



# REPORT

To: Chair and Directors

Report Number: ADM-BRD-618

From: Electoral Area Directors Committee

Date: July 17, 2025

**Subject: Electoral Area Directors Committee Recommendation from June 26, 2025**

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The following recommendation from the Electoral Area Directors Committee meeting held on June 26, 2025 is presented to the Regional Board for consideration:

**RECOMMENDATION: *[Corporate Unweighted]***

That the Regional Board authorize the closure of Jackfish Community Hall, located at 1515 Old Jackfish Road, until such time as the facility is repaired to a safe standard and a Use and Occupancy Agreement is in place for its operation or another decision related to future operation of the hall has been made.

**BACKGROUND/RATIONALE:**

The draft minutes of the Electoral Area Directors Committee (EADC) meeting held on June 26, 2025 are provided under the Consent Calendar on this meeting agenda.

Please [click here](#) to access the EADC meeting Agenda and see Item 8.1 titled “Jackfish Community Hall Closure, CS – EADC – 018” to review the report for further information.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board provide further direction.

**STRATEGIC PLAN RELEVANCE:**

- ☒ Asset and Infrastructure Management
- ☒ Undertake Condition Assessments for all PRRD Owned Assets

**FINANCIAL CONSIDERATION(S):**

Staff time and costs related to the closure of the Jackfish Community Hall and rectification of any immediate hazards on the grounds, such as the removal of two outhouses and potential removal of garbage bins placed on site will be paid through Function 120 – Legislative Electoral Areas.

**COMMUNICATIONS CONSIDERATION(S):**

Pending approval, staff will notify the Jackfish Lake Community Club of the formal closure of the Hall.

**OTHER CONSIDERATION(S):**

**Facility Condition:** As part of an overall condition assessment of all PRRD-owned facilities, a Facility Condition Assessment (FCA) was completed in June 2021. The FCA noted that several of the building

components had or would be reaching the end of useful life within the next several years. There were several additional critical repairs and maintenance required.

In 2021 the building heating failed, causing the pipes to freeze and burst. This caused water damage, and it was identified that the furnaces, domestic water lines and all plumbing fixtures (including toilets, porcelain basins and faucets) would need to be replaced. At this time, it was also discovered that the pump was lodged in the well. As part of the planning process and prior to initiating any building repairs or further maintenance, a Hazardous Materials Assessment was performed in 2022. This report identified lead paint on several locations in the Hall, and mastic undercoating on sinks that may contain asbestos.

Due to the scope of repairs to the building, the PRRD's Building Official recommended that another full review and assessment of the Hall's current state be completed to obtain a fulsome picture of what would be required to bring the building up to all standards, including accessibility, fire safety, electrical systems, heating systems, and water supply. This assessment was completed in early 2024 and it was determined that the minimum costs would be over \$133,000, not including the work required to dislodge the well pump and ensure that it is operational.

A staff inspection was completed at the Hall on June 5, 2025, which identified that the building is in overall poor condition and presents a public safety hazard. Issues identified include degraded building access, lack of running water, absence of fire and life safety systems, and evidence of pests.