

**Union Bay Improvement District
Landowners' Update
July 2010**

Union Bay Improvement District is proud to acknowledge 75 years of dedicated fire service that has been provided to the community by its volunteer Fire Department. Join us in celebrating the evolution of the department on Saturday, October 23, 2010 at the Union Bay Community Centre. Kenny Shaw will Emcee the evening with the doors opening at 5 p.m. Supper will take place at 6 p.m. followed by speeches and various skits. Events happening during the evening will include a Silent Auction, 50/50 draws, a Live Auction, and I'm sure a few surprises. Money raised from the events will be donated to the Cancer Society. Keep posted for the ticket sales.

At the end of May 2010 the Public Works Compound on McLeod Road was vandalized and supplies and equipment totaling \$13,000 were taken from the Public Works trucks and the Union Bay Fire Rescue Forestry Trailer. A new compound has been established on the property at 5539 S. Island Highway that will provide for better surveillance of the trucks and trailer. The existing garden area was transformed into the compound at a cost of approximately \$4,000. One of the basketball hoops was removed to allow easier access. The other hoop will remain for recreational use.

The Kensington Island Property development is in the process of re-applying for its development permits. Agreements regarding provisions for water supply are temporarily on hold until the permits are arranged and requirements are known.

Q. Given the recent disaster in Oliver, how safe is our dam at Langley Lake?

A. The Langley Lake dam just recently passed an inspection by the Ministry of Environment, and given a "Low" risk rating. It is inspected by our staff on a weekly basis. The Langley Lake dam is one of the few in BC that has breached and caused loss of life. This occurred back in 1912. Historic information on Langley Lake and the UBID water system can be found on the UBID web site (www.union-bay.ca) Just click on the link found on the home page.

Q. What will happen with our water treatment system if KIP development does not get started?

A. The Vancouver Island Health Authority (VIHA) has mandated that ground water supplied by Langley Lake requires water treatment that includes two forms of water disinfection. If KIP does not move forward, UBID is obliged to install and operate a water treatment system. Without municipal status, we do not qualify for any government grants. Therefore the cost of installing and operating the water treatment system will have to be borne by the existing landowners, with latecomer charges for any future development. The treatment plant will likely be financed through a bank loan paid for with increased parcel taxes.

Q. How safe is the water in our UBID system?

A. The raw water from Langley Lake is treated with chlorine and the residual levels throughout the system are monitored on an ongoing basis. Water samples are routinely sent to the lab for testing and have always come back within the Safe Drinking Water Guidelines.

Q. Why do we have water restrictions during the summer months, and why is it necessary to turn off all taps when the fire siren sounds?

A. Water restrictions, along with higher water tolls as a means of conservation, helps to ensure that sufficient water remains for domestic use by all landowners of the UBID system. It is necessary to turn off all taps when the siren sounds to ensure sufficient volume of water and pressure is available in the system for fighting a fire.

How Does Your Water Use Compare?

<i>Billing Month</i>	<i>Residential Average</i>	<i>Commercial Average</i>	<i>Your Consumption</i>
<i>Jan. 2009</i>	<i>30.5m3</i>	<i>105.9m3</i>	<i>(check your bill)</i>
<i>Mar. 2009</i>	<i>22.3m3</i>	<i>48.5m3</i>	
<i>May 2009</i>	<i>25.5m3</i>	<i>63.1m3</i>	
<i>July 2009</i>	<i>41.3m3</i>	<i>110.8m3</i>	
<i>Sept. 2009</i>	<i>61.4m3</i>	<i>140.3m3</i>	
<i>Nov. 2009</i>	<i>31.9m3</i>	<i>79.7m3</i>	
<i>Jan. 2010</i>	<i>29.2m3</i>	<i>60.7m3</i>	
<i>Mar. 2010</i>	<i>17.8m3</i>	<i>66.6m3</i>	
<i>May 2010</i>	<i>24.3m3</i>	<i>47.2m3</i>	

Open Burn Ban is in effect from May 15, 2010 to October 15, 2010. Campfires are still permitted however you are advised to check the fire rating sign at the boat ramp or on the website at <http://bcwildfire.ca/hprScripts/WildfireNews/Bans.asp>.

Capital Expenditure Planning and Renewal and Replacement projects are being reviewed for the upcoming year. Last year plans were altered due to the deferment of the fire hall construction. As a result \$75,000 was applied against the mortgage on the property at 5539 S. Island Highway and \$45,000 was transferred to the 2010 budget for renewal and replacement items for the fire rescue service. There are still major items that must be addressed in order to comply with the regulations and requirements of operating a fire rescue service and the water service.

Reminder – Parcel Tax Statements are included with this billing. Final payments are due by September 1, 2010 to avoid penalty.

Remember to be water conscious and fire safe during the summer and enjoy a safe and happy summer. Stage 1 Water Restrictions is alternating watering for odd and even numbered houses and days of the week 7 p.m. – 7 a.m.