

**Union Bay Improvement District
Landowner Survey April 2011
Summary of Results**

Background

In late April 2011, approximately 800 survey questionnaires were mailed to Union Bay Improvement District landowners along with information about the Annual General Meeting scheduled for April 30, 2011. Landowners were asked to return the questionnaire by Monday, May 16, 2011. Refer to the survey attached.

Response

Ninety-seven (97) responses were received. As a questionnaire was mailed to each registered landowner of parcels within the Improvement District those landowners who own multiple properties received multiple surveys. Some of the 97 responses include multiple responses from individual landowners.

The results were:

- Response rate – 12% of the landowners (97 out of 800)

- Are you interested in Union Bay Improvement District becoming part of the Como Valley Regional Water Supply System which supplies bulk water?

Yes – 39 (40% of those people that responded, or 5% of the total number of landowners)

No – 42 (43% of those people that responded, or approximately 5% of the total number of landowners)

- Are you interested in having the entire water supply and distribution system transferred to a local service area of the Comox Valley Regional District?

Yes – 37 (38% of those people that responded or approximately 5% of the total number of landowners)

No – 50 (52% of those people who responded, or approximately 6% of the total number of landowners)

Discussion

Results should be interpreted with caution for the following reasons:

- The response rate is low and there is no certainty that the views are representative of the community;
- The responses include multiple replies from some individual landowners;
- Options presented were briefly outlined and did not provide full information upon which to make an informed decision;
- Other potential options were not presented for consideration;
- The intended purpose was to gather questions from landowners to provide further information; and
- The response rates for each choice are relatively similar and no clear opinion is evident.

Recommendation

It is recommended that the Board receive the results for information only.

Verbatim Comments

- Transfer and make use of funding please
- Until KIP is fully developed, UB water needs are unknown. I suspect the RD would put Royston on Langley Lake rather than take Royston into Courtenay. Possibility of water shortage?
- Do not give our water away
- Require cost benefit information for decision process
- Although KIP has offered token plots of land for school, fire hall they wanted control of our water supply. Even with a Master development Agreement between KIP and CVRD, I want the UBID to have the main control
- We aren't confident in the new UBID Board, the Board is not confident in the administration. The system is broken ... it's time to move on.
- My fear is costs will rise and services will decline
- We have a good system. Don't break it.
- If it ain't broke, don't fix it!
- Keep up funding for infrastructure and fund a new fire hall in the near future.
- Should have more info
- I suppose Regional System is inevitable

- Change the rate structures. More rewards for low customers. Please promote more savings for using less water. Stop “more, faster, me now” syndrome. Only bigger and more infrastructure with caution.
- Out of country at time of meeting
- Water should remain in local control.
- The lake is not within the jurisdiction of CVRD. Negotiate with the Province. Rates will rise if not in control by UBID
- Please provide more information prior to making any decisions on this issue.
- The Union Bay Improvement District needs to be independent and not ruled by a Regional Government with too much power which purposely held back development to seize our only source of revenue (water)
- Not appropriate at this time
- The Regional District has screwed up too many times on too many issues.
- Keep the water in Union Bay
- We cannot imagine making such an important decision without a lot more information – hard to come by when we are not allowed to attend meetings etc. We are new to the area, relatively speaking and have been quite astounded by the decisions of the board. We have seen Mary Reynolds in action at the last election, but find it quite distressing that such a huge sum of our money “has been spent on a personal law suit. Part of governance is coping with loud offensive constituents – they are always going to be there – and when there are so many important issues to focus on such as the KIP proposal, a potential threat to Langley Lake water if a coal mine is approved, etc. then we think the board needs to reconsider their personal law suit and get on with important local matters. We need a lot more information about the implications of the Comox Valley regional Water Supply System to say yes or no. Please provide it so we can be a part of the decision.
- The less we have to do with the regional District, the better.
- I cannot make any kind of decision like this with no financial information.
- Does UBID have the financial and manpower capabilities to run a state of the art water distribution system?
- I have answered “yes” to both options because the above information suggests that the transition could be a gradual process with “1047” being an interim step.
- Unless you are going to tell us that the status quo is financially viable we should explore the two alternatives. But we would like to know the financial impact on future UBID parcel taxes, UBID property taxes, CVRD imposed taxes and water tolls. To work up this information we would have to make some assumptions like in #521 what would be the cost of water purchased from the CVRD? But there are many more variables.

- Interested in transferring the entire system as long a UB system is included/integrated in CV Regional System - we need back up as well. #117 could lead to #118. If we become a municipality would 117 be the only alternative?
- The lake does not belong to CVRD to make decisions about. Rates would go up if dictated by the CVRD
- It will become necessary sooner than most people think, so let's get on with it
- It makes a lot of sense to me for the CVRD to take over the bulk water supply for the UBID for distribution as the CVRD will be better funded and have the eligibility for government infrastructure funding and grants to allow for more maintenance and upgrades to the dam and reservoir. I think it would take a lot of the responsibility off of the UBID for the bulk water supply and maybe some of the disgruntled locals that complain about the water, the system and the UBID would have an optional board to direct their hostility towards. Then the UBID could concentrate more on just distributing the water to the people of this good town ad not have to put their energy into fighting off the rebels against the system.
- Need more information. I may be interested.
- Don't give away our water rights to the bureaucrats in the RD

Appendix: Union Bay Improvement District Landowner Survey April 2011

This is a preliminary survey of the landowners to enable information gathering to answer landowners' questions related to the issue of supply water provisions for Union Bay Improvement District. Some answers may be available at the Annual General Meeting on April 30, 2011, 2 p.m.

In February 2008 a Regional Water Supply Strategy Study was mandated by the Provincial Government in the Letters Patent to the newly formed Comox Valley Regional District. As this study is nearing its completion, consideration must be given to the possible inclusion of the Langley Lake Water Supply into this regional strategy.

The existing Comox Valley Regional District Sub-regional Water Supply System supplies water to distribution systems (i.e. Courtenay, Comox and some regional water local service areas). The supply system maintains source water (surface water, wells, and associated supply infrastructure). The distribution systems are responsible for the distribution infrastructure; the setting of rates; and the administrative billing and collection. The distribution systems are billed bulk water rates from the supply system.

Union Bay Improvement District is a separate water supply and distribution system providing water from Langley Lake and is currently not part of the Comox Valley Regional Water Supply System. A provision of the Master Development Agreement between Kensington and the Comox Valley Regional District suggests that the supply of water from Langley Lake would be in the jurisdiction of the Comox Valley Regional District at some point of the development. The main benefit of UBID being a member of a regional water supply is that the CVRD would maintain and operate the supply infrastructure (water treatment, dam, and reservoir) and be eligible for infrastructure funding.

An indication of landowner support to become part of the Regional Water Supply System is requested by the Board of Trustees.

Forms should be returned by 4 p.m. on Monday, May 16, 2011. Please note this survey is for information purposes only and does not form a binding decision on the part of the landowners.

Please indicate on the form below and return to:

Box 70, Union Bay, BC V0R 3B0 OR Drop off at 5539 South Island Highway, Union Bay

OR BRING TO THE AGM on April 30, 2011

Fax: 250-335-1178

Email: admin@union-bay.ca

1. Are you interested in Union Bay Improvement District becoming part of the Comox Valley Regional Water Supply System which supplies bulk water? Union Bay Improvement District would still be the distributor of water.
YES NO (circle one)
2. Are you interested in having the entire water supply and distribution system transferred to a local service area of the Comox Valley Regional District?
YES NO (circle one)

Customer ID: 0489IT

Name:

Street Address: MCLEOD ROAD

Signature: _____ Date: _____

Comments: _____
