



# BOARD REPORT

**TO:** Chair and Directors

**File No:** 7200 31 01

**SUBJECT:** Electoral Area Feasibility Fund – Kicking Horse Mountain Fire Suppression Service

**DESCRIPTION:** Report from Darcy Mooney, Manager, Operations Management, dated December 23, 2019. Electoral Area Feasibility Fund for establishment of a fire suppression service area at the Kicking Horse Mountain Resort.

**RECOMMENDATION:** THAT: access to the Electoral Area Feasibility Fund be approved in the amount of \$25,000 to conduct a feasibility study to determine if sufficient community support exists to establish a fire suppression service within the community of the Kicking Horse Mountain Resort in Electoral Area A, this 16<sup>th</sup> day of January, 2020.

## SHORT SUMMARY:

The CSR D has recently engaged with staff from the Resorts of the Canadian Rockies (RCR), owners of the Kicking Horse Mountain Resort (resort), as well as the Town of Golden, to create a potential partnership in the delivery of a fire suppression service to the property owners of the mountain resort. Access to the feasibility fund will allow the CSR D to retain legal services to draft agreements for execution between the CSR D and the Town of Golden, and between the CSR D and RCR for the implementation of a fire service. Once tentative agreements are reached, the CSR D will provide the information to the community and seek assent through a formal petition process.

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<b>VOTING:</b>	Unweighted Corporate	<input 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:

CSR D's investigation into the feasibility of establishing a fire service for the community of Kicking Horse Mountain dates back to 2006. In 2006, the CSR D advanced a feasibility study related to fire suppression based on a request received by the resort. The consultant's report suggested that there were not adequate numbers of full time residents to advance a fire service at that time. The CSR D announced that it would delay the consideration of a fire service until the full time population within the resort grew in numbers.

In 2010, the resort and the local residents' association requested that the CSR D conduct a study to establish a fire service for the community. The CSR D retained a consultant to update the information and costing obtained in 2006 and presented the information to the community. The report suggested that the Kicking Horse Mountain community had reached the full time resident threshold to support a fire service. A formal assent of the electors by petition was initiated, but did not achieve sufficiency.

In 2016, the CSR D was informally petitioned by 255 residents of the resort to investigate the establishment of a fire service. The CSR D prepared and updated the existing information and presented it to the community at a public open house. Community members urged the CSR D not to pursue a formal assent process as it was felt that the assent would only be successful if RCR made a substantial contribution to the service.

At that time, RCR committed to provide land and utility service connection for a new fire hall. This information was relayed to property owners at the resort. Resort owners suggested that this contribution level would not be sufficient to receive support of the property owners.

Early in 2019, the Mountain Resorts Division of the provincial government requested comment from the CSRD related to RCR's latest application to draw down crown lands from the province for continued development at the resort. These lands were proposed to be utilized for a 150 bed hotel, and condominium development.

The CSRD Board recognized the interest the Kicking Horse Mountain community has in developing a fire suppression service area, as well as public safety concerns that exist in an interface community like Kicking Horse Mountain and passed the following resolution:

*THAT: due to significant concerns regarding public safety associated with the fire risk of timber frame buildings, proximity of buildings to the crown forest interface and the frequency and intensity of recent large scale structure fires that have occurred in the Kicking Horse Mountain Resort community;*

*the CSRD Board confirm that until such time that a fire service is established at Kicking Horse Mountain Resort that is compliant with Fire Underwriters Survey requirements, the CSRD Board does not support the Province approving any Crown Grant Application within the specified Controlled Recreation Area held by Kicking Horse Mountain Resort.*

The resolutions were forwarded to RCR and conversations occurred to determine the extent of a fire service partnership model between RCR and the CSRD that could potentially achieve broad and sufficient support from resort property owners.

The partnership model that is being developed would have the CSRD establish a fire suppression service area in 2021. The Town of Golden would provide a (non-Fire Underwriter Survey (FUS) rated) five-year interim fire suppression service support (2021– 2025) to the resort on behalf of the CSRD. During this interim period, the CSRD would conduct some pre-taxation for capital construction of a fire hall and acquisition of apparatus in 2025.

The CSRD would provide a suitable apparatus to be stored at the resort for the Town of Golden use during the interim period and RCR would provide suitable land and storage space for apparatus stored at the resort during the interim period. The CSRD would also begin to recruit and train fire fighter personnel. In 2025, RCR would provide a monetary contribution of \$500,000 and provide land and utilities for a fire hall and associated apparatus. It is anticipated that the CSRD would be in a position to deliver a FUS rated fire suppression service to the resort beginning in 2026.

## **POLICY:**

The CSRD is anticipating conditional agreements will be ready for execution in February, 2020. Once the agreements are executed through Board support, the Board may also consider waiving or rescinding the resolution regarding its not supporting crown land grants by the resort.

## **FINANCIAL:**

Section 379 of the Local Government Act indicates if a regional district undertakes a service after conducting a feasibility study in respect of that service, the costs of that study are deemed to be costs of that service. Therefore, if the service proceeds, the feasibility fund will be repaid, however, if the

service does not become established the feasibility fund will not be replenished. The current balance of uncommitted Electoral Area Feasibility Funds at December 31, 2019 is approximately \$54,000.

**KEY ISSUES/CONCEPTS:**

Board authorization for access to feasibility funds for the Kicking Horse Mountain Resort Fire Suppression Service Feasibility Study will allow staff to proceed to draft legal agreements, budgets and host community meetings. Once the community is consulted about the service and costs, the CSRD will proceed with formal assent of the electors by petition. The Electoral Area A Director is supportive of this request.

**IMPLEMENTATION:**

Staff will engage with legal services to assist in the drafting of agreements and will work with the RCR to plan a public meeting.

**DESIRED OUTCOMES:**

The Board approve access to the Electoral Area Feasibility Fund to conduct the feasibility of establishing a fire suppression service for the community of Kicking Horse Mountain Resort.

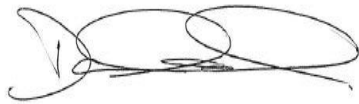
**BOARD'S OPTIONS:**

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

**Report Approval Details**

Document Title:	2020-01-16_Board_OM_Kicking_Horse_Fire_Feasibility_Funds.docx
Attachments:	
Final Approval Date:	Jan 2, 2020

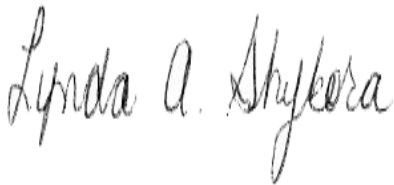
This report and all of its attachments were approved and signed as outlined below:



Darcy Mooney



Jodi Pierce



Lynda Shykora



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