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**REPORT TO ELECTORAL AREA SERVICES COMMITTEE  
MEETING OF WEDNESDAY, 05 JANUARY, 2011**

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**SUBJECT      GALIANO ISLAND COMMUNITY USE BUILDING SERVICE ESTABLISHMENT AND  
LOAN AUTHORIZATION BYLAWS**

**ISSUE**

Service establishment and loan authorization for construction and operation of the Galiano Island Community Use Building.

**BACKGROUND**

The Galiano Community Library is one of the Southern Gulf Island Library Service's five community libraries/reading rooms funded by the Capital Regional District (CRD) and the Province through the Pender Island Public Library Association. The Galiano Library Society (GLS) operates the library in a small storefront building that is inadequate to meet the library's needs.

Since 2006, the GLS has been working toward development of a new library building. As a result, over \$150,000 has been fundraised in the community in support of the project and School District (SD) 64 has agreed to provide property adjacent to the Galiano Community School — at a nominal lease fee — on which to construct the building. In 2010, the CRD conducted preliminary planning and design work and completed a feasibility analysis concerning the proposed Galiano Island Community Use Building envisioned to serve as the Galiano Community Library.

More than a library, the proposed CRD Community Use Building Service will enhance local public infrastructure for multi-purpose and multigenerational community use. It will model the BC Government's *Neighbourhood Learning Centre* concept by providing a wide range of services in one location: library services for the Galiano Island community at large, an internet centre, an art gallery, a children's area, and a community meeting room.

To proceed with this initiative, three bylaws are proposed: service establishment, loan authorization, and amendment of the Southern Gulf Islands Public Library Service bylaw to include the provision of library services by contract as part of the service.

**ALTERNATIVES**

1. a) That bylaw No. 3737 cited as "Galiano Island Community Use Building Service Establishment Bylaw No. 1, 2011" be introduced and read a first time, read a second time, and read a third time.  
b) That bylaw No. 3738 cited as "Galiano Island Community Use Building Loan Authorization Bylaw No. 1, 2011" be introduced and read a first time, read a second time, and read a third time.  
c) That bylaw No. 3756 cited as "Southern Gulf Islands Public Library Service Establishment Bylaw No. 1, 2001, Amendment Bylaw No. 1, 2011" be introduced and read a first time, read a second time, and read a third time.
2. That bylaws No. 3737, 3738 and 3756 be deferred to a future meeting pending further information.

**IMPLICATIONS**

Social Implications

Community support for the project is strong as evidenced by the local fundraising accomplished and SD 64's commitment to leasing the property for a nominal fee of fifty dollars (\$50) over fifty (50) years.

### Economic Implications

The CRD's feasibility study concludes that the proposed service is viable. Annual debt servicing and operation costs of \$138,000 or \$94.20 per average household have been determined for the service area. A loan of one million sixty-six thousand three hundred dollars (\$1,066,300) is required; it may be reduced if the CRD secures the Towns for Tomorrow<sup>1</sup> grant to offset building construction costs. Given the economic implications, a referendum is required to seek electorate approval for service establishment and loan authorization.

### Intergovernmental Implications

The project aligns with the provincial government's goal of creating *Neighbourhood Learning Centres* and making better use of school and community facilities, as evidenced by the CRD's success in securing the School Community Connections Grant<sup>2</sup>. It also has SD 64's commitment to provide the property, at a nominal lease fee, for constructing the building.

### CONCLUSION

The current Galiano Community Library facility is inadequate to meet the community's needs. Consequently, it is proposed that the Galiano Island Community Use Building Service be established. A referendum is required to seek electorate approval for service establishment and loan authorization. Proceeding with this next step is advised given that:

- The CRD's feasibility study confirms the viability of the proposed community use building service and construction of the community use building;
- SD 64 is providing the land through a long-term lease at a nominal cost and the community is contributing locally raised funds to help offset construction costs;
- CRD Board approval at this juncture will help strengthen the CRD's current application for Towns for Tomorrow grant funding to offset building construction costs.

### RECOMMENDATIONS

That the Electoral Area Services Committee recommend to the CRD Board that:

1. a) That bylaw No. 3737 cited as "Galiano Island Community Use Building Service Establishment Bylaw No. 1, 2011" be introduced and read a first time, read a second time, and read a third time.  
b) That bylaw No. 3738 cited as "Galiano Island Community Use Building Loan Authorization Bylaw No. 1, 2011" be introduced and read a first time, read a second time, and read a third time.  
c) That bylaw No. 3756 cited as "Southern Gulf Islands Public Library Service Establishment Bylaw No. 1, 2001, Amendment Bylaw No. 1, 2011" be introduced and read a first time, read a second time, and read a third time.

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Roseline Ferré  
Grants Coordinator

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Diana E. Lokken  
General Manager, Corporate Services  
Concurrence

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Rajat Sharma  
Senior Manager, Financial Services Division

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Kelly Daniels  
C.A.O.  
Concurrence

Attachments (3)

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<sup>1</sup> At its December 8, 2010 meeting, the CRD Board approved that an application for \$400,000 be submitted to the Towns for Tomorrow grant program in support of the Community Use Building construction.

<sup>2</sup> This UBCM grant, funded by the Ministry of Education, provided \$30,000 to help cover the planning, preliminary design, and feasibility analysis costs.

**CAPITAL REGIONAL DISTRICT  
BYLAW NO. 3737**

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**A BYLAW TO ESTABLISH A SERVICE TO CONSTRUCT AND OPERATE A  
COMMUNITY USE BUILDING ON GALIANO ISLAND**

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**WHEREAS:**

- A. The Capital Regional District may, under section 796 of the *Local Government Act*, establish and provide any service that the Board considers necessary or desirable for all or part of the Capital Regional District;
- B. The Board of the Capital Regional District wishes to establish a service for the purpose of constructing and operating a building on Galiano Island that will be used for library, community and local government purposes;
- C. Participating area approval is required and assent of the electors has been obtained pursuant to section 801.2 of the *Local Government Act*; and
- D. The approval of the Inspector of Municipalities has been obtained under section 801(1)(a) of the *Local Government Act*.

**NOW THEREFORE** the Board of the Capital Regional District in open meeting assembled enacts as follows:

**Service**

- 1. This bylaw establishes a service for the purpose of constructing and operating a building on Galiano Island that will be used for library, community and local government purposes (the "Service").

**Boundaries**

- 2. The boundaries of the Service Area are shown on the map attached hereto as Schedule "A".

**Participating Area**

- 3. The Participating Area for the Service falls within the Southern Gulf Islands Electoral Area.

**Cost Recovery**

- 4. As provided in Section 803 of the *Local Government Act*, the annual costs of providing the Service may be recovered by one or more of the following:
  - a) the requisition of money under Section 806 of the *Local Government Act* to be collected by a property value tax, based on land and improvements levied and collected under Section 806.1 of the *Local Government Act*;

- b) parcel taxes imposed in accordance with Division 4.3 of Part 24 of the *Local Government Act*;
- c) fees and charges imposed under Section 363 of the *Local Government Act*;
- d) revenues raised by other means authorized under this or another Act;
- e) revenues received by agreement, enterprise, gift, grant or otherwise.

**Maximum Requisition**

- 5. In accordance with Section 800.1(1)(e) of the *Local Government Act*, the maximum amount that may be requisitioned annually for the cost of the Service is the greater of:
  - a) One Hundred Thirty Eight Thousand Dollars (\$ 138,000); or
  - b) a property value tax rate of \$ 0.217 per One Thousand Dollars (\$1,000) that, when applied to the net taxable value of land and improvements in the Service Area, will yield the maximum amount that may be requisitioned for the Service.

**Agreement**

- 6. The property on which to construct the Galiano Island Community Use Building will be provided to the Capital Regional District through a long term lease agreement.

**Citation**

- 7. This Bylaw may be cited as the "Galiano Island Community Use Building Service Establishment Bylaw No. 1, 2011".

READ A FIRST TIME THIS \_\_\_\_\_ day of \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_ day of \_\_\_\_\_

READ A THIRD TIME THIS \_\_\_\_\_ day of \_\_\_\_\_

APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS \_\_\_\_\_ day of \_\_\_\_\_

RECEIVED PARTICIPATING AREA  
APPROVAL UNDER SECTION 801.2  
OF THE *LOCAL GOVERNMENT ACT* THIS \_\_\_\_\_ day of \_\_\_\_\_

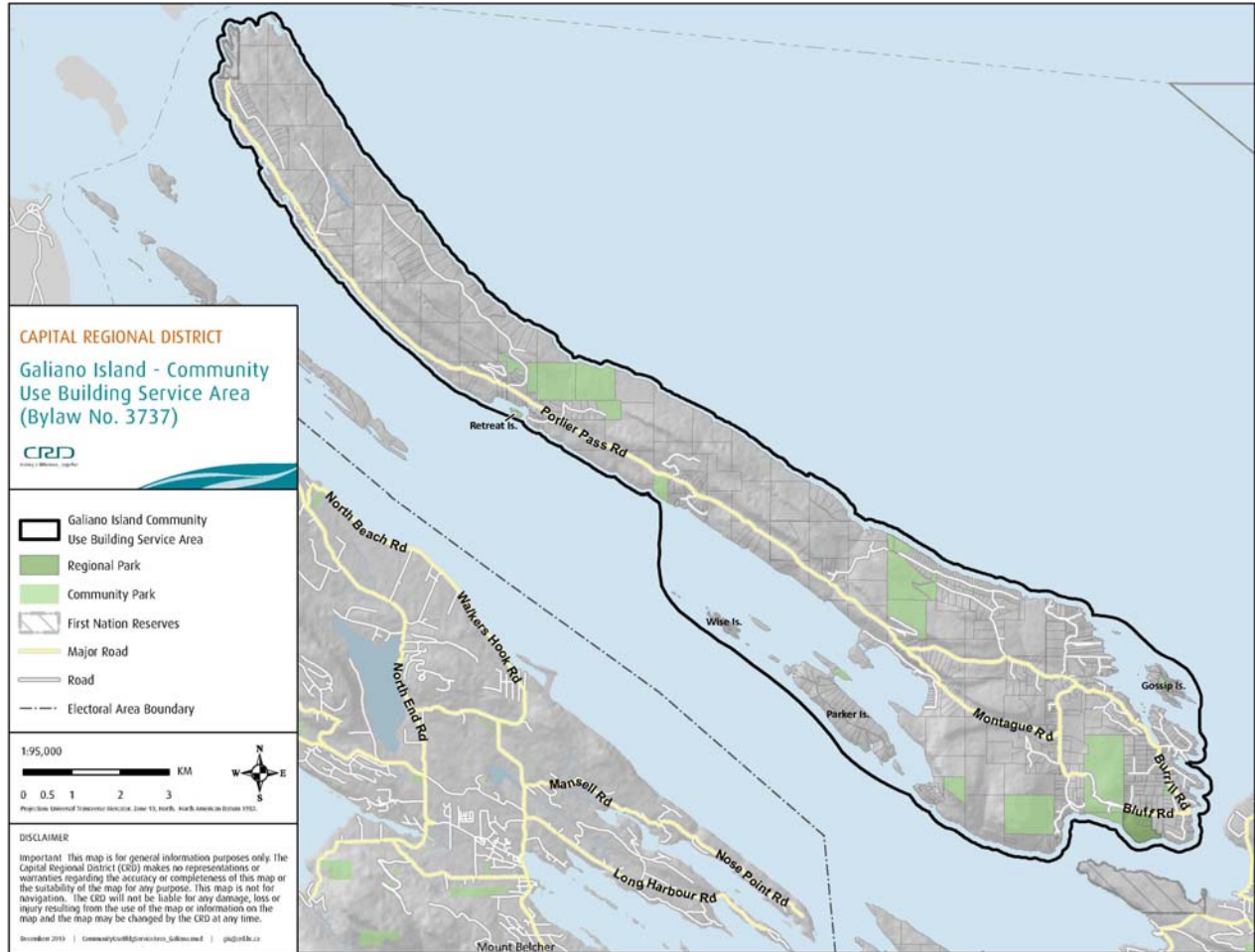
ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
CORPORATE OFFICER

FILED WITH THE INSPECTOR OF MUNICIPALITIES THIS \_\_\_\_\_ day of \_\_\_\_\_

**SCHEDULE A: Galiano Island Community Use Building Service Area (Bylaw No. 3737)**



**CAPITAL REGIONAL DISTRICT**

**BYLAW NO. 3738**

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**A BYLAW TO AUTHORIZE THE BORROWING OF  
ONE MILLION SIXTY-SIX THOUSAND THREE HUNDRED DOLLARS (\$ 1,066,300)  
FOR THE CONSTRUCTION AND EQUIPPING OF A  
COMMUNITY USE BUILDING ON GALIANO ISLAND**  
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WHEREAS:

- A. The Board of the Capital Regional District adopted “Galiano Island Community Use Building Service Establishment Bylaw No.1, 2011” to establish a service for the construction and operation of a community use building on Galiano Island (the “Service”);
- B. The Board of the Capital Regional District wishes to provide funding for planning, designing, constructing, and equipping a community use building in connection with the Service (the “Project”);
- C. The estimated cost of the Project, including expenses incidental thereto to be funded by debt servicing, is the sum of One Million Sixty-Six Thousand Three Hundred dollars (\$1,066,300), which is the amount of debt intended to be authorized by this bylaw;
- D. Pursuant to Section 823.1 of the *Local Government Act*, participating area approval is required and shall be obtained by assent of the electors under Section 801.2 of the *Local Government Act*;
- E. The approval of the Inspector of Municipalities is required under Section 819 of the *Local Government Act*, and
- F. It is proposed that the financing of the Project is to be undertaken by the Municipal Finance Authority of British Columbia pursuant to proposed agreements between that Authority and the Capital Regional District.

NOW THEREFORE the Board of the Capital Regional District in open meeting assembled enacts as follows:

- 1. The Board is hereby empowered and authorized to undertake and carry out or cause to be carried out the planning, study, design and construction of works for the provision of the facilities and equipment for the purpose of the Project in connection with the Service and to do all things necessary in connection with the Project and without limiting the generality of the foregoing:
  - a) to borrow upon the credit of the Regional District a sum not exceeding One Million Sixty-Six Thousand Three Hundred dollars (\$1,066,300);

- b) To acquire all such real property, easements, rights-of-way, leases, licenses, rights or authorities as may be requisite or desirable for or in connection with the Project.
- 2. The maximum term for which debentures may be issued to secure the debt intended to be created by this bylaw is fifteen (15) years.
- 3. This Bylaw may be cited as the "Galiano Island Community Use Building Loan Authorization Bylaw No. 1, 2011".

READ A FIRST TIME THIS \_\_\_\_\_ day of \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_ day of \_\_\_\_\_

READ A THIRD TIME THIS \_\_\_\_\_ day of \_\_\_\_\_

APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS \_\_\_\_\_ day of \_\_\_\_\_

RECEIVED PARTICIPATING AREA  
APPROVAL UNDER SECTION 801.2  
OF THE *LOCAL GOVERNMENT ACT* THIS \_\_\_\_\_ day of \_\_\_\_\_

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
CORPORATE OFFICER

FILED WITH THE INSPECTOR OF MUNICIPALITIES THIS \_\_\_\_\_ day of \_\_\_\_\_

**CAPITAL REGIONAL DISTRICT**

**BYLAW NO. 3756**

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**A BYLAW TO AMEND BYLAW NO. 2880 BEING “OUTER GULF ISLANDS  
PUBLIC LIBRARY SERVICE ESTABLISHMENT BYLAW NO. 1, 2001”**

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**WHEREAS:**

- A. Under Bylaw No. 2880, “Outer Gulf Islands Public Library Service Establishment Bylaw No. 1, 2001”, the Board of the Capital Regional District established a service for the purpose of contributing to the cost of the library service provided by the Pender Island Public Library Association on the Outer Gulf Islands;
- B. The Board wishes to amend Bylaw No. 2880 to expand the service to establish a service for the purpose of providing library services by contract;
- C. Participating area approval is required and the consent of the electoral area director has been obtained pursuant to sections 801.5(2) to (4) of the *Local Government Act*; and
- D. The approval of the Inspector of Municipalities has been obtained pursuant to s. 802(3) of the *Local Government Act*.

**NOW THEREFORE** the Board of the Capital Regional District in open meeting assembled enacts as follows:

**Service**

- 1. Bylaw No. 2880, “Outer Gulf Islands Public Library Service Establishment Bylaw No. 1, 2001”, is hereby amended by deleting section 1 and replacing it with the following:
  - “1. The Capital Regional District hereby establishes a service for the purposes of:
    - (a) contributing to the cost of the library service provided by the Pender Island Public Library Association on the Outer Gulf Islands; and
    - (b) providing library services by contract.”



**Citation**

2. This Bylaw may be cited as the "Southern Gulf Islands Public Library Service Establishment Bylaw No. 1, 2001, Amendment Bylaw No. 1, 2011".

READ A FIRST TIME THIS \_\_\_\_\_ day of \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_ day of \_\_\_\_\_

READ A THIRD TIME THIS \_\_\_\_\_ day of \_\_\_\_\_

APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS \_\_\_\_\_ day of \_\_\_\_\_

CONSENTED TO BY THE SOUTHERN GULF ISLANDS  
ELECTORAL AREA DIRECTOR THIS \_\_\_\_\_ day of \_\_\_\_\_

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
CORPORATE OFFICER

FILED WITH THE INSPECTOR OF MUNICIPALITIES THIS \_\_\_\_\_ day of \_\_\_\_\_