



VILLAGE OF PORT ALICE REPORT TO COUNCIL

To: Mayor & Council
From: Bonnie Danyk, CAO / CFO
Date: April 3, 2019
Subject: Land Sale Proposal

At its meeting on February 6, 2019, Council considered a proposal from Councillor Angela Yunker regarding the possible sale of Village owned waterfront property for the purpose of attracting the development of a hotel or resort. The motion from the report was that staff be asked to prepare a report for a future Council meeting outlining the steps required to enable the Village to sell waterfront property for a commercial accommodation development with the focus on Plan B.

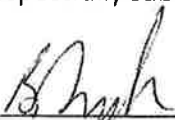
Plan A was to subdivide Lion's Park and create a lot close to the marina. Plan C was the lot on the other side of the marina where the overflow parking is. Both of these lots are in the Slide Protection Zone so it was decided to focus on Plan B.

Plan B is the lot beside the Health Centre where the former Seniors Centre was located. This lot is currently being used for overflow parking at the marina and for parking for Lion's Park. As this lot was currently occupied by a building there is already water and sewer infrastructure in place. The drawback to this lot is that it is a dedicated Park and would have to be removed from this dedication. The process to remove the dedication would involve elector approval. This approval can be obtained by either having a referendum or an alternative approval process. The alternative approval process involves public notice of the proposed bylaw and gives electors an opportunity to fill out and send in a response form if they are against the proposal. If approval was obtained and the lot was sold the money would have to go into a park land reserve and could only be used for acquiring more park land.

An incentive that Council could offer to potential developers is a Revitalization Tax Exemption. This is done by a bylaw similar to the Permissive Tax Exemption Bylaw and has a maximum term of ten years. A Revitalization Tax Exemption is one of the strategies suggested in the Port of Potential Economic Development Plan. The tax exemption would only apply to local Village of Port Alice taxes, they would still have to pay School and other non-Village taxes. This could also be offered to potential buyers of the Quatsino Chalet.

The proposal report suggested that covenants be placed on the property requiring that the purchaser could only use the lot for a hotel or resort and that construction would have to begin within a set period of time. These covenants would have to be carefully worded and prepared by a lawyer to ensure that they would be enforceable.

Respectfully submitted,



Bonnie Danyk CAO / CFO

VILLAGE OF PORT ALICE

BYLAW NO. 656

BEING A BYLAW TO DISPOSE OF PARK LAND DEDICATED BY A SUBDIVISION PLAN IN THE VILLAGE OF PORT ALICE

WHEREAS pursuant to Section 27 of the Community Charter SBC, 2003, C.26, as amended, the Council of the Village of Port Alice may by Bylaw dispose of all or part of a dedicated park land vested in a municipality provided that the proceeds of the disposal are to be placed to the credit of the park land acquisition reserve fund.

NOW THEREFORE the Council of the Village of Port Alice enacts as follows:

1. The Council hereby authorizes the disposal of the lot shown as dedicated Park on Plan 17098 and included within the outline on the attached Schedule A.
2. The Council hereby authorizes that instead of taking land in exchange of the park disposal, the net proceeds of the disposal be placed to the credit of the reserve fund established under Section 188 of the Community Charter, SBC, 2003, c. 26, as amended, for the purpose of acquiring park lands.
3. As required by Section 84 of the Community Charter, SBC, 2001, C. 26, as amended an alternative approval process was provided in accordance with Section 86 of that Act.
4. This Bylaw may be cited as Port Alice Park Closure Bylaw No. 656, 2019.

Read a FIRST time this 22nd day of May, 2019

Read a SECOND time this 22nd day of May, 2019

Read a THIRD time this 22nd day of May, 2019

Notice of Intention advertised in the North Island Eagle on the 24th day of May 2019 and the 31st day of May 2019.

THIRD reading recinded 10th day of July, 2019

Notice of Assent Vote advertised in the North Island Eagle on the 16th day of August 2019 and the 23rd day of August 2019.

Received Approval of the Electors on ____ of ____ 2019

Read a THIRD time this ____th day of ____, 2019

FINALLY ADOPTED this ____th day of ____, 2019

Mayor

Chief Administrative Officer

Certified a true copy of Port Alice Park Closure Bylaw No. 656, 2019

Chief Administrative Officer

VILLAGE OF PORT ALICE

BYLAW NO. 656

Schedule A

Plan 17098

