

UNION BAY IMPROVEMENT DISTRICT
BYLAW NO. 228
Taxation Bylaw 2011

A bylaw for imposing taxes upon lands in the District and to provide for imposing a percentage addition to encourage prompt payment thereof.

The Trustees of the Union Bay Improvement District **ENACT AS FOLLOWS:**

1. For the year 2011 there is hereby levied the following taxes:
 - (a) A tax of \$250.00 on all parcels of land classified into Group "A".
 - (b) A tax of \$0.00 on all parcels of land classified into Group "B"
2. The first installment of \$125.00 shall be due and payable on or before the 1st day of March 2011. The second installment of \$125 shall be due and payable on the 1st day of September 2011 and a percentage addition of 10 per centum of the amount thereof shall be added to all taxes remaining unpaid after the said dates.
3. In addition, taxes remaining unpaid on the 1st day of March next following the date upon which taxes are levied shall bear interest at the rate prescribed by the Lieutenant-Governor in Council under the Taxation (Rural Area) Act, as set out under Section 760 of the *Local Government Act*.
4. This bylaw may be cited as the "Taxation Bylaw, 2011"

INTRODUCED and given first reading by the Trustees on the 22nd day of September 2010.

RECONSIDERED and finally passed by the Trustees on the 22nd day of September 2010.

Alan de Jersey, Chair

Brenda Fisher, Administrator

I hereby certify under the seal of the District that this is a true copy of Bylaw No. 228 of the Union Bay Improvement District passed by the Trustees on the 22nd day of September 2010.

Brenda Fisher, Administrator

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Rationale

The Union Bay Improvement District has been mandated by legislation – Drinking Water Protection Act and Regulations to provide water under the 4-3-2-1 Treatment Policy as adopted by the Vancouver Island Health Authority in November 2007. In order to meet that mandate water filtration is required for the water being drawn from Langley Lake due to the high turbidity levels, colour and organics.

The Minister of Community Development mandated that the Comox Valley Regional District would implement a regional water commission, similar to that of the Capital Regional District. While the implementation process is underway it is yet to be determined if the existing water source for Union Bay will be included in that regional system or will remain to stand alone.

It is noted that the renewal and replacement schedule as produced by McElhanney Engineering indicates an amount of \$200,584 per annum be collected for the existing infrastructure. The amount of \$250 for parcel taxes should be raised to \$300 to accommodate that schedule. The catch-up amount according to the schedule is \$144,292. This could be achieved if the parcel tax rate was set at \$500 per parcel for one year. An additional amount of \$101 could be added to support borrowing of funds for 4-3-2-1 treatment given the current number of affected landowners.

Therefore it is imperative to take steps to prepare to take the appropriate action to meet the requirements of the regulations and the mandated actions.

New development in the area will provide infrastructure and additional funds to supplement improvements in the treatment process. The initiation of development is still an unknown at this time and the UBID must provide a plan to address the outstanding issues.

The parcel tax will support the annual payments for a \$500,000 loan over 20 years or provide approximately \$70,000 in annual income to acquire funds for renewal and required upgrades.