

**Union Bay  
Improvement  
District**

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## **Landowners Update – September 2012**

### **From the Board**

July and August have continued to be busy months for the Board as we have been recruiting a new administrator, and continuing to address a number of land and property issues. In September and October we will focus on orientation for our new administrator, prepare the 2013 budget and get ready to resume the many projects and issues that are on our agenda.



### **New Administrator Hired**



After considering over 50 applications, the Board is very pleased to announce that it has hired a new Administrator who started work on August 15, 2012. Kevin Douville brings with him 17 years of experience in non-profit, local government, community economic development, and financial and organizational administration. He has a Bachelor of Commerce degree and was the Deputy Treasurer with the District of Fort St. James for several years. Fort St. James had a broader scope of jurisdiction than UBID so he has additional knowledge of municipal infrastructure and services that goes beyond water, fire service and street lighting.

Please join us in welcoming Kevin to UBID and Union Bay.

Kevin is working five days per week at an annual salary of \$68,000, and with the benefits offered to all employees. He can be contacted at the UBID office at 250-335-2511 or by email at: [admin@union-bay.ca](mailto:admin@union-bay.ca)

The UBID office continues to be open to the public on Monday, Tuesday and Friday from 9-12 and 1-4. The two extra days that Kevin is working will be flexible to accommodate meetings and to allow quiet time to do detailed or reflective work.

### **Bits and Pieces**



The Fire Rescue Community Consultation workshops will resume mid-October. Watch for details.



The September regular Board meeting is cancelled as a majority of Trustees are unavailable and there will be no quorum.



## New Technique for Fighting Fires



Darcy Rainey has become a certified instructor of Positive Pressure Attack (PPA) – a new way of fighting fires and he is one of only 9 instructors in BC.

Many fire trucks carry large fans (in Union Bay we have two gas powered fans). Traditionally, the fans are used *after* interior attack crews have located and contained the fire to remove super-heated, toxic gases from the building. The fans are also used after the fire is out to clear smoke and gases from the building.

PPA uses fans as the *first* tool when fighting fires. The general idea is to make a vent hole (usually by breaking a window or door) on the side of the building where firefighters will enter (the attack entrance). As soon as the vent hole is open the attack entrance is opened and the running fan is directed into the building.

This may seem counter intuitive: everyone knows that blowing on a fire makes it more intense. However, studies and tests show that the fan simply pressurizes the building - it doesn't actually cause the air in the building to move around. The only place the air is moving is at the entrance and at the exit. But the hot gases move from areas of high pressure to areas of low pressure, i.e. outside.

Removing the hot gases from inside the building is a huge benefit for firefighters and anyone trapped inside. Instead of the firefighters having to crawl around on the floor without being able to see much they can now walk in and see everything. For people trapped inside having cool, clean air delivered to them quickly can be the difference between life and death. Consider this: when water turns to steam it expands about 1,600 times. If a firefighter were to spray water into a room with the top half filled with hot gases the expansion of steam would force those gases to the floor - exactly where a person is likely to be hiding.

Venting a building to remove hot gases has been a technique used by firefighters since the first department was created by Benjamin Franklin in the 1830's. The most common method of venting is cutting a hole in the roof - this seems logical because hot air rises. Initially venting the roof worked well and was safe for firefighters. Back then buildings were made with heavy timber and the contents were made of natural materials which didn't burn that hot. This combination of solid construction and lower temperatures meant firefighters could be successful in opening the roof.

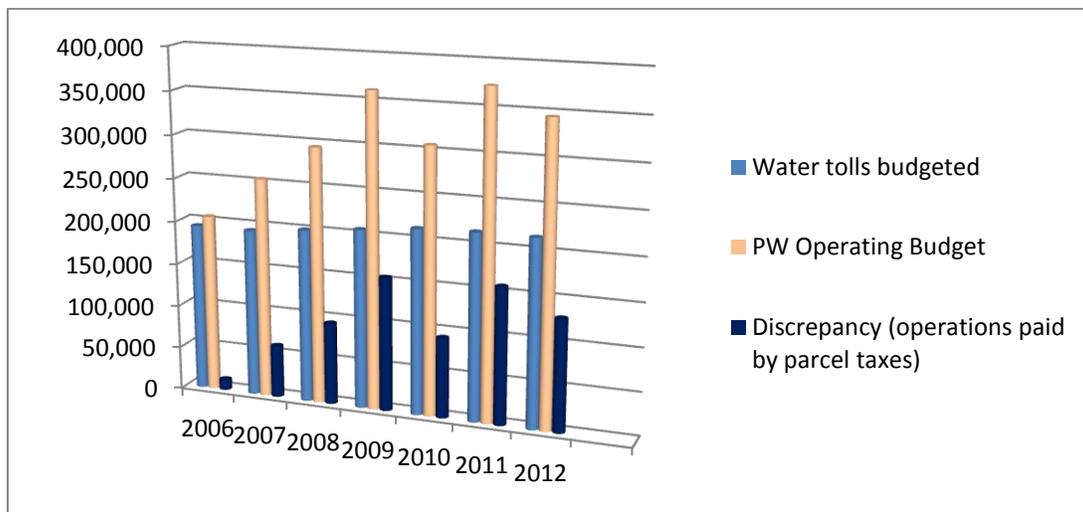
Nowadays, buildings are constructed with lightweight materials like fiber board and the contents of homes are mostly made of synthetics which burn much hotter. This combination of light construction and high temperatures mean the roof is much more likely to collapse very quickly - firefighters don't have time to make an opening in the roof.

For more information: <http://www.positivepressureattack.com/instructorlist.cfm>

## **Board Makes Decisions Regarding Water Tolls and Parcel Taxes.**

The Board is required to collect funds for the provision of services and to set aside funds for capital expenditures. For water services, UBID levies water tolls that are intended to cover the operational costs and parcel taxes that are intended to be put aside for capital projects. Parcel taxes may be used to off-set operational costs but in the long term this is not a sustainable practice. The following table shows the discrepancy between operating costs and water tolls and the graph illustrates the dependence upon parcel taxes to cover operations.

	2006	2007	2008	2009	2010	2011	2012
Water tolls budgeted	194,000	194,000	200,663	207,000	214,000	216,000	216,000
Public Works operating budget	205,864	254,501	295,443	362,036	306,881	374,303	345,650
Discrepancy	-11,864	-60,501	-94,770	-155,036	-92,881	-158,303	-129,650



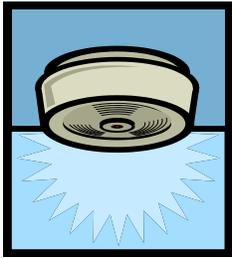
To address the discrepancy, and build funds for capital projects the Board has approved the following:

1. Ongoing efforts will be taken to reduce or control costs however; the PW department is not over funded. Minimal savings may be found.
2. Over time water tolls will be increased to reflect the real cost of providing this service. Starting January 2013 water tolls for the base rate will be increased from \$40 for 15 cu. meters to \$50 for 20 cu. meters. That works out to about 16½¢ per day. We expect this change to generate an additional \$34,000 per year.
3. The Board has adopted a policy that gradually parcel taxes will be dedicated to capital funds and additional parcel taxes will be collected.

## **Water Tolls and Parcel Taxes Continued**

4. In January 2013 the parcel tax will be increased from \$260 per year to \$280.
5. In January 2014, the Board will implement a change to its Assessment by-law. Currently the by-law (#192) states that type "A" parcels are defined as *"a parcel capable of being supplied with water from existing works of the District and once the Capital Expenditure Charge has been paid to the District"*. A new by-law will define type "A" parcels as *"comprising each and every parcel of land on which is situated or could be situated residential units"*. This wording change will mean that a number of landowners who do not currently pay parcel taxes will be required to do so. This is a practice of other Improvement Districts and we think it is fair. This change will not happen until 2014 to allow the office time to identify the landowners who do not currently pay parcel taxes and to add them to the taxation roll.

## **Smoke Alarms Available to Residents**



A shockingly high number of homes in B.C. don't carry working smoke alarms, resulting in a high number of accidental deaths, according to a new study by the University of Fraser Valley and Surrey Fire Services.

As a result, the provincial government and the Fire Chiefs' Association of B.C. are launching a new campaign to ensure every home in the province has a working alarm. "At the end of the day, we want every home to have a working smoke alarm. It's a goal we should have for all Canadian homes, and we plan to lead by example in our province."

To kick off the October 7-13 Fire Prevention Week, UBID is offering free smoke alarms to residents who do not have working smoke alarms. For more information or to obtain your smoke alarm contact Mark Jackson at 250-335-2345.

## **Board Invites Questions for KIP**

 Brian McMahon from Kensington Island Properties will attend the October 17<sup>th</sup> UBID Board Meeting to update the Board on issues related to the water filtration plant. Since the community is interested in what is happening in the larger development we are making some additional time available within the agenda for Brian to respond to community questions. However, this is not a public/community meeting regarding KIP.

Landowners are invited to submit their questions regarding the KIP development to the UBID office by October 1. UBID will review/consolidate and determine a sample of the questions for a response. The Board will set a time limit for discussion with Mr. McMahon and the subsequent question period.



Conceptual drawing - KIP village