



# REPORT

To: Solid Waste Committee

Report Number: ENV-SWC-037

From: Paulo Eichelberger, General Manager of Environmental Services

Date: March 4, 2021

**Subject: Future Groundbirch Transfer Station Land Acquisition**

---

## RECOMMENDATION:

That the Solid Waste Committee recommend that the Regional Board authorize submission of an application to purchase 8225-271 Road (PID 012-260-509) "as is" from the Province, through a Sponsored Crown Grant, for the purpose of expanding and upgrading the existing transfer station.

## BACKGROUND/RATIONALE:

On July 2, 2020, the Regional Board passed the following resolution:

MOVED/SECONDED AND CARRIED,

That the Regional Board notify nearby property owners of the proposed acquisition of 8225-271 Road for the purpose of expanding and upgrading the existing transfer station and authorize an offer of \$5,000 for the purchase of 8225-271 Road (PID 012-260-509) from the Province of British Columbia subject to receipt of a Phase 2 environmental assessment satisfactory to the PRRD.

PRRD staff approached the Province to purchase 8225-271 Road (PID 012-260-509). The authorizing specialist from the Province informed staff that there are two approaches to purchase.

1. Crown Grant

- Fair market value is paid for the land as is, state of the property is taken into consideration of the appraised value.
- Once the title is signed over, the property belongs to the client (i.e. the PRRD).

2. Sponsored Crown Grant

- A concessionary value is paid for the property.
- Sponsorship is based on condition of use, meaning if the use changes or stops the property reverts back to the Province.

For either approach, purchases of Crown Land must be completed through an application via FrontCounter BC. Through the application process, there is the ability to apply for a Sponsored Crown Grant (SCG). Regional Districts are eligible to apply for a SCG if the property they wish to purchase is for community purposes. Once an application is submitted, an authorizing specialist will determine if it progresses to ministry sponsorship. The ministry will then decide to either sponsor or not sponsor the application. If the ministry approves sponsorship, it will work with the authorizing specialist to

develop a concessionary value through their Pricing Policy<sup>1</sup>. The authorizing specialist will then provide written notification to the applicant of the decision that was made.

If ministry sponsorship is not obtained, then the applicant can still apply for the purchase of land through a Crown Grant for fair market value.

**ALTERNATIVE OPTIONS:**

1. That the Solid Waste Committee provide further direction.

**STRATEGIC PLAN RELEVANCE:**

- ☒ Responsive Service Delivery
- ☐ Not Applicable to Strategic Plan.

**FINANCIAL CONSIDERATION(S):**

The application fee is \$250, which would be paid out of Solid Waste operations.

**COMMUNICATIONS CONSIDERATION(S):**

N/A

**OTHER CONSIDERATION(S):**

Once the authorizing specialist provides any updates on the application (if sponsorship is approved and the cost), staff will report back to the SWC.

In 2018, the property was appraised at \$24,000. At that time there was a mobile trailer located on the property. Since then, the mobile trailer has been removed and there is significant material that would need to be taken from site. This could affect the fair market value of the property resulting in a lower cost. If the SCG is approved, the concessionary value is expected to be less than the previous appraisal.

---

<sup>1</sup> The value of SCG includes, the fair market value of the land, the assessed value of merchantable timber, the current value of any improvements including buildings and other development created with public fund. The actual amount charged for all SCG will reflect all Book Costs incurred by the province (application fees, development costs, advertising, appraisals, etc.)