

DATE OF MEETING DECEMBER 16, 2024

AUTHORED BY NATALIE SPONAUGLE, COMMUNICATIONS ADVISOR

SUBJECT **2025 ASSOCIATION OF VANCOUVER ISLAND AND COASTAL COMMUNITIES RESOLUTIONS**

## **OVERVIEW**

### **Purpose of Report**

To seek Council direction on the proposed resolutions for the 2025 Association of Vancouver Island and Coastal Communities (AVICC) 2025 Annual General Meeting and Convention.

### **Recommendation**

That Council direct staff to submit the following resolutions to the Association of Vancouver Island and Coastal Communities (AVICC) for consideration at their 2025 Annual General Meeting and Convention:

1. WHEREAS Section 506 and Section 506.03 of the *Local Government Act* enable a local government to regulate and require the provision of works and services in respect to the development of land;

AND WHEREAS there is no mechanism currently in the *Local Government Act* to allow for local governments to accept payment of money in lieu of the provision of works and services, unlike in other circumstances in the *Local Government Act*;

THEREFORE BE IT RESOLVED that AVICC advocate for the provincial government to amend the *Local Government Act* to allow for the payment of money in lieu of works and services in respect to the development of land being established through subdivisions and building permits, enabling local governments to pool funding for more impactful projects which could benefit a broader area and better assist in achieving community goals for safety, connectivity or transportation management.

2. WHEREAS the current funding model in Canada is outdated and unsustainable, as outlined in the Federation of Canadian Municipalities' report *Making Canada's Growth a Success: The case for a municipal growth framework*, leaving municipalities with limited options to pay for growth-related infrastructure which is critical for municipalities to meet their housing needs;

AND WHEREAS British Columbia is the only province in Canada requiring elector approval to allow local governments to borrow money for necessary infrastructure-related projects;

THEREFORE BE IT RESOLVED that AVICC call on the provincial government to amend the Community Charter to expand the criteria for the type of infrastructure and capital projects that utilize borrowing without the requirement of electoral approval, to better assist local governments in securing adequate funding for projects that are necessary for the delivery of municipal services.

## **BACKGROUND**

The 2025 AVICC Annual General Meeting and Convention will be held in Nanaimo from April 11-13. The deadline for submitting resolutions for consideration at the convention is February 6, 2025.

In 2024, Council submitted five (5) resolutions to AVICC, all of which were endorsed at the 2024 AVICC Annual General Meeting, forwarded to the Union of BC Municipalities (UBCM) for consideration and endorsed by UBCM membership.

On November 22, 2024, Council members were asked to identify topics that they wished to have developed into resolutions for consideration at the 2025 Annual General Meeting and Convention. One topic was submitted by Councillors, calling for an amendment to the *Community Charter* to expand the criteria for the type of infrastructure and capital projects that utilize borrowing without the requirement of electoral approval. Staff have prepared a resolution for this topic and are now seeking direction from Council on how it would like to proceed.

In addition, staff are proposing a resolution calling for an amendment to the *Local Government Act* to allow for the payment of money in lieu of works and services for land development, which would allow for funding to be pooled and used towards more impactful projects which could benefit a broader area.

## **DISCUSSION**

The proposed resolution from staff is as follows:

### **Payment in lieu of works and services for land development**

WHEREAS Section 506 and Section 506.03 of the *Local Government Act* enable a local government to regulate and require the provision of works and services in respect to the development of land;

AND WHEREAS there is no mechanism currently in the *Local Government Act* to allow for local governments to accept payment of money in lieu of the provision of works and services, unlike in other circumstances in the *Local Government Act*;

THEREFORE BE IT RESOLVED that AVICC advocate for the provincial government to amend the *Local Government Act* to allow for the payment of money in lieu of works and services in respect to the development of land being established through subdivisions and building permits, enabling local governments to pool funding for more impactful projects which could benefit a broader area and better assist in achieving community goals for safety, connectivity or transportation management.

Examples of other circumstances in the *Local Government Act* that allow for payment in lieu of the provision of works and services include the following:

- the provision of amenities in support of density benefits (Section 482.3),
- the provision of affordable and special needs housing units (Sections 482.7(1)(d) and 482.91),
- the provision of park land (Section 510(2)(b)),
- the provision of off-street parking (Section 525(1)(d)), and

- the provision of transportation demand management measures (Section 527.1(2)(c))

Staff would include this information in a backgrounder, required for resolution submission to the AVICC, along with other supporting information, should Council choose to support the resolution.

The proposed resolution in response to the topic put forward from Councillors is as follows:

### **Infrastructure and Capital Projects Requiring Elector Approval**

WHEREAS the current funding model in Canada is outdated and unsustainable, as outlined in the Federation of Canadian Municipalities' report *Making Canada's Growth a Success: The case for a municipal growth framework*, leaving municipalities with limited options to pay for growth-related infrastructure which is critical for municipalities to meet their housing needs;

AND WHEREAS British Columbia is the only province in Canada requiring elector approval to allow local governments to borrow money for necessary infrastructure-related projects;

THEREFORE BE IT RESOLVED that AVICC call on the provincial government to amend the *Community Charter* to expand the criteria for the type of infrastructure and capital projects that utilize borrowing without the requirement of electoral approval, to better assist local governments in securing adequate funding for projects that are necessary for the delivery of municipal services.

The current municipal funding model in Canada has been flagged as problematic and unsustainable by local governments through their representative organizations, the Federation of Canadian Municipalities (FCM) and the Union of BC Municipalities (UBCM), for a number of years. In the absence of an equitable funding model that recognizes the challenges of keeping up with growth-related infrastructure, municipalities are faced with very few options to ensure they have the resources required to respond to growing demands.

Resolutions endorsed by Council will be submitted, along with background information, for consideration at the 2025 AVICC Annual General Meeting. Resolutions endorsed at AVICC will be forwarded to UBCM for consideration and debate at the 2025 UBCM Convention unless they are regional in nature. |

### **OPTIONS**

That Council direct staff to submit the following resolutions to the Association of Vancouver Island and Coastal Communities (AVICC) for consideration at their 2025 Annual General Meeting and Convention:

1. WHEREAS Section 506 and Section 506.03 of the *Local Government Act* enable a local government to regulate and require the provision of works and services in respect to the development of land;

AND WHEREAS there is no mechanism currently in the *Local Government Act* to allow for local governments to accept payment of money in lieu of the provision of works and services, unlike in other circumstances in the *Local Government Act*,

THEREFORE BE IT RESOLVED that AVICC advocate for the provincial government to amend the *Local Government Act* to allow for the payment of money in lieu of works and services in respect to the development of land being established through subdivisions and building permits, enabling local governments to pool funding for more impactful projects which could benefit a broader area and better assist in achieving community goals for safety, connectivity or transportation management.

2. WHEREAS the current funding model in Canada is outdated and unsustainable, as outlined in the Federation of Canadian Municipalities' report *Making Canada's Growth a Success: The case for a municipal growth framework*, leaving municipalities with limited options to pay for growth-related infrastructure which is critical for municipalities to meet their housing needs;

AND WHEREAS British Columbia is the only province in Canada requiring elector approval to allow local governments to borrow money for necessary infrastructure-related projects;

THEREFORE BE IT RESOLVED that AVICC call on the provincial government to amend the Community Charter to expand the criteria for the type of infrastructure and capital projects that utilize borrowing without the requirement of electoral approval, to better assist local governments in securing adequate funding for projects that are necessary for the delivery of municipal services.

- The advantages of this option: If approved by Council, these resolutions could assist in prompting amendments to the *Local Government Act* and *Community Charter* that would support local government efforts regarding community improvements and ensuring infrastructure can keep up with the pace of growth.
- The disadvantages of this option: None identified
- Financial Implications: None identified

2. That Council provide alternate direction.]

### **SUMMARY POINTS**

- The Association of Vancouver Island Coastal Communities Annual Convention will be held from April 11-13, 2025, and provides an opportunity for local governments to advocate on important topics with other levels of government and agencies.
- The deadline to submit resolutions is February 6, 2025. Resolutions must be accompanied with the background information.

- One resolution has been proposed by Councillors and one resolution has been put forward by staff for consideration.

**Submitted by:**

Natalie Sponaugle  
Communications Advisor

**Concurrence by:**

Nikolina Vracar  
Deputy Corporate Officer

Sheila Gurrie  
Director, Legislative Services &  
Communications

Dale Lindsay  
Chief Administrative Officer