

## **Service 672 Baynes Sound Community Facilities**

### **PURPOSE**

The purpose of this briefing note is to provide supplementary information on the requests for operational and capital funding from the community halls of the Baynes Sound Community Facilities service area.

### **OVERVIEW**

Facility operators throughout the service area continue to offer a variety of important programs, spaces and services to members of their communities. However, as a result of increasing operating costs, such as insurance, electricity, etc., the cost to provide services continues to increase. This, coupled with aging facilities that require capital intervention to maintain their longevity, poses financial challenges for both the organizations operating the community halls and for their financial supporters, such as the CVRD.

### **Fanny Bay Community Hall**

In October 2025, the Fanny Bay Community Association received a preliminary structural assessment report from McElhanney. The assessment was initiated over concerns with the hall's foundation, however, upon further examination, it was found that the roof and walls of the main hall have moved (deflected) from their original position and the installation of snow stops and blown-in insulation unintentionally increased the snow load on the roof to dangerous weight limits. The engineering firm recommended that the hall not be occupied during snow events until the snow stops are removed and essential repairs are made.

At the November 4, 2025 Board meeting, a grant of \$47,400 was approved to assist the Hall to remediate this issue. Further work will be required on the hall's foundation, particularly below the kitchen. The foundation work under the kitchen was estimated at \$110,000 in 2024.

This year, the request for funding has increased significantly from what was granted in 2025 (\$73,225), as \$164,191 is being requested for 2026. The 2026 proposed budget currently includes grants as planned within the 2025 approved budget.

## 2026 Community Hall Service Funding Requests

2026		2025	2026 Budget Year				
Name	Description of request	Approved Grant	Operations Funds Requested	Capital Funds Requested	NFP Contribution	NFP Total Budget	Funds in Reserve (approx)
Fallen Alders Community Hall	Operations support	\$16,538	\$16,065	\$0	\$85,204	\$101,269	\$52,000
Fanny Bay Community Association	Operations support; parking lot maintenance & grading;	\$62,400	\$18,500	\$11,500	\$85,640	\$115,640	\$80,000
Fanny Bay Seniors Hall	Roof & window replacement	\$6,000	\$0	\$47,000	\$41,630	\$88,630	\$109,208
Royston Community Hall	Operations & electrical upgrade	\$3,247	\$3,344	\$7,782	\$32,549	\$43,675	\$25,000
Union Bay Community Hall	operations, parking lot repairs & kitchen equipment replacement	\$22,440	\$30,000	\$30,000	\$50,600	\$110,600	\$260,000
<b>Total operations requested</b>			<b>\$67,909</b>				
<b>Total capital requested</b>			<b>\$96,282</b>				
<b>TOTAL ops &amp; capital</b>		<b>\$110,625</b>	<b>\$164,191</b>				

\*\*Not-for-profit (NFP)

### 5 Year Capital Projects Profile

The following table provides the Committee with an overview of potential capital projects that community halls have forecasted over the next five years. These projects have not yet been submitted for funding assistance from the CVRD. Including this information offers the Committee insight into future funding requests that may arise. As staff work to establish agreements with facility operators in 2026, this list will help inform planning and prioritization.

Organization	2026	2027	2028	2029	2030	Total
<b>Fallen Alders</b>	\$40,600 Playing field improvements, small capital	\$75,000 Replace commercial kitchen appliances; outdoor gazebo, playground equipment	2027 may carry over to 2028	\$11,700 Ride on lawn mower, basement insulation	No information	<b>\$127,300</b>
<b>Fanny Bay Community Association</b>	\$11,500 parking lot repairs & grading	To be determined <i>Previous quote for foundation work was approximately \$110,000</i>				<b>\$11,500</b>
<b>Fanny Bay Seniors Hall</b>	\$47,000 roof & window replacement	To be determined				<b>\$47,000</b>
<b>Royston Community Hall</b>	\$13,500 bar upgrade & wood floor refinishing, pre & painting inside	\$11,382 electrical upgrade, digital sign	None identified	None identified	None identified	<b>\$24,882</b>
<b>Union Bay Community Hall</b>	\$30,000 parking lot upgrade, kitchen equipment replacement	To be determined				<b>\$30,000</b>
<b>TOTAL</b>	<b>\$142,600</b>	<b>\$86,382</b>	<b>\$0</b>	<b>\$11,700</b>	<b>\$0</b>	<b>\$240,682</b>

The maximum levy for the service in 2025 was \$229,034 with a maximum tax rate of \$0.08944 per \$1,000 on land and improvements. Over the last three years, the tax rate and requisition have been as follows:

	2023	2024	2025
Requisition	\$35,000	\$67,702	\$80,000
Tax rate	0.0122	0.0237	0.0283

**Options:**

1. THAT the proposed 2026-2030 financial plan for the Service 672 Baynes Sound Community Facilities be approved.

The proposed budget includes grant funding of \$53,708 for operating and capital expenses for community halls within the service.

2. That given the increasing costs of operating facilities and capital improvements needed to maintain the facilities, the Committee may wish to increase the budget in 2026.

The current proposed budget includes grant funding of \$53,708 for operating and capital expenses for community halls within the service. The total requested amount of funds in 2026 is \$164,191. The Committee may wish to provide additional funding to one or more of the organizations, up to a maximum of the funds they have requested.

**2026 Workplan**

As a part of 2026 workplan, staff aim to:

- 1) Develop a policy for the Electoral Area Services Committee's consideration that establishes criteria and thresholds for funding to ensure sustainability of the service while supporting valuable community organizations; and
- 2) Establish long-term agreements with each community association that operates a facility and receives consistent funding from the CVRD under the various community facility support services. Establishing long-term agreements with community hall operators will provide the CVRD with predictable budgets over the term, reducing financial uncertainty. At the same time, these agreements give hall operators the stability they need to plan annual budgets and develop workplans with confidence.