

Landowners Update – November 2012



From the Board

The Board would like to thank the sixty plus landowners who attended the October Board meeting. Although no official drawings were submitted in order to proceed with the water treatment facility, Kensington representative Brian McMahon briefed the Board and answered Trustee questions. Those responses are provided in this update. UBID updates will keep you informed of our progress.

As well at the October meeting the 2013 UBID budget was approved and the mortgage on the school property was renegotiated. The Board hopes that you will attend the semi-annual land owners meeting on November 24th to hear about these and other initiatives and issues.

Four UB First Responders Singled Out for Praise

It is not often that a Fire Department gets singled out for special attention by the BC Ambulance Service but four of our fire fighters have done just that. Joe Tarnowski, Peter Wharram, Susan Hargreaves and Rob Hollands attended a call mid-September where life-saving measures were initiated including CPR. After analyzing the tape from their life pack monitor, the Unit Chief at the Cumberland Station advised our Chief the CPR performed by that team of four was some of the best seen. The CPR was consistently in the 80-100 % effective zone, not easily achieved without training, practise and attention to detail. Congratulations to our four members for a job well done!



Susan Hargreaves



Rob Hollands



Joe Tarnowski



Peter Wharram

Semi-Annual Landowners Special Meeting

Landowners are invited to attend an information meeting regarding key UBID issues on Saturday, November 24th from 2-4 PM in the Activity Room (Gymnasium) at the UBID offices

Kensington Island Properties Responds to Questions

Brian McMahon attended the October 17th Board meeting to discuss plans for the installation of the water treatment plant. He indicated that he expects to have a water treatment plant in place early in the spring 2013. (Note: specific plans need to be reviewed by UBID's engineers before the Board can approve them).

Mr. McMahon also responded to questions submitted by landowners. The questions and his response are as follows:

KIP is to provide UBID with a serviced lot for its fire hall. When can UBID expect that lot will be serviced and ready to transfer to UBID?

A: A site was identified and staked out by the former Fire Chief and Administrator, just off of KIP's current No. 6 Road. This site has been set aside for a new fire hall and as soon as the water systems upgrades are in place this site can be subdivided off and title transferred to the Improvement District prior to the end of 2013.

What is the delay in disposing of the brush piles on the Argyle site and when will they be removed and/or burned?

A: Although previous piles had been burned on that site, Mr. McMahon was directed by the Ministry of Environment to not burn and/or grind the debris piles due to complaints received by several regulatory agencies with respect to the potential smoke and/or noise levels from these efforts. Hauling the brush away is also not viable as no one is prepared to take this debris. Alternative plans are therefore being devised to remove the brush piles in early 2013.

There has been no visible work on the Kensington lands for almost two years. What is KIP's timeline for moving forward with the Argyle phase and the rest of the project?

A: The Argyle Phase will proceed in 2013, with road improvements being conducted and a site office being established in that time.

What has KIP done regarding the storm water management plan for the Argyle phase?

A: The latest iteration of the project's storm water management plan is expected to be reconsidered by the CVRD at its November 27th Board Meeting.

When does Kensington expect to obtain approvals for the sewer treatment system and storm drainage system for their proposed development in Union Bay?

A: Prior to the end of December 2012.

What are the estimated costs for each of these systems?

A: First phase water and sewer upgrades will cost \$8.26M.

If the Province has not approved your waste water treatment plan what can the community do to assist in this approval process?

A: Mr. McMahon is confident that these approvals will be in place prior to the end of the year as the CVRD is no longer requiring KIP to wait and potentially tie into their pending regional wastewater treatment plant planned for north of the Kensington site.



What is the current thinking on the Links at Union Bay golf facility?

A: Fourteen of the holes have been cleared, with further broom and alder removal and road grading to now be done. Construction on the golf course is expected to commence in spring 2013.

Noting that you and partner Jim Youngren have a high degree of interest in salmon enhancement, what involvement or projects do you envision for the local stream keepers of Union Bay?

A: Although side channels have been constructed off of an upper portion of Washer Creek and the lower estuary was previously re-routed in conjunction with local stream keepers in order to stabilize the coal hills, the CVRD does not support the construction of a fish hatchery on the site. KIP will continue to work with local stream keepers in an effort to harvest and relocate the “native” salmon population to the Rosewall fish hatchery in Fanny Bay during the heat of the summer and resulting extreme low flow events until such responsibilities are turned over to the CVRD.

Will natural gas lines be extended to your Argyle Road phase and when would you see gas being extended further south to town?

A: Yes. Discussions have been ongoing with Fortis BC regarding who would bear the bulk of the cost. Fortis BC is now prepared to cost share to extend this service from Royston to the Argyle site and subsequently south to McLeod Road and then west up McLeod to Musgrave Road.

Will the Waterfront Village concept be developed earlier in the build-out process?

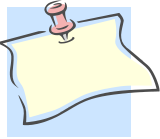
A: Yes. The village concept, which includes the lower portion of the golf course and its clubhouse and potentially seniors’ residences, is slated for development in the early build out phase of the project. However, no firm date was provided.

Does the site plan shown on the www.unionbaycommunity.com website reflect the current thinking of build-out at this stage?





A: Yes, as there haven’t been any significant changes to these plans.

Fire Hall Gets Exhaust Fan

For many years our firefighters have worked with exhaust fumes in the hall as the trucks have to warm up for a few minutes before they drive away on call or on practice nights. The air can get very thick with the fumes in a short period of time and can be hazardous to one's health. Some work had been undertaken to get a cost to have a state of the art system installed. The quotes came in at \$25,000 - \$30,000. Bill Alcock and Allan Webb put their heads together, pooled their expertise and volunteered to put our system in for a cost of around \$2,800. The final piece of the system will be the electrical control yet to be installed. Thanks!!



Bits and Pieces

-  Our new administrator Kevin Douville has done a thorough review of the UBID website and developed an extensive action plan to update and revamp the site, with this first phase now complete. In the New Year, a further review will be undertaken as part of an overall communication strategy. Check out the changes at: www.union-bay.ca
-  The next Annual General Meeting (AGM) for UBID will be held on Saturday, April 20th, 2013. Nominations for candidates who wish to seek election will close on March 30th, with an advance poll to be held on April 6th.
-  UBFR has 12 smoke alarms left over from Fire Prevention Week for anyone who doesn't already have a working smoke alarm. Contact Mark at 250-335-2345.
-  The Remembrance Day service will be on November 11th at the cairn in the UBID yard followed by the Historical Society short show and refreshments in the UBID activity room.

Fire/First Responder Service Statistics

For 2010:

First responder calls -34
Fires (misc.) – 3
Public/ambulance assist – 6
Motor vehicle incident – 8

For 2011:

First responder calls – 30
Fires (misc.) - 9
Public/ambulance/misc. assist – 3
Motor vehicle incident - 9

For nine months 2012 annualized:

First responder calls - 35
Fires (misc.) – 5
Public/ambulance/misc. assist - 7
Motor vehicle incident – 3



Our FRS responds to about 51 calls per year – that's about 1 per week.