

Union Bay Improvement District

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September 2009 Landowner Update

What a great summer! Lots of warm, dry weather great for frolicking on the waterfront but does place a large impact on the avid gardener with lots of extra watering to keep the plants healthy and producing beautiful flowers, vegetables and fruit. The water conservation methods employed by the landowners of Union Bay help to maintain Langley Lake above the level where water restrictions are imposed.

There appears to be some confusion regarding Langley Lake and water supply. I hope that the following information will assist you in any further deliberations regarding Langley Lake and the Union Bay Improvement District (UBID).

- UBID is the legislated purveyor of water to the lands from south of Spindrift to the Tsable River.
- UBID is the registered license holder with the Ministry of Environment for use of all the water contained in Langley Lake.
- Langley Lake is not part of the Comox Valley Regional Water System.
- All the Kensington Island Properties, named in the proposed development, form part of the Union Bay tax base. Water servicing to this land is authorized by the letters patent for Union Bay.
- One foot depth of Langley Lake holds 67,960 cubic meters
- Ministry of Environment Licensing Information states that Langley Lake has a storage capacity of 560 acres.
- Water flows in and out of the Lake every day. Water flows over the spillway from October to May each year. We could capture additional water for storage if need be.

Speaking about acres of water can be very confusing. So, let's simply look at it from this perspective.

- Langley Lake storage is approximately 690,000 cubic metres.
- At present, UBID services 640 connections.
- The average yearly consumption is 230 cubic metres.
- Therefore, 640 connections times 230 cubic metres equals 147,200 cubic metres per year.
- 690,000 minus 147,200 equals 542,800 cubic metres left for others
- 542,800 divided by the average consumption of 230 cubic metres means that **UBID could supply 2,360 future households or connections.**
- The first phase of the KIP development is less than 100 households or connections.

Based upon the above, it should be fairly obvious that Langley Lake has a sufficient supply of water to service the KIP development and other future developments.

It is also assumed that some time within the next 10-15 years there will be a Comox Valley water system that includes Union Bay. For now, we are more than OK with our water supply.

The Fire Hall and Fire Truck Committee have revised the plans for the fire hall to be a stand alone model smaller version. The committee has presented the plans to the Trustees for review

and the committee will table further meetings till November. This will enable the Trustees time to review the plans and determine a construction site for consideration.

The Union Bay Fire Rescue Service is having a ~~"FALL RECRUIT"~~ session and extends an invitation to anyone who is interested in becoming a fire rescue member to drop by the station on Tuesday nights and inquire into what's involved. A junior fire fighter program (17-19 years old) may be considered. Training is provided to recognized standards. Stop by the office and pick up an application (5471 S. Island Highway – Tuesday evenings or 5539 S. Island Hwy – Monday, Tuesday and Friday 9-12, 1-4).



Sparky wants you to mark on your calendar
Fire Prevention Week
October 4 - 10, 2009
Stay Fire Smart - Don't Get Burned

Union Bay Fire Rescue Open House
Saturday, October 10, 2009 10 a.m. - 4 p.m.
Union Bay Fire Department
5471 S. Island Hwy, Union Bay

Join us

10 a.m. - 12 p.m. Pancake Breakfast

2 p.m. - 4 p.m. Salmon BBQ

(Cost: Food and Cash Donation)

Food Drive Donations can be dropped off at UBID office
5539 S. Island Hwy Union Bay - Monday, Tuesday and Friday

All profits and food donations will be contributed to
The Comox Valley Food Bank

Fire Season is upon us. Check the fire rating sign at the boat ramp or check on the website: <http://bcwildfire.ca/hprScripts/WildfireNews/Bans.asp> before you start a fire.

A Category 1 open fire means an open fire that burns piled material no larger than one meter high and one meter wide. This Category 1 open fire ban does not prohibit the use of campfires.

A Category 2 open fire means an open fire that burns piled material no larger than two metres high and three metres wide, or grass over an area less than 0.2 hectares (2000 square metres) in size.

Be sure to check the fire rating sign located at the boat ramp before starting any type of fire. For further clarification you can call the UBID office during office hours at 335-2511. Watch for fire burning ban signs.

Remember when the fire sirens go **ALL OUTSIDE WATERING SHOULD BE SHUT OFF IMMEDIATELY**. This will help ensure sufficient flow to fight a fire and protect the water systems from contamination. Please do your part to keep the community safe.

Residents are encouraged to ensure house numbering is visible from the roadside.

Logging on to www.union-bay.ca will provide additional information about UBID activities.