

# **Union Bay Improvement District**

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## **September 2007 Landowners' Update**

July and August of 2007 have been very busy months for the Union Bay Improvement District staff and trustees. The Alternative Approval Process for the School had 23 opposed ballots received therefore approval to proceed with the purchase of the school property has been granted. The transaction is scheduled to close on October 31, 2007. The offices of the improvement district will be relocated in the school building and the fire department office will stay in the fire hall building till new premises are established. It is anticipated that the balance of the school building will be available for term leasing (one to three year term) until decisions are established for the school property. If interested in submitting a written proposal to the Board of Trustees, leasing space will be limited to office use or community use only – no retail can be permitted due to the zoning.

On July 18, 2007, an emergency meeting was called by the Province and the Regional District with the Union Bay Improvement District Trustees to discuss the changes to take place with the Regional District. Representatives from the Province, Regional District and Kensington Island Properties also met with the trustees to discuss the provision of water to the Kensington Island development. Bylaws in existence in the current regional district system must receive final reading prior to the split of the area or the bylaws will need to start the process again. This means for the Kensington Island Properties Bylaws #2812 and #2813 (the rezoning bylaws) need to be passed prior to the December deadline.

The Regional District has imposed a condition for the KIP development agreement that water must be supplied by the Comox Valley Regional Water System. In order to accommodate this condition, the Union Bay Improvement District has been approached to supply water from the Langley Lake system and to become part of the regional water system. It is the understanding from the Minister's letter that the Comox Lake will eventually be the main source of the water for the regional system and that water would flow to Union Bay from that system.

The trustees have agreed in principle to joining the regional system and to negotiate terms for this to happen. Items being negotiated are the transfer of the Langley Lake and Washer Creek water licenses and the supply infrastructure to the regional district. Union Bay Improvement District would remain distributors of the water and would have a non-voting seat on the regional water committee. All Kensington lands would be included in the Union Bay Improvement District. The completion and signing of the Kensington Island Properties Master Development Plan is contingent on the developer and regional district receiving a signed agreement from the improvement district. For more information about this process please contact Brenda at 335-2511.

**The Union Bay Improvement District Trustees invite you to a public meeting on Wednesday, September 12<sup>th</sup> at 7 p.m. at the Union Bay Community Hall to discuss this proposal.**