

Landowners Update – September 2015

Landowners are invited to a Community Meeting on Saturday, September 12th, 2015 from 1-3 PM in the Union Bay Community Hall.

The purpose of this meeting is to clarify the UBID Board's plans for water treatment including the need for a new and improved Water Infrastructure Agreement and to hear any concerns, ideas and input the citizens of Union Bay may have regarding a new agreement.

This meeting will be facilitated by Kel Kelly of Insight Facilitation.

What has Happened Since the August Update?

With the assistance of UBID's water infrastructure consultant Hew McConnell and our engineers, Koers & Associates Engineering, UBID has undertaken a technical review of our existing water system. We have over-laid our system with potential scenarios of development to determine the impact of that development upon our current system. We already knew we had some problems with pressure and fire flows and the addition of more homes will make these problem areas even worse. We also knew that the old asbestos-cement pipes, fire hydrants and water meters eventually need to be replaced.

Using this detailed information regarding the impact and what will need to be done to support development, UBID has now provided the Developer with a new draft water service agreement. Steven Kelliher of Kelliher–Turner Law Corporation in Victoria will be leading UBID through these negotiations with the Developer to commence shortly.

What About the Costs?

Over the course of the summer, and in preparation for negotiations with the Developer, UBID has had to re-think the community's needs for new/upgraded water works. Initial financial estimates were prepared for a new water treatment plant however we now know that the needs are well beyond simply water treatment. To support growth in our community a number of improvements need to be made to our distribution system and storage capacity. These needs will form part of the pending negotiations with the Developer.

To determine actual costs to current Union Bay landowners, UBID will require specific information from the Developer to further clarify impacts upon the system. As well, the results of negotiations will determine the Developer's contribution to the system.

Bits and Pieces



A drone's eye view of Langley Lake is available on YouTube either by searching Langley Lake Union Bay BC or through this link (<https://www.youtube.com/watch?v=NjAnMa8yZEo>).



The 2nd half installment for the 2015 Parcel Taxes was due on **Thursday, September 3rd, 2015**. Please be reminded that a 10% late payment penalty will be applied to all overdue accounts as per policy.



Effective at noon on Friday, August 28th, campfires were once again permitted throughout the Coastal Fire Centre's jurisdiction. Category 2 and 3 open fire bans (such as back yard burning) remain in place. For the latest information, please visit the BC Wildfire Management Branch's website at www.bcwildfire.ca.



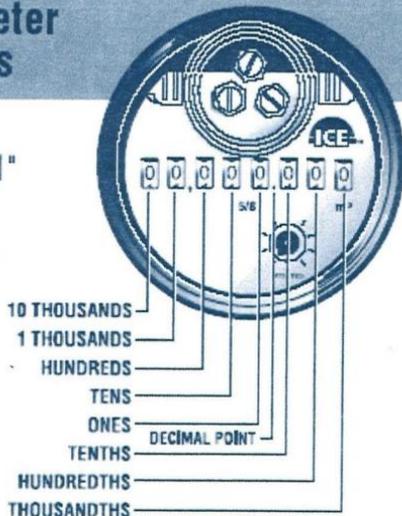
The Public Works staff conducted water pipe and valve repairs in the old Union Bay Community Hall pump house on Thursday, September 3rd. This work resulted in a temporary shut-off of water service to residents along Washer Road.

Check for Water Leaks

UBID's Administrator and/or public works staff attempt to notify landowners, in as timely a manner as possible, when a potential leak is suspected. However, it is the sole responsibility of each landowner to ensure that water lines extending from the water meter to his or her residence or commercial building are in good working order. A landowner with a leak is allowed to request one leak allowance every five years. Please go to the Applications and Forms page on the UBID website at www.union-bay.ca to see our Leak Allowance Policy.

Cubic Meter Registers

Sensus
5/8", 3/4", 1"
and 1-1/2"
SR meters
and 5/8",
3/4" and
1" SR II
meters.



Leaks can be costly and messy so landowners should become familiar with reading their water meter. If you don't know the location of your meter and would like staff to show you where it is and how to read it please call the UBID Administration office at 250-335-2511. The following procedure explains how to read your meter:

In order to check water use on your meter, turn off all in-house water using fixtures and outside irrigation on your property. Open the water meter cover and record the position of the small red sweep hand (rate of flow indicator) and all the numbered digits (totalizer which indicates accumulated water use). In about 10 minutes

take another read of the red sweep hand and the numbered digits. If the position of the red sweep hand and the digits are the same as that initially recorded, your water system is water tight.

If the meter reading has changed, water is going through the meter and into your system. If no water is being used on the property, water is being lost due to a leak and/or a plumbing problem. At this point you should estimate the rate of the loss and then check the water fixtures and water lines on your property to determine where the water is being lost. In the event that you are having difficulty, you may wish to contact a plumber.

Legal Action Regarding the Old School Building Completed



UBID is pleased to announce that an amicable settlement has been reached in the final phase of legal action stemming from the original sale of the Union Bay Elementary School property to UBID in October 2007 and in particular the issue of a Crown Grant notation that continues to be on title of that property. This settlement allows UBID to finally put this issue to rest.



Reproduced from NFPA's Fire Prevention Week website, www.firepreventionweek.org, © 2015 NFPA."

UBID to purchase a new Public Works Daily Operations Truck

After nearly ten years the primary Public Works truck, that we received third-hand, requires extensive repairs to simply maintain its road worthiness and therefore needs to be replaced. The Board has therefore approved the expenditure of \$45,129.28 from the Water Works Renewal and Replacement Reserve Fund to buy a 2015 Ford F-350 Super Duty 4X4 Crew Cab pick-up truck. It is hoped this vehicle will serve the Public Works Department for the next 15 years.





Union Bay Fire Rescue 80th Anniversary Celebration



Saturday, October 3rd, 2015

Union Bay Community Hall

Doors open at 5:00 PM

an Evening of Comedy and Music

with Kenny Shaw ☺

★ Live Auction ★ Silent Auction ★ Lots of Prizes! ★

Proceeds go towards a new Fire Hall

Tickets \$20

available at

- ◇ **Union Bay Market**
- ◇ **Union Bay Credit Union**
- ◇ **UBID Office**
- ◇ **Fanny Bay Oysters at Buckley Bay**