



# BOARD REPORT

**TO:** Chair and Directors

**File No:** 6140 40 16  
BL 5800 & BL 5801

**SUBJECT:** Centennial Field Community Park Service Establishment and Centennial Field Community Park Loan Authorization Bylaws.

**DESCRIPTION:** Report from Ryan Nitchie, Team Leader, Community Services, dated May 31, 2019. Service Establishment and Loan Authorization Bylaws for park land acquisition of Centennial Field Community Park property located in Blind Bay area in Electoral Area C.

**RECOMMENDATION #1:** THAT: "Centennial Field Community Park Service Establishment Bylaw No. 5800, 2019" be read a first, second and third time this 20th day of June, 2019.

**RECOMMENDATION #2:** THAT: "Centennial Field Community Park Loan Authorization Bylaw No. 5801, 2019", be read a first, second and third time this 20th day of June, 2019.

**RECOMMENDATION #3** THAT: the Board endorse the alternative approval process in accordance with Section 345(1)(a) of the Local Government Act as the method to obtain the assent of the electors for the establishment of a Centennial Field Community Park Service identified in Bylaw No. 5800, 2019.

## SHORT SUMMARY:

At the April 18, 2019 Closed (In Camera) meeting, the CSR Board empowered staff to enter into a Purchase Agreement with Shuswap Lake Estates Ltd. and Shuswap West Developments Ltd. for two parcels of land totalling approximately 9.525 acres and structures legally described as Part NW Section 18, Township 22 Range 10, W6M, KDYD Except Plan 1497, B6613, 11875, 12218, 19693 201618 23834 excluding the portion of land on the south side of Centennial Drive, located at 2690 Centennial Drive and Lot A, Plan 19893, Section 18, Tp 22, Range 10, W6M, KDYD Except Plan 20808, located at 2546 Blind Bay Road in Electoral Area C for a purchase price not to exceed \$2,750,000, in order to develop a regional park.

Staff has successfully negotiated and executed a Purchase Agreement and are now presenting the requisite Service Establishment Bylaw and Loan Authorization Bylaws.

Service Area Establishment Bylaw No. 5800, 2019 and Loan Authorization Bylaw No. 5801, 2019 are attached for the Board's consideration.

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<b>VOTING:</b>	Unweighted Corporate <input checked="" type="checkbox"/>	LGA Part 14 (Unweighted) <input type="checkbox"/>	Weighted Corporate <input checked="" type="checkbox"/>	Stakeholder (Weighted) <input type="checkbox"/>
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## BACKGROUND:

The Electoral Area C Parks Master Plan (Plan), 2017 identifies that:

*"In the Blind Bay Community, the highest priorities identified through the analysis and discussions with the community were to acquire and develop a large community or regional park that would serve as a central gathering place, and to have more amenities for children, youth and seniors such as walking paths, sports fields, community events and play spaces, as well as more flexible open space."*

Since the adoption of the Electoral Area C Parks Master Plan, staff has engaged with real estate consultants, appraisers and property owners and have identified the property known as Centennial Field as the most suitable park land for development in the Blind Bay area of Electoral Area C.

Staff have successfully negotiated a Purchase Agreement with the land owners to acquire the property for the purpose of park development.

The map below outlines the subject properties:



The negotiated Purchase Agreement generally identifies the following conditions precedent to the sale:

- The Purchaser shall have obtained the assent of the electors as required under the Local Government Act for borrowing the purchase price:
- The Purchaser shall have enacted a service establishment bylaw as required under the Local Government Act:
- The Vendor, with the CSRD acting as agent for the Vendor, will apply to subdivide the property to remove the portion of land to the south of Centennial Drive that is the location of the Shuswap Lake Estates water works building.
- The Vendor shall obtain a registrable discharge of an existing mortgage on the property.
- The Purchaser shall covenant under Section 221 of the Land Title Act to restrict the use of the lands to recreational purposes.

With the purchase agreement now executed, staff is proceeding with the next steps to establish a service area bylaw and a loan authorization bylaw. The establishment of a service area bylaw is the mechanism that will formally establish the Centennial Field Community Park Service in Electoral Area C.

Identified within Bylaw No. 5800, 2019 the service proposed is to acquire, develop, manage and operate a regional park within the subject property.

Bylaw No. 5800, 2019 is attached for consideration to establish a service area for the proposed Centennial Field Community Park.

Following discussions with the Electoral Area C Director, it is recommended that assent from the electors (to authorize the CSRD to borrow the necessary funds to purchase the property) be obtained through the alternative approval process. A resolution of the Board is required in order to proceed with using the alternative approval process to obtain the assent of the electors related to the establishment of this new service and for the associated loan authorization.

In order to acquire the properties described as 2690 Centennial Drive and 2546 Blind Bay Road, the adoption of a loan authorization bylaw is needed to authorize the CSRD to borrow funds to acquire this property. Approximately \$1,100,000 is available to be utilized from the Area C Park Acquisition Reserve Fund to offset the costs of the purchase and associated loan.

Staff recommend that \$750,000 be allocated from the Park Acquisition Reserve Fund with approximately \$250,000 to remain in the fund. Staff believe that in the event of Sorrento/Blind Bay incorporation or the Area C boundary being realigned into two areas, it would be appropriate for park acquisition funds to be available for future park acquisition opportunities.

The Area C Director prefers an allocation of \$1,000,000 from the Park Acquisition Reserve Fund be allocated towards the purchase of this park. The option of utilizing a \$1,000,000 allocation from the Area C Park Acquisition Reserve Fund resulting in a loan amount of \$1,770,000, can be done through a bylaw amendment at the Board meeting, should the Board choose to do so.

Bylaw No. 5801, 2019 is attached for consideration to authorize borrowing for the purpose of acquiring the park land property (which utilizes an allocation of \$750,000 from the Area C Park Acquisition Reserve Fund). This bylaw as currently drafted identifies a loan amount of \$2,025,000, as recommended by staff.

Upon approval of the bylaws by the Inspector of Municipalities, an alternative approval process will be advanced within Electoral Area C.

#### **POLICY:**

Section 332 of the Local Government Act identifies that a regional district may by bylaw, establish and operate any service that the Board considers necessary or desirable for all or part of the regional district.

The Local Government Act requires that the Board seek the approval of the electors in the participating area to establish the Service and to authorize the borrowing of funds.

The Inspector of Municipalities' approval of these bylaws is required before undertaking the Alternative Approval Process. It is anticipated to take approximately four to six weeks to receive the Ministerial approval.

#### **FINANCIAL:**

The annual costs for this service will be recovered through the collection of taxes levied against the value of land and improvements for those properties within the boundaries of Electoral Area C.

The proposed loan authorization bylaw would authorize the CSRD to borrow up to \$2,025,000 (includes 1% holdback for MFA Debt Reserve Fund) to purchase the subject properties. \$750,000 would be allocated from the Area C Parks Acquisition Reserve account to reach the total purchase amount of \$2,750,000. The Area Director has indicated his preference of the CSRD to borrow up to \$1,770,000 (includes 1% holdback for MFA Debt Reserve Fund), with \$1,000,000 allocated from the Area C Parks Acquisition Reserve Fund.

The Loan Authorization Bylaw proposes borrowing over a 25 year period. This is supported by the Area C Director.

**DESIRED OUTCOMES:**

That the Board support staff's recommendations for Three Readings of both the proposed Service Area Establishment Bylaw and the Loan Authorization Bylaw, as well as support for the Alternative Approval Process.

Upon receiving Third reading, the bylaws will be submitted to the Inspector of Municipalities for approval.

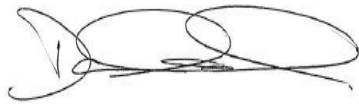
**BOARD'S OPTIONS:**

1. *Endorse the Recommendation(s)*
2. *Deny the Recommendation(s).*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

**Report Approval Details**

Document Title:	2019-06-20_Board_OM_61404016_Centennial_Field_Park_Service.docx
Attachments:	- BL5800,2019 Centennial Field Service Establishment Bylaw.docx - BL5801,2019 Loan Authorization Bylaw - Centennial Field.docx
Final Approval Date:	Jun 11, 2019

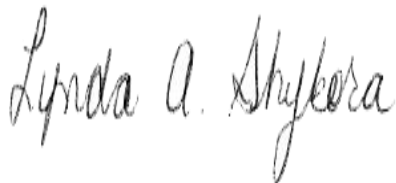
This report and all of its attachments were approved and signed as outlined below:



**Darcy Mooney - Jun 7, 2019 - 12:53 PM**

**No Signature - Task assigned to Jodi Pierce was completed by assistant Sheena Haines**

**Jodi Pierce - Jun 7, 2019 - 2:50 PM**



**Lynda Shykora - Jun 11, 2019 - 4:08 PM**

**No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora**

**Charles Hamilton - Jun 11, 2019 - 4:12 PM**