

File: 7200-20 Mount Washington

February 28, 2022

RESIDENT OR PROPERTY OWNER
«AddressBlock»

Dear resident or property owner:

RE: Mount Washington Fire Hall – Alternative Approval Process

In November of 2021, property owners within the Mt Washington Resort Community Fire Protection Service received a letter providing details on the proposed construction of a fire hall on Mount Washington and introducing the elector approval process required to secure long-term borrowing to fund the project.

As previously highlighted, an operating fire hall at Mount Washington will:

- Improve fire department response time, helping to save lives and property and contributing to the overall wellbeing and safety of the community;
- Provide permanent heated storage for the Mount Washington fire apparatus, tools and equipment which is required to be eligible for reduced residential fire insurance rates;
- Provide a training location for volunteer firefighters; and
- Become the central location for promoting and encouraging volunteers.

The Comox Valley Regional District (CVRD) Board has introduced and proposed the adoption of Bylaw No. 686 being “Mount Washington Resort Community Fire Protection Service Loan Authorization Bylaw No. 686, 2021” (Bylaw No. 686). The purpose of the bylaw is to borrow an amount not to exceed \$1,425,000 to finance the costs of constructing and equipping the fire hall to be repaid over a period not to exceed 30 years. A copy of Bylaw No. 686 and reports summarizing the project is available on the CVRD website and can also be viewed at the CVRD office.

For a residential property assessed at \$500,000 the tax increase associated with the borrowing is estimated to be approximately \$123.40 per year.

Alternative Approval Process

Elector approval of Bylaw No. 686 is required before the Board may consider adoption and an alternative approval process (AAP) is being conducted to seek such approval. An AAP is a reverse form of public assent where the CVRD Board will adopt Bylaw No. 686 unless at least 10 per cent of the eligible electors in the service area submit a signed form saying they are against the adoption of the bylaw.

As there are an estimated 540 eligible electors within the service area the number of elector responses required to prevent the CVRD Board from proceeding is 54 (10 per cent of the electors). Electors indicate their opposition by submitting an Elector Response Form to the CVRD within the official time period.

The Mount Washington Fire Hall AAP will be occurring from March 10 to April 11, 2022. Official notices regarding the AAP will be placed within the Comox Valley Record on March 2 and

March 9, 2022. Eligible electors will have at least 30 days in which to register their formal opposition to the adoption of the bylaw. This means that an elector should sign and submit a response form **ONLY IF** they oppose the adoption of the bylaw and project. If an elector supports the adoption of the bylaw, then no action is required.

Elector response forms are available at the CVRD office and online at:

www.comoxvalleyrd.ca/mountwashingtonfire

The deadline for the AAP is 4:30 pm on April 11, 2022

Only qualified electors within the Mount Washington Resort Community Fire Protection Service Area are eligible. There are two types of electors - resident and non-resident.

Resident: must be 18 years of age or older; be a Canadian Citizen; have lived in British Columbia for at least the last six months; have lived in the Service Area for at least the last 30 days, and not be disqualified from voting in a local election.

Non-resident: must: be at least 18 years of age; be a Canadian Citizen; have lived in British Columbia for at least the last six months; have owned property in the Service Area for at least the last 30 days; and not be disqualified from voting in a local election.

Only one non-resident property elector may sign an Elector Response Form per property, regardless of how many people own the property; and, that owner must have the written consent of a majority of the other property owners to sign the response form on their behalf. Properties owned in whole or in part by a corporation do not qualify. It is noted that leases must be for at least 99 years in order to make a leaseholder eligible as a non-resident property elector. According to case law, a lease with a term stated as 60 years plus two 20-year renewals does not qualify as a lease of at least 99 years; the wording of the lease must be 60 years plus two 20-year extensions in order to be considered a lease of at least 99 years. The attached infographic provides further details on these eligibility considerations.

More Information:

The goal of the CVRD is to ensure residents and property owners have all the information they need to make an informed decision. You can remain up to date by signing up for notifications on our project website at www.comoxvalleyrd.ca/mountwashingtonfire.

If you have any questions about the project do not hesitate to contact me at 250-334-6044, communityservices@comoxvalleyrd.ca or mail to 770 Harmston Avenue, Courtenay, BC V9N 0G8.

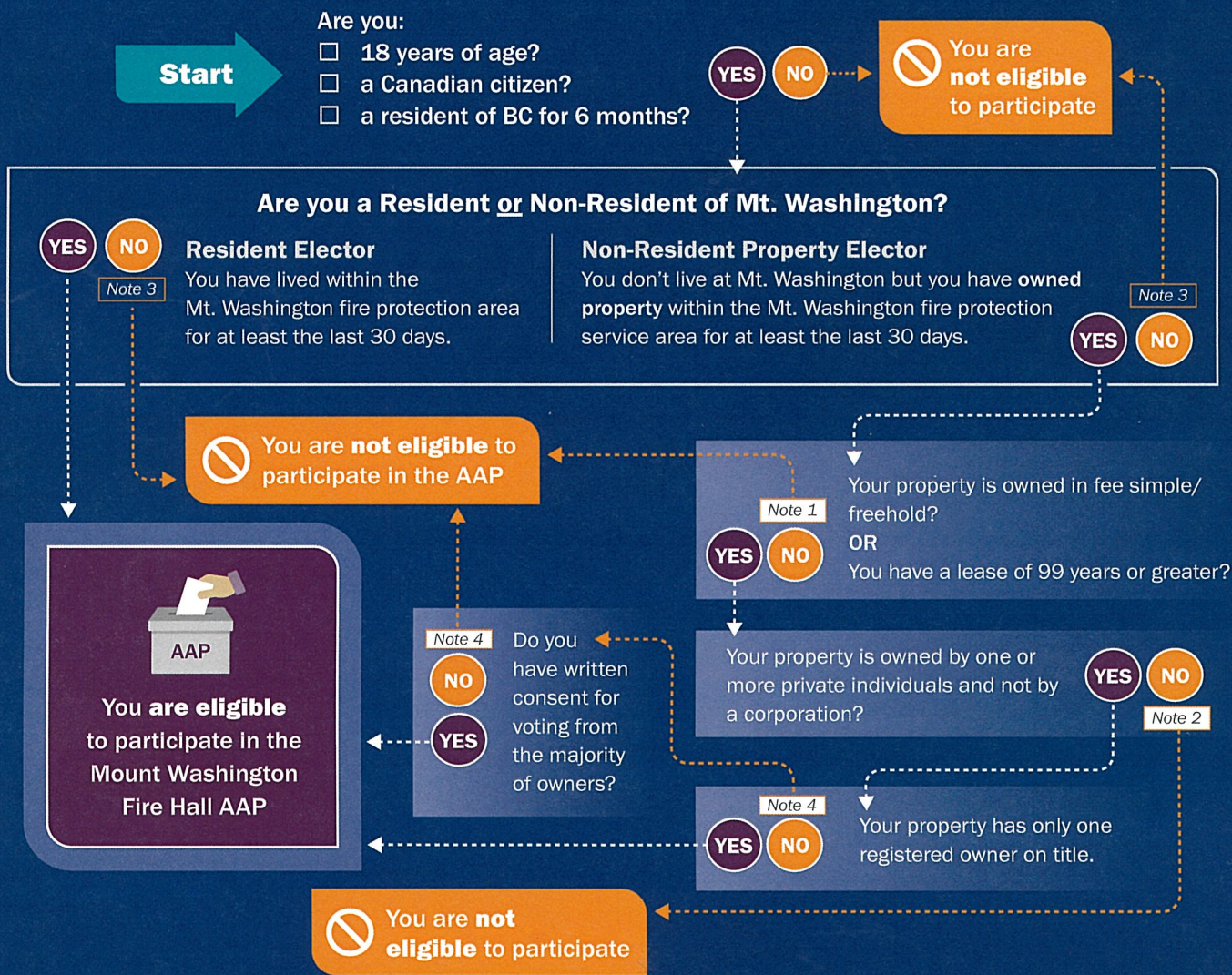
If you have any questions about the AAP process, please contact Jake Martens, General Manager of Corporate Services at 250-334-6029 or CorporateServices@comoxvalleyrd.ca.

Sincerely,

J. Bast

James Bast
Manager of Fire Services

Who can participate in the Mount Washington Fire Hall Alternative Approval Process (AAP)?



The Comox Valley Regional District conducts all referenda, assent voting, alternative approval processes and elections under the *Local Government Act*, which is a British Columbia provincial statute.

Note #1

All leases that have a term of less than 99 years must be changed to a term of 99 years or greater, or be converted to fee-simple property ownership to be eligible to participate.

Note #2

Properties that are owned wholly or jointly by a corporation must have the ownership status changed to remove the corporation from title to be eligible to participate.

Note #3

Individuals must have lived within (resident electors) or owned property in (non-resident property electors) the Mt. Washington fire protection area for more than 30 days to be eligible to participate.

Note #4

Properties with more than one owner registered on title must have the written consent from the majority of owners for one co-owner to submit an elector response form on their behalf.

For more information contact: Jake Martens, General Manager of Corporate Services, Comox Valley Regional District
 250-334-6000 or elections@comoxvalleyrd.ca

