

District of Barriere

REPORT TO COUNCIL

Request for Decision

Date: September 9, 2024	File: 530.20/Rpts
To: Council	From: Chief Administrative Officer
Re: Rural Economic Diversification and Infrastructure Program (REDIP) Grant Application	
Recommendation: THAT Council instructs Staff to proceed with the grant application for the Rural Economic Diversification and Infrastructure Program (REDIP) in the amount of \$1,000,000 to support the economic development of the Highway 5 commercial corridor.	

Purpose

For Council to consider an application to the Rural Economic Diversification and Infrastructure Program (REDIP) to allow for commercial opportunities along the Highway 5 corridor.

Background

Staff have received several inquiries about potential developments along the Highway 5 commercial corridor north of the Barriere River Bridge. Some of these properties currently only have access to water through the District utilities (and no wastewater) while others have to rely on individual well systems. The Interior Health Authority (IHA) also has issued boil water advisories for most of the lots in the area that do not have water and wastewater services available.

To maximize the potential of those properties, ideally both utilities should be available to encourage the highest density.

The primary use of the key developable properties is currently defined in the Zoning Bylaw as **C2 – Yellowhead Corridor Commercial**:

The purpose of this zone is to permit development of secondary or service commercial uses involving workshop type uses, commercial uses, and sales requiring larger areas of land.

Which allows for the following uses:

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none">• Large Single Retail store• Retail sales outlet or attraction that caters to the travelling public• Motorized and non-motorized vehicle services, including associated retail sales and repair (e.g. service station)• Personal service shop• Office• Restaurant	<ul style="list-style-type: none">• Dwelling units in the principal commercial building• Accessory buildings• Accessory retail sales

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"> • Entertainment Establishment • Motel • Hotel • Campground • Restaurant • Veterinary clinic or animal hospital, including pet boarding and breeding kennels • RV Park 	

These key properties are also within a Development Permit corridor.

Several inquiries focused on ideas of commercial ground floor with residential housing units above. To maximize this type of development, water and wastewater utilities would be essential.

One strategy to enable this type of growth in the area would be to expand the community wastewater system north of the Barriere River Bridge to Yard Road that would then tie into the Septic Receiving Wastewater Plant (on Kamloops Street). This type of investment could further allow for future expansions to Green Tree Estates (Oriole Way / Robin Drive), and potential for subsequent future connectivity of the Siska treatment plant.

Additionally, completing some water system expansions to connect DeeJay Road with Yard Road at the same time would be advisable to create some economies of scale and further allow for connectivity of those sites to community water which would eliminate some of the IHA advisories.

Preliminary Budget:

Staff have reached out to our engineers to get a high-level cost estimate to evaluate the feasibility within this grant. The REDIP grant allows for an 80/20 percent split for projects with a maximum grant contribution of \$1,000,000 for a project. Under the guidelines, Municipal Utility Improvements would only be considered if they are directly linked to a specific economic development opportunity. As such, Staff would be working with the potential developers to ensure that the economic opportunities directly relate to this project. Several other organizations and stakeholders, such as IHA, will also be contacted for letters of support in alignment of this general opportunity. Simpcw has also indicated that they would be providing a support letter. Overall, this project may be a great opportunity to enable future development in the area and community partners may be able to fund a portion of the project without the need for a grant.

Summary

At this stage, Council is asked to support an application to the REDIP program. If awarded, this would mean that the District would be responsible for a minimum \$200,000 of the project cost, however, \$100,000 could be in-kind as well; and potential partners have indicated a willingness to support the project as well as it would eliminate on-site septic systems.

Benefits or Impact

General

A Council resolution is generally required as part of the grant funding intake.

Finances

The full budget for the project is yet to be determined, a very early estimate foresees a cost of up to \$2Mil without engineering and contingencies. If successful, REDIP would fund up to \$1,000,000 while the District, at a minimum, would be required to fund \$200,000. Other partners have indicated a willingness to support this project as well financially.

Strategic Impact

Enable development of the Highway 5 corridor north of the Barriere River bridge.

Risk Assessment

Compliance: REDIP grant program guidelines

Risk Impact: Low.

Internal Control Process: Staff would follow standard processes to apply for the grant.

Next Steps / Communication

- Staff to work with engineers on a budget and application for the project.
 - Staff to update Council at a future meeting about partner contributions. (depending on contributors and negotiations, this may be an in-camera update)
 - If everything aligns, Staff would submit the application.
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Attachments

- Utilities, Zoning, OCP Maps

Recommendation

THAT Council instructs Staff to proceed with the grant application for the Rural Economic Diversification and Infrastructure Program (REDIP) in the amount of \$1,000,000 to support the economic development of the Highway 5 commercial corridor.

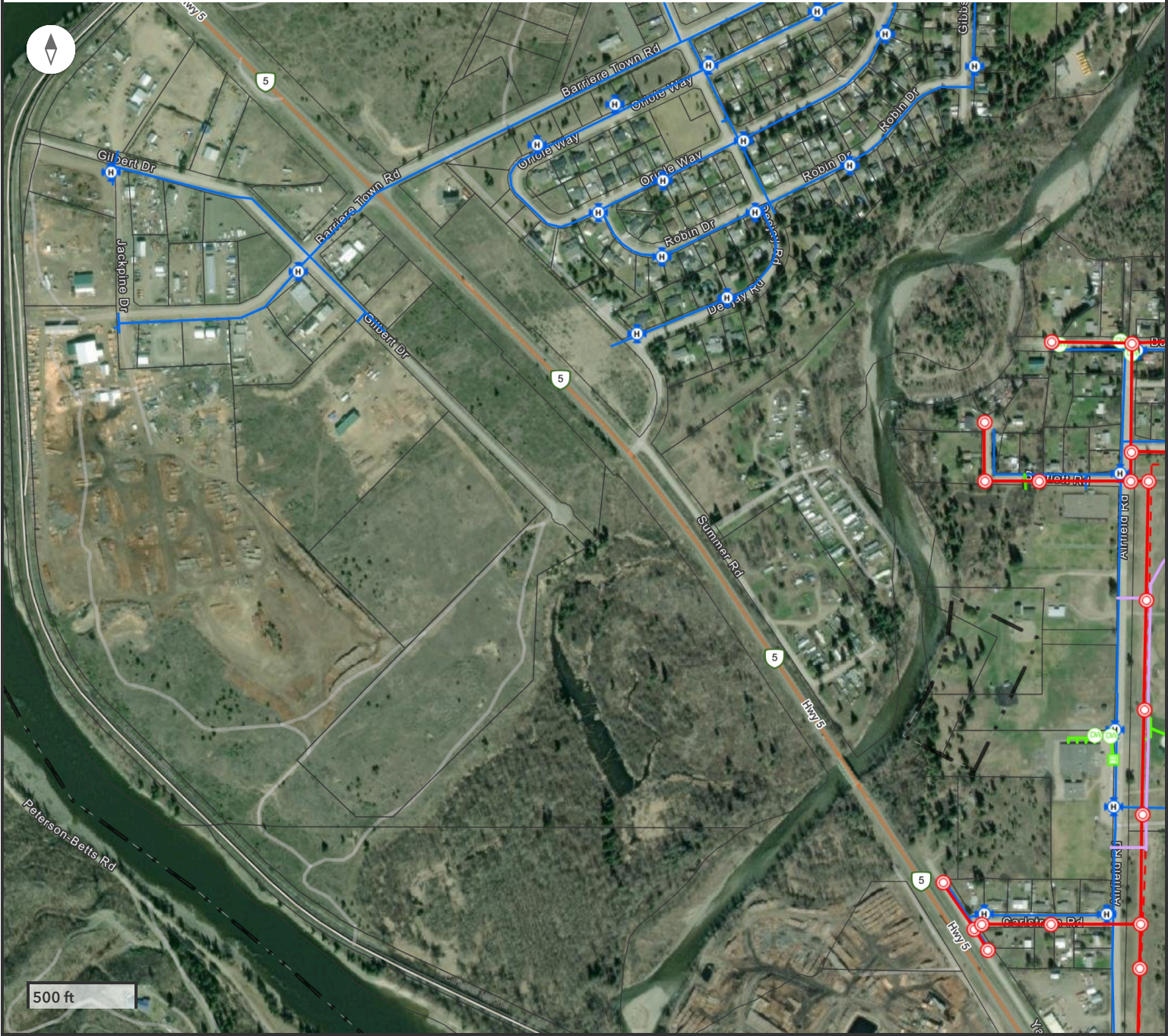
Alternative Options

1. Council could choose not to pursue this grant opportunity at this time.

Prepared by:

D. Drexler, Chief Administrative Officer

Hwy 5 Commercial - Utilities



Utilities
Sanitary Network
Sanitary Manhole



Sanitary Lift Station



Non Potable Reclaimed Water

Sanitary Main

- - - - Force Main Gravity Main

Sanitary Structure Boundary



Stormwater Network
Storm Drywell



Storm Catchbasin



Storm Main

— Culvert Gravity Main

Water Network
Water Hydrant



Water Well




Water Main


Water Structure Boundary



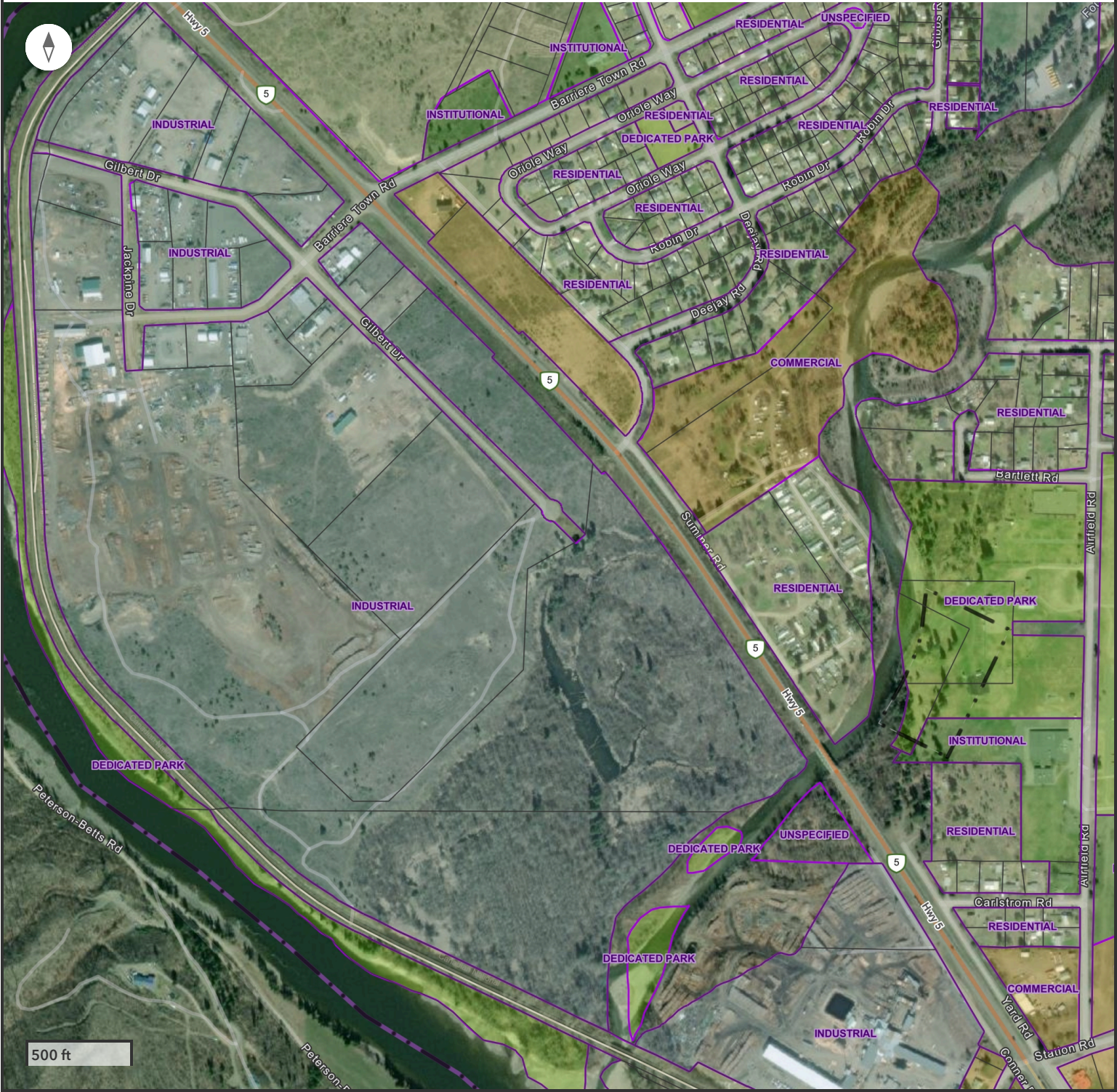
Property
Parcel



District of Barriere Boundary



Hwy 5 Commercial - OCP



Property
Parcel



District of Barriere Boundary



Land Use
OCP
OCP Boundary Outline

Yes

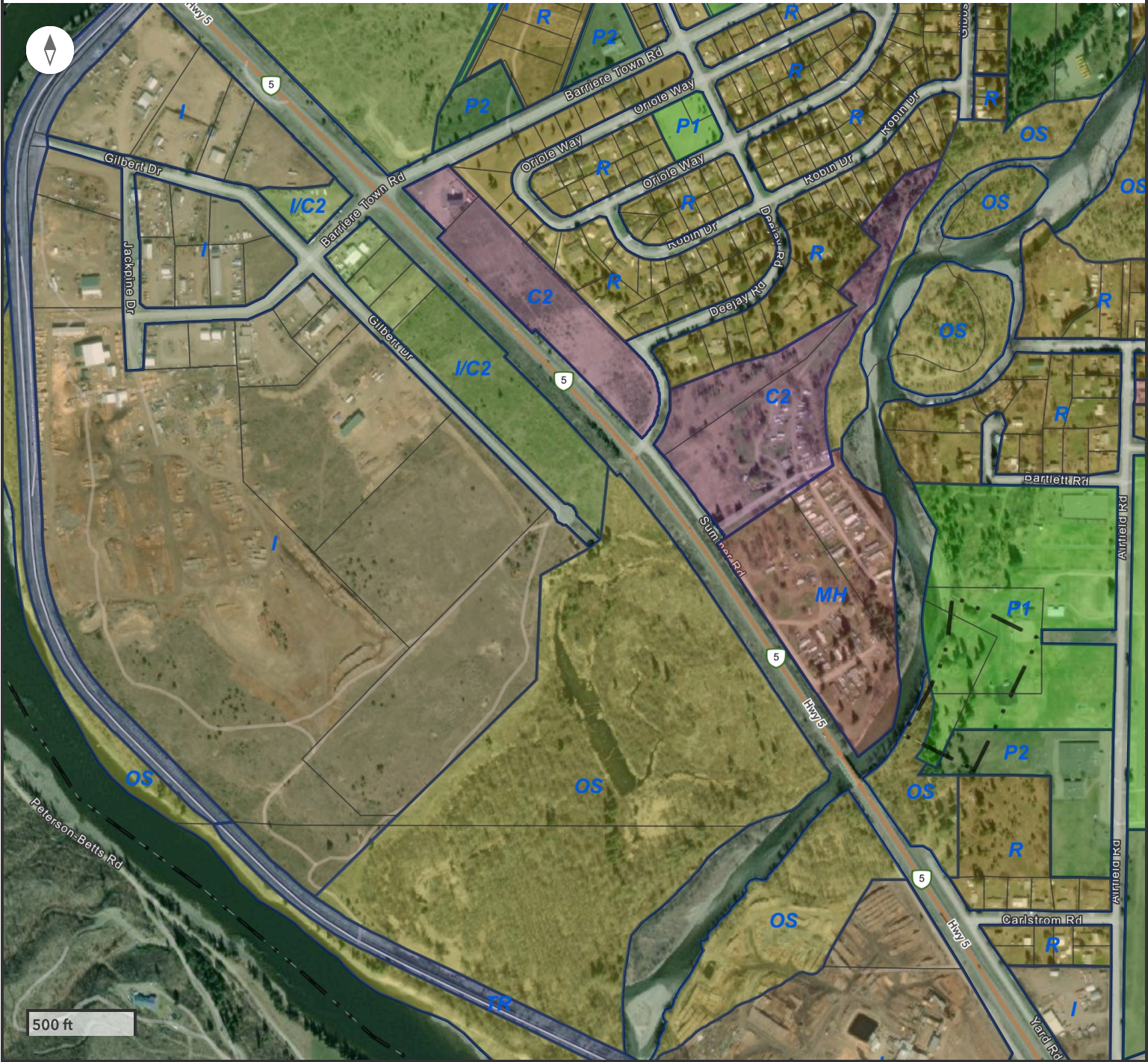
OCP Designation Outline and Label

OCP Designation Fill

District of Barriere, Commercial	District of Barriere, Dedicated Park	District of Barriere, Industrial
District of Barriere, Institutional	District of Barriere, Residential	District of Barriere, Rural Resource

OCP Contact

Hwy 5 Commercial - Zoning



Property
Parcel



District of Barriere Boundary



Land Use
Zoning
Site Specific Zoning
Site Specific Zoning Point



Site Specific Zoning Label

Site Specific Zoning Fill

Yes

Zoning Label

Zoning Fill

C1	C2	C1/R	C1/RM	C2/R	CR	I	I/C2	LIC/R	MH	OS	R	RM	P1
P2	SH	TTR											

Zoning Outline

