

Union Bay Improvement District
Information Bulletin
January 2010

Welcome to 2010! Union Bay Improvement District is looking forward to an active year. The Kensington Development has received third reading and fourth reading is anticipated in the first quarter of 2010. The Regional District and Kensington are preparing the Master Development Agreement which will form a component of fourth reading. Once the rezoning process is completed the next step will be to prepare for the development permit stage. At this stage negotiations can take place with the UBID to supply water to the development.

Landowners are reminded that late payments of water tolls and parcel taxes add administrative costs to monitor. Outstanding parcel taxes – due from 2008 and 2009 form a large portion of the overdue amounts. Payments received will be applied to the oldest bill outstanding – parcel tax bills included. Water Tolls outstanding over 90 days are subject to disconnection and disconnection fees are added to overdue amounts. Landowners are encouraged to be diligent in keeping payments current to avoid the inconvenience of not having access to water and incurring additional fees.

Extreme cold weather has caused some residence lines to freeze and have resulted in leaks. It is suggested that you check your outside connections and water lines to ensure that this does not happen at your residence.

The Fire Rescue Services appreciate the donations received toward their service. Additional funds support the ongoing need for renewal and replacement and enable some of the many needed items to be obtained.

Landowners are reminded that when burning the fire must not be left unattended. A fine may be levied by the Province if a fire is allowed to burn out of control or if it endangers the public.

The Annual General Meeting has been scheduled for April 14, 2010. Landowners interesting in becoming a trustee are encouraged to contact the office for trustee information and orientation. Trustee information meetings will be offered prior to April 2010.

The Union Bay Improvement District office building at 5539 S. Island Hwy has space available for renting on a daily, monthly or longer term basis. One area is currently rented and the activity room is available for the cost of \$125 per day or \$75 for a half-day. Two large classroom areas are available. If interested please call 250-335-2511 or drop by during office hours – Monday, Tuesday and Friday 9 a.m. – 12 p.m. and 1 p.m. to 4 p.m.

Yoga classes are offered on Thursday evenings at 6:30 p.m. Drop-in fees are \$5.00.

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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 ³ water	\$40.00 bi-monthly
Excess 1 rate 16m ³ – 50m ³	\$.55/m ³
Excess 2 rate 51m ³ – 75m ³	\$.75/m ³
Excess 3 rate 76m ³ -100m ³	\$1.00/m ³
Excess 3 rate over 100m ³	\$1.50/m ³

Commercial:

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