Kevin moved to Union Bay in 1973 from Trail, BC and has been involved with the FRS for 20years. When he first joined the FRS he says the “community was 50% working people and 50% retired. The community is now is probably 80% retired people with 20% working.” Kevin says, “It was always satisfying to do something positive for your community. I always told myself that if you go and volunteer, do the best you can. I think it is essential that the younger people contribute to their community by volunteering in something. That is how progress is made. And it will make for a stronger community in the future. The pay may not be much but the satisfaction is worth every penny.”



The Union Bay Fire Rescue Service is celebrating 80 years of service to the community this year. To applaud this achievement there will be a party and dance on **Saturday, October 3rd, 2015**. Mark your calendars!

Raffle – Light Dinner – Entertainment – DJ – Dance

2014 Union Bay Fire Rescue Emergency Response Call Statistics

