

## **Union Bay Clarification of Information**

There has been many variations of statistical information and cost increases circulated throughout the community this past year. The year 2000 seems to be a popular start date. Yes, it is true that Union Bay still has the same outstanding issues in 2010 that were there in 2000 – aging water infrastructure and a need for water treatment, fire hall replacement identified in the 1996 Fire Commissioner's report, outdated fire apparatus, training for volunteers and staff, and the need for sewer treatment. The importance of correcting the outstanding issues has been increased with the implementation of new legislation and regulations since world incidents like Walkerton, 911 and various fire tragedies.

The Union Bay Board of Trustees and staff have been engaged pro-actively in initiating steps to successfully tackle these issues.

### **2000-01**

- Identify administrative requirements for the district
- Work in co-operation with the Regional District waste water treatment plan study. Implementation of water metering project and installation of low flow toilet to monitor water usage.
- Introduction of Kensington Island Development proposal. Exploration of community issues and possible assistance.

### **2002-03**

- Conducted water survey – to establish direction for water treatment – results revealed the majority of people interest in an alternate water source or improved treatment.
- Implemented the Nelson Loop improvement which increased fire flow to the McLeod Road residences.
- Explored the possibility of restructure with the support of the Regional District and the Ministry of Community Development. A restructure committee was struck to proceed with restructure considerations.
- Engaged McElhanney Engineering in providing a 20-year Plan for Renewal and Replacement of the Water System. This study also included a hydrology study for an alternate water source. There was no source identified. The only known source is the Tsable River which could be connected to Langley Lake.
- Dam Inspection Review – establishing requirements for dam clean-up.

### **2004-05**

- 20-year plan indicated that the high use of water would result in severe water restriction by the summer of 2007 if not addressed.
- The water meter program was initiated in 2004. This addressed water conservation as well as providing for reduced waste water treatment requirements.
- The water conservation and leak detection program was approved in 2005.
- Water use reduction of 2/3 was realized.
- Ongoing work on restructure.

- Rating of Langley Lake Dam – low risk
- Introduction of Kensington Island Properties development – discussions regarding assistance in meeting outstanding water and fire issues. Development of Water Feasibility Study which included addressing water treatment considerations.
- Introduction of the First Responder Program.

#### **2006-07**

- Purchase of First Responder Truck.
- Restructure vote marginally defeated. Impacted by information regarding regional water.
- Purchase of property at 5539 South Island Highway for possible site for fire hall construction and for investment.
- Ongoing planning for fire hall construction and fire truck replacement. Committee in place.
- Negotiations with Regional District regarding water supply for Kensington Island Properties.
- Participation in regional water study mandated by the Minister of Community Development.
- Ongoing training for first responder program and fire fighting.

#### **2008-09**

- Participation in Fire Innovations Review – Comox Valley Regional District.
- Work Safe BC review outlining requirements to meet standards for operation.
- Presentation of fire hall construction plan. Alternate approval plan defeated by landowners.
- Water Treatment of 4-3-2-1 required by Vancouver Island Health Authority. Plan being established to set time-line.
- Ongoing discussions with regional district regarding water provisions and fire initiatives for Kensington Island Developments.
- Continued participation in regional district studies.
- Update of 20-year Renewal and Replacement Plan – cost revisions and time frame realignment.
- Dam Review on Langley Lake
- Bathymetric Survey to establish base storage capabilities of Langley Lake.
- Purchase of First Responder Vehicle which accommodates auto extrication equipment – donated by Courtenay Fire Department.

During the period of 2000 – 2010, costs for operations and administration have increased due to market increases in supplies and services; additional staffing requirements and training to accommodate district requirements; to ensure normal operational expenses; and provide for renewal and replacement reserves.

It is noted that water tolls for **2003** were \$40 per bi-monthly period. The water tolls for **2010** are \$40 per bi-monthly period which includes 15m<sup>3</sup> of water. The 2010 rate is supplemented by water users exceeding the 15m<sup>3</sup> by \$.55/m<sup>3</sup> up to 50m<sup>3</sup>; \$.75/m<sup>3</sup>