

# Union Bay Improvement District Information Bulletin December 2009

## Improvement Districts and Funding

- Improvement districts are incorporated by the Province of British Columbia (Province) under the *Local Government Act* (Act) and they are granted certain powers by the legislation. Each improvement district was created when the majority of landowners in a community petitioned the Province to incorporate an improvement district to deliver one or more public services on their behalf. The people with the responsibility for making decisions about the service(s) are elected by the landowners they are known collectively as the board of trustees.
- Services of the improvement districts may be funded in various ways – direct billing; rural taxation; donations; grants
- Funding for Water related services in Union Bay is funded through direct billing. This means staff at the UBID is responsible for billing and collecting the related fees. Rates and fees are set by bylaw which must be registered with the Provincial Government. Bylaws must have supporting information and rationale for the setting of fees. Bylaws are reviewed by the Ministry of Community and Rural Development
- Fire and Street lighting funding is provided through the Province under the rural taxation system. Union Bay submits a request for a Tax Advance through the bylaw process. UBID must authorize and submit a bylaw requesting funds to operate the fire rescue and street lighting services. A budget and rationale must be submitted to support the bylaw. The province approves the request and is responsible for taxation and collection of the fees. The province advances the money requested to the improvement district for distribution.
- Detailed breakdown of revenue appears on the annual financial statement. Water related fees are provided in detail and fire rescue services and street lighting appear as Provincial Tax Levies.
- Infrastructure Planning Grants are available to improvement districts with application through a regional district or municipality. Union Bay has an application in for the Bathymetric Survey of Langley Lake. No funds have been awarded however future consideration may occur within the next year.
- Major infrastructure grants are not available to improvement districts at this time.
- Donations have been received from time to time from local landowners, the Union Bay Credit Union, the Union Bay Lions Club to support fire rescue services.

The Bathymetric Survey has been completed for Langley Lake and submitted to the Ministry of Environment to be filed in the records for public access.

### Landowners are reminded of the following:

- Parcel Taxes unpaid as of December 31, 2009 may be subject to percentage penalty, tax sale or possible disconnection from the water system. Be ensure that payment is made to avoid any of these circumstances
- House numbers should be visible from the road side to aid in emergency services
- Flooding and maintenance of ditches or road is the responsibility of the Ministry of Transportation. The service has been contracted to Emcon (250) 336-8897.
- Monthly Board meetings are open to the public. The third Wednesday of each month is the regularly scheduled meeting. Start time is 7 p.m. Meetings may be changed from time to time.

# Union Bay Improvement District Water Fees and Related Charges for 2010

**Parcel Taxes:** **\$200/year**

- Payment dates March 1 and September 1, 10% penalty on fees not paid as of September 2.
- Affects Properties classed as 'A' properties - Properties have paid capital expenditure charges and may be connected to the water system
- May affect parcels not connected to water

**Capital Expenditure Charges** – applies to new subdivisions and properties classed as 'B' properties – payable on application for water supply or prior to subdivision approval.

**A. Residential**

- 1) Each parcel of land for a connection to the waterworks \$8,100.00.
- 2) Each and every manufactured home pad or space built or provided for in a manufactured home park \$8,100.00.
- 3) Each and every newly developed lot in a subdivision \$8,100.00.
- 4) Each and every unit in a proposed multiple occupancy building \$6,400.00.
- 5) Each and every trailer pad or space built or provided for in the manufactured home park or trailer court \$8,100.00.

**B. Commercial/Institutional** \$2,200 per 1,000 sq. ft. of floor space.

**C. Industrial** \$41,350 per hectare.

**Connection Fee**

- \$500 hook up plus costs of labour and parts – not to exceed \$2,000 for ¾" connection.
- Larger connections may exceed \$2,000.

**Subdivision Fees**

- \$500 for first three lots, \$100 for each additional lot
- Subdivision must follow UBID Standards and Specifications

**Water Tolls**

Residential Rate:

Base Rate – includes 15m <sup>3</sup> water	\$40.00 bi-monthly
Excess 1 rate 16m <sup>3</sup> – 50m <sup>3</sup>	\$.55/m <sup>3</sup>
Excess 2 rate 51m <sup>3</sup> – 75m <sup>3</sup>	\$.75/m <sup>3</sup>
Excess 3 rate 76m <sup>3</sup> -100m <sup>3</sup>	\$1.00/m <sup>3</sup>
Excess 3 rate over 100m <sup>3</sup>	\$1.50/m <sup>3</sup>

Commercial

Base Rate – no water	\$40.00 bi-monthly
Water usage -	\$.65/m <sup>3</sup>