

Union Bay Improvement District

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Landowners Update – March 2016

From the Board

Once again, landowners are invited to attend the 2016 UBID Annual General Meeting. In addition to hearing about the financial position and activities of the District over the past year, two Trustees will be elected, each for a three-year term. The Trustee positions currently held by Bruce Livesey and Marie Gaudreau are open for election.

**Union Bay Improvement District
Annual General Meeting and Trustee Elections
Saturday, April 2nd, 2016 from 2 - 4 PM
(Doors Open at 1:00PM for Voter Registration)
Main Hall, Union Bay Community Hall**



Dates to Remember

March 11 th , 2016 @ 4 PM:	Nominations for Trustee Elections close
March 21 st , 2016 from 2 - 7 PM:	Advance Voting Opportunity (if required)
April 2 nd , 2016 from 2 - 4 PM: (Doors Open at 1pm)	UBID Annual General Meeting

UBID Secures Property for New Water Treatment Facility

The Board is pleased to report UBID has entered into a conditional purchase agreement for a 26.5 acre (10.7 hectare) parcel of land on which to house a new water treatment plant, reservoir and public works yard. Located adjacent to the Inland Island Highway, this property represents a significant step forward in complying with Island Health's requirements to have a water filtration plant on a permanent site by 2018. Additionally, the elevation of this land will enable UBID to address the long standing issues of low water pressure and inadequate fire flows prevalent throughout our water distribution system. The property, with a purchase price of \$203,000, will serve our community well into the future.

Question of the Month

Q: I have heard Kensington Island Properties (KIP) has found an aquifer on its land and will begin their development by the end of the year. Is this true?



A: UBID is not privy to the developer's plans and therefore has no information regarding such reports. However, all water in British Columbia is owned and stewarded by the Crown on the public's behalf. *(Please see more on next page)*

Authority to withdraw, divert, store and use water is governed by an array of legislation including the Water Act (which commencing this year will be superseded by the Water Sustainability Act), groundwater regulation, the Water Protection Act, and the Water Utilities Act to name a few. Under its letters patent and operating permit, UBID has the authority to acquire, maintain and operate water works within our boundaries. As well, the CVRD Master Development Agreement (MDA) with the Developer mandates that KIP have a water agreement with UBID and approved plans for sewer before building permits will be issued.

Guidelines Established for Audio-Video Recording



Members of the public who wish to videotape public meetings held by the Improvement District will be allowed to do so provided they agree to certain restrictions. Trustees adopted new videotaping rules at its February 15th Board meeting as part of a revised Meeting Procedures Bylaw. Although videotaping has been allowed over the past few years, the rules have not always been clear or consistent. Under these new rules, anyone can video record meetings as long as the Administrator is duly informed in advance however video recording of the public gallery is prohibited. Anyone present at a meeting is also entitled to ask not to be recorded. To view these new rules, included in sections 54 through 66 of Bylaw No. 263, Meeting Procedures Bylaw 2016, please refer to the bylaws and policies page of our website at www.union-bay.ca.

Bits and Pieces



With a total balance of \$1,896,488 in our 3 capital reserve funds at the end of 2015, this equates to just under a \$1.5 million increase to our reserves over the last five years.



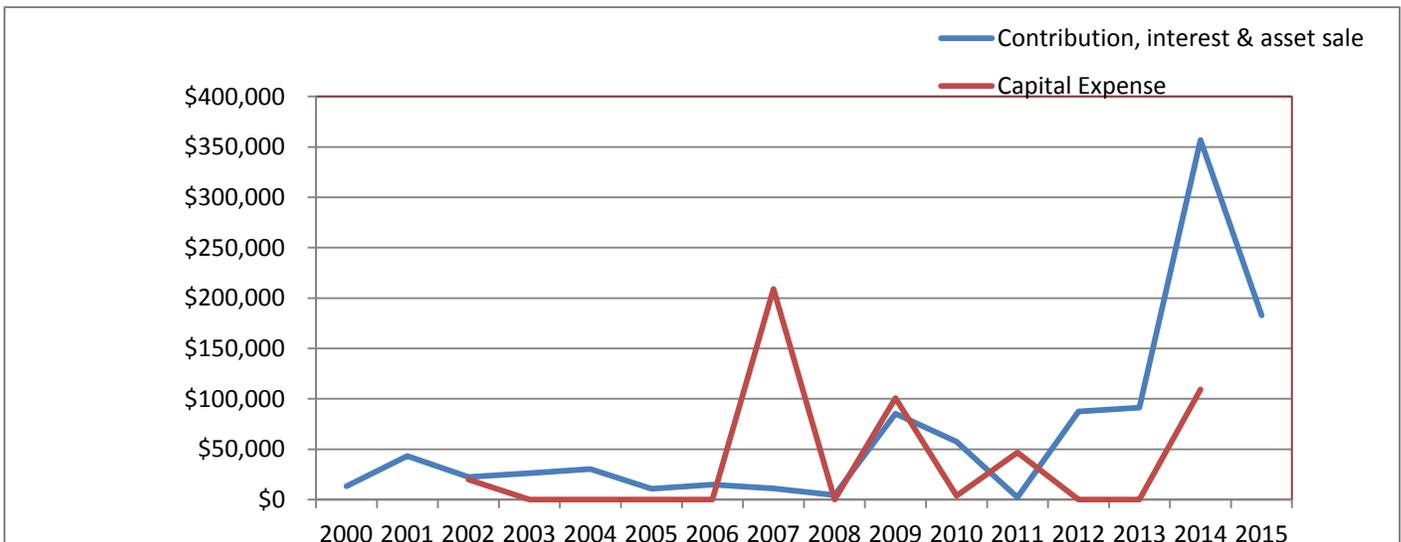
The 2016 Parcel Tax levy of \$345.00 represents a \$5.00 increase from 2015. These invoices, along with the annual Notice of Assessment, were sent out at the end of January. Landowners are able to pay this bill via either a single lump sum or by way of two equal instalments of \$172.50 each. The first due date is Thursday, March 3rd, for lump sum payments of the first instalment, with the second due date being Thursday, September 3rd. Although no secondary invoice will be issued, UBID will put out a number of reminders prior to the end of August (via future Landowner Updates, notes on water invoices, etc.) for those paying in instalments.

Plans Moving Ahead for New Fire Hall



The Board has approved the location for a new fire hall and administration building. It will be located on the UBID owned property on McLeod Road. The Fire Hall Working Group undertook an extensive review of the pros and cons of three distinct properties and ultimately recommended the McLeod Road site. The Fire Service Committee subsequently endorsed this recommendation.

Although the Developer is obligated, under its Master Development Agreement with the Regional District, to donate a fully serviced and subdivided parcel to UBID specifically as a fire hall site, such a property is unlikely to be available in time to build a new fire hall by 2020. If a serviced parcel were to become available for transfer within UBID's committed timeframes, it will of course be considered as a location for this facility.



As well, a group of interested citizens is making plans to commence a fundraising campaign for a new fire hall complex. Anyone interested in getting involved with this group can contact Administrator Kevin Douville at the UBID office. At this point, we have reserves totaling \$768,096 for these needed capital costs. The above graph shows contributions and expenses to the Fire Rescue Renewal and Replacement Reserve Fund over the past several years.

Canada Water Week - March 21st to 27th, 2016

Canada Water Week is an annual campaign, six years running, led by Tides Canada, the World Wildlife Federation, Living Lakes Canada and others as a celebration of water from coast-to-coast-to coast.



It is held during the 3rd week of March so as to coincide with United Nation’s World Water Day.

According to a 2011 joint RBC and Unilever poll, Canadians consistently rank water as the country’s most precious resource, yet we are among the highest consumers of water in the world (each of us uses nearly 6,400 litres of water every day, which to put it in context, is more water than a daily 10-minute shower produces in two months). The food we eat, the clothes we wear, and the products we use everyday all contain something called “embedded” water. (e.g.: the water used to grow the cotton for our jeans and t-shirts) When combined with the water we use in our homes, it adds up to create our water footprint.

Did you know?

- About 81% of your water footprint is hidden in products you consume such as the food you eat, but it also includes other agricultural based commodities such as cotton products, and increasingly in some parts of the world, bio-fuels.
- Driving has a hidden water dimension that most of us rarely ever see. The process of extracting oil for fuel production has a very large water footprint. In Alberta’s Oil Sands mines, a barrel of oil takes about 2.5 barrels of water to produce, and most of the water withdrawn for this industrial use ends up in toxic tailings ponds because it’s too polluted to return to the river.

- Take one all-beef patty from Alberta, one whole-wheat bun from the prairies, lettuce grown in Quebec, and tomatoes and cheese from Ontario, and you're looking at a recipe with a water footprint of about 2,400 litres.
- Coffee addict? Try water addict! It takes 1,100 drops of water to produce a single drop of coffee.
- Did you know that taking a 10-minute shower uses about 170 litres of water? Compare this to an Energy Star dishwasher, which uses less than 22 litres per cycle. Maybe it's time to tighten up that morning routine?

Know Your H₂O: In recognition of Canada Water Week, UBID will host a walk to Langley Lake (rain or shine) on Saturday, March 19th @10:00 AM. Anyone interested can please call Trustee Livesey for details at 250-335-1876.

Union Bay Fire Rescue Honours its Members – Congratulations!

A number of Union Bay's volunteer firefighters were recognized for their efforts and years of service during the Fire Department's Annual Awards Banquet on Saturday, January 30th.



Firefighters Lisa Meadows and Cristian Preuss were presented with their NFPA 1001 Level II Certifications while members Joost Buijs and Rob Hollands were recognized for their 10 years and 5 years of service respectively.

The majority of the accolades that evening however were reserved for firefighter Kevin MacGregor as he was presented with several awards including the following:

- 20-Year Service Award;
- Fire Services Exemplary Service Medal (Federal);
- NFPA 1001 Level II Certification; and
- **Firefighter of the Year**, as voted on by his peers.



UBID extends its sincerest congratulations to all of this year's honourees and particularly to Kevin MacGregor for his outstanding achievements and long term dedication and service to the residents of Union Bay.