

# Union Bay

## Improvement District

PO Box 70, 5579B South Island Highway  
Union Bay, BC V0R 3B0

**Phone:** 250-335-2511

**Fax:** 250-335-1178

**Website:** [www.union-bay.ca](http://www.union-bay.ca)

**E-mail:** [admin@union-bay.ca](mailto:admin@union-bay.ca)

---

### Landowner and/or Public Questions and Concerns Expressed

#### UBID Community Meeting

**Saturday, September 12<sup>th</sup>, 2015**

- Will our questions be answered in a timely manner?
- How long do we need to wait to get more satisfactory (water) filtration?
- What are the concerns with the old agreement?
- Why not honour the petition and a majority of landowners (regarding the old water agreement)?
- When will tenders be issued? Will it be “cost-plus”?
- What mechanisms for shortfall?
- What is the process for replacing water meters? Who pays?
- Concern that water provision in Union Bay be in public control
- What is the process to keep the community in the loop?
- What does outside assistance mean?
- What is the timeline?
- Collaborative mechanisms to keep citizens informed about both sides of negotiations? Equal input from both parties. How many houses will this summary cover? (handout table)
- Who is Mr. Kensington?
- Why is the Board saying it is working with Kensington when they in fact are not? Need clarification.
- Can UBID make copies of the old agreement available at the office?
- Concern that the Board is spending money for studies already done.
- What contingency plan is in place should a referendum fail?
- Concern the citizens take more initiative to get involved
- What would the process be for the CVRD to take over UBID responsibility and costs?
- Is the ultimate object of the Board to be taken over by the CVRD?
- How much does the UBID lawyer cost and how much remains in the budget?
- Has research been done on an aquifer, not just Langley Lake?
- Concern that today’s format is not satisfactory, does not give immediate answers.
- Concern: way to inform residents who are non-landowners about the process.
- Is the Board intending to hold Kensington ransom?

- What are the consequences of a landowner saying no to hooking up to the system?
- Why can't we get answers today?
- The Board is democratically elected by the community and it is empowered by the community.
- Can the Board inform the community where there is agreement/disagreement in negotiations with the developer?
- Is there a way to establish a democratic process to include the people of Union Bay in the creation of a water agreement?
- Involve the community more directly in the negotiation process, keep the community in the loop, do so more collaboratively
- When will work commence on the Coal Hills remediation , and get the timeline of work from the CVRD
- Will UBID be discussing the raising of Langley Lake in negotiations with the developer?
- Can the Board clarify its relationship with the CVRD?
- More evening meetings possibly.
- Given Kensington's offers of land and infrastructure can UBID not work in good faith?
- How will these questions be answered by UBID?
- Not satisfied with the process. Not getting answers hoped for.
- Are you aware of the UBID website and what it has to say?
- Concern that answers come soon.
- Can we affix name and phone number to questions for a response?
- Is UBID considering removal of peat islands from Langley Lake?
- Concerns that many years have passed without seeing any development.
- Two spaces are open for the UBID Board in April.
- Concern; Nothing is free. What will be given up for water/services?
- How many "doors" would a new water agreement provide? Casino/
- Can the developer access other source of water? Associated costs?
- Concern: process does not accept suggestions/feedback from citizens.
- Tax payer money is being used to convince us that proposal is "bad"
- What is the comparison cost/benefit analysis of what we're getting/giving up?
- Correction of UBID website is needed.
- What is the Board going to do to make water quality (drinkable) immediately?
- Present Board more democratic than former.
- Can Kensington come forward with more information?
- Kensington would like to see a forum where they had equal time to speak.
- Request for UBID to respond to Kensington comments (above)
- Does UBID intend to install the water system (yes or no) and inform the community?

## **Written submissions**

- For UBIDs three funding options for water filtration and a reservoir:
  - Annual modest increase to parcel tax rate with long term borrowing. Questions: What is the amount borrowed? What is the loan balance at 2023? What are the projected hook-ups for 2023 vs. 2015? What is the interest rate assumed to be? What are the CECs projected to be?
  - Fund by Parcel Taxes only with no borrowing. What is the total cost of the project? Does it include raising the dam if necessary? What are the projected hook-ups for 2023?
  - The developer provides funding. To what extent and what is the projected over-all costs to be shared and what are the projected hook-ups for 2023?
- What is the taxpayer faced with assuming the water, fire hall (plus trucks) and sewer projects?
- Has UBID taken steps to address the peat problem? Will UBID be negotiating the peat removal and subsequent costs with Kensington in their agreement for water infrastructure?
- Will Kensington's contribution include the setup of a filtration plant? Who will pay for ongoing operational costs? Has UBID developed a budget for the projected maintenance of this filtration system?
- Will UBID be negotiating on our behalf with Kensington to clean up our water system?
- Concern: at any stage whereby Langley Lake has insufficient water to meet the development's needs, who pays for the unknown quantity and source of water at that point? Will this concern be addressed by UBID in negotiations?
- Will UBID ensure that qualified professionals accurately determine the water capacity of Langley Lake and will that cost be shared between all parties involved?
- Will UBID be discussing and negotiating the raising Langley Lake with Kensington and/or any other developer in their upcoming agreements?
- Will UBID be putting forth this water infrastructure proposal in conjunction with the Provincial Government and the CVRD?