

**Union Bay
Improvement
District**

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August 19, 2008

Honourable Blair Lekstrom
Minister of Community Development
Room 323 Parliament Buildings
PO Box 9056
STN PROV GOVT
Victoria BC
V8W 9E2

Dear Honourable Lekstrom:

The Union Bay Improvement District completed a restructure referendum in the fall of 2006 which was narrowly defeated with much question around interference from the Comox Strathcona Regional District as well as incorrect information presented by the media.

The Trustees of the Union Bay Improvement District requested another referendum as outlined in a letter send to the Honourable Ida Chong on October 22, 2007, copy attached. Honourable Chong responded on December 31, 2007, copy attached, to indicate that due to the proposed changes to the regional district a restructure referendum would not be considered until 2009. New statistical information would be required due to the changes that have occurred in the district since 2006. It is therefore requested at this time that a restructure process be started.

At the time of the referendum there were questions about development in the area as well as the identified need for infrastructure replacements and upgrades for the improvement district. The district has been in need of a new fire hall as identified in the 1996 Fire Commissioner's Report and a water treatment system is required to meet the Safe Drinking Water standards.

In 2007 the UBID purchased property located at 5539 S. Island Highway to accommodate the improvement district office and provide space for a new fire hall.

The Minister also mandated that a Regional Water System was to be developed, indicated in the previously mentioned response letter. UBID trustees are receptive to a Regional Water System and are prepared to work with Regional District. However this process will take several years to affect the properties of Union Bay. Union Bay has a

stand-a-lone source water from Langley Lake and requires a water treatment system as advised by the Vancouver Island Health Authority.

The proposed development for the area has now received assent and is proceeding. This development requires boundary changes to facilitate water service and fire protection under the current Letters Patent of the UBID. There is question around the possibility of there being a regional wastewater system available to facilitate the development as funding was not available through the infrastructure grants.

Restructure of the Union Bay Improvement District into a Municipality in 2009 may facilitate solving many of these outstanding issues and provide the landowner with the best tax options. Additional research is therefore requested to provide statistical information for consideration.

Thank you for your consideration of this request.

Yours truly,

David McDowell
Chair
Union Bay Improvement District

Union Bay Improvement District

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October 22, 2007

Honourable Ida Chong
Minister of Community Services
PO Box 9056 Stn Prov Govt
Victoria, BC V8W 9E2

Dear Honourable Chong:

The Union Bay Improvement District respectfully requests the opportunity for a referendum on restructure to municipal status.

The proposed changes to the Regional District of Comox Strathcona, the designated establishment of a regional water system and the approval of the Kensington Island Properties development and proposed boundary realignment, establishes a time sensitive occasion for enacting change.

The referendum of October 2006 was marred by many factors and was narrowly defeated. Revision of the current statistics regarding restructure would be required.

At the September 12, 2007 UBID Public Meeting regarding the water system, the land owners took a united stand that they would like to have a decision-making position on water and land use issues. This formed the basis for the resolution that appears in the enclosed October 17, 2007 Union Bay Improvement District Regular Board minutes.

This request is being submitted under Chapter 323, Part 2, Section 7 and 8 of the Local Government Act [RSBC 1996].

Thank you for your consideration of this request.

Respectfully submitted,

David Godfrey
Chairperson
Union Bay Improvement District



Ref: 124846

DEC 31 2007

Mr. David Godfrey, Chair
and Trustees
Union Bay Improvement District
PO Box 70
Union Bay, BC V0R 3B0

Dear Chair Godfrey and Trustees:

Thank you for your letter of October 22, 2007, requesting an opportunity for another referendum to be held on the issue of incorporating the community of Union Bay as a municipality. Please accept my apology for the delayed response.

I understand that your request is a result of concerns about who is involved in making decisions about issues such as water supply and land use matters. I share some of these concerns, which is why I believe a new regional district governance arrangement is needed for the Comox Valley. It will result in two stronger regional districts that are better able to address important issues facing both the Comox Valley and the Strathcona-Campbell River area.

As part of the change, I am proposing that a governance body such as a regional water commission be created under the new regional district which will be composed of members representing all local governments in the Comox Valley. This new arrangement will also provide a role for the Union Bay Improvement District and other stakeholders that may be impacted by a regional water supply. This would include participation by the improvement districts in the area, and was the subject of a recent letter addressed to you by Mr. Dale Wall, Inspector of Municipalities.

The new Comox Valley Regional District will have many issues to deal with in its first year of operation. During that time, a plan will be implemented to ensure an orderly transition for the administration and operation of the services that will be the responsibility of both regional districts. Therefore, I would not be willing to consider any major local government structure

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Ministry of Community Services
and Minister Responsible for
Seniors' and Women's Issues

Office of the Minister

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Mr. David Godfrey, Chair and Trustees
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changes that might further burden or impact either of the two regional districts in their first year, such as the incorporation of a new municipality. However, I would be willing to reconsider the matter in 2009. In the interim, I would encourage you to work with the new regional district since you have many common interests.

Thank you, again, for writing to me about this matter.

Sincerely,



Ida Chong, FCGA
Minister

pc: Honourable Stan Hagen, MLA
Comox Valley

His Worship Mayor Craig Anderson
Chair
Comox Strathcona Regional District

Mr. Doug Allan