



THE CORPORATION OF THE CITY OF VERNON

MATTERS REFERRED

September 27, 2021

A. AGENDA CHANGES:

1. **SEE ITEM – 6. F. (i) General Matters – Public Input – Development Variance Application for 3311, 3309, 3307 and 3305 35th Avenue (DVP00528):**
 - Email dated September 27, 2021 from Gideon & Fiona Lamprecht
2. **ADD ITEM – 11. A. (xii) NEW BUSINESS – Correspondence – Federation of Canadian Municipalities – Sustainable Communities Conference**
3. **ADD ITEM – 11. A. (xiii) NEW BUSINESS – Correspondence – Cultural Facility Loan Authorization Bylaw Consent of Participating Area**

B. DECLASSIFIED MOTIONS FROM THE IN CAMERA MEETING HELD SEPTEMBER 27, 2021

**ROAD DEDICATION
REMOVAL REQUEST –
3200 27TH STREET
(FRESORGER)
(3200-20-00111.000)**

'THAT Council receive the report titled, "Road Dedication Removal Request – 3200 27th Street", dated September 16, 2021, submitted by the Real Estate Manager;

AND FURTHER that Council direct Administration to not remove road dedication at 3200 27th Street, that was a condition of Rezoning Bylaw 4349 (Rezoning property from R2 – Residential District to C2 – Community Commercial District);

AND FURTHER that Council direct Administration to advise the owner that an encroachment agreement with the City is required for the continued use of the City vested dedicated road;

AND FURTHER that Council declassify the resolution and remove from in camera.'

**ROAD CLOSURE,
CONSOLIDATION AND
ROAD DEDICATION ON
35TH AVENUE AT THE
RECREATION CENTRE
(CHILDCARE FACILITY)
(0913-20)**

'THAT Council direct Administration to close that 792.7 m² portion of road as shown on Plan EPP114295, Attachment 2 in the report titled, "Road Closure, Consolidation and Road Dedication on 35th Avenue at the Recreation Centre (Childcare Facility)" dated September 16, 2021, from the Real Estate Manager;

AND FURTHER, that Council direct Administration to consolidate the closed road and Lots 1-4 Plan 3362, Section 3, Township 8, ODYD with Lot 1 KAP76941, Section 3, Township 8, ODYD (Recreation Centre Lands) and dedicate as road 206.7 m² on 35th Avenue, all as shown on Plan EPP114296, Attachment 3 in the report titled, "Road Closure, Consolidation and Road Dedication on 35th Avenue at the Recreation Centre (Childcare Facility)" dated September 16, 2021, from the Real Estate Manager;

AND FURTHER, that Council declassify the resolution and remove from in camera.'

**LAND LEASE – 6335
OKANAGAN LANDING
ROAD – OKANAGAN
VILLAGE HOUSING
SOCIETY
(0912-02)**

'THAT Council direct Administration to enter into a land lease with the Okanagan Village Housing Society (formerly the Vernon & District Community Land Trust Society), for the City owned land with a civic address: 6335 Okanagan Landing Road, Vernon, B.C., PID: 031-329-446, Legal: Lot A Plan EPP108039 DL 66-67 O.D.Y.D., for a term of 60 years commencing upon registration of the lease with the Land Title and Survey Authority of B.C., a basic rent of \$1, for the use of an affordable housing project, in the form of lease as attached to this memo titled, "Land Lease – 6335 Okanagan Landing Road – Okanagan Village Housing Society", dated September 24, 2021, respectfully submitted by the Real Estate Manager;

AND FURTHER, that Council declassifies the resolution and the lease and removes from In Camera.'

City Reception

From: Fiona Lamprecht
Sent: Monday, September 27, 2021 8:21 AM
To: Public Hearings
Cc: Gideon Lamprecht
Subject: Public Input file DVP00528 - Variance Permit Application

Use Caution - External Email

To: Matt Faucher
From: Gideon & Fiona Lamprecht

Herewith our written submission for public input on file DVP00528 (3004A 22nd Street).

As the affected neighbours of the proposed variance, we would like to make it known on record that we are not opposed to the variance application and resultant development. We are in support on one condition.

Our condition is that we trust the proposed addition roof top will NOT exceed a height of more than .69m above the top of existing house roof height of 3004A 22nd Street, as per the Site Elevation drawing.

It should be noted that the Site Elevation drawing is not accurate as it does not show the neighbouring house (our house, 3004 22nd Street) accurately. The Site Elevation drawing omits to include a full floor of our property, the walkout basement floor of our house, and back yard which is a key living space of our property. The line drawn between the main floor and the new development garage floor is not the actual ground slope. It misrepresents the actual cross section of the two properties relative to the ground level and view obstruction of the ground floor level of our house and thus downplays the full impact of the variance application.

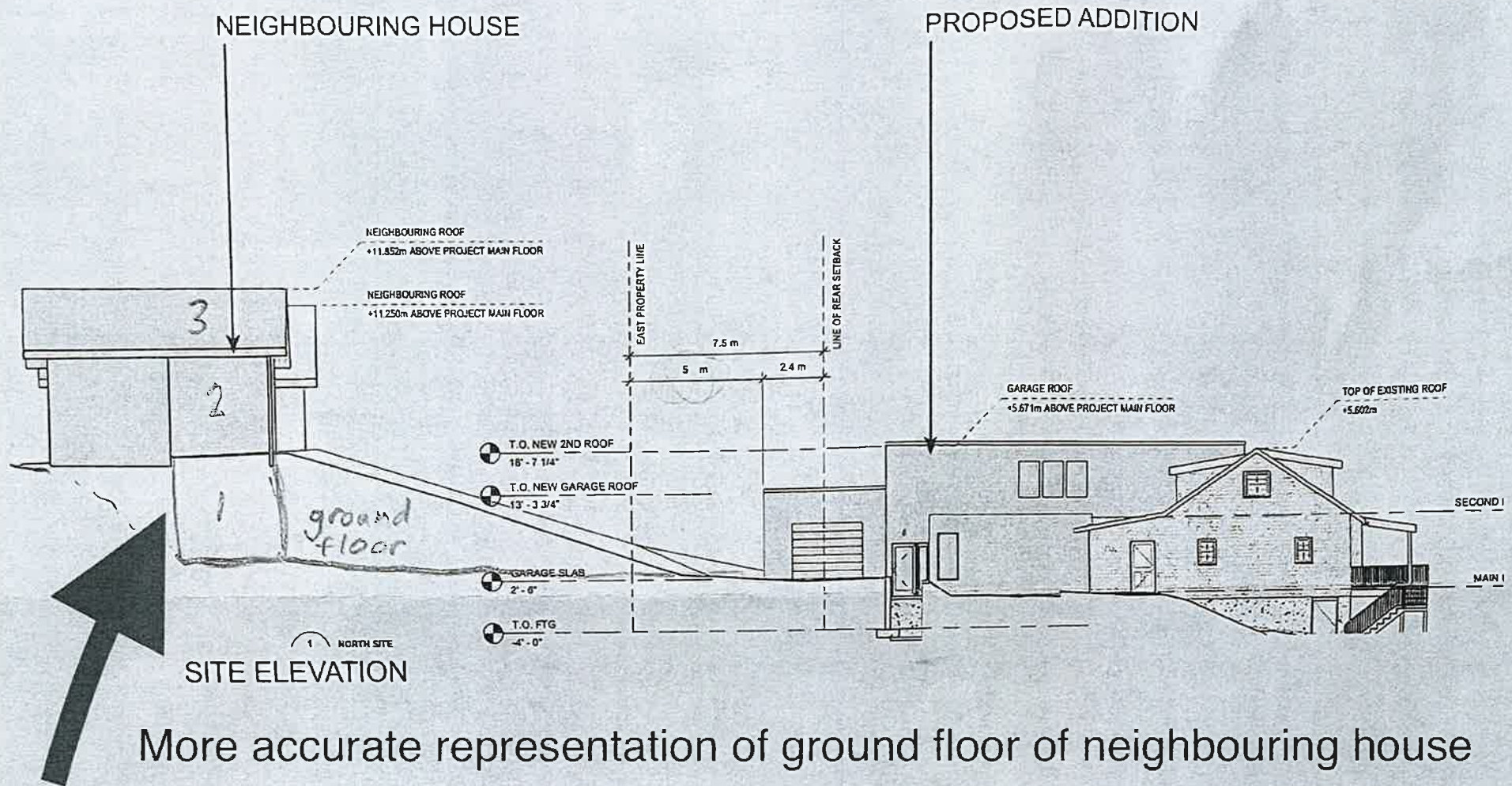
Regardless, if the proposed addition is completed as indicated in this Site Elevation drawing (copy of drawing attached shows 3 floors of our home not depicted in original drawing for this variance application) and the addition roof line is limited to the +5.671m height above project main floor as per the drawing and does NOT protrude higher than that (not exceeding .69m higher than the applicant's existing house roof line of +5.602m), then we are satisfied.

Thank you for your consideration of our input into this matter.

Sincerely,

Gideon & Fiona Lamprecht
3004 22nd Street

City of Vernon Disclaimer: This transmission (including any attachments) may contain confidential information, privileged material (including material protected by the FOI act or other applicable privileges), or constitute non-public information. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this transmission in error, please immediately reply to the sender and delete this information from your system. Use, dissemination, distribution, or reproduction of this transmission by unintended recipients is not authorized and may be unlawful.



Zoning Bylaw # 5000, 2003 Excerpt:

2.3.3 INTERPRETATION (INCL. DEFINITIONS)

LOT LINE, FRONT means that line that is common to the lot and a street; in the case of a lot extending between two parallel streets, the front lot line shall be determined by the orientation of the buildings in the same block. For panhandle lots the front lot line shall exclude the pan handle portion of the lot.

LOT LINE, REAR means either the lot line opposite to, and most distant from, the front lot line,



THE CORPORATION OF

INTERNAL M E M O R A N D U M

SEPTEMBER 27, 2021 - REGULAR

ADD ITEM 11.A.(xii) - New Business Corresp.

**Re: FCM - SUSTAINABLE COMMUNITIES
CONFERENCE**

TO: Will Pearce, CAO **FILE:** 0360-24

PC: Keri-Ann Austin, Manager Legislative Services **DATE:** September 24, 2021

FROM: Maria Doyle, Sr. Exec. Assistant

**SUBJECT: FEDERATION OF CANADIAN MUNICIPALITIES - SUSTAINABLE
COMMUNITIES CONFERENCE**

Federation of Canadian Municipalities (FCM) is offering a virtual Sustainable Communities Conference scheduled on October 19 – 21, 2021. The registration cost for FCM members is \$250.00

This conference provides opportunities to connect and learn from municipal staff, elected officials, community partners, academics and sustainability professionals.

Attachment 1 provides the conference description and registration details.

RECOMMENDATION:

THAT Council receive the memorandum titled "Federation of Canadian Municipalities – Sustainable Communities Conference", dated September 24, 2021, respectfully submitted by the Sr. Executive Assistant;

AND FURTHER, that Council approves the registration of (to be cited by Council) for the virtual Sustainable Communities Conference scheduled on October 19 – 21, 2021.

Respectfully submitted:

Attachment 1 – Conference Program and registration details



Get your first look at the Sustainable Communities Conference program

Dear Members,

Join us at this year's Sustainable Communities Conference (SCC), Canada's leading environmental conference for municipal leaders and practitioners.

Get your first look at the 2021 [conference schedule](#) and explore numerous workshops, training sessions, and networking events that are relevant to your community's sustainability challenges. You can participate in the [Industry Showcase](#) to hear inspirational case studies on sustainable municipal practices or listen to expert panels to learn more about climate leadership in Canada. You can participate in the Ask the Expert session or simply watch the keynote speeches. Discover all that's available to you at this year's conference.

This is your chance to connect with and learn from municipal staff, elected officials, community partners, academics and sustainability professionals. Explore the schedule to see how you can make Canadian communities more environmentally and economically vibrant for a renewed tomorrow.

Come join us at this year's SCC, October 19 – 21, 2021. Fully virtual. \$250 for FCM members, \$325 for non-members.

Secure your spot today. [Register for the conference.](#)

The FCM Team



FEDERATION
OF CANADIAN
MUNICIPALITIES

FÉDÉRATION
CANADIENNE DES
MUNICIPALITÉS

24 Clarence Street
Ottawa, Ontario K1N 5P3

T. 613-241-5221
F. 613-241-7440

fcm.ca



GREEN
MUNICIPAL
FUND

FONDS
MUNICIPAL
VERT

This email was sent to mayor@vernon.ca.
To opt-out, follow this link: [Unsubscribe](#)

[Privacy Policy](#)

[View email in your browser](#)

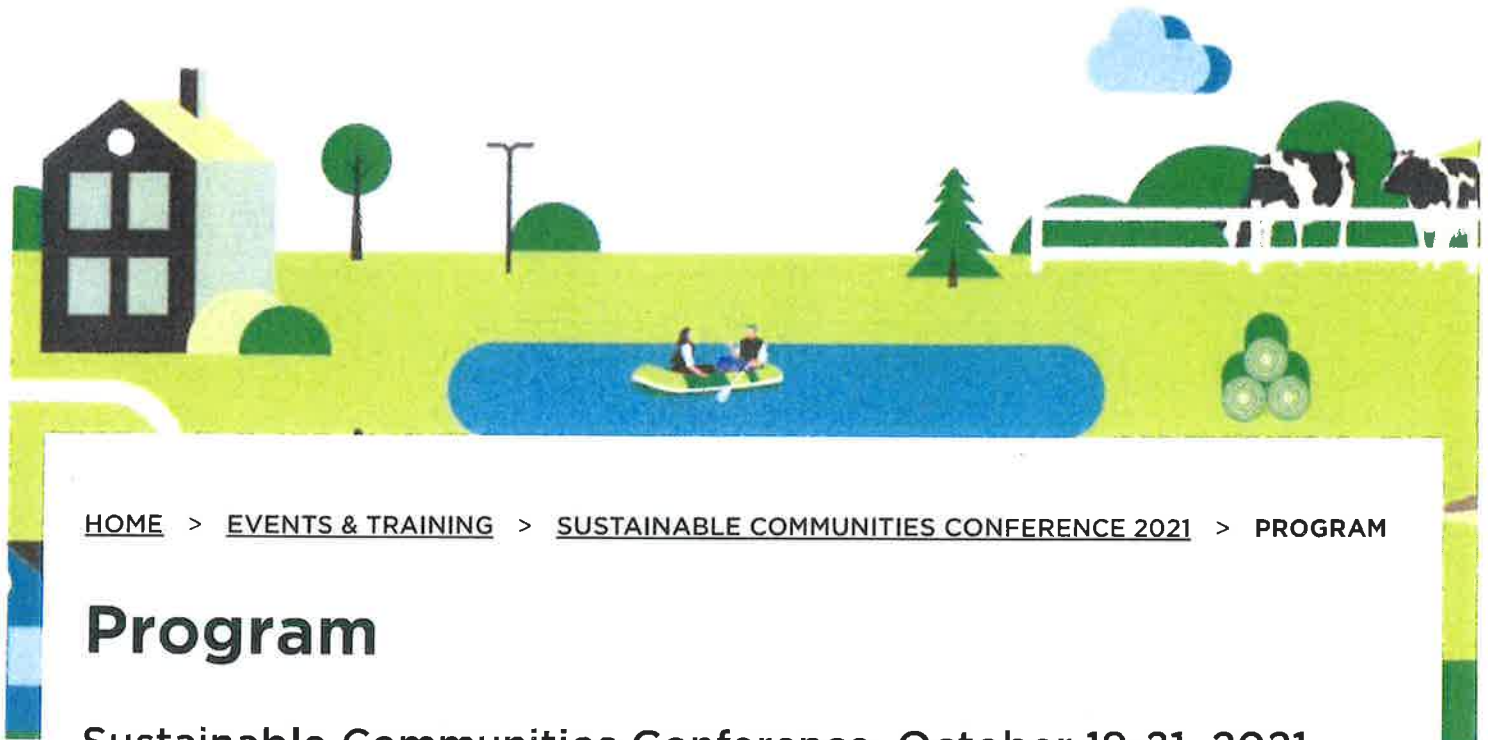
© 2021 Federation of Canadian Municipalities

City of Vernon Disclaimer: This transmission (including any attachments) may contain confidential information, privileged material (including material protected by the FOI act or other applicable privileges), or constitute non-public information. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this transmission in error, please immediately reply to the sender and delete this information from your system. Use, dissemination, distribution, or reproduction of this transmission by unintended recipients is not authorized and may be unlawful.



FEDERATION
OF CANADIAN
MUNICIPALITIES

FÉDÉRATION
CANADIENNE DES
MUNICIPALITÉS



[HOME](#) > [EVENTS & TRAINING](#) > [SUSTAINABLE COMMUNITIES CONFERENCE 2021](#) > [PROGRAM](#)

Program

Sustainable Communities Conference, October 19-21, 2021

[Program](#)[Session Details](#)[Industry Showcase](#)[Register](#)

From inspiring speakers to expert panel discussions to interactive workshops to a variety of networking opportunities, the SCC 2021

schedule has something for everyone.

All session times are ET.

Tuesday, October 19

10-10:50 a.m.	Wellness programming - & Industry Showcase - "Ask an expert"
11-11:15 a.m.	Welcome and opening to SCC 2021 - with elder Verna McGregor
11:15-12:15 a.m.	Keynote - Dr. Deborah McGregor Climate action in Canada: A discussion on reconciliation, Indigenous justice, and nature- based solutions
12:15-1:00 p.m.	Showcase Health Break / Lunch
Workshop 1-1:50 p.m.	Transforming homes across Canada through local financing programs
Workshop 1-1:50 p.m.	Designing for natural infrastructure benefits
Workshop 2-2:50 p.m.	Net-zero community design
Workshop 2-2:50 p.m.	Engaging communities in urban forest planning with Tree Canada
Networking Session 3-3:50 p.m.	Project Accelerator with MaRS Urban Innovation Lab
Networking Session 3-3:50 p.m.	Networking session for communities advancing equity and reconciliation in climate action
4-4:15 p.m.	Day 1 wrap up

schedule has something for everyone.

All session times are ET.

Tuesday, October 19



Wednesday, October 20



10-10:50 a.m.	Wellness programming & Industry Showcase: "Ask an expert"
11-11:15 a.m.	Welcome to Day 2
11:15-12:15 a.m.	Expert Panel: What's next for communities in our path to net zero? Moderated by FCM CEO Carole Saab
12:15-1 p.m.	Showcase Health Break / Lunch
Workshop 1-1:50 p.m.	Climate change and community facilities: solutions for small municipalities
Workshop 1-1:50 p.m.	Parks, Greenspace, and urban protected areas (TBC)
Workshop 2-2:50 p.m.	The pathway to net zero home energy retrofits
Workshop 2-2:50 p.m.	Integrating climate considerations into asset management practices
Networking Session 3-3:50 p.m.	Sustainable Communities Awards Information Session
Networking Session 3-3:50 p.m.	Group discussion: The pathway to net-zero home energy retrofits
4-4:15 p.m.	Day 2 wrap up

.schedule has something for everyone.

All session times are ET.

Tuesday, October 19

+

Wednesday, October 20

+

Thursday, October 21

-

10-10:50 a.m.

Wellness programming & Industry Showcase: "Ask an expert"

11-11:15 a.m.

Welcome to Day 3

11:15-12:15 p.m.

Keynote - Dr. Lena Chan
How Singapore has responded to biodiversity loss, climate change, and COVID-19 challenges using nature-based solutions

11:15-12:15 p.m.

Expert Panel: Discussion on naturel assets

12:15-1:00 p.m.

Showcase
Health Break / Lunch

Workshop
1-1:50 p.m

The capacity to act: what it takes to create local change for climate change

Workshop
1-1:50 p.m

Indigenous-led conservation and municipal partnerships

Workshop
2-2:50 p.m

Customizing energy solutions for your community

Workshop
2-2:50 p.m

Funding and municipal support for sustainable affordable housing

Networking Session
3-3:50 p.m

Partners for Climate Protection Members meet-up

Networking Session
3-3:50 p.m

Networking session for small, rural and remote communities

4-4:15 p.m.

Closing SCC 2021

Training



24 Clarence Street
Ottawa, Ontario
K1N 5P3
T. 613-241-5221
F. 613-241-7440

Contact us

Follow us

Focus areas

Programs

Funding

Resources

Events & training

News & media

About FCM

JOIN FCM

schedule has something for everyone.

All session times are ET.

Tuesday, October 19

+

Wednesday, October 20

+

Thursday, October 21

+

Training

-

Oct 19-21
1-2:50 p.m.

[Training session 1: Fostering sustainable behavior](#)

Oct 19-20
1-2:50 p.m.

[Training session 2: The opportunity of natural assets management](#)

Oct 20-21
1-2:50 p.m.

[Training session 3: Pathways to net zero – electric mobility](#)



24 Clarence Street
Ottawa, Ontario
K1N 5P3
T. 613-241-5221
F. 613-241-7440
[Contact us](#)

[Follow us](#)



THE CORPORATION OF

INTERNAL M E M O R A N D U M

TO: Will Pearce, Chief Administrative Officer **FILE:** 0482-03-04

PC: Kevin Poole, Director, Community Safety, Lands and Administration **DATE:** September 23, 2021

FROM: Keri-Ann Austin, Manager, Legislative Services/Corporate Officer

SUBJECT: CULTURAL FACILITY LOAN AUTHORIZATION BYLAW CONSENT OF PARTICIPATING AREA

The Board of the Regional District of North Okanagan (RDNO) passed the following resolutions at their meeting held September 22, 2021:

1. *"That Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021 be given First, Second and Third Readings; and further,*

That Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021, be forwarded to the participants for consent; and further,

That upon receipt of consent of the participants, Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021 be forwarded to the Inspector of Municipalities for approval."

AND

2. *"That staff be directed to undertake an alternative approval process for the entire proposed service area being the District of Coldstream, City of Vernon, and Electoral Areas "B" and "C" of the Regional District of North Okanagan pursuant to section 342(4) of the Local Government Act to determine the opinion of the electors with regard to adopting the Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021 to borrow up to \$25 million to facilitate a portion of the funding required for the acquisition of lands and construction of a Greater Vernon Multi-Purpose Cultural Facility."*

The Board is seeking to repeal the Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2786, adopted in 2018 with the assent of the electors, and replace it with Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021. Should the participating municipal and electoral areas consent, the RDNO would forward Bylaw No. 2910 to the Inspector of Municipalities for approval and, if approved, would proceed to obtain approval of the electors through an alternative approval process.

Background

Bylaw No. 2786, 2018 authorized the borrowing of up to \$25M to construct a cultural facility. The communications to the electors at the time, advised that supplemental funding would be obtained to augment the project and if such funding was not obtained the project would not proceed.

Bylaw No. 2910, 2021 seeks the authority to borrow up to \$25M to construct the cultural facility; however, the proposed project would not be dependent on external, supplemental funding. The RDNO, through their Staff Report dated September 22, 2021 (Attachment 2) has committed to the pursuit of additional funding sources to augment the project.

RECOMMENDATION:

WHEREAS the Board of the Regional District of North Okanagan has resolved to direct staff to undertake an alternative approval process for the entire proposed service area being the District of Coldstream, City of Vernon, and Electoral Areas "B" and "C" of the Regional District of North Okanagan pursuant to section 342(4) of the Local Government Act to determine the opinion of the electors with regard to adopting the Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021 to borrow up to \$25 million to facilitate a portion of the funding required for the acquisition of lands and construction of a Greater Vernon Multi-Purpose Cultural Facility;

AND WHEREAS the Board of the Regional District of the North Okanagan will, upon receiving consent on behalf of the municipal participating areas and the electoral participating areas, seek the approval of the Inspector of Municipalities and undertake an alternative approval process to receive the assent of the electors of the entire proposed service area;

BE IT RESOLVED, that pursuant to the provisions of Section 346 [*Consent on behalf of municipal participating area*] of the *Local Government Act*, the Council of the Corporation of the City of Vernon does hereby consent, in writing, on behalf of the electors of the Corporation of the City of Vernon, to the Board of the Regional District of North Okanagan adopting Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021.

Respectfully submitted:



Attachments:

1. Email from the RDNO dated September 24, 2021
2. Letter from the RDNO dated September 23, 2021
3. RDNO Staff Report dated September 22, 2021
4. RDNO Bylaw No. 2910 at third reading

Keri-Ann Austin

From: Ashley Bevan <ashley.bevan@rdno.ca>
Sent: Friday, September 24, 2021 2:06 PM
To: Keri-Ann Austin; Jennifer Graham
Subject: RE: Consent Required - Bylaw 2910

Hi Keri-Ann and Jennifer,

Here are the two resolutions passed in regards to Bylaw No. 2910 at the September 22 Board meeting:

That Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021 be given First, Second and Third Readings; and further,
 That Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021 be forwarded to the participants for consent; and further,
 That upon receipt of consent of the participants, Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021 be forwarded to the Inspector of Municipalities for approval.

and

That staff be directed to undertake an alternative approval process for the entire proposed service area being the District of Coldstream, City of Vernon, and Electoral Areas "B" and "C" of the Regional District of North Okanagan pursuant to section 342(4) of the *Local Government Act* to determine the opinion of the electors with regard to adopting the Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021 to borrow up to \$25 million to facilitate a portion of the funding required for the acquisition of lands and construction of a Greater Vernon Multi-Purpose Cultural Facility.

Have a good weekend.

Regards,
 Ashley



Ashley Bevan
 Deputy Corporate Officer

P 250.550.3751 | TF 1.855.650.3700 | F 250.550.3701
 E ashley.bevan@rdno.ca | www.rdno.ca | [Subscribe](#)

Find us on 

9848 Aberdeen Road, Coldstream, BC V1B 2K9

This transmission (including any attachments) may contain confidential information, privileged material (including material protected by the FOI Act or other applicable privileges), or constitute non-public information. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this transmission in error, please immediately reply to the sender and delete this information from your system. Use, dissemination, distribution, or reproduction of this transmission by unintended recipients is not authorized and may be unlawful.

From: Keri-Ann Austin [mailto:KAustin@vernon.ca]
Sent: September 24, 2021 1:47 PM
To: Ashley Bevan <ashley.bevan@rdno.ca>
Subject: RE: Consent Required - Bylaw 2910
Importance: High



REGIONAL DISTRICT NORTH OKANAGAN

MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG

CITY OF ENDERBY

DISTRICT OF COLDSTREAM

VILLAGE OF LUMBY

CITY OF VERNON

TOWNSHIP OF SPALLUMCHEEN

ELECTORAL AREAS:

"B" – SWAN LAKE

"C" – BX DISTRICT

"D" – LUMBY (RURAL)

"E" – CHERRYVILLE

"F" – ENDERBY (RURAL)

OFFICE OF: CORPORATE AND ADMINISTRATIVE SERVICES

OUR FILE No.: 3900.2910

September 23, 2021

VIA EMAIL

City of Vernon K. Austin, Manager, Legislative Services & Corporate Officer
 District of Coldstream J. Graham, Director of Corporate Administration
 Electoral Areas "B" and "C" L. Mellott, General Manager Electoral Area Administration

Re: Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910

At the regular meeting of the Board of Directors held on September 22, 2021 the Board passed the following resolution:

*That Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021 be given First, Second and Third Readings; and further,
 That Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021 be forwarded to the participants for consent; and further,
 That upon receipt of consent of the participants, Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021 be forwarded to the Inspector of Municipalities for approval.*

CARRIED

The purpose of this bylaw is to authorize the borrowing of up to \$25 million to facilitate a portion of the funding required for the acquisition of lands and construction of the Greater Vernon Multi-Purpose Cultural Facility with repayment of the debt over a twenty (20) year term. Bylaw No. 2910 also proposes to repeal the existing authority under *Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2786* adopted concurrently with *Greater Vernon Cultural Service Establishment Bylaw No. 2785* in November 2018.

Pursuant to Section 406 and consequently 349(1)(b) of the of the *Local Government Act* the bylaw requires the consent of at least 2/3 of the participants in the service prior to the Bylaw being submitted to the Inspector of Municipalities for approval to proceed with an Alternate Approval Process. Please find attached a draft consent form for consideration of your Council or Electoral Area Director, as well as a copy of the bylaw.

In order to ensure efficient processing, Regional District staff will advance bylaws to the Inspector of Municipalities for approval thirty (30) days from the date of this letter, providing consent has been received from 2/3 of the participants. Please advise if you anticipate any delays in responding to the above requests.

Letter to: Participants
From: Corporate Services
Subject: Bylaw No. 2910, 2021

File No.: 3900.2910
Dated: September 23, 2021
Page 2 of 2

Please contact our office if you require any further information. Thank you for your early attention to this matter.

Yours truly,



Ashley Bevan
Deputy Corporate Officer

/ab

Enc. Draft Resolution / Consent Form
Bylaw No. 2910



STAFF REPORT

TO: Board of Directors

File No: 3900.2910

FROM: Corporate Services

Date: September 22, 2021

SUBJECT: Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021

RECOMMENDATION 1:

That Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021 be given First, Second and Third Readings; and further,

That Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021 be forwarded to the participants for consent; and further,

That upon receipt of consent of the participants, Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910 be forwarded to the Inspector of Municipalities for approval.

RECOMMENDATION 2:

That staff be directed to undertake an alternative approval process for the entire proposed service area being the District of Coldstream, City of Vernon, and Electoral Areas "B" and "C" of the Regional District of North Okanagan pursuant to section 342(4) of the *Local Government Act* to determine the opinion of the electors with regard to adopting the Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021 to borrow up to \$25 million to facilitate a portion of the funding required for the acquisition of lands and construction of a Greater Vernon Multi-Purpose Cultural Facility.

SUMMARY:

The Loan Authorization Bylaw to authorize the borrowing of up to \$25 million will require approval of the electors and approval of the Inspector of Municipalities prior to adoption. Based upon direction from the Greater Vernon Advisory Committee at the September 8, 2021 meeting, staff is proposing to proceed by obtaining elector approval through the Alternative Approval Process (AAP) for the entire service area.

Concurrent with obtaining the authority to borrow up to \$25 million through a new Loan Authorization Bylaw, it will be necessary to repeal the existing authority provided by *Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2786, 2018*.

LEGAL/STATUTORY AUTHORITY:

The RDNO currently has the authority to borrow up to \$25 million through *Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2786, 2018*. However, communications associated with the referendum to obtain elector approval indicated that if supplemental funding was not received, the RDNO would not be proceeding with the project. Consequently, the RDNO is looking to obtain a new authority to borrow up to \$25 million for similar purposes through *Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021*. The difference will be that the proposed project will not be dependent on external funds. The RDNO will still pursue additional funding sources to augment the project.

As Bylaw No. 2910 will be repealing *Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2786, 2018* upon adoption, consent of the participants is required in accordance with section 349(1)(b) of the *Local Government Act*.

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

Statutory procedural requirements to adopt a Loan Authorization Bylaw through an Alternative Approval Process would include the following:

1. First, Second and Third Readings of *Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021* by the Board;
2. Consent of the Participants (2/3 required);
3. Statutory approval by the Inspector of Municipalities;
4. Participating Area Approval by an Alternative Approval Process; and,
5. Upon receiving approval of the electors, Bylaw No. *Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021* can be Adopted by the Board.

FINANCIAL/BUDGETARY CONSIDERATIONS:

If adopted, the proposed bylaw will replace the existing loan authorization bylaw. Based on the 2021 tax base, the annual tax impact of borrowing \$25 million is approximately \$45 per year for twenty years for the average residential property with an assessed value of \$504,000. This equates to a residential tax rate of about \$0.09 per \$1,000 of taxable value of land and improvements.

During the 2018 referendum process for the existing bylaw, the annual debt payment equated to a residential tax rate of approximately \$0.11 per \$1,000 of taxable assessment, or \$48 per year on an average residential property valued at \$433,000. The tax impact has been reduced mainly due to new growth and development within the Greater Vernon service area.

It should be noted that loan authorization bylaws do not result in the immediate borrowing of long term debt, but rather provide the authority to do so within the next five years. If the bylaw is adopted, no borrowing will occur until the subsequent adoption of a security issuing bylaw or a temporary borrowing bylaw.

COMMUNICATIONS CONSIDERATIONS:

Staff will be undertaking a communications process to disseminate why the RDNO is seeking elector approval for borrowing that has already been provided for through referendum in 2018. Specifically, the revised anticipated scope of the project and the variance to the communication included in the original referendum will be provided.

Submitted by:



Ashley Bevan
Deputy Corporate Officer

Reviewed and endorsed by:



Stephen Banmen
General Manager, Finance

Approved for Inclusion:



David Sewell
Chief Administrative Officer

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 2910

A bylaw to authorize the borrowing of \$25,000,000 to facilitate a portion of the funding required for the acquisition of lands and construction of the Greater Vernon Multi-Purpose Cultural Facility with repayment of the debt over a twenty (20) year term

WHEREAS pursuant to section 406 [*Regional district loan authorization bylaws*] of the *Local Government Act*, and section 179 [*Loan authorization bylaws for long term borrowing*] of the *Community Charter*, the Board of the Regional District of North Okanagan may, by a Loan Authorization Bylaw, borrow money for any purpose of a capital nature;

AND WHEREAS this Bylaw relates to the *Greater Vernon Cultural Service Establishment Bylaw No. 2785, 2018* to provide for facilitation of a portion of the financing required for the acquisition of lands and construction of a Greater Vernon Multi-Purpose Cultural Facility building for the Greater Vernon Cultural Service;

AND WHEREAS the Board has requested and the Regional District proposes to borrow a sum not exceeding twenty five million dollars (\$25,000,000), with repayment of the debt over a term up to twenty (20) years, to facilitate a portion of the funding required for the acquisition of lands and construction of a building for the Greater Vernon Cultural Service;

AND WHEREAS the participating area is all of the District of Coldstream, City of Vernon and Electoral Areas "B" and "C" of the Regional District of North Okanagan;

AND WHEREAS the Board has, by resolution, provided that approval of the electors be given by alternative approval process within the entire Service Area;

AND WHEREAS pursuant to section 345 [*Approval by alternative approval process*] of the *Local Government Act* and section 86 of the *Community Charter* participating area approval has been obtained within the entire service area for borrowing money for any purpose of a capital nature to finance the acquisition of lands and construction of a Greater Vernon Multi-Purpose Cultural Facility building;

AND WHEREAS the authority to borrow under this bylaw expires five years from the date on which this bylaw is adopted;

NOW THEREFORE the Board of the Regional District of North Okanagan, in open meeting assembled, hereby **ENACTS AS FOLLOWS:**

CITATION

1. This Bylaw may be cited as "***Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2910, 2021***".

LOAN AUTHORIZATION

2. The Regional District of North Okanagan is hereby empowered and authorized to borrow upon the credit of the Regional District a sum of twenty-five million dollars (\$25,000,000).
3. The debt incurred in this Loan Authorization Bylaw relates specifically to the *Greater Vernon Cultural Service Establishment Bylaw No. 2785, 2018*.

4. To acquire such real property, easements, rights of way, licences, rights or authorities as may be requisite or desirable for or in connection with the construction of the Greater Vernon Multi-Purpose Cultural Facility.
5. The maximum term for which a debenture debt may be issued to secure the debt created by this bylaw is for a term not to exceed twenty (20) years.

REPEAL

6. *Greater Vernon Multi-Purpose Cultural Facility Loan Authorization Bylaw No. 2786, 2018* is hereby repealed.

Read a First, Second and THIRD Time this 22nd day of September, 2021

**Consent of the Participants in accordance with
Section 349(1)(b) of the *Local Government Act*** this day of , 2021

Approved by the Inspector of Municipalities this day of , 2021

**Received Elector Approval by Alternative
Approval Process** this day of , 2021

ADOPTED this day of , 2021

Chair
Kevin Acton

Deputy Corporate Officer
Ashley Bevan