



# REGIONAL DISTRICT of Fraser-Fort George

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## REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: DOR 1.0

FROM: Meredith Burmaster, Manager of Community Services

DATE: June 2, 2022

SUBJECT: Proposed Dore River Armouring Management and Maintenance Service  
 SUMMARY: Purpose: Receive Feasibility Study and Consider Authorization to Prepare Petition and Bylaw  
Attachments:  
 1. Dore River Armouring Management and Maintenance Service Feasibility Study  
 2. Letter dated May 6, 2022 from the Dore River Climate Action Change Society  
Previous Reports: None

### RECOMMENDATION(S):

1. THAT the report be received.
2. THAT the Dore River Armouring Management and Maintenance Service Feasibility Study be received.
3. THAT the letter dated May 6, 2022 from the Dore River Climate Action Change Society be received.
4. THAT a petition(s) be prepared for signature by affected property owners pursuant to Section 337 of the *Local Government Act*.
5. THAT a service establishment bylaw for the Dore River Armouring Management and Maintenance Service be prepared for consideration by the Board.

ENTITLEMENT	HOW VOTE COUNTED
All 1 Director/1 vote	Majority
All 1 Director/1 vote	Majority
All 1 Director/1 vote	Majority
All 1 Director/1 vote	Majority
All 1 Director/1 vote	Majority

### ISSUE(S):

In June of 2020, spring freshet conditions on the Dore River led to a significant high volume water event, due to heavy rain compounded with rapid snow melt. These conditions significantly impacted properties by causing bank erosion along the section of the Dore River between Highway 16 and Museum Road near McBride. The proposed mitigation strategy to prevent future erosion events is to install riverbank armouring works along this stretch of the river.

At its December 2020 meeting, the Board authorized staff to prepare a grant application to a bi-lateral infrastructure grant offered by the Provincial and Federal Government to support the Dore River Armouring Project. One of the requirements of the grant is for the local government applicant to own the resulting infrastructure of the proposed works which would necessitate the need for the establishment of a local taxable service to support the ongoing asset management and maintenance of the infrastructure. The grant was conditionally approved in July 2021 and Community Services Administration has been working to meet the significant conditions of the grant agreement ever since.

The Dore River Armouring Management and Maintenance Service Feasibility Study is attached for the Board's consideration and the Board is being asked to consider authorizing the preparation of a petition for signature by affected property owners as well as the preparation of a service establishment bylaw for future consideration by the Board.

**RELEVANT POLICIES:**1. *Local Government Act s. 185(b)*:

- allows for the establishment of a service that is considered necessary or desirable.

2. *Local Government Act s. 337*:

- provides for petitioning for a service in an electoral area

**STRATEGIC ALIGNMENT:**

- Climate Action     
  Economic Health     
  Indigenous Relations     
  Strong Communities  
 None – Statutory or Routine Business

**SERVICE RELEVANCE:**

N/A

**FINANCIAL CONSIDERATION(S):**

The capital works for this project are to be covered by the grant program. All engineering services to date have been supported by funding through the COVID-19 Safe Restart Grant for Local Governments grant program.

**OTHER CONSIDERATION(S):**

The grant received for this bank armouring project has several significant requirements that need to be met before the conditions are removed. They are that:

- necessary regulatory and environmental approvals are received;
- consultation with Indigenous Governments has been completed;
- construction must be initiated by no later than September 30, 2023 and completion must occur by December 31, 2023; and
- local government must own the resulting asset and commitment to asset maintenance and renewal (which necessitates the establishment of a local taxable service to provide funding for long-term management and maintenance).

Community Services Administration has been managing these items concurrently to keep the project moving forward.

The Regional District's Asset Management Strategy requires that any asset the Regional District owns needs a mechanism for funding the ongoing maintenance and long-term management of the infrastructure. In 2021, Community Services Administration engaged McElhanney Ltd. to provide recommendations on the following for the Dore Erosion Mitigation Project:

- annual maintenance requirements for bank armouring works;
- potential life-cycle costs to determine the amount of funding that would be necessary to support maintenance requirements as well as long-term repairs and replacement consistent with best practices in asset management; and
- investigate examples of other local governments who may have similar maintenance/asset management strategies in place.

From this report, it was estimated that the annual minimum cost for a taxable service to support the long-term asset management of the proposed bank armouring works would be \$10,000. For the purpose of the service establishment bylaw, it was decided that a maximum requisition of \$25,000 would be prudent to set as the requisition limit. The project's overall budget is a concern with the current unstable and inflationary pressure, along with ensuring it provides flexibility if future emergency events occur that trigger unplanned expenses. For the expected annual requisition of \$10,000, the tax impact to each property is a parcel tax of \$455. If the implementation of a \$25,000 requisition was ever necessary, the tax impact to each property would be \$1,136.

**DECISION OPTIONS:**

1. Approve recommendations.
  - petition process will begin with distribution of petition documents to residents
  - service establishment bylaw will be prepared

Other Options:

- a. Do not approve recommendations:
  - petition will not proceed
  - there will be no mechanism to recover maintenance and long-term asset expenses for the bank armoring infrastructure
- b. Postpone decision if additional information is required
  - delays could jeopardize the project timelines for completion which would nullify the funding

**COMMENTS:**

A requirement of the grant program is that the local government must commit to owning the asset. The Regional District has no existing services in place that the asset can be assigned to, so a new local taxable service needs to be established. Service establishment requires the approval of the electors within the proposed service area and the method most appropriate to obtain elector assent for this proposed service is via petition. The service area is comprised of 22 parcels that are considered to be benefitting from the establishment of this service. Those riverfront residents impacted significantly from the flooding events of 2020 have been aware of the need to establish a service since discussions first occurred about options for bank protection. A public information meeting for all affected property members was held via Zoom on November 17, 2021 and a formal in-person meeting was held in McBride presenting the feasibility study details on April 25, 2022. General support for moving forward with a petition process was indicated by affected property owners in attendance at the meeting as well as indicated by the support letter received by the Dore River Climate Action Change Society.

Should Board approve the preparation of the petition and bylaw, the petition will be distributed immediately to affected property owners to give them the opportunity to provide their request for the service. If sufficiency and validity of the petitions is determined by the Corporate Officer, a draft service establishment bylaw will be brought back to Board for consideration as well as a request for participating area approval by Director consent.

Respectfully submitted,

“Meredith Burmaster”

Meredith Burmaster  
Manager of Community Services

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