



PEACE RIVER REGIONAL DISTRICT

PRRD Owned Community Halls

diverse. vast. abundant.



Purpose

May 7, 2020 Resolution:

That the Regional Board be provided with a report on options for transferring ownership of society run Peace River Regional District recreational facilities to the societies that operate/lease them at a future Committee of the Whole meeting.



Outline

- Background on PRRD owned facilities
- Transfer Considerations
- Transfer Options
- Next steps





Why does the PRRD Own or Lease These Facilities?

- Most properties were obtained in the 1980's
 - Osborn in 2005
 - Kelly Lake in 2010
- Properties were obtained by the PRRD at the request of the operating societies
 - Facilities had already been constructed on Crown land and they wanted assurance that the property would not be sold or transferred.
 - Opportunities arose to obtain a building (usually a school) and the community needed land.
 - A school was deemed surplus by the School District and the Ministry was willing to transfer the school and land to the Regional District
 - The Crown was not willing to provide a Free Crown Grant or license of occupation to a non-profit society but rather only to a local government





PRRD Owned & Leased Facilities

Owned:

- 1) Cache Creek Hall & Recreation Grounds (Area B)
- 2) Golata Creek Hall & Recreation Grounds (Area B)
- 3) Halfway Graham Hall (Area B)
- 4) North Peace Fall Fair Grounds (Area B)
- 5) Osborn Community Hall (Area B)
- 6) Rose Prairie Curling Rink Parking Lot (Area B)
- 7) Kelly Lake Community Hall (Area D)
- 8) Jackfish Community Hall (Area E)
- 9) Moberly Lake Community Hall (Area E)





PRRD Owned & Leased Facilities

Provincial License of Occupation:

- 1) Buick Creek Recreation Grounds (Area B)
- 2) Goodlow Recreation Grounds (Area B)
- 3) Halfway Graham Rodeo Grounds (Area B)
- 4) Northland Trailblazers Chalet (Area B)





How are facilities funded?

- A) Local service areas
- B) Grants
- C) Fundraising





Buick Creek Recreation Grounds (Area B)

- **Ownership Status:** License of Occupation
- **Property History:** Developed in the 1980s
- **Property Description:** Grandstands, a catch-pen, a holding pen, announcer's booth, riding arena, calf chutes and a service building.
- **Facility Assessment:** 5 years of useful life remaining
- **Other Considerations:**
 - License of Occupation document restricts use to "rodeo and community grounds purposes"
 - Included Regional Parks Regulatory Bylaw (860, 1994)
 - May be affected by the ALR.





Cache Creek Hall & Recreation Grounds (Area B)

- **Ownership Status:** Title obtained in 1987
- **Property History:** Facility constructed in the late 1980s, with outbuildings and structures added in the 1990s and 2000s.
- **Property Description:** includes double wide portable classroom type structure, outbuildings, playgrounds, and outdoor rink.
- **Facility Assessment:** estimated 10-15 years of useful life remaining
- **Other Considerations:**
 - Title document restricts use to “community recreation purposes”
 - In Regional Parks Regulatory Bylaw (860, 1994)
 - May be affected by the ALR.
 - Possibility of Reverter to the Crown.





Golata Creek Community Hall (Area B)

- **Ownership Status:** Title obtained in 1986
- **Property History:** Original Hall built in 1959, addition added in 1978, kitchen added in 1987, plumbing added in 2009.
- **Property Description:** Grounds include a horseshoe pit, ball diamond, and campground with outhouses.
- **Facility Assessment:** 2015 NP Facility Assessment estimated 5 years of useful life remaining.
- **Other Considerations:**
 - Title document restricts use to “community recreation purposes”
 - In Regional Parks Regulatory Bylaw (860, 1994)
 - May be affected by the ALR.
 - Possibility of Reverter to the Crown.





Goodlow Recreation Area (Moose Creek) (Area B)

- **Ownership Status:** License of Occupation since 1983
- **Property History:** Development of the gymkhana grounds started in 1986. In 2011, property operators began development as a campground.
- **Property Description:** In 2015, property included two small buildings, playground equipment, picnic tables, and fire pits.
- **Facility Assessment:** indefinitely with upkeep.
- **Other Considerations:**
 - License restricts use to “community recreation purposes”
 - In Regional Parks Regulatory Bylaw (860, 1994) (under Moose Creek)





Halfway Community Hall (Area B)

- **Ownership Status:** Title obtained in 1983
- **Property History:** Original Hall built in 1983. Hall was re-roofed in 2003.
- **Property Description:** 2,500sf hall also used by the local school for a gym.
- **Facility Assessment:** estimated 15-20 years of useful life remaining.
- **Other Considerations:**
 - Title document restricts use to “recreational purposes”
 - In Regional Parks Regulatory Bylaw (860, 1994) (as Upper Halfway)
 - May be affected by the ALR.
 - Possibility of Reverter to the Crown.





Halfway Gymkhana Grounds (Area B)

- **Ownership Status:** License of Occupation since 1988
- **Property History:** Development of the gymkhana grounds started in 1980s, land improvements were completed in 1986.
- **Property Description:** Property includes fenced arena, bleachers, announcer's booth, and open space.
- **Facility Assessment:** indefinitely with upkeep.
- **Other Considerations:**
 - License restricts use to "local/regional park purposes"
 - May be affected by the ALR.





Northland Trailblazers (NLTB) Property (Area B)

- **Ownership Status:** License of Occupation signed in 1988 for the Montney Park property.
- **Property History:** sublease a portion of the park since 1992
- **Property Description:** Grounds include a small clubhouse and deck, outbuildings, and a dock.
- **Facility Assessment:** No facility assessment completed.
- **Other Considerations:**
 - Title document restricts use to “community park purposes”
 - Montney Centennial Park is included in Regional Parks Regulatory Bylaw (860, 1994)
 - May be affected by the ALR.





North Peace Fall Fairgrounds (Area B)

- **Ownership Status:** Property purchased in 1979; In 1984, an additional 40 acres were added.
- **Property History:** Established as a fall fair in the 1940s, buildings have been added over time since the 1950s
- **Property Description:** Local historic buildings have been moved to this property, mix of concession booths, animal barns/pens, exhibit barns, outdoor Amphitheatre, and bleachers.
- **Facility Assessment:** varied based on building (most 15 years)
- **Other Considerations:**
 - Legal review confirmed that property is designated regional park by the Board
 - May be affected by the ALR.





Osborn Community Hall (Area B)

- **Ownership Status:** Title transferred in 2005 from School District #60.
- **Property History:** School was built in the 1980s, ramp added in 2010.
- **Property Description:** Two manufactured buildings joined together with a wood framed structure.
- **Facility Assessment:** Detailed Facility Condition Assessment completed in 2019.
- **Other Considerations:**
 - Title document restricts use for “school site and/or public community”
 - May be affected by the ALR.
 - Possibility of Reverter to the Crown.





Rose Prairie Community Hall Parking Lot (Area B)

- **Ownership Status:** Title for the parking lot obtained in 1984
- **Property History:** Obtained as a parking lot for the Rose Prairie Community Centre
- **Property Description:** Parking lot.
- **Facility Assessment:** No
- **Other Considerations:**
 - Title document restricts use for “community hall and/or curling rink purposes”
 - Possibility of Reverter to the Crown.
 - Included in Bylaw 860, 1994 (Rose Prairie Curling Rink Grounds)





Kelly Lake Community Centre (Area D)

- **Ownership Status:** Title transferred in 2010 from School District #59.
- **Property History:** School was constructed in ~1977.
- **Property Description:** Facility is ~665 sqm; comprised of a gym, offices, program rooms & kitchen. Grounds consist of a playground & skating rink.
- **Facility Assessment:** Detailed facility condition assessment completed in 2019; suggested that major capital investment would be needed in 3-5 years.
- **Other Considerations:**
 - Title document restricts use for “community recreation purposes”
 - Possibility of Reverter to the Crown.





Jackfish Community Centre (Area E)

- **Ownership Status:** Title obtained in 1991
- **Property History:** Development of hall began in 1987, added a caretaker campsite for security in 1991, and minor outdoor improvements since.
- **Property Description:** Facility is approximately 30x50 feet.
- **Facility Assessment:** None
- **Other Considerations:**
 - Title document restricts use for “community recreation purposes”
 - Possibility of Reverter to the Crown.
 - Listed in Bylaw 860, 1994 as a Regional Park.





Moberly Lake Community Hall (Area E)

- **Ownership Status:** Title obtained in 1992
- **Property History:** Hall moved to its current location in 1991.
- **Property Description:** The original building is 30x60 with a 30x20 addition for washrooms and a kitchen. Exterior work completed in 2003/04.
- **Facility Assessment:** None
- **Other Considerations:**
 - Shares property with the Moberly Lake Fire Hall.
 - Title document restricts use for “community recreation purposes”
 - Possibility of Reverter to the Crown.
 - Listed in Bylaw 860, 1994 as a Regional Park.





Transfer Considerations

1. Regional Parks Designation
2. Specified Use
3. “Reverter” Clauses
4. Agricultural Land Reserve Restrictions





Transfer Considerations

5. Co-Located Facilities
6. Notice of Assistance/Disposition
7. Liability
8. Insurance





Transfer Considerations

9. Taxation

10. Future Use and Ongoing Interest

11. Borrowing

12. Local Service Areas





Transfer Considerations

13. Asset Management

14. External Grants

15. Volunteerism





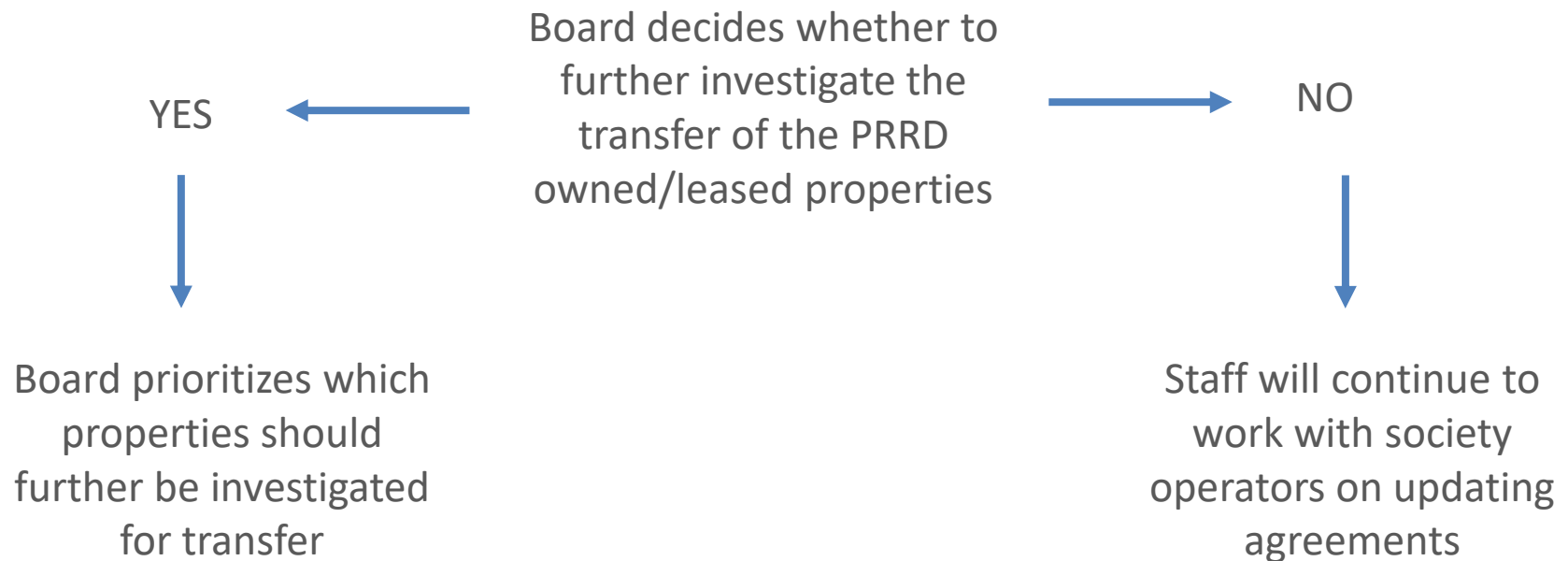
Transfer Options

- A. Continue to operate as status quo.
- B. Sell properties for a less than market value.
- C. Sell properties for appraised value.
- D. Enter into long-term lease (for properties owned by the PRRD)
- E. Transfer licenses of occupation to societies that operate the facilities





Board Next Steps





Next Steps if the Board Wishes to Investigate Transferring Properties

Legal & Internal Review

1. Legal review of:

- ❖ property titles and licenses of occupation (as applicable to the property) and any charges and liens
- ❖ transfer documents
- ❖ contracts and agreements
- ❖ bylaws and Board resolutions to determine if properties have legal park status
- ❖ whether an environmental investigation is required



Next Steps if the Board Wishes to Investigate Transferring Properties

Legal & Internal Review

2. Internal Review:

- ❖ Consideration of ongoing operating, maintenance, repair, and replacement costs with respect to the property and potential need for PRRD role/contribution.
- ❖ Ongoing interest and future use based on identified projects and existing plans
- ❖ Consultation with society operators
- ❖ Possible condition assessment



Board Next Steps

- Reports will be brought back to the Board that:
 - describes the results of the legal and internal reviews
 - outlines any further legal requirements and actions needed by the Board
- The Regional Board can then decided whether to move forward with disposition of identified properties or not



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