
July 2017 Landowners Update

Second Instalment of 2017 Parcel Taxes Due Soon!



For all those landowners who pay their annual parcel taxes in two installments, the second half (172.50) is due on or before August 31st, 2017, if you are unsure as to the balance owing on your account, please feel free to contact the UBID office prior to this date as a 10% late penalty will be applied. A copy of UBID's Parcel Tax and Water Toll Policy can be found on the Bylaw and Policy page of our website www.union-bay.ca.

At present UBID has several overdue accounts, it would be greatly appreciated if some effort could be made by these account holders to bring their accounts up to date. UBID will be commencing a credit and collection initiative in the third quarter of 2017.

Coastal Fire Bans



Effective: Effective at noon on Thursday July 6th, 2017, all open fires (including campfires) will be prohibited throughout the Coastal Fire Centre's jurisdiction.

The following activities are prohibited within the specified area:

- Campfires
- Category 2 open fires
- Category 3 open fires
- Fires burning woody debris in outdoor stoves
- The use of tiki torches, fireworks, firecrackers, sky lanterns, burning barrels or burning cages of any size or description
- the use of binary exploding targets (e.g. for rifle ranges)

A poster explaining the different categories of open burning is available online at:

<http://bcwildfire.ca/hprScripts/WildfireNews/Bans.asp>.

Langley and Watershed Protection

The lake is presently about 12 cm's below the spillway, this is normal for the summer period. Turbidity levels increased for a short period of time because of a turnover in the Lake which may have resulted in a plugged intake of the newer system. This resulted in the use of the old intake during this period. Our Public Works team corrected this situation and UBID is back to using the newer intake.



Island Timberlands has informed UBID that they intend to conduct a logging operation next to Langley Lake in the fall of 2018. This has been of great concern to the Board since they are allowed to log up to 20 meters from the shore of the Lake. Turbidity levels could be greatly affected even with a Dissolved Air Flotation plant in

place. Vancouver Island Health Authority (VIHA) has been advised of this possibility and has expressed concerns as well. UBID plans to facilitate a meeting with Island Timberlands and VIHA to ensure that this watershed protection issue has been addressed and discussed. It also benefits us to complete our Watershed Protection Plan as soon as possible.

Kensington Island Properties – UBID Negotiations

Progress has been made in a positive manner in talks with KIP/UBID and provincially appointed facilitator Mr. James Mattison. We are hopeful that an announcement will be forthcoming in this respect before the end of August 2017.

Water Billing System

We have been encountering significant problems with our present water billing system to the point that it is rapidly becoming unworkable. This system (Right Water) has been in place since 2004 when the water meters were installed; because of the age of the system technical support can be difficult and challenging as the version we are currently used is no longer supported. Mr. Gordon Mason (CAO), is presently looking into the problem and has a replacement system identified, with an estimated cost of approximately \$35,000.00 with an annual administration and licensing costs of approximately \$5,000 annually. Mr. Mason reports that the system he has identified can be available at a somewhat of a bargain if we work with a couple of other local Improvement Districts, especially in the area of training which can be done on a cost sharing bases. Mr. Mason will be creating a business case for board approval in the 2018 budget.

Union Bay Fire and Rescue Services

UBID has completed the sale of the Comox Fire Department's 1995 Freightliner Pumper Truck with 800 ft. of used 4 inch hose for \$21,000.00; this includes the GST of which we receive back a rebate of \$1000.00. We had originally budgeted \$30,000.00 for Engine #25, which means a further savings of about \$10,000.00, once we receive the GST rebate. Chief Mark Jackson was astute enough to notice that the tires on our present truck which were near new would fit the new Engine #25 from Comox. Further saving was realized by swapping the new tires from unit to unit. Many thanks to Fire Chief Jackson, who was instrumental on bringing this deal to fruition.

In Conclusion

The Board had a luncheon for outgoing temporary Administrator Mr. Martin Gee, Martin was instrumental in getting us through a difficult transition period and we wish him well in his well deserved retirement.

IMPORTANT NOTE

Due to current local water supply conditions, **UBID remains in Stage 1 water use restrictions** meaning residential properties may only be watered for a maximum of 4 hours/day with even numbered addresses able to water on even numbered days and odd numbered addresses on odd numbered days. Langley Lake's water levels are monitored and recorded daily and if a move to Stage 2 watering restrictions becomes necessary, all users connected to the Union Bay Water System will be notified via local print media, postings in the usual public access areas and via UBID's website.