

**COUNCIL MEETING
AGENDA**

Date: Tuesday, October 15, 2024, 7:15 p.m.
Location: Council Chambers of the Municipal Office
1 Mackenzie Boulevard, Mackenzie, BC

Pages

1. CALL TO ORDER

We would like to begin by acknowledging the land on which we gather is within the traditional territory of the Tse'khene People of the McLeod Lake Indian Band.

2. ADOPTION OF MINUTES

- | | | |
|-----|---|---|
| 2.1 | <u>Special Meeting- September 23, 2024</u> | 6 |
| 2.2 | <u>COTW - September 23, 2024</u> | 7 |
| 2.3 | <u>Regular Meeting - September 23, 2024</u> | 9 |

3. INTRODUCTION OF LATE ITEMS

4. ADOPTION OF AGENDA

THAT the Agenda be adopted as presented.

5. PUBLIC COMMENTS AND QUESTIONS

Please note that all comments and questions must pertain to items listed on the agenda.

Are there any members of the public in attendance this evening who wish to comment on the agenda?

Administration are there any members of the public attending through Zoom or Phone that wish to comment on the agenda?

6. PETITIONS AND DELEGATIONS

6.1 Service Recognition

Mayor Atkinson will present Chief Administrative Officer, Diane Smith, with her 15-year service pin award.

6.2 Mackenzie Outdoor Route and Trail Association 15
 Miller Lewis of MORATA will provide a presentation to Council requesting support for their proposed project to create a new disc golf course at the Rodeo Grounds. The Grant Adjudication Committee initially received the request and are deferring to Council for decision. MORATA is requesting the following support:

1. Approval of the project to move forward on District-owned property;
2. Resolution of Support towards a grant application to the Province's REDIP grant funding program towards the project;
3. Cash grant up to \$4,000 as contribution towards the grant application; and
4. Ongoing maintenance of the fairways.

7. CORRESPONDENCE

THAT the Correspondence listed on the Agenda be received.

7.1 For Action:

- | | | |
|-------|--|----|
| 7.1.1 | Mental Health and Addictions Accord - Draft for Review
NCLGA is seeking support for the attached <i>Mental Health and Addictions Accord</i> and that member municipalities and regional districts consider signing the <i>Accord</i> at the upcoming 2024 Mental Health and Addictions Symposium taking place in Prince George, November 13 - 14, 2024. | 27 |
| 7.1.2 | Request for Letter of Support
Judy Close, Kimta Transportation Society Bookkeeper, is requesting a letter of support for their application to the NDIIT for operating funds to keep the shuttle running between Mackenzie and Prince George. | 30 |
| 7.1.3 | St. Peter's Pantry - Request for Support
Letter received from St. Peter's Pantry requesting a donation towards their services. In 2023 and 2024, the District approved cash grants of \$5,000 to help with the purchase of food and supplies. | 31 |
| 7.1.4 | MCAC - Haunted Maze & Zombie Walk Request
Letter from the Mackenzie Community Arts Centre requesting support for the Haunted Maze and Zombie Walk. | 32 |

They are requesting:

1. Cash grant of \$1940 towards the event

	2. Community hall rental fee waiver (~\$800 value)	
7.1.5	MCAC - Request for Letter of Support Resolution #1 - REDIP-FIT Grant	34
	THAT the District of Mackenzie supports the Mackenzie Community Arts Council's application to the REDIP-FIT program for funding towards hiring a project manager and completing the next phase of upgrades at their new location at 9 Laurier Drive.	
	Resolution #2 - BCAH Grant	
	THAT the District of Mackenzie supports the Mackenzie Community Arts Council's application to the Building Communities through Arts and Heritage fund for their Rockin' the Ridgeline project.	
	Resolution #3 - BC Arts Council Grant	
	THAT the District of Mackenzie supports the Mackenzie Community Arts Council's application to the BC Arts Council's Art Infrastructure grant towards the installation of a new chairlift in their new space at 9 Laurier Drive.	
7.1.6	BC Natural Resources Forum A reminder early bird registration closes November 1, 2024.	36
7.2	<u>For Consideration:</u> <i>Is there anything Council wishes to address in the "For Consideration" or "Centre Table File" correspondence?</i>	
7.2.1	Burden of Delinquent Taxes Letter A letter from Michael Goetz, Mayor of Merritt, addressed to Deputy Minister Wood requesting the Provincial Government review and revise the Community Charter to relieve this burden on smaller municipalities.	37
7.2.2	Placement and Maintenance of Bike Racks During Winter Ross Hobbs, MORATA President, is writing to advocate for the placement and maintenance of bike racks in key locations year round throughout Mackenzie.	39
7.2.3	Sekani Biofuel Project Press Release Sekani Biofuels LP, a limited partnership between Tsay Keh Dene Nation and Provectus Biofuels Inc., is developing a state-of-the-art biofuels project in Mackenzie, utilizing proprietary technology proven for efficiency and environmental impact. This biofuel facility will convert wood waste and residuals from the Mackenzie region into clean drop-in gasoline, capable of	40

replacing or blending with fossil fuels, significantly reducing greenhouse gas emissions.

7.2.4 October is Foster Family Month 41
Cory Heavener, Provincial Director of Child Welfare is asking Mayor and Council to proclaim October as Foster Family Month in British Columbia.

7.2.5 Addressing Staffing Shortages in Northern Health with Human Resources 43

7.3 Centre Table File

8. ADMINISTRATIVE REPORTS

8.1 2025 Community Grants – First Intake 52

THAT Council approves the recommendations of the Grant Adjudication Committee for the first intake of the 2025 Community Grants Program as outlined in this report.

8.2 Permissive Tax Exemption Amendment – Mackenzie Autumn Lodge 56

THAT Council receives this report for information.

8.3 Commercial Property and Cyber Insurance 2024-2027 58

THAT Council awards AON Reed Stenhouse a three-year term as the District of Mackenzie's Insurance Broker for their Property, Crime, Boiler, Machinery and Cyber insurance;

AND THAT Council approves the 2024-2025 premiums in the amount of \$202,988;

AND THAT the Chief Administrative Officer be authorized to execute the contract and any related documentation.

8.4 Municipal Lot Sales & Leasing Review 60

THAT Council approves the revised sale prices of Bell Place subdivision lots legally described as Lots 1, 2, 4, and 6 through 19, District Lot 3673 Cariboo District, Plan EPP36375, as per the attached subdivision plan, for sale prices by lot;

AND THAT Council approve the revised sale prices, and the lease or sale, of the municipal airport subdivision lots legally described as Lots 1,2,3,5,6,8, and 9, District Lot 12479, Cariboo District, Plan EPP35189 as per the attached subdivision plan, for sale prices by lot;

AND THAT the Corporate Officer be authorized to execute the documents.

8.5	<u>Yellowhead Helicopters Ltd. – Airport Lease</u>	67
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THAT Council authorizes the Chief Administrative Officer to execute the three-year lease agreement with Yellowhead Helicopters Ltd.

9. COUNCIL REPORTS

9.1	<u>Mayor's Report</u>	82
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9.2 Council Reports

9.2.1	Councillor Wright	84
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9.2.2	Councillor Brumovsky	89
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10. UNFINISHED BUSINESS

11. NEW BUSINESS

12. BYLAWS

12.1	<u>Permissive Tax Exemption Amendment Bylaw No. 1519, 2024</u>	91
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THAT Permissive Tax Exemption Amendment Bylaw No. 1519, 2024 be given first three readings.

13. NOTICE OF MOTION

14. COMING EVENTS

15. INQUIRIES

- In-person
- Online (Zoom/phone)
- Written comments received

16. ADJOURNMENT

**Special Council Meeting
Minutes**

September 23, 2024, 6:00 p.m.
Council Chambers of the Municipal Office
1 Mackenzie Boulevard, Mackenzie, BC

Council Present: Mayor J. Atkinson, Councillor A. Barnes, Councillor V. Brumovsky,
Councillor R. McMeeken, Councillor K. Tapper, Councillor J. Wright

Staff Present: Chief Administrative Officer D. Smith, Chief Financial Officer K. Borne,
Fire Chief J. Guise, Director of Recreation Services T. Gilmer, Director of
Corporate Services E. Kaehn, Superintendent of Public Works Terry
Ostash

1. CALL TO ORDER

CALLED TO ORDER AT 6:00 pm.

Mayor Atkinson acknowledged the land on which we gather is within the traditional territory of the Tse'khene People of the McLeod Lake Indian Band.

1.1 Defer to Closed Meeting

Resolution: 33524

Moved by: Councillor Barnes

THAT the Special Closed meeting be deferred until after the regular meeting;
AND THAT the basis of the Special Closed Meeting relates to Section 90 (1) (k)
negotiations and related discussions respecting the proposed provision of a
municipal service that are at their preliminary stages and that, in the view of the
council, could reasonably be expected to harm the interests of the municipality if
they were held in public.

2. ADJOURNMENT

Resolution: 33525

Moved by: Councillor Tapper

THAT the meeting be adjourned at 6:01 pm.

CARRIED

Mayor

Corporate Officer

**Committee of the Whole
Minutes**

September 23, 2024, 7:00 p.m.
Council Chambers of the Municipal Office
1 Mackenzie Boulevard, Mackenzie, BC

Council Present: Mayor J. Atkinson, Councillor A. Barnes, Councillor V. Brumovsky,
Councillor R. McMeeken, Councillor K. Tapper, Councillor J. Wright

Staff Present: Chief Administrative Officer D. Smith, Chief Financial Officer K. Borne,
Director of Recreation Services T. Gilmer, Fire Chief J. Guise, Director
of Corporate Services E. Kaehn, Legislative Clerk/Executive Assistant, C.
Smith

Visitors Present: Mackenzie RCMP Detachment Commander Christopher Bezaire

1. CALL TO ORDER

Called to order at 7:00 pm

Councillor McMeeken acknowledged the land on which we gather is within the traditional territory of the Tse'khene People of the McLeod Lake Indian Band.

2. PUBLIC COMMENTS AND QUESTIONS

N/A

3. REPORTS

3.1 Operations

Moved by: Councillor Barnes

THAT the Operations report for the month of August 2024 be received.

CARRIED

3.2 RCMP

Moved by: Councillor Barnes

THAT the RCMP report for the month of August 2024 be received.

CARRIED

3.3 Fire

Moved by: Councillor Tapper

THAT the Fire report for the month of August 2024 be received.

CARRIED

3.4 Recreation Services
Moved by: Councillor Barnes
THAT the Recreation Services report for the month of August 2024 be received.
CARRIED

3.5 Finance
Moved by: Councillor Brumovsky
THAT the Finance report for the month of August 2024 be received.
CARRIED

4. **OTHER BUSINESS**
N/A

5. **ADJOURNMENT**
Moved by: Councillor Wright
THAT the meeting be adjourned at 7:14 pm
CARRIED

Mayor

Corporate Officer

**Regular Council Meeting
Minutes**

September 23, 2024, 7:15 p.m.
Council Chambers of the Municipal Office
1 Mackenzie Boulevard, Mackenzie, BC

Council Present: Mayor J. Atkinson, Councillor A. Barnes, Councillor V. Brumovsky,
Councillor R. McMeeken, Councillor K. Tapper, Councillor J. Wright

Staff Present: Chief Administrative Officer D. Smith, Chief Financial Officer K. Borne,
Director of Recreation Services T. Gilmer, Fire Chief J. Guise, Public
Works Superintendent, T. Ostash, Director of Corporate Services E.
Kaehn, Legislative Clerk/Executive Assistant, C. Smith

Visitors Present: L. McDonald, ASCT, PMP, L&M Engineering

1. CALL TO ORDER

CALLED TO ORDER AT 7:15 pm.

Mayor Atkinson acknowledged the land on which we gather is within the traditional territory of the Tse'khene People of the McLeod Lake Indian Band.

2. ADOPTION OF MINUTES

2.1 Regular Meeting - September 9, 2024

The minutes of the Regular Meeting held on September 9, 2024, were adopted as presented.

Councillor Wright asked for a change of wording to reflect a larger master plan for off leash dogs.

3. INTRODUCTION OF LATE ITEMS

3.1 Active Transportation Master Plan Update

Resolution: 33530

Moved by: Councillor Wright

THAT item 8.2 be removed from the agenda and the following report be submitted in its place.

4. **ADOPTION OF AGENDA**

Resolution: 33531

Moved by: Councillor McMeeken

THAT the Agenda be adopted as presented.

CARRIED

5. **PUBLIC COMMENTS AND QUESTIONS**

N/A

6. **PETITIONS AND DELEGATIONS**

N/A

7. **CORRESPONDENCE**

THAT the Correspondence listed on the Agenda be received.

7.1 **For Action:**

7.1.1 SD. 57 Mackenzie Staff Rec Centre Passes

Councillor Tapper and Councillor Brumovsky left the room as both declared a conflict on this topic.

Resolution: 33532

Moved by: Councillor Barnes

THAT Council denies the request to provide SD57 Mackenzie Staff recreation centre passes.

Opposed (1): Councillor Wright

CARRIED

Councillor Brumovsky and Councillor Tapper returned to the meeting.

7.1.2 Williston Lake Elder's Society

Resolution: 33533

Moved by: Councillor Wright

THAT Council receives this letter for information.

CARRIED

7.1.3 District of Mackenzie Bursary

Resolution: 33534

Moved by: Councillor Brumovsky

THAT Council receives this for information

AND THAT Council agrees to donate \$500 to the School District No. 57 Awards Program District of Mackenzie Bursary

CARRIED

7.1.4 All Candidates Meeting

Counsellor Brumovsky left the room to avoid conflict of interest.

Resolution: 33535

Moved by: Councillor McMeeken

THAT Council approve to waive rental fees for the All Candidates Meeting September 25, 2024, subject to staff confirming that the District would not be breaking any Provincial Election rules for providing support to the event

CARRIED

Councillor Brumovsky returned to the meeting.

7.1.5 Request for Library Staff Rec Centre Passes

Resolution: 33536

Moved by: Councillor Barnes

THAT Council deny the request for the Mackenzie Public Library staff to receive recreation centre passes.

CARRIED

8. ADMINISTRATIVE REPORTS

8.1 Gantahaz Water Treatment Facility Open House Summary

Resolution: 33537

Moved by: Councillor Brumovsky

THAT Council receives this report for information

CARRIED

8.2 Active Transportation Master Plan - FINAL

Resolution: 33538

Moved by: Councillor Barnes

THAT Council approves the Active Transportation Master Plan, with concept landscape plans and cost estimates (Appendix A) for the Mackenzie Recreation Centre and 616 landscape properties.

CARRIED

- 8.3 2025 Community Resiliency Investment Grant Application
Resolution: 33539
Moved by: Councillor Barnes
THAT Council approves the application to the UBCM Community Resiliency Investment Program for up to \$600,000 over two years in funding for Fire Smart Activities within the District of Mackenzie;
AND THAT the Chief Administrative Officer be authorized to execute the grant application and, if the application is successful, any related documentation.
CARRIED
- 8.4 2023 FireSmart Demonstration Project Mitigation Work
Resolution: 33540
Moved by: Councillor McMeeken
THAT Council awards the contract for FireSmart Demonstration Project Mitigation work to Mamadou Contracting in the amount of \$17,580 plus GST;
AND THAT the Chief Administrative Officer be authorized to execute the contract and any related documentation.
CARRIED
- 8.5 RDFFG Collaborative Disaster Risk Reduction Project
Resolution: 33541
Moved by: Councillor Tapper
THAT the District of Mackenzie supports the Regional District of Fraser-Fort George (RDFFG) applying for, receiving, and managing grant funding on our behalf through the Union of British Columbia Municipalities Disaster Risk Reduction – Climate Adaptation Fund for the next phase of the Collaborative Disaster Risk Reduction project.
CARRIED
- 8.6 Municipality Role in Medical Professional Recruitment
Resolution: 33542
Moved by: Councillor Wright
THAT Council receives this report for information.
CARRIED
- 8.7 NBCTA Request for Letter of Support a subject.
Resolution: 33543
Moved by: Councillor Barnes
THAT Council provide a letter of support to Northern British Columbia Tourism Association’s Iconic Signage Program and their application for funding through the Regional Economic Diversification and Infrastructure Grant (REDIP);

AND THAT Council approve the ongoing maintenance agreement for the proposed signs at the Mackenzie Junction Visitor Centre property.

CARRIED

8.8 Ernie Bodin Community Centre (EBCC) – Tenant Requests

Resolution: 33544

Moved by: Councillor McMeeken

THAT Council receives this report for information.

CARRIED

9. COUNCIL REPORTS

9.1 Mayor's Report

9.2 Council Reports

Councillor Wright provided a written report and Councillor Barnes gave an verbal report.

10. UNFINISHED BUSINESS

N/A

11. NEW BUSINESS

RDFFG Transfer Station Tipping Fees

Resolution: 33545

Moved by: Councillor Brumovsky

THAT Council request reduced tipping fees from RDFFG for the months of June, July and August 2024 when recycling was not available.

DEFEATED

RDFFG Transfer Station Road

Resolution: 33546

Moved by: Councillor Brumovsky

THAT Council request the RDFFG maintain the road to the transfer station ensuring it is usable all year for all types of vehicles.

CARRIED

12. BYLAWS

N/A

13. NOTICE OF MOTION

N/A

14. COMING EVENTS

National Day for Truth and Reconciliation – September 30, 2024

15. INQUIRIES

Cassandra Carter, resident and member of the Access and Inclusion Advisory Committee, asked what is being done for accessibility at the new transfer station as there are members of this community who cannot take their recycling to the transfer station outside of town? She asked whether a service could be created or used to pick-up/deliver residential recycling? Councillor Brumovsky answered that RecycleBC doesn't allow for third parties to charge to take in recycling. It would have to be volunteer based. Councillor Wright added that he spoke to the RDFFG Chief Administrative Officer (CAO) and they are open to ideas at this stage. He mentioned he would connect the Access and Inclusion Advisory Committee with the RDFFG CAO.

16. ADJOURNMENT

Resolution: 33547

Moved by: Councillor Wright

THAT the meeting adjourn at 8:24 pm

CARRIED

Mayor

Corporate Officer

Mackenzie Outdoor Routes and Trails Association
Mackenzie, British Columbia
morata.mackenzie@gmail.com



September 2, 2024

District of Mackenzie
Bag 340, 1 Mackenzie Blvd
Mackenzie BC
V0J 2C0

To the District of Mackenzie Council,

The Mackenzie Outdoor Route and Trail Association (MORATA) is seeking funding through the Rural Economic Diversification Infrastructure Program Forest Impact Transition (REDIP-FIT) to develop an 18-hole disc golf course as well as to install a beginner, community focused disc golf project near the center of town. MORATA intends to collaborate closely with the District in designing the in-town portion of this project.

This initiative will foster healthy lifestyles by providing an affordable and accessible recreational option, boost local tourism, and create new opportunities for community events.

MORATA is requesting the following from the Council which will need approval prior to the grant application deadline of October 31st.

1. A resolution of support for our funding application. A sample resolution is provided below:

“THAT the District of Mackenzie Council supports Mackenzie Outdoor Route Trail Association’s funding application for up to a disc golf course with an in-town portion to promote active lifestyles and boost local tourism in the town of Mackenzie.”

MORATA will work with the council to get approval on the following prior to course installation.

2. Permission to install a course on the Mackenzie Rodeo Grounds and surrounding cross country ski trails
3. For the District to partner with MORATA providing a financial contribution of 50% of the total project GST costs. We estimated the cost to be between \$2,500 and \$4,000.

4. Commitment to ongoing annual maintenance of the courses post-installation, consisting of mowing and brushing of fairways (where wide enough to drive a truck) twice per season. Brushing and mowing around signs and baskets could be done by MORATA volunteers.

We believe this project will greatly benefit the community and appreciate your support and consideration.

Regards,

Miller Lewis
Contributing Member
MORATA





Disc Golf in Mackenzie

Mackenzie Outdoor Route and Trail Association



What is Disc Golf?

Disc golf is a sport that shares similarities with traditional golf but uses flying discs (similar to Frisbees) instead of golf balls and clubs. The goal in disc golf is to complete each hole (similar to traditional golf) in as few throws as possible. Players aim to get their disc from the tee area to the target (usually an elevated metal basket with hanging chains) in the fewest throws.

Disc golf is one of the fastest growing sports in Canada. From 2000 to 2023, the number of disc golf courses in BC increased from 8 to 173 (UDisc, 2024a). In 2023, an average of 3.4 disc golf courses were built per day globally (UDisc, 2024b).

To learn more about disc golf and to see a map of all disc golf courses in BC, check out [UDisc.com](https://www.udisc.com).

Course and Targets

- Disc golf courses typically have nine or 18 holes.
- Instead of holes in the ground, disc golf targets are metal baskets with hanging chains that catch the discs.
- Course obstacles include trees, bushes, terrain changes, water hazards, and out-of-bounds zones, which may result in penalty throws.
- Disc golf courses can be built on a variety of terrains. Often, courses are built using existing infrastructure such as clearings and ski trails.

Gameplay

- The goal is to complete each hole in as few throws as possible
- A player starts from the tee area and throws their disc toward the target.
- After each throw, the player continues from where the disc landed.
- The farthest away player always throws first in group play.
- When the disc lands in the basket (the “putt”), the hole is complete.

Why Does Mackenzie Need Disc Golf?

Disc golf is one of the fastest-growing sports in the world. It has wide appeal to both recreational and competitive players. Some of the benefits of disc golf are as follows:

Accessibility and affordability

Disc golf is both accessible and affordable. Typically, disc golf courses are free to play, similar to trails and parks. Further, the discs themselves are quite cheap (typically around \$10-25 per disc) and you only need one to get started. As such, disc golf is a very family-friendly sport. It is easy to learn and fun to play. Often, courses will have multiple tee locations to allow for easier play options.

Community involvement

Disc golf has great potential for community involvement. It is common for disc golf courses to have weekly league nights and events. These events are great for introducing people to the sport and building community. There are further options for larger events such as tournaments which can further introduce people to the sport.

Tourism

A disc golf course in Mackenzie would be another activity which the town could offer. Further, having a disc golf course here would certainly bring some traffic from disc golf enthusiasts in the surrounding areas. Events such as tournaments can also be a great way to bring people to the town. There are no disc golf courses within 2-hours of Mackenzie. Building a course here has great potential to attract people to the town.

Repurposing unused spaces

Disc golf is unique in that there are very few requirements for a course. It can be anything from a well-manicured park space to a rugged trail system. This is one of the main draws of building a course. It is very easy to repurpose unused spaces for a disc golf course, which greatly reduces costs and reduces wasted space.

The main location identified in this proposal is the old rodeo grounds and surrounding cross-country ski trails. It is very common for disc golf courses to be built on ski trails since they are not used much during the summer months. An example of this is in Prince George. Prince George's most recent disc golf course was built on the trails at Caledonia Nordic Ski Club just outside the city. Further, the rodeo grounds itself serve as an area for more open throwing.

Low cost and low maintenance.

Since disc golf can be built using existing spaces, the costs are typically quite low. The main costs come from construction. The cost of baskets, tee pads, initial preparation of the area and signage are the primary costs. Once a course is built, it is very easy to maintain. Finely manicured grass fairways are not required for disc golf courses. This eliminates the need for watering, fertilizing and frequent mowing, especially on the ski trails. Wooded holes require occasional trimming of new growth and debris.

The Course in Mackenzie

We propose to construct a disc golf course in Mackenzie. The primary location which we are recommending is the old rodeo grounds and surrounding cross-country ski trails (see the attached map). The specifics of the course are as follows:

- Parking at the rodeo grounds and access through the rodeo grounds road.
- 18 holes with an additional practice putting basket.
- Holes will be built in the open areas of the rodeo grounds for large open throws and on the ski trails for tight technical throwing.
- Minor clearing in some areas to allow for baskets to be offset from the ski trails slightly to avoid damage to the groomer.
- Easy and hard tee pads to allow for greater accessibility for new players while maintaining a challenge for experienced players.
- Clear signage at every hole to make following and understanding the course easy.

The rodeo grounds are a great location for multiple reasons:

- If the road is maintained and parking is made available onsite, it is easily accessible. This would be ideal because it allows all of the holes to be relatively close to the start of the course, meaning a player can quit at any point in the course without a huge walkout.
- The space is not typically used during the summer months, which will reduce conflict with other activities. It is very common to integrate disc golf with cross-country ski trails.
- The area is also ideal because it allows for a variety of hole types (wooded and open).
- The area would require very little alteration for construction and would be low maintenance once the course was built. Further, much of the maintenance in this area is already done by the town and the course would not require significant increase in maintenance.

Although this location works well, we are open to work with the council to find a better location should it not be possible. District staff have expressed a desire for some disc golf to be closer to town, this is why we will include funding for a smaller project in our application.

If the district would prefer an 18-hole course closer to town, it is possible. However, this would require significant clearing of trees and increased maintenance post-installation. We will work with the council to determine the best solution prior to installation.

Concerns and Mitigations

Parking and Access

A disc golf course requires easy access and relatively close parking options. Ideally, if the course was built at the rodeo grounds, parking could be built onsite before the gate. Alternatively, parking could be available at the golf club. However, the golf club has expressed concerns in the past over the use of their parking spaces. Consultation with the golf club about parking and road use may need to be done.

District staff have expressed a desire for closer access to the community center. However, there is not a space large enough to accommodate a disc golf course closer to town without significant clearing and felling of trees and brush and increased maintenance. Our solution is to provide funding to the district for a smaller in town disc golf feature.

Cross Country Ski Trail Integration

The Nordiques Ski Club will need to be consulted to construct the course on the trail. Likely, integration will not be an issue. As previously mentioned, it is very common for disc golf courses to be built on ski trails. Recently, Prince George has built a course on the trails at Caledonia Nordic Ski Club. The main concern is basket placement. In order to reduce risk to trail grooming equipment, the baskets could be offset from the trail. This strategy would require minor clearing of vegetation (approximately 5-10 meters around the basket). This would allow baskets to be left standing year-round.

We have met with the president of the ski club and have tentative support. We will work closely with the club to acquire full support and throughout the project to ensure maximum integration.

Upkeep

One concern which has been expressed is the continued upkeep of the site. We are requesting that yearly maintenance consisting of mowing and brush removal twice per season be done by the district. We have spoken with Jody Murray, Director of Operations and briefed him on the requirements.

Multi-use

One recommendation we have gotten is to put the course in a more centralized location for easier access. Although this would be a benefit, we do not believe that there is a space in the town which could support an 18-hole disc golf course without significant additional construction and maintenance requirements. Although "park golf" is common, it requires large spaces. Typically, these courses are constructed in a way to mostly avoid trails and pathways to reduce risk to other recreators. The rodeo grounds eliminate the risk associated with multi-use park spaces. The alternative for a more centralized location will be funding for an in town, small beginner style disc golf feature.

Thank you for your time and consideration.

We are more than happy to meet with the council to discuss the project. Please note that the grant application submission deadline is October 31st.

In the meantime, feel free to reach out to the project lead, Miller Lewis. He is more than happy to address any questions you may have.

Best Regards,

Miller Lewis, Project Lead

[REDACTED]

[REDACTED]

References

British Columbia Disc Golf - Your Guide to Disc Golf in British Columbia, Canada. UDisc. (2024a). <https://udisc.com/places/british-columbia-canada>

Disc Golf Growth Report powered by UDisc. UDisc. (2024b). <https://udisc.com/disc-golf-growth-report>

Estimate Small 9 Hole Course

To: Miller Lewis



2024-09-12

DESCRIPTION	PRICE	TOTAL
Baskets, locks, hardware and mulch around baskets	\$9500	\$9500
Teepads, materials and installation	\$10500	\$10500
Signage design and material	\$2440	\$2440
Fairway design and travel/lodging costs	\$7950	\$7950
Basket assembly and installation. Signage installation. Fairway Mulching	\$8850	\$8850
	TOTAL	\$39240



Philip Duffy
5873430888
playfairdiscgolf@gmail.com

Estimate Full 18 Hole Course

To: Miller Lewis



2024-09-12

DESCRIPTION	PRICE	TOTAL
19 Baskets, locks, hardware and mulch around baskets	\$19100	\$19100
Teepads, materials, concrete delivery and installation	\$47000	\$47000
Signage design and material	\$4940	\$4940
Fairway design and travel/lodging costs	\$16050	\$16050
Basket assembly and installation. Signage installation. Fairway Mulching	\$11500	\$11500
	TOTAL	\$98590



Philip Duffy
5873430888
playfairdiscgolf@gmail.com

Parking Lot Expansion

To: Miller Lewis



2024-09-12

DESCRIPTION	PRICE	TOTAL
Gravel, delivery and labor	\$10000	\$10000
Mulching, tree removal, stump grinding and chainsawing	\$6500	\$6500
Clearing land and clean up	\$3800	\$3800
Signage and installation	\$2000	\$2000
Equipment rental and tamping	\$4300	\$4300
	TOTAL	\$26600



Philip Duffy
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MENTAL HEALTH AND ADDICTIONS ACCORD

DRAFT – FOR REVIEW AND COMMENT

We, the undersigned, recognize the urgent need to address the mental health and addictions crisis affecting our communities in Central and Northern British Columbia.

We acknowledge the profound impact of mental health and addiction challenges on individuals, families, communities, and our society as a whole.

We recognize the inherent dignity of all who live and work in Central and Northern British Columbia, their right to appropriate mental health and addictions services, and the need to work together to improve services and outcomes for those affected by mental health and addiction challenges and their related intersections.

Therefore, we hereby commit to the following principles and actions, working collaboratively and leveraging our collective resources to advance positive solutions:

PRINCIPLES

1. Collaboration and Partnership:

- We acknowledge that addressing mental health and addiction challenges requires a collaborative and dedicated approach, involving government agencies, healthcare providers, community organizations, Indigenous communities, educational institutions, businesses, and individuals.

2. Recognition of Challenges Facing Indigenous Communities:

- We recognize that Indigenous communities in Central and Northern British Columbia face complex historical, cultural, social, and economic challenges.

3. Recognition of Challenges Facing Local Governments:

- We recognize that local governments face unique challenges, including limited resources, capacity constraints, geographic isolation, and diverse community needs.

4. Recognition of Challenges Facing Central and Northern BC:

- We recognize that Central and Northern British Columbia face regional challenges, such as remote locations, industrial and remote worksites, harsh weather conditions, limited healthcare infrastructure, and socio-economic disparities.

5. Stigma Reduction:

- We recognize that stigma surrounding mental health and addiction often deters individuals from seeking help and accessing appropriate care.

6. Prevention and Early Intervention:

- We understand the critical importance of prevention and early intervention in addressing mental health and addiction issues.

7. Accessible and Culturally Relevant Services:

- We acknowledge the necessity for accessible, culturally relevant mental health and addiction services that cater to the diverse needs of our communities.

MENTAL HEALTH AND ADDICTIONS ACCORD

DRAFT – FOR REVIEW AND COMMENT

8. Community Support and Recovery-Oriented Care:

- We recognize the vital role of community-level support at all stages, alongside timely and accessible recovery-oriented care, in promoting the well-being and recovery of individuals affected by mental health and addiction challenges.

9. Equity and Social Justice:

- We acknowledge the disproportionate impact of mental health and addiction issues on marginalized and underserved populations, including Indigenous communities, racialized groups, 2SLGBTQI+ individuals, and people living in poverty.

ACTIONS

1. Information Sharing and Coordination:

- We commit to sharing information and coordinating efforts to improve the delivery of mental health and addiction services across Central and Northern British Columbia. This includes sharing best practices, data, and resources to enhance service coordination and integration, as well as the collecting and sharing of baseline data to monitor progress on the actions of the Accord.

2. Joint Advocacy:

- We commit to advocating jointly for increased funding, resources, and policy changes that support the timely delivery of mental health and addiction services in our communities. This includes advocating for investments in prevention, education, early intervention, treatment, and recovery supports, as well as for policies that address the social determinants of health.
- We commit to advocating for education and awareness initiatives to challenge stigma, enhance understanding, and foster empathy and support for those affected by mental health and addiction challenges.
- We commit to advocating for prevention and education programs, early screening initiatives, and timely access to intervention services for children and families to address mental health and addiction challenges before they escalate.
- We commit to advocating for the development of services that are accessible, inclusive, and responsive to the cultural and linguistic diversity of Central and Northern British Columbia.
- We commit to advocating for the development of local, community-based support services, peer support programs, and recovery-oriented treatment options that empower individuals on their recovery journey.
- We commit to advocating for solutions that address systemic inequities, promote social justice, and ensure that efforts to address the mental health and addiction crisis are inclusive, respectful, and equitable for all community members.

MENTAL HEALTH AND ADDICTIONS ACCORD

DRAFT – FOR REVIEW AND COMMENT

3. Shared Vision for Central and Northern BC:

- We commit to advocating for the development of a shared vision for Central and Northern British Columbia, identifying supports needed in smaller communities, and advocating for increased funding and policy changes.

CONCLUSION

In signing this Mental Health and Addictions Accord, we affirm our dedication to working collaboratively, taking decisive action, and advocating for positive change to address the mental health and addiction challenges in Central and Northern British Columbia. We support this Accord as a living document with flexibility to evolve into the future.

We pledge to uphold the principles of collaboration, cultural safety, equity, and prevention as we work towards a future where all residents can thrive in body, mind, and spirit.

Signed,

Representatives of Indigenous Governments

Representatives of Local Governments

Name, Title, Agency

Name, Title, Agency

Name, Title, Agency

Name, Title, Agency

Name, Title, Agency

Name, Title, Agency

Name, Title, Agency

Name, Title, Agency

Representatives of Organizations

Individual Representatives

Name, Title, Agency

Name, Community

Name, Title, Agency

Name, Community



Oct 7 2024

Kimta Transportation Society
PO Box 1494
Mackenzie BC
VOJ 2C0

Mayor and Council,
District of Mackenzie

To Whom it May Concern:

Kimta Transportation Society is writing a grant application to Northern Development Investment Trust for operating funds to keep the shuttle van running between Mackenzie and Prince George.

This letter is a request for a letter of support for our organization.

This shuttle runs a regular route every day except Wednesdays and Sundays. A great addition to our community, the shuttle is available for those who need to travel between Mackenzie and Prince George for medical appointments, shopping or socializing.

Thank you for considering this request,

Judy Close

Bookkeeper, Kimta Transportation Society

St. Peter's Pantry
Mackenzie, BC

October 10, 2024

Mayor and Council
District of Mackenzie

Daar Mayor and Council

Unfortunately, St. Peter's Pantry did not submit their Community Grant to the District of Mackenzie within the required deadline. The support from the District is imperative to the success of our organization.

I am writing today to request the District of Mackenzie accept our "late" request in order that we can continue to serve our community. Your consideration of our request would be greatly appreciated.

Yours truly



Trudy Tremblay
Food Services Coordinator
St. Peter's Pantry



Mackenzie Community Arts Council
PO Box 301, 9 Laurier Drive, Mackenzie BC V0J 2C0
www.mackenziecac.com
mackenziearts@outlook.com
(250)997-5818

October 8, 2024

ATTENTION: District of Mackenzie Mayor and Council

Dear Mayor and Council,

Re: Request for Support for MCAC's 2024 Haunted Maze and Zombie Walk

Mackenzie Community Arts Council is proud to announce that we will be hosting our annual Haunted Maze once again this year, on October 25 and 26. This event is a cherished local tradition. Our theme for this year's Haunted Maze is "Back from the Dead!!". Last year, we bid farewell to the Ernie Bodin Centre with "The Final Countdown". We also held our first "Annual Zombie Walk", with huge success. This year, the Zombie Walk (October 19) will partner with MORATA, who will be decorating the new accessibility trail. The Walk will be followed by a one hour "Zombie Rock Concert" at the baseball diamonds and a Spooky Bake Sale.

The Haunted Maze (Oct 25 and 26) will take place at our new facility. A new facility means new expenses, and this will require MCAC to increase our fundraising efforts. While volunteers plan, decorate, and perform all aspects of the Maze, putting in hundreds of hours, we still need funds for food, decorations, costumes, make-up, props, sets and more. MCAC is seeking financial support to make October a month filled with community events and enjoyment. The following is a breakdown of our budget:

Current confirmed expenses:

\$600 Infectious Performance Fee
\$450 generator
\$150 gas and jerry can for generator
\$75 Fender rental from Rec Services
\$300 costumes
\$600 decorations
\$600 food for two nights for cast and crew
\$100 baking supplies for Spooky Bake Sale

\$300 exit signs for new facility
\$315 staff hours (\$21/hr for ~15hrs)
= **\$3490** total expenses
- **\$1550** current sponsors
= **\$1940** remaining expenses

**(potential) plus ~\$800 for Rec Centre Community Hall rental, if we cannot use our new facility.

We would like permission to have access to the power at the ball diamonds, in case our generators are not sufficient/we experience technical difficulties.

If we receive ample sponsorship, then we will also hand out glow sticks and goodie bags to all the children that attend the Haunted Maze.

This year's events will be extra momentous as 2024 also marks 50 years of serving our community, and we cannot think of a better way to celebrate!

A thriving arts community helps to develop a healthier, happier community. By improving the quality and enjoyment of life for residents, and enhancing opportunities to connect and share experiences, we can increase the retention of volunteers and staff in our community and promote the diversification of our economy. The more Mackenzie has to offer, the more we will attract and retain newcomers, their families, entrepreneurs, and tourists, alike. The Mackenzie Community Arts Council could not offer these events without the support of our community. Thank you for your time, consideration and continued support!

Sincerely,

Michelle Bobrel
Mackenzie Community Arts Council President
w.250-997-5818/c.250-997-1339

I acknowledge that I live, work and create within the traditional territory of the Tse'khene People of the McLeod Lake Indian Band.



Mackenzie Community Arts Council
PO Box 301, 9 Laurier Drive, Mackenzie BC V0J 2C0
www.mackenziecac.com
mackenziearts@outlook.com
(250)997-5818

October 3, 2024

ATTENTION: District of Mackenzie Mayor and Council

Dear Mayor and Council,

Re: Request for Letters of Support for upcoming MCAC Grant Applications

Mackenzie Community Arts Council is truly grateful for your continued support. We have successfully completed the first phase of our recent relocation. We received grant funds from SPMTrust, BC Arts Council, The Regional District of Fraser-Fort George, Small Business BC Accessibility and the District of Mackenzie. Urgent repairs to our roof structure were necessary, as well as important improvements such as installing accessible doors in our entrance, building a space for the Potter's Guild and adding a gas furnace to the ground level. There is much more that needs to be done!

We are currently preparing multiple grant proposals for various projects, including the Rural Economic Diversification and Infrastructure Program – Forest Impact Transition (REDIP-FIT), Building Communities through Arts and Heritage (BCAH) and BC Arts Council (BCAC): Arts Infrastructure.

We will be applying to REDIP-FIT for funds to renovate our new facility at 9 Laurier Dr, and to hire a Project Manager to oversee this next phase.

We will be applying to BCAH for funds to deliver next year's iteration of Rockin' the Ridgeline, in partnership with Recreation Services and MORATA.

BC Arts Council offers the Arts Infrastructure, which prioritizes accessibility upgrades and so we will be applying for funds to install a chairlift at our new facility.

MCAC's mandate is to build the community through the arts; bringing people together to share experiences that inspire the creative exchange of ideas; and to improve the quality of life, while developing, nurturing, and celebrating the arts. Our Mission is to

increase and broaden arts and cultural opportunities for all community members. We support, encourage, and promote arts and culture in Mackenzie and surrounding areas, through education, coordination of programs and raising public awareness. MCAC seeks to connect Artists with emerging opportunities, to enhance arts and culture for the community and drive tourism.

A thriving arts community helps to develop a healthier, happier community. By improving the quality and enjoyment of life for residents, and enhancing opportunities to connect and share experiences, we can increase the retention of volunteers and staff in our community and promote the diversification of our economy. The more Mackenzie has to offer, the more we will attract and retain newcomers, their families, entrepreneurs, and tourists, alike.

MCAC would like to request:

THAT, the District of Mackenzie supports the above-mentioned applications from the Mackenzie Community Arts Council.

Thank you for your time and consideration.

Sincerely,

Michelle Bobrel
Mackenzie Community Arts Council President
w.250-997-5818/c.250-997-1339

I acknowledge that I live, work and create within the traditional territory of the Tse'khene People of the McLeod Lake Indian Band.



BC NATURAL RESOURCES FORUM

Our Resources - Our Future

JANUARY 14–16, 2025

Prince George, BC

www.BCNRF.com

Early Bird Registration for the 22nd Annual BC Natural Resources Forum Closes in One Month!

Secure your place at this premier event, where industry leaders, policymakers, and innovators from across the natural resources sector come together. Register now to ensure your place at the highly anticipated Celebrating Natural Resources Banquet, the exclusive Ministers' Breakfast, and the inspiring Keynote Luncheons—available as optional add-ons to your standard registration.

REGISTER NOW!

Due to high demand, registration for the conference tends to sell out quickly. We encourage you to purchase your registration early to ensure your attendance!

September 25, 2024

Heather Wood
Deputy Minister of Finance
Secretary to Treasury Board
PO Box 9417 Stn. Prov. Govt
Victoria, BC V8W 9V1

Dear Deputy Minister Wood,

RE: Burden of Delinquent Taxes

On behalf of the City of Merritt Council I am writing to highlight the impact of the *Community Charter* allowance for taxpayers to become delinquent on their property taxes over a period of three years.

Property tax arrears significantly impact the operating capability of small municipalities, which are then forced to significantly increase taxes or limit essential services.

During our meeting with the Minister and staff at UBCM, it was expressed that the ministry was unaware that property owners use the strategy of paying off one year of arrears to remove the property from the tax sale and that they do this year after year to avoid paying the total outstanding amount. To help broaden the ministries understanding of this issue and the impact it has on communities, we have polled other communities and heard from over 20 municipalities across the province including, Burnaby, Prince Rupert, Township of Langley, Hope, Metchosin, Comox, Mission, Golden and Rossland. These communities all report a similar systemic issue of repeat offenders who carry balances owing on their property taxes to the detriment of the greater community. Small municipalities like the City of Merritt cannot continue to subsidize non-payment of property taxes. At year end 2023, the City of Merritt was owed \$893,711 in outstanding taxes and penalties, this equates to 8% on our tax levy. The cost to a community is compounded when you factor in the 100's of hours of staff time required to contact property owners, conduct follow up calls and serve notice of the tax sale by small Finance departments that are often operating with minimal staff and limited resources. This impact will increase significantly with the upcoming implementation of enhanced requirements for notice of tax sales that will require municipalities to bare the cost of bailiff services without the ability to recover full costs.

We request that the Provincial government review and revise the *Community Charter* to relieve this unfair burden. Following are three potential tactics:

1. Reduce the number of years a property can be in arrears on their property tax or allow municipalities to run a deficit.

2. Assign a dedicated contact for municipalities to assist in dealing with properties that have escheated to the Crown and help remove them from property tax rolls expeditiously. Currently they linger on the rolls, accumulating tax levies that will ultimately have to be written off by the Ministry.
3. Implement a province-wide, cost-effective solution for municipalities to recover taxes owed by mobile homes. While we place liens through the registry, the property still needs to be sold or moved legally. Uncertain timing and the costs of legal action make future net recovery uncertain and challenging

Kind regards,

Michael Goetz
Mayor

Mackenzie Outdoor Routes and Trails Association
Mackenzie, British Columbia
morata.mackenzie@gmail.com



September 29, 2024

Mackenzie Mayor and Council

Subject: Advocating for the Placement of Bike Racks During Winter to Promote Active Transportation

Dear Mayor and Council Members,

I hope this letter finds you well. I am writing to advocate for the placement and maintenance of bike racks in key locations throughout Mackenzie during the winter months as part of a broader effort to promote active transportation and enhance our community's commitment to sustainability.

Providing accessible bike racks during winter is essential for encouraging active transportation year-round, which has been an objective of the District of Mackenzie. While we acknowledge the challenges posed by snow removal and maintenance, the availability of secure and convenient bike parking will help ensure that winter cyclists have safe and reliable places to lock their bikes when commuting. Without providing bike racks during the winter season, we are actively discouraging active transportation during a significant part of the year.

Increased access to bike racks will also promote healthy living, reduce greenhouse gas emissions, and lessen reliance on motor vehicles, aligning with Mackenzie's vision for a more sustainable future. Active transportation options can further position Mackenzie as a progressive and forward-thinking community, offering residents and visitors alike opportunities to engage in environmentally friendly travel alternatives.

I would kindly ask that Council consider the installation of bike racks in strategic locations, and ensure they are accessible and cleared of snow regularly. I would strongly support a bike rack at the rec center particularly. Doing so will make a strong statement that Mackenzie supports all forms of transportation and encourages the community to stay active, even during our coldest months.

Thank you for your time and consideration. I look forward to the opportunity to further discuss how we can work together to support active transportation and make Mackenzie a leader in year-round sustainability efforts.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ross Hobbs'.

Ross Hobbs
MORATA President



*** PRESS RELEASE ***

September 30, 2024

Sekani Biofuels LP, a limited partnership between Tsay Keh Dene Nation and Provectus Biofuels Inc., is developing a state-of-the-art biofuels project in Mackenzie, utilizing proprietary technology proven for efficiency and environmental impact. This biofuel facility will convert wood waste and residuals from the Mackenzie region into clean drop-in gasoline, capable of replacing or blending with fossil fuels, significantly reducing greenhouse gas (GHG) emissions.

Upon reaching full operational capacity, the Mackenzie biofuel plant will produce 130 million liters of clean gasoline annually, alongside other value-added products. This project represents a transformative opportunity for sustainable clean fuel production in north-central BC and thereby significantly reducing GHG emissions from transportation.

Sekani Biofuels acknowledges the strategic acquisition by the Tsay Keh Dene Nation of a replaceable forest license from Canfor, with an annual allowable cut exceeding 437,000 m³. This forest licence, when combined with their existing forest license, positions Tsay Keh Dene as one of the largest tenure holders in the Mackenzie Timber Supply Area. Over the past decade Tsay Keh Dene has built successful forestry related businesses specializing in forest management, timber development, marketing and logging services in the Mackenzie region.

The acquisition of this forest license is a major milestone for advancing the Mackenzie biofuels project. Wood waste and residuals from Tsay Keh Dene's forestry operations will serve as a major source of feedstock for the biofuel plant. Traditionally, this woody biomass is burned in large slash piles, releasing harmful particulate matter, carbon dioxide, and other green house gases. By utilizing this material for biofuel production, Sekani Biofuels will not only reduce reliance on fossil fuels, but also substantially reduce emissions from slash burning.

Jon Jaque, President of Sekani Biofuels, remarked, "Tsay Keh Dene's acquisition of the Canfor forest license secures a long-term and sustainable feedstock supply for our Mackenzie biofuels project." He further emphasized, "Tsay Keh Dene's expanded role in the Mackenzie forestry industry complements Sekani Biofuels' vision by integrating Tsay Keh Dene's forestry expertise with Provectus' cutting-edge biofuel technology."

For more information, contact:

Jon Jaque, President Sekani Biofuels

Telephone: (778) 763-4493

Email: info@sekanibiofuels.com

From: [MCF Info MCF:EX](#)
To: [District Information](#)
Subject: E-mail from Cory Heavener, Provincial Director of Child Welfare
Date: Wednesday, September 25, 2024 12:22:55 PM
Attachments: [image001.png](#)

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

VIA E-MAIL

Ref: 291266

Mayor Joan Atkinson
District of Mackenzie
E-mail: info@districtofmackenzie.ca

Dear Mayor Atkinson and Council:

As the Provincial Director of Child Welfare, it is my honour to proclaim October as Foster Family Month in British Columbia. I am delighted to take this opportunity to express my gratitude and sincere appreciation for the important role foster caregivers undertake throughout the province. Since 1990, the Government of British Columbia has declared foster family month as a time to celebrate these caregivers, who have committed to protecting and caring for some of our most vulnerable children and youth.

Fostering is a journey etched in love, hope and memories that last a lifetime. Each year, my respect and admiration for the work of foster families deepens, and I wish to express my sincere gratitude for the daily support, comfort, and guidance that they and their families offer to these children in the most difficult times in their lives.

There is no substitute for a caring, trusting relationship in the life of a child. While every child's reason for entering foster care is unique, it is the compassion, patience and understanding provided by foster parents that helps ensure they are able to thrive. The warmth and generosity that they provide, and the resulting benefits for the child's future, are the greatest gifts one can offer.

Please join me in celebrating foster families in your community for the selfless work they do for the children, youth, and families of British Columbia.

Sincerely,

Cory Heavener
Provincial Director

Sent on behalf of the Provincial Director by:



Client Relations Branch

Executive Operations

Ministry of Children and Family Development

This communication and any accompanying document is confidential and is intended solely for the addressed recipient(s). If you received this e-mail message in error, please delete the e-mail and any attachments and contact the Client Relations Branch, Ministry of Children and Family Development at: MCF.Info@gov.bc.ca.



Addressing staffing shortages in Northern Health (NH) with Health Human Resources (HHR)

Snapshot 2024

Staffing more nurses and allied health professionals



455

New RNs and LPNs hired so far this year.



167

New graduates were hired so far this year.



24

self-identified as Indigenous.

13

were internationally educated nurses (IENs).

(26 since the strategy began in 2023)



129

were nurses.



38

were allied health professionals.

Bringing more physicians to Northern BC



61

From 2024 to 2026, 61 new physicians are expected to start working in the North.

Sending nurses where they're needed most



GoHealth BC nurses now serving **28** communities!



GoHealth BC nurses worked **172,718** hours across BC, the majority of which were spent caring for Northerners.

Supporting training for health care assistants



138

In 2024, 138 more Health Career Access Program (HCAP) students have been hired into long-term care and community care.



350

To date, 350 graduates are working as health care assistants with NH.

Innovative support for physicians



6

6 associate physicians (AP) hired and ongoing recruitment for additional APs and physician assistants (PA).

Making hospitals safer for staff and patients



64

64 more relational security officers (RSO) hired.
(108 to date)

4

self-identified as Indigenous.



4

Expanded RSO program to 4 more facilities.
(7 in total)

Supporting culturally safe care



**8.2
FTE**

An additional 8.2 FTE to support the expansion of the Indigenous Patient Liaison (IPL) program in Hazelton, Haida Gwaii, Fort Nelson, Stuart Lake, and Prince George.

Incentivizing rural and remote recruitment and retention

161



161 new staff members approved for the \$30,000 incentive to staff for hard-to-fill positions in rural and remote Northern communities (more details on the RRRRI below).

58%

of those were nurses.



Provincial Rural Retention Incentives (PRRI) for staff expanded to include all eligible employees in 25 Northern communities.

Going where the future staff are



Attended 70 recruitment events including local, national, and international conferences, job fairs, and presentations.

Making a difference with volunteers



615 volunteers and auxiliary members.



5,202

The volunteers and auxiliary members provided 5,202 volunteer hours across 40 sites in 15 communities.



Recruitment

MEDICAL STAFF RECRUITMENT

NH is working hard to bring more physicians to the North

- ✓ A new physician recruitment jobsite was launched in January 2024.
- ✓ Attended over 20 recruitment events so far this year, connecting with over 400 potential candidates.
- ✓ A growing number of locum physicians are being used to staff emergency departments.
 - ✓ Roughly 137 locum physicians have worked over 26,000 hours in the ED this year, covering 2,300 shifts.
 - ✓ Locum opportunities are shared with a pool of over 400 interested physicians.

PROVINCIAL INCENTIVES TO SUPPORT RECRUITMENT



The Rural Remote Recruitment Incentive (RRRI) was rolled out by the Province in March, offering \$30,000 to eligible new staff for a two-year return of service.

Eligibility is based on the employee being new to a rural and remote community, having previously worked in urban/metro centre, **AND** having relocated to a NH rural/remote community.

GoHealth BC Recruitment and Retention Incentive – Nurses (from outside of BC or who are new to the BC public sector) who join GoHealth BC between April 1, 2024 and March 31, 2025 are eligible for up to \$15,000 in incentives for a 12-month return of service.

**GO
HEALTH
BC**

SUPPORTING HOME-GROWN HEALTH CARE CAREER DEVELOPMENT



Revamped “Grow Our Own” materials to refresh information, branding, and to support the recruitment and retention of Northern BC residents and Indigenous peoples to health care.



Expanded high school outreach in the NE and NW – giving Grow Our Own presentations in Smithers, Terrace, Prince Rupert, Kitimat, Fort St. John, Dawson Creek, and Fort Nelson.

Ongoing participation in the **Adventures in Healthcare** initiative to bring high school students into care facilities and explore health care careers in the North.

Largest expansion of this initiative to date: included Fort St. John, Dawson Creek, Kitimat, Terrace, and Prince George.

Indigenous Recruitment – developing and implementing resources and supports for hiring and retaining Indigenous health talent/professionals across the span of their careers.



GETTING CREATIVE WITH RECRUITMENT MARKETING



Broadened recruitment advertising reach to platforms such as Reddit, YouTube, and Google Ads and expanded contract with Indeed to incorporate more sourcing and advertising opportunities.

Worked collaboratively with the Ministry of Health (MoH) and HealthMatch BC to participate in a UK Roadshow to attract qualified health care professionals to BC.



28

NH has received 28 nursing referrals since the roadshow.



Hosted 6 Virtual Career Fairs to attract candidates for positions such as dietitians, emergency nurses, respiratory therapists, and general nursing.



Retention

INCREASING COMMUNITY HOUSING AND CHILDCARE FOR HEALTH CARE STAFF

Housing

Fort St. John

Working with local society on net-new housing build that would support adults with intellectual exceptionalities and allow NH to consolidate housing into a net-new building.

Valemount

Collaborated further with Regional District to secure a further lease in Regional District owned property.

Fort St. James

Completed agreement with the Fort St. James Primary Care Society to manage workforce housing in community.

Childcare

NH will have 111 designated childcare spaces in the region by October 2024. Additional childcare strategies are in development for Dawson Creek, Kitimat, Hazelton, Masset, and Prince Rupert.

Fort St. John

Contributed \$250K to support the creation of 69 net-new spaces in community with 18 infant toddler priority spaces for NH employees starting in October 2024.

Extended hours pilot (6:30 am to 7:30 am) continues until at least January 2025 with YMCA of BC offering three infant toddler spaces and five 3–5-year-old spaces.

Regular hours spaces maintained with the YMCA of BC offering two infant toddler, two 3-5 year old & eight school-age spaces.

Prince George

YMCA collaboration continues at Park House offering 21 priority spaces to NH employees.

McBride

Worked with the McBride Daycare Society and School District 57 to ensure childcare was sustained and expanded with a \$30K investment ensuring priority infant toddler spaces for NH.

Prince Rupert

Collaboration continues with School District 52 offering 24 before-and-after school spaces for NH.

Terrace

Collaboration continues with Coast Mountain Childcare Society offering six infant/toddler spaces and fifteen 3–5-year-old priority childcare spaces.

Chetwynd

\$70K investment with the YMCA of BC will allow NH employees to access two infant/toddler spaces and two 3–5-year-old priority childcare spaces.

PROVINCIAL INCENTIVES TO KEEP STAFF IN THE NORTH

Keeping the highly skilled and trained staff we already have is just as important as attracting new talent. To address this, the Provincial Rural Retention Incentive (PRRI) has expanded eligibility to current staff in all Northern BC communities (except for Prince George).



Eligible staff are entitled to up to \$2,000 quarterly to a max of \$8,000 for the year.



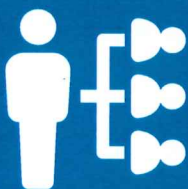
Eligibility based on regular full-time and regular part time employees covered by the Nurses Bargaining Association (NBA), Health Sciences Professional Bargaining Association (HSPBA), Facilities Bargaining Association (FBA), and Community Bargaining Association (CBA).

HELPING STAFF TO DEAL WITH MORALLY COMPLEX SITUATIONS



A Moral Empowerment Program was implemented to enhance the ability of individuals, teams, and the organization to address morally complex situations, make difficult decisions, and navigate emotionally challenging scenarios.

SUPPORTING MANAGERS TO FIND TIME TO LEAD AND MEANINGFULLY ENGAGE WITH THEIR TEAMS



Over 30 positions are currently operational to support management functions and free up leaders to directly support their staff and teams.



Manager capacity supports include HR assistants and site safety coordinators.

 **Training**

FINANCIAL SUPPORT TO GET CAREERS STARTED

Financial supports are available to students and new graduates. Since January 2024, 85 new graduates have applied for new graduate funding support and many have benefited from program bursaries.

Priority Program Bursaries

- \$2,000 per year in tuition credits for students enrolled in select undersubscribed programs at a public post-secondary institution.
- \$5,000 per year in tuition credits for Indigenous students enrolled in select programs at a public post-secondary institution.

Nursing Student Tuition Credit

- Nursing students enrolled in Bachelor of Science in Nursing (BSN), Bachelor of Psychiatric Nursing (BPN), and Practical Nursing (PN) programs in public postsecondary institutions (PSIs) between September 2023 and August 2026 are eligible to receive a tuition credit of \$2,000 each program year.
- Indigenous students enrolled in the BSN program at public PSIs during this same period will receive an additional \$5,000 tuition credit per program year.

New Grad Licensing Exam Bursary

- \$500 for new grads in a number of select health care positions to help cover the cost associated with exam licensing or certification.

MORE OPPORTUNITIES TO EARN AND LEARN

NH partners with post-secondary institutions to offer subsidized spots in hard-to-fill health care education programs, with an expected return of service after graduation.



A new partnership this year with Selkirk College will support the training of more community mental health support workers that will move on post-graduation to support increasing mental health care needs in our communities.

Program	Post-secondary partner	Detail
Rehabilitation assistants	Capilano University	<ul style="list-style-type: none"> • 5 will graduate in 2024 • Planning for 8 more seats in May 2025
Combined laboratory X-ray technologists	Northern Alberta Institute of Technology	<ul style="list-style-type: none"> • 2 new students started Sept 2024 • 5 will graduate in July 2025 • Planning for 3 more seats in Sept 2025
Community mental health support worker	Selkirk College and University of Vancouver Island	<ul style="list-style-type: none"> • 14 will graduate in Dec 2024 • 13 new training positions starting Nov 2024 • 8 new seats planned for May 2025

Redesign

RETHINKING THE GOHEALTH BC WORKFORCE

Considerable expansion of the GoHealth BC program continues:



The GoHealth BC workforce has grown from 103 nurses to 288 since January 2023.



Hours worked across BC so far in 2024 (172,718) have already exceeded total hours worked in 2023 (125,000).



The program will expand to additional communities as recruitment permits.

Additional training opportunities are being provided for GoHealth BC staff to address urgent staffing needs across the province.



Work is already underway to onboard allied health professionals to the GoHealth BC team.

The first profession to be included is medical laboratory technologists (MLT) and hiring will begin in November 2024.

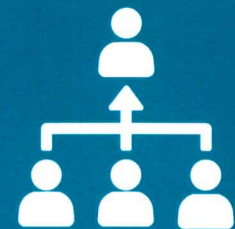
STABILIZING EMERGENCY DEPARTMENTS



The NH Emergency Department (ED) Stabilization Task Force continues its crucial work to strengthen engagement with local clinical teams and support local action to maintain emergency room capacity. Expanded agency supports for the North and alternative physician compensation models are being implemented. Virtual hybrid ED supports for physicians are being expanded as well as integrating new roles and types of health care practitioners to work in EDs.

ADDRESSING WORKLOAD - MINIMUM NURSE-TO-PATIENT RATIOS

Minimum nurse-to-patient ratios (mNPR) are part of a larger nursing strategy between the Ministry of Health, Nurses' Bargaining Association, and health organizations across BC that will support nurse well-being and quality patient outcomes. The ratios represent the minimum number of nurses deemed necessary to care for patients on a unit. NH is currently engaging with key staff to help establish and implement these standards, beginning this fall.



EMPOWERING CHANGE FROM THOSE CLOSEST TO CARE DELIVERY



NH is rethinking how managers and staff lead, support one another, solve problems, and deal with change. The Support in the Right Place project focuses on long-term systems change to coordinate support, capacity, and knowledge to more effectively implement local improvements and strategic priorities.

COUNCIL REPORT

To: Mayor and Council
From: Administration
Date: October 10, 2024
Subject: 2025 Community Grants – First Intake

RECOMMENDATION:

THAT Council approves the recommendations of the Grant Adjudication Committee for the first intake of the 2025 Community Grants Program as outlined in this report.

BACKGROUND:

The District of Mackenzie has adopted a Community Grants Policy (3.16) to provide financial and in-kind support to community organizations. This support is in recognition of these groups as a valuable resource in assisting the municipality to provide a strong community focus. Many of these non-profit organizations depend on the grants that are provided by the District to help subsidize costs and maintain their viability within the community. In accordance with Policy 3.16, each application was reviewed and scored using the weighted evaluation criteria outlined below:

- Community Need – 20%
- Potential Community Benefit – 20%
- Community Partnerships & Support – 15%
- Feasibility – 15%
- Public Access – 10%
- Financial Management – 20%

SUMMARY OF IN-TAKE REQUESTS

2025 Community Grants Budget	\$200,000
Previously Committed Funds	\$121,600
1 st Intake Requests	\$26,121
Total	\$147,721
2025 Budget Remaining	\$52,279

A copy of the Grant Adjudication Committee’s agenda with the original grant applications is in the Centre Table file for Council’s consideration. Attached to this report is a summary of the September 15, 2024 grant requests and Grant Adjudication Committee recommendations.

Previously Committed Funds

The following table lists the five operational funding agreements that the District approved in 2024 and will be funded through the Community Grants budget between 2024 – 2026.

Recipient	Annual Amount
<i>Mackenzie Community Arts Council</i>	<i>\$28,000</i>
<i>Mackenzie Chamber of Commerce</i>	<i>\$41,600</i>
<i>Mackenzie & District Museum</i>	<i>\$12,000</i>
<i>Mackenzie Golf & Country Club</i>	<i>\$15,000</i>
<i>Mackenzie Autumn Lodge Society</i>	<i>\$25,000</i>
Total	\$121,600

BUDGETARY IMPACT:

If approved, \$26,121 would be allocated from the 2025 Community Grants Budget.

COUNCIL PRIORITIES:

Community and Social Development

- Our investment in the municipality’s services and infrastructure, our commitment to principles of social equity and well-being, and our belief in the value of resident engagement, creates a healthy community in which everyone feels valued and enjoys a high quality of life.

Strong Governance and Finances

- As the municipality’s elected governing body, we serve all residents and businesses in the community. We engage residents and stakeholders on important issues and make our decisions through open and transparent processes. We are careful in our use of resources, mindful of the need to maintain programs and services, while also meeting the community’s infrastructure needs.

RESPECTFULLY SUBMITTED:

Emily Kaehn, Director of Corporate Services

Reviewed By: Corporate and Financial Services

Approved By: Chief Administrative Officer

#	Organization	2023 Request	2024 Request	2025 Request	Committee \$ Approvals	Committee Recommendations	Scoring
1	Curl Mackenzie	To cover the cost of set up and take down of curling ice preparation, hacks and rocks on the ice surface APPROVED - VALUE \$4,141	-Special Project -To cover the cost of set up and take down of curling ice preparation, hacks and rocks on the ice surface (September 2023 - December 2024) -Approved (In-Kind Value \$4,500)	Fee for Service Agreement To cover the cost of curling ice preparation and take down Value ~\$4,500	\$4,500	Approve Request	200/300
2	Mackenzie Alpine Horse Riders Club	Special project - Snow removal and sanding of Club roads only Value \$2,300	Special Project - Snow removal and sanding of Club roads (October 2023 - December 2024) -Approved (In-Kind Value \$2,300)	Special Project - Snow removal and sanding of Club roads (October 2024 - December 2025) -Approved (In-Kind Value \$2,300)	\$2,300	Approve Request	190/300
3	Mackenzie Fish and Game Association	-Special project -Requesting snow removal at the range entrance and interior connecting roads to the ranges -Continued placement of garbage bin on range property to be scheduled for emptying when requested by the President of the Club Value - \$2,632	Special Project -Requesting snow removal at the range entrance and interior connecting roads to the ranges - \$432.03/time x 3 times per year (once a month Oct - December 2024) = \$1,296.09 -Requesting to back date this request starting January 1, 2024 = \$432.03 for reimbursement of snow removal costs.	Special project -Requesting snow removal at the range entrance and interior connecting roads to the ranges -Continued placement of garbage bin on range property to be scheduled for emptying when requested by the President of the Club Value - \$2,632	\$2,632	Approve Request	200/300
4	Mackenzie Nordiques Cross Country Ski Club	Fee-for-Service and Special Project - \$1,000 grant for operating costs - Outhouse cleaned and pumped out on regular schedule. Staff Notes - The request for outhouse cleaning and pumping cannot be accommodated due to lack of capacity and required equipment. Alternative Option: - Provide a cash grant towards a local contractor pumping out the outhouse up to 4 x per year.Value = \$1290. - Waive Lagoon Dumping Fees for this request = \$90.00/load = \$360 - Club will be responsible for regular cleaning/supply of the outhouse. VALUE = \$1,000 + \$1,290 + \$360 = \$2,650	No request on record	Fee for Service Requesting continued use of Piston Bully Groomer VALUE = \$13,000	\$13,000	Approve Request	205/300
5	Mackenzie Figure Skating Club	Rental Subsidy - Ice Show ice rental fees waived. - Dryland training room rentals to be waived Value = \$1500	Special Project -In-kind request to waive Ice Show arena rental (back dated request, Ice Show was March 2-3, 2024) -In-kind request to waive Rec Centre room rental for Awards Day and AGM, date TBD (1 day)	Rental Subsidy Ice Show rental fees waived Skating Swap (Sept 16, 5:30 - 8pm Callahan Room) rental fees waived Awards Day and AGM rental fees waived (Date, time and room TBD) Dryland Room Rental fees waived (Sept 16 - Ice in Arena, 3 days/week, 3pm - 5:30pm) Approx Value = \$1500	\$1,064.00	Approve waiver of Ice Show Fees only	190/300

6	Mackenzie Rainbow Swim Club	No request on record	Special Council Request Pool rental fees waived for May 2024 Swim Meet. Approved = \$2,625	Special Project Requesting rental fees waived for Mackenzie Swim meet in May 2025, including full and exclusive use of the pool for an entire Saturday/Sunday and the rental fees for both the Sas Da'Ghe and Callahan Rooms Saturday/Sunday Value = \$3695.60	\$2,625	Approve the pool rental Fees only.	235/300

2025 Community Grants Budget	\$	200,000.00
<i>Prior Year Commitments**</i>	\$	121,600.00
<i>Remaining Budget</i>	\$	78,400.00
TOTAL RECOMMENDED at Sept. 15, 2024 in-take	\$	26,121.00
Remaining for 2nd In-Take	\$	52,279.00

**multi-year funding agreements

COUNCIL REPORT

To: Mayor and Council

From: Finance

Date: October 7, 2024

Subject: Permissive Tax Exemption Amendment – Mackenzie Autumn Lodge

RECOMMENDATION:

THAT Council receives this report for information.

BACKGROUND:

The District and its Grants Adjudication Committee recognize the significant value of volunteers, volunteer groups and agencies to the spiritual, educational, social, cultural and physical well-being of the community.

In accordance with Section 224 of the *Community Charter*, the District may, by bylaw, exempt certain land and/or improvements from property taxation. The purpose of these exemptions is to support community organizations that provide land and/or improvements for the public benefit. This support is in recognition of these groups as a valuable resource in helping the municipality provide a strong community focus and enhance residents' quality of life. In order to have an exemption in place for the upcoming fiscal year, a local government must have its permissive exemption bylaw adopted and in force by October 31 of the previous year.

At the October 23, 2023, Regular Meeting, Council adopted Permissive Tax Exemption Bylaw No. 1506, 2023 which allows land and improvements of charitable or philanthropic organizations to be exempt from taxation for the years 2024-2026. Due to the aging Ernie Bodin Centre and the upcoming demolition, all tenants were required to move out of the facility by August 1, 2024. The Mackenzie Autumn Lodge Society was able to secure another location at 298 Mackenzie Blvd. Since the property is owned by the Mackenzie Autumn Lodge, they are responsible for payment of property taxes, but the request for permissive tax exemption can provide some financial relief to Mackenzie Autumn Lodge.

As the request is in the middle of the bylaw period, the permissive tax exemption would only apply for the 2025-2026 taxation years. The estimated municipal taxation exemption for the two years is \$2,466.

NEXT STEPS:

If Council approves first three readings to amend Permissive Tax Exemption Bylaw No. 1506, 2023 the bylaw will be brought forward to the October 28, 2024 Regular Council meeting for adoption. Once adopted, a copy of the amended exemption bylaw will be provided to BC Assessment, who codes the exemptions into the annual property assessment rolls.

COUNCIL PRIORITIES:

Community and Social Development

- Our investment in the municipality's services and infrastructure, our commitment to principles of social equity and well-being, and our belief in the value of resident engagement, creates a healthy community in which everyone feels valued and enjoys a high quality of life.

Strong Governance and Finances

- As the municipality's elected governing body, we serve all residents and businesses in the community. We engage residents and stakeholders on important issues and make our decisions through open and transparent processes. We are careful in our use of resources, mindful of the need to maintain programs and services, while also meeting the community's infrastructure needs.

RESPECTFULLY SUBMITTED:

Kerri Borne, Chief Financial Officer

Reviewed By: Corporate Services

Approved By: Chief Administrative Officer

COUNCIL REPORT

To: Mayor and Council

From: Finance

Date: October 8, 2024

Subject: Commercial Property and Cyber Insurance 2024-2027

RECOMMENDATION:

THAT Council awards AON Reed Stenhouse a three-year term as the District of Mackenzie's Insurance Broker for their Property, Crime, Boiler, Machinery and Cyber insurance;

AND THAT Council approves the 2024-2025 premiums in the amount of \$202,988;

AND THAT the Chief Administrative Officer be authorized to execute the contract and any related documentation.

BACKGROUND:

The District of Mackenzie's (District) Property, Crime, Boiler and Machinery policy is up for renewal on October 31, 2024 along with our Cyber policy on November 30, 2024. In June 2024 Suncorp Valuations completed an appraisal of all District buildings, machinery and equipment. The updated values from the appraisal are used to determine the value of insurance coverage required.

In alignment with Policy 3.1 – Purchasing Procurement Procedures & Guidelines, the District posted a Request for Proposal (RFP) for commercial property and cyber insurance. The RFP was posted on BC Bid and the District of Mackenzie website from September 6, 2024 through October 7, 2024. One bid was received from AON Reed Stenhouse.

The proposed premiums for property, boiler and machinery, crime and cyber are noted below in comparison to the 2023-2024 premiums:

	2023-2024 Limits	2023-2024 Premium	2024-2025 Limits	2024-2025 Premium	% of Premium Change
Property and business interruption	94,779,779	\$ 143,109	100,000,000	\$ 164,507	14.95%
Boiler and Machinery (includes equipment breakdown)	94,779,779	\$ 4,881	122,912,847	\$ 5,987	22.66%
Crime		\$ 2,300		\$ 2,652	15.30%
Cyber	3,000,000	\$ 10,940	3,000,000	\$ 13,043	19.22%
Subtotal Premium		\$ 161,230		\$ 186,188	15.48%
Optional Excess Property coverage			25,000,000	\$ 16,800	
Total Premium		\$ 161,230		\$ 202,988	25.90%

Increase in limit coverage is due to the updated appraisal report completed in June 2024 and the addition of new assets, including but not limited to the Fire Hall. The maximum standard coverage limit for the insurance provider is \$100,000,000 with the option to increase the limit up to 125,000,000 for an additional \$16,800.

Aon Reed Stenhouse is our current insurance broker and staff have been happy with the service they have delivered over the last few years.

BUDGETARY IMPACT:

Funding to support the recommendation will be allocated from the 2025 Operating Budget. The increase in premium rate of \$41,758 equals to an estimated 0.77% property tax increase.

COUNCIL PRIORITIES:

Strong Governance and Finances

- As the municipality's elected governing body, we serve all residents and businesses in the community. We engage residents and stakeholders on important issues and make our decisions through open and transparent processes. We are careful in our use of resources, mindful of the need to maintain programs and services, while also meeting the community's infrastructure needs.

RESPECTFULLY SUBMITTED:

Kerri Borne, Chief Financial Officer

Reviewed By: Corporate Services

Approved By: Chief Administrative Officer

COUNCIL REPORT

To: Mayor and Council

From: Administration

Date: October 8, 2024

Subject: Municipal Lot Sales & Leasing Review

RECOMMENDATION:

THAT Council approves the revised sale prices of Bell Place subdivision lots legally described as Lots 1, 2, 4, and 6 through 19, District Lot 3673 Cariboo District, Plan EPP36375, as per the attached subdivision plan, for sale prices by lot;

AND THAT Council approve the revised sale prices, and the lease or sale, of the municipal airport subdivision lots legally described as Lots 1,2,3,5,6,8, and 9, District Lot 12479, Cariboo District, Plan EPP35189 as per the attached subdivision plan, for sale prices by lot;

AND THAT the Corporate Officer be authorized to execute the documents.

BACKGROUND:

During the 2019 financial audit of the District of Mackenzie, KPMG, the District's appointed auditor, recommended that a formal appraisal of the lots available for sale be conducted every three years. This measure ensures that the fair market value of the properties remains aligned with the assessment values provided by BC Assessment. It also allows for adjustments if there is a significant change in market conditions that could impact the value of the properties. Such proactive appraisal practices help the District stay responsive to market fluctuations and ensure that property sales reflect true market conditions.

The last appraisal was conducted in 2021, to keep with the recommendation from KPMG of conducting an appraisal every 3 years, District Staff retained the services of Godfrey, Cranston, and Hopson Appraisals, a professional appraisal firm. They provided an updated market valuation for the land held for sale as of August 2024. This appraisal will offer a current and accurate estimate of market value, giving the District a clear understanding of the potential revenue from the sale of these properties and ensuring compliance with the audit recommendation.

The concept of market value is driven by supply and demand. Over time, market values can change substantially based on factors such as economic trends, interest rates, and regional

development. In addition, market value assessments rely heavily on the availability of comparable sales data, which involves comparing the subject properties to recently sold, similar properties in the area. The more comparable sales available, the more accurate the market value estimation is likely to be.

However, in smaller communities or rural areas like Mackenzie, the availability of comparable sales is often limited, which can make market value estimates less reliable than in larger, more densely populated areas. The local real estate market may also be less complex, with fewer buyers, sellers, and property types to compare, potentially impacting the accuracy of the appraisal.

Despite these challenges, the appraiser expressed confidence in their valuation, indicating that the market values for the properties in question are dependable. The appraisal covered two key subdivisions within the District: Bell Place and the Airport subdivision in addition to a rent review on our airport airside/groundside & industrial land leases. Below are the estimated 2024 market values for the subject lots in these subdivisions as well as the rent reviews, which will guide the District's land sale and leasing decisions and ensure alignment with fair market practices.

Bell Place Lots (Appendix A)

These lots were assessed using the Direct Comparison Approach. This is a popular method because it directly reflects market conditions and is easy to understand. The reliability of this approach is dependent on the number and quality of the comparable sales. There were several comparable sales from Mackenzie, however; some of the most recent sales have been foreclosure sales and sales from outside the municipal boundaries of Mackenzie. The strength of this approach is that this property would most likely be purchased based on an owner/user basis, rather than its ability to produce revenue.

Note that this value reflects the total market value for the subject lots if they were sold separately. If, however, the lots sold as a bulk package some discounting would be warranted.

Table 1: Summary of Bell Place Appraisal

Lot	Size (m ²)	2024 Listed Lot Sale Prices	Appraised Value 2024	Difference	Percent Change
Lot 1	871	\$47,500	\$45,000	-\$2,500	-5.3%
Lot 2	823	\$45,000	\$45,000	\$0	0.0%
Lot 4	1,400	\$70,000	\$60,000	-\$10,000	-14.3%
Lot 6	1,170	\$62,500	\$55,000	-\$7,500	-12.0%
Lot 7	976	\$52,500	\$45,000	-\$7,500	-14.3%
Lot 8	1,410	\$72,500	\$60,000	-\$12,500	-17.2%

Lot 9	3,350	\$115,000	\$100,000	-\$15,000	-13.0%
Lot 10	1,550	\$65,000	\$65,000	\$0	0.0%
Lot 11	1,130	\$50,000	\$50,000	\$0	0.0%
Lot 12	1,560	\$70,000	\$65,000	-\$5,000	-7.1%
Lot 13	2,000	\$80,000	\$70,000	-\$10,000	-12.5%
Lot 14	1,920	\$80,000	\$70,000	-\$10,000	-12.5%
Lot 15	2,120	\$80,000	\$75,000	-\$5,000	-6.3%
Lot 16	923	\$45,000	\$45,000	\$0	0.0%
Lot 17	932	\$45,000	\$45,000	\$0	0.0%
Lot 18	1,310	\$55,000	\$55,000	\$0	0.0%
Lot 19	1,580	\$60,000	\$60,000	\$0	0.0%
Total	25,025	\$1,095,000	\$1,010,000	-\$85,000	-7.8%

Airport Subdivision Appendix B

Compared to other industrial properties, the subject lots are considered to have average marketability. This is based on the location of the subdivision along Coquiwaldie Road and in proximity to the Mackenzie airport. Several of the lots benefit from groundside access to the airport as well as airside exposure.

Table 2: Summary of Airport Subdivision Appraisal

Lot	Size (Acre)	2024 Listed Lot Sale Prices	Estimated Market Value as 2024	Difference	Percent Change
Lot 1	9.5	\$245,000	\$240,000	-\$5,000	-2.0%
Lot 2	9.5	\$245,000	\$240,000	-\$5,000	-2.0%
Lot 3	9.5	\$245,000	\$240,000	-\$5,000	-2.0%
Lot 5	8.8	\$230,000	\$190,000	-\$40,000	-17.4%
Lot 6	5.0	\$145,000	\$115,000	-\$30,000	-20.7%
Lot 8	5.1	\$125,000	\$125,000	\$0	0.0%
Lot 9	5.1	\$125,000	\$125,000	\$0	0.0%
Total	52.6	\$1,360,000	\$1,275,000	-\$85,000	-6.3%

The gross value of the subject lots total \$1,275,000 this is a \$85,000 dollar reduction in value since last appraised in 2021. This value reflects the total market value for the subject lots if they were sold separately. If, however; the lots were sold as a bulk package, some discounting would

be warranted. The industrial lot values were also appraised using the Direct Comparison Approach.

Lot 2 Mackenzie Blvd, Mackenzie BC

With the completion of the new community bike park, the lot lines were adjusted to better accommodate the needs of both the park and the adjacent property, ensuring optimal use of the available space. This adjustment not only enhances the functionality of the park but also helps maximize the value and potential of the neighboring lot. To ensure an accurate understanding of the property's current worth, staff facilitated a professional appraisal as part of this process. The appraisal came in at \$125,000 reflecting the adjusted lot lines and updated usage potential, which provides valuable insight for future planning and development opportunities.

This lot is not included in Section 6 of the District's Delegation Bylaw No.1332 and needs Council approval before a decision is made to dispose of the lot.

DISTRICT LOTS SALES

Section 6 of the District's Delegation Bylaw No. 1332 delegates the authority to the Corporate Officer to dispose of the Airport and Bell Place Subdivision lots at a minimum sale price approved by Council. Legal advice has indicated that an appraisal is an appropriate and fair method to determine the market value of the lots for the District. Under the *Community Charter* and *Local Government Act*, disposing of property below market value is a form of assistance. In accordance with Section 25 of the Community Charter and Section 273 of the Local Government Act, local governments may not grant assistance to a business. This includes disposing of property below market value. However, a local government may aid a business if there is a partnering agreement in place with the business for the provision of a service on behalf of a local government.

A local government may provide assistance to non-profit organizations and can dispose of land below market value to them with appropriate notice to the public. A local government that wishes to dispose of property below market value must provide notice of its intention to grant assistance, as required by either Section 24 of the Community Charter or Section 272 of the Local Government Act. This may be combined with the notice of disposition, and the notice must clearly state that it provides for both disposition and assistance. It is recommended that if lands are going to be disposed of to a non-profit organization (i.e. not a business), local governments may want to have a consistent policy to guide these decisions to ensure fairness to all groups.

RENT REVIEW

In addition to the property appraisals, a rent review was completed on the District's bare land industrial rates.

Bare-land Industrial Land Rent

The economic base ground rent for the industrial lots adjacent to Coquiwaldie Rd, as of August 8, 2024, is estimated to be:

Lot 1: Four hundred twenty-five dollars per acre per month **(\$425.00)**

Lot 2: Four hundred twenty-five dollars per acre per month **(\$425.00)**

The rate is on an absolute net basis, and GST is to be charged on the amount shown above. These rents were established between a hybrid of comparable rents and land value.

CONCLUSION

Based on the current economic climate and the length of time the lots have been on the market, staff recommend that the sale price be consistent with the fair market value identified by the appraisal company and shared above. A copy of the subdivision plans are attached as appendices for further information. The full appraisal reports can be viewed in center table file.

COUNCIL PRIORITIES:

Economic Vitality

- The District is a leader on efforts aimed at diversifying the community's economy, supporting local businesses, and attracting new investment to the community. Diversification, a strong business sector and new investment are key to our economic vitality.

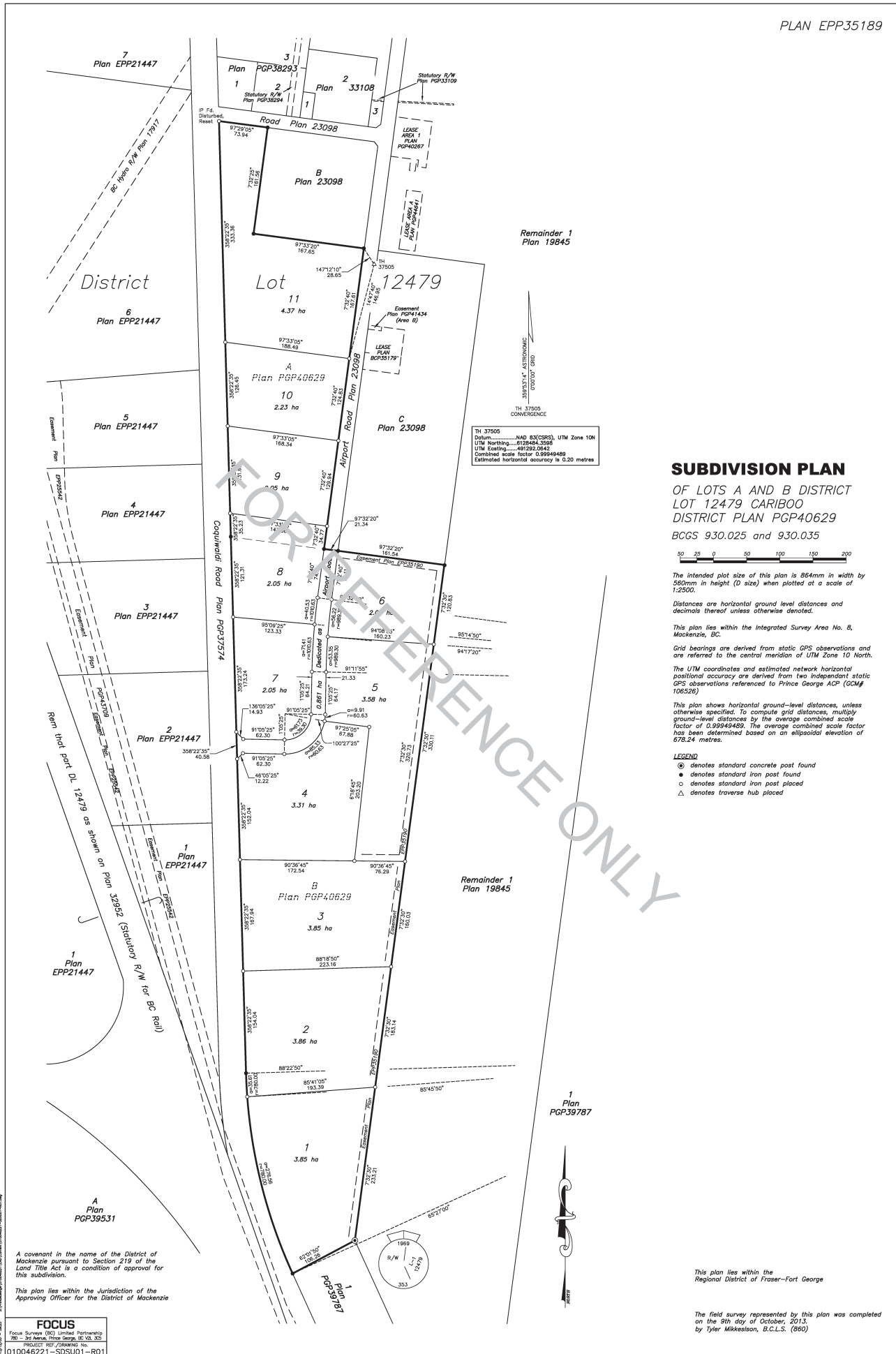
RESPECTFULLY SUBMITTED:

Luke Thorne, Land and Environmental Coordinator

Reviewed By: Corporate and Financial Services

Approved By: Chief Administrative Officer

PLAN EPP35189



SUBDIVISION PLAN
 OF LOTS A AND B DISTRICT
 LOT 12479 CARIBOO
 DISTRICT PLAN PGP40629
 BCGS 930.025 and 930.035

The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:2500.

Distances are horizontal ground level distances and decimals thereof unless otherwise denoted.

This plan lies within the Integrated Survey Area No. 8, Mackenzie, BC.

Grid bearings are derived from static GPS observations and are referred to the central meridian of UTM Zone 10 North.

The UTM coordinates and estimated network horizontal positional accuracy are derived from two independent static GPS observations referenced to Prince George ACP (GCM# 106526).

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined scale factor of 0.99949489. The average combined scale factor has been determined based on an ellipsoidal elevation of 678.24 metres.

- LEGEND**
- ⊙ denotes standard concrete post found
 - denotes standard iron post found
 - denotes standard iron post placed
 - △ denotes traverse hub placed

This plan lies within the Regional District of Fraser-Fort George

The field survey represented by this plan was completed on the 9th day of October, 2013, by Tyler Mikkeston, B.C.L.S. (860)

A covenant in the name of the District of Mackenzie pursuant to Section 219 of the Land Title Act is a condition of approval for this subdivision.

This plan lies within the jurisdiction of the Approving Officer for the District of Mackenzie

FOCUS
 Focus Survey (BC) Limited Partnership
 180 - 3rd Avenue, Prince George, BC V2L 3S9
 PROJECT REF./DRAWING NO.
 010046221-SDSU01-R01

COUNCIL REPORT

To: Mayor and Council
From: Administration
Date: October 9, 2024
Subject: Yellowhead Helicopters Ltd. – Airport Lease

RECOMMENDATION:

THAT Council authorizes the Chief Administrative Officer to execute the three-year lease agreement with Yellowhead Helicopters Ltd.

BACKGROUND:

Yellowhead Helicopters Ltd. has held a lease with the District for this property since 2007 and this lease has been renewed on a three-year term basis. Carl Forman, Chief Financial Officer for Yellowhead Helicopters Ltd. has requested his lease be renewed for another term. Yellowhead Helicopters Ltd currently leases 33,907 ft² near the Mackenzie Airport. The lease rate for non commercial airside in 2024 was \$0.0859/ft² plus GST, which amounts to \$3,059.46 in 2024.

In August 2024 the District hired Godfrey Cranston & Hopson Appraisals to conduct a rent review on District lands in the industrial area including the airside & non-airside commercial rent rates. The 2025 rate for non-airside commercial rent will be \$0.11/ft² plus GST (\$3,916.26). For the second and subsequent years of the term the base rate will increase by the Consumer Price Index (CPI) for Vancouver. If there has been no increase in CPI, the base rent will be the same as for the previous year of the term

As required under the *Community Charter*, a Land Disposition Notice will be distributed in the community mailboxes as well as posted on the District of Mackenzie website.

COUNCIL PRIORITIES:

Economic Vitality

- The District is a leader on efforts aimed at diversifying the community's economy, supporting local businesses, and attracting new investment to the community. Diversification, a strong business sector and new investment are key to our economic vitality.



RESPECTFULLY SUBMITTED:

Luke Thorne, Land and Environmental Coordinator

Reviewed By: Corporate and Financial Services

Approved By: Chief Administrative Officer

AIRPORT LEASE

THIS LEASE made this ___ day of ___, 202___
UNDER THE *LAND TRANSFER FORM ACT*, PART 2

BETWEEN:

DISTRICT OF MACKENZIE
Bag 340
Mackenzie, BC V0J 2C0

(the "**Landlord**")

OF THE FIRST PART

AND:

YELLOWHEAD HELICOPTERS LTD.

P.O. Box 190
Valemount, BC
V0E 2Z0

(the "**Tenant**")

OF THE SECOND PART

WITNESS that in consideration of the rents and agreements to be paid and performed by the Tenant,

1. PREMISES

The Landlord leases to the Tenant the premises more particularly described as:

.315 hectares (33,907 square feet)
of Lot B, Plan 23098, DL 12479
Cariboo District
shown within the bold outline on the drawing which is
attached as Appendix "A".

(the "**Premises**")

2. TERM

The term of this Lease commences on the 1st day of January, 2025 and continues for a term of three (3) years (the "**Term**") ending December 31st, 2027.

3. USE

- (a) The Tenant shall use the Premises for the purposes of airplane storage, airline office and airport related activities and for no other purpose without first obtaining the written consent of the Landlord; and without limiting this clause (a);
- (b) Shall only use the Premises for the storage, handling, or dispensing of fuel if it has first obtained the Landlord's approval in accordance with sections 5(e), 5(k) and 5 (l).

4. RENT

The Tenant shall pay to the Landlord:

- (a) For the first year of the Term, the base rent will be \$0.11/ft² + GST (\$3,916.26).
- (b) For the second and each subsequent year of the Term, base rent equal to the base rent payable for the previous year of the Term plus an increase equal to the percentage increase in the Consumer Price Index (All Items) for Vancouver ("CPI"), as maintained by Statistics Canada or its successor in function, and as measured from the commencement of the previous year of the Term to the commencement of the year of the Term for which rent is payable. If there has been no increase in CPI, the base rent will be the same as for the previous year of the term.

5. TENANT'S COVENANTS

The Tenant covenants with the Landlord:

Rent

- (a) to pay rent;

Taxes

- (b) to pay all taxes, rates, duties and assessments whatsoever, whether municipal, provincial or otherwise, charged upon the Tenant or the Landlord as a result of the Tenant's occupation of or use of the Premises;

Utilities

- (c) to pay as they become due all water, sewer and garbage and other rates in respect of the Premises and charges for all gas, oil, telephone, electric power, cable or other telecommunications services used on the Premises;

Construction

- (d) that it will not construct nor alter any building or structure on the Premises unless, prior to any construction, it has obtained:
- (i) the Landlord's approval in writing to the site plan, working drawings, plans, specifications and elevations; and
 - (ii) a building permit from the District of Mackenzie authorizing the construction of the buildings and structures set out in the permit and the plans and specifications attached to it; and
 - (iii) all required inspections;

and all work shall be carried out at the cost of the Tenant;

- (e) without limiting the generality of section (d), that it will not construct or install any structure, facilities, or equipment used in the storage, handling, or dispensing of fuel on the Premises unless, prior to any construction or installation, it has obtained the Landlord's approval in writing;

and all work shall be carried out at the cost of the Tenant;

Repair

- (f) that it will leave the Premises in good repair;

Landlord's Right of Entry

- (g) that the Landlord may enter the Premises and view the state of repair and the Tenant will repair according to notice;

Assign and Sublet

- (h) that it will not assign nor sublet without leave of the Landlord;
- (i) that the Landlord's consent to assignment or subletting shall not release or relieve the Tenant from its obligations to perform all the terms, covenants and conditions that this Lease requires the Tenant to perform, and the Tenant shall pay the Landlord's reasonable costs incurred in connection with the Tenant's request for consent;

Nuisance

- (j) that it will not carry on nor allow to be carried on or done on the Premises anything that:

- (i) may be or become a nuisance to the Landlord or the public;
- (ii) increases the hazard of fire or liability of any kind, over and above activities which are usually carried out at an airport; or
- (iii) invalidates any policy of insurance for the Premises;

Regulations

- (k) that it will:
 - (i) comply promptly at its own expense with the legal requirements of all statutes, regulations and bylaws of all federal provincial and local authorities, including an association of fire insurance underwriters or agents, and all notices issued under them that are served upon the Landlord or the Tenant; and without limiting this clause (k);
 - (ii) observe and comply with the provisions of the *Aeronautics Act* RSC 1985 C. A-2 as amended, and all rules and regulations made from time to time pursuant to the provisions of said Act and all successor legislation, and all rules and regulations by the Minister of Transport for Canada regarding the use of the airport or any portion thereof, and all local airport rules;
 - (iii) if approval has been granted pursuant to section 5(e), ensure that any and all structures, facilities and equipment used in the storage, handling, or dispensing of fuel on the Premises are built in strict compliance with the design, construction, operation, maintenance, and emergency response requirements and standards for the storage, handling, and dispensing of aviation fuels at aerodromes whether these requirements or standards are established by statute, regulations, bylaw, or are published or adopted by the Standards Council of Canada, or any other body or agency having jurisdiction.

Qualified Professional Report

- (l) that, if the Landlord's approval has been granted pursuant to section 5(e), and promptly upon the completion of the installation of any structures, facilities or equipment used in the storage, handling, or dispensing of fuel on the Premises, it will provide the Landlord with a report prepared by a qualified professional engineer, licensed to practice in British Columbia, and with experience in aviation fuelling facilities, certifying that all such structures, facilities or equipment are suitable and safe for the intended purpose, and are constructed and installed in compliance with all legal requirements and standards described in clause (k) of this lease;

Insurance

(m) that it will insure and keep insured, while this Lease remains in force, with such companies and in such force as are acceptable to the Landlord, at the Tenant's expense, the following insurance:

- (i) during the term of this agreement the Tenant shall obtain, maintain and pay for the Commercial General Liability Insurance on an occurrence basis, in a form acceptable to the Landlord and with insurance companies duly licensed to transact business in the Province of British Columbia;
- (ii) such insurance shall be for not less than \$2,000,000 inclusive limits of liability with respect to bodily injury, including death, and property damage per occurrence and shall include coverage for all Premises, operations and improvements of the Tenant;

Notwithstanding the foregoing, the Landlord may from time to time notify the Tenant that the amount of insurance required by the Tenant pursuant to clause k(ii) be changed and the Tenant shall within one year of receiving such notice cause the amount of insurance to be changed to the amount specified in such notice and deliver to the Landlord written confirmation of such changes;

- (iii) that during the term, the Tenant shall take out and maintain a policy of insurance, in a form acceptable to the Landlord, insuring all buildings and structures on the Premises to the full insurable replacement value thereof against risk of loss or damage caused by or resulting from fire, flood, lightning, explosion, tempest, earthquake, or any additional peril against which a prudent Landlord normally insures, naming the Landlord as an additional insured party thereto, and shall provide the Landlord with a certified copy of such policy or policies;
- (iv) that if both the Landlord and the Tenant have claims to be indemnified under any insurance taken out under this Lease, the indemnity shall be applied first to the settlement of the claim of the Landlord and the balance, if any, to the settlement of the claim of the Tenant;
- (v) that it will provide, within Thirty (30) days of the date of this Lease, either a certified copy of the policies or a certificate of insurance acceptable to the Landlord;
- (vi) that the policies shall include endorsements adding the Landlord as an additional named insured and providing that the insurer will advise the Landlord in advance of any cancellation or material change, and

will do so by written notice sent by registered mail;

- (vii) that the policies shall contain a cross-liability clause and breach of conditions clause protecting the named insured from acts of one named insured which may void or limit the protection afforded by the policy;

Indemnification

- (n) that it will indemnify the Landlord from and against all claims, lawsuits, damages, losses, costs, including legal costs, or expenses which the Landlord may incur by reason of:
 - (i) the use of the Premises by the Tenant, or the carrying on upon the Premises of any activity in relation to the Tenant's use of the Premises, and in respect of any loss, damage or injury sustained by any person while on the Premises for the purpose of doing business with the Tenant or otherwise dealing with the Tenant, where they are not covered by insurance or coverage has been denied by an insurer;
 - (ii) by reason of any defect in the Premises or any injury to any person or to any personal property contained on the Premises;
 - (iii) non-compliance by the Tenant with legal requirements under clause (j);

unless the claims, damages, losses, costs, expenses or injuries are the result of the negligence of the Landlord;

Builders Liens

- (o) that it will indemnify the Landlord from and against all claims for liens for wages or materials or for damage to persons or property caused during the making of or in connection with any excavation, construction, repairs, alterations, installations and additions which the Tenant may make or cause to be made on, in or to the Premises or any building or structure on the Premises, and the Tenant shall promptly take all legal action necessary to cause any lien to be discharged. The Landlord shall be at liberty to file a notice of interest against title to the Premises pursuant to the *Builders Lien Act*;

Possession

- (p) that it will at the expiration or sooner determination of this Lease peaceably surrender and give up possession of the Premises without notice from the Landlord, any right to notice to quit or vacate being hereby expressly waived

by the Tenant, any law, usage or custom to the contrary notwithstanding;

Maintenance

- (q) that it will maintain the Premises, at all times to an excellent standard of maintenance, subject to the satisfaction of the Landlord;
- (r) that it will provide receptacles for refuse and rubbish of all kinds, as well as remove such refuse and rubbish from the Premises at regular intervals and will not keep or leave any boxes, packing material or rubbish of any kind in or near the Premises or any passages connected with the same;
- (s) that it will keep clean and free from any rubbish, ice or snow, all walks, passages, yards and alleys on or adjacent to the Premises;

Signs

- (t) that it shall not display any sign, picture, advertisement, notice, lettering or direction on any part of the Premises without prior written approval of the Landlord.

6. ENVIRONMENTAL MATTERS

Definitions

For the purposes of this section 6:

“Contaminants” means any pollutants, contaminants, deleterious substances, underground or above-ground tanks, asbestos materials, hazardous, corrosive, or toxic substances, special waste or waste of any kind, or any other substance which is now or hereafter prohibited, controlled, or regulated under Environmental Laws; and

“Environmental Laws” means any statutes, laws, regulations, orders, bylaws, standards, guidelines, permits, and other lawful requirements of any governmental authority having jurisdiction over the Premises now or hereafter in force relating in any way to the environment, environmental assessment, health, occupational health and safety, or transportation of dangerous goods, including the principles of common law and equity.

Tenant's Covenants and Indemnity

The Tenant covenants and agrees as follows:

- (a) not to use or permit to be used all or any part of the Premises for the sale, storage, manufacture, handling, disposal, use, or any other dealing with any Contaminants, without the prior written consent of the Landlord, which may

be unreasonably withheld;

- (b) to strictly comply, and cause any person for whom it is in law responsible to comply, with all Environmental Laws regarding the use and occupancy of the Premises;
- (c) to promptly provide to the Landlord a copy of any environmental site assessment, audit, report, or test results relating to the Premises conducted by or for the Tenant at any time and at the Landlord's request from time to time to obtain from an independent environmental consultant approved by the Landlord an environmental site assessment of the Premises or an environmental audit of the operations at the Premises, including any additional investigations as the environmental consultant may recommend and to promptly provide such written authorizations as the Landlord may require from time to time to make inquiries of any governmental authority regarding the Tenant;
- (d) to waive the requirement, if any, for the Landlord to provide a site profile for the Premises under the *Environmental Management Act* or any regulations pursuant thereto;
- (e) to maintain all environmental site assessments, audits, reports, and test results relating to the Premises in strict confidence (including without limitation any governmental authority) except as required by law, or to the Tenant's professional advisers and lenders on a need-to-know basis, or with the prior written consent of the Landlord, which consent may be unreasonably withheld;
- (f) to promptly notify the Landlord in writing of any release of a Contaminant or any other occurrence or condition at the Premises or any adjacent property which could contaminate the Premises or subject the Landlord or the Tenant to any fines, penalties, orders, investigations, or proceedings under Environmental Laws;
- (g) on the expiry or earlier termination of this Lease, or at any time if requested by the Landlord or required by any governmental authority under Environmental Laws, to remove from the Premises all Contaminants, and to remediate by removal any contamination of the Premises or any adjacent property resulting from Contaminants, in either case brought onto, used at, or released from the Premises by the Tenant or any person for whom it is in law responsible. The Tenant shall perform these obligations promptly at its own cost and in accordance with Environmental Laws. All such Contaminants shall remain the property of the Tenant, notwithstanding any rule of law or other provision of this Lease to the contrary and notwithstanding the degree of their affixation to the Premises; and
- (h) to indemnify the Landlord and its shareholders, directors, officers, employees, agents, successors, and assigns from any and all liabilities,

actions, damages, claims, remediation cost recovery claims, losses, costs, orders, fines, penalties, and expenses whatsoever (including all legal and consultants' fees and expenses and the cost of remediation of the Premises and any adjacent property) arising from or in connection with:

- (i) any breach of or non-compliance with the provisions of this section 6 by the Tenant; or
- (ii) any release or alleged release of any Contaminants at or from the Premises related to or as a result of the use and occupation of the Premises or any act or omission of the Tenant or any person for whom it is in law responsible.

The obligations of the Tenant under this section 6 shall survive the expiry or earlier termination of this Lease.

7. LANDLORD'S COVENANTS

The Landlord covenants with the Tenant for quiet enjoyment.

8. MISCELLANEOUS COVENANTS

It is hereby mutually agreed:

Re-entry

- (a) that the Landlord may re-enter the Premises on non-payment of rent, or non-performance of covenants;

Effect of Waiver

- (b) that the Landlord by waiving or neglecting to enforce the right to forfeiture of this Lease or the right of re-entry upon breach of any covenant, condition or agreement in it does not waive its rights upon any subsequent breach of the same or any other covenant or condition of this Lease;

Holding Over

- (c) that if the Tenant holds over following the Term and the Landlord accepts rent, this Lease becomes a tenancy from month to month subject to those conditions in this Lease applicable to a tenancy from month to month, however, this clause shall not preclude lease term renewal without holdover;

Landlord's Payments

- (d) that if the Landlord incurs any damage, loss or expense or makes any payment for which the Tenant is liable under this Lease, then the Landlord

may add the cost or amount of the damage, loss, expense, or payments to the rent and may recover it as if it were rent in arrears;

Time

- (e) that time shall be of the essence of this Lease;

Distress

- (f) that if the Landlord is entitled to levy distress against the goods and chattels of the Tenant, the Landlord may use enough force necessary for that purpose and for gaining admittance to the Premises and the Tenant releases the Landlord from liability for any loss or damage sustained by the Tenant as a result;

Insolvency

- (g) that if
 - (i) the Term or any of the goods or chattels on the Premises are at any time seized or taken in execution or attachment by any creditor of the Tenant or under bill of sale or chattel mortgage; or
 - (ii) if a writ of execution issues against the goods or chattels of the Tenant; or
 - (iii) if the Tenant makes any assignment for the benefit of creditors; or
 - (iv) if the Tenant becomes insolvent or bankrupt; or
 - (v) being an incorporated company or society if proceedings are begun to wind up the company or society; or
 - (vi) if the Premises or any part of them becomes vacant and unoccupied for a period of Thirty (30) days or is used by any other person or persons for any purpose other than permitted in this Lease without the written consent of the Landlord;

the Term shall immediately become forfeited and the then current month's rent for the three months next following shall immediately become due and payable as liquidated damages to the Landlord, and the Landlord may re-enter and repossess the Premises despite any other provision of this Lease;

Termination

- (h) this Lease may be terminated with the mutual consent of the Landlord and the Tenant;

- (i) that, in case of alterations, additions or improvements are made to the leased Premises by the Tenant, such alterations, additions and improvements may be removed by the Tenant within One Hundred and Twenty (120) days following the termination or expiration of this Lease, provided that the Tenant, at its own expense, shall repair any damage to the leased Premises caused by such removal or by the original installation and if any such alterations, additions and the improvements shall remain on the leased Premises after the time periods provided herein, they shall remain on the leased Premises without compensation to the Tenant therefore and they shall become the sole and exclusive property of the Landlord;

Notices

- (j) that any notice required to be given under this Lease shall be deemed to be sufficiently given:
 - (i) if delivered at the time of delivery; and
 - (ii) if mailed from any government post office in the Province of British Columbia by prepaid, registered mail addressed as follows:

If to the Landlord:

Bag 340
Mackenzie, BC V0J 2C0

If to the Tenant:

Box 190
Valemount, BC
V0E 2Z0

or at the address of a party may from time to time designate, then the notice shall be deemed to have been received forty-eight (48) hours after the time and date of mailing. If, at the time of mailing the notice, the delivery of mail in the Province of British Columbia has been interrupted in whole or in part by reason of a strike, slowdown, lock-out or other labour dispute then the notice may only be given by actual delivery of it;

Net Lease

- (k) that this Lease shall be a completely carefree net lease to the Landlord as applicable to the Premises and the Landlord shall not be responsible during the Term for any cost, charges, expenses, or outlays of any nature whatsoever in respect of the Premises or its contents except those

mentioned in this Lease;

Interpretation

- (l) that when the singular or neuter are used in this Lease they include the plural or the feminine or the masculine or the body politic or corporate where the context or the parties require;
- (m) that the headings to the clauses in this Lease have been inserted as a matter of convenience and are for reference only and in no way define, limit or enlarge the scope or meaning of this Lease or any provision of it;

Binding Effect

- (n) that this Lease shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, successors, administrators and permitted assignees;

Law Applicable

- (o) that this Lease shall be construed in accordance with and governed by the laws applicable in the Province of British Columbia;
- (p) that all provisions of this Lease are to be construed as covenants and agreements as though the words importing covenants and agreements were used in each separate paragraph;

Effective Date

- (q) that this Lease shall take effect as of the 1st day of January, 2025 regardless of the dates of signing of this Lease.

IN WITNESS the parties have signed and sealed this Lease on the dates hereinafter set forth.

The **DISTRICT OF MACKENZIE**)
 by its authorized signatories:)
)
)
 _____)
 Chief Administrative Officer)
)
)
)

Yellowhead Helicopters Ltd.:)
by its authorized signatories)

_____))
Name:)

_____))
Name:)

SIGNED, SEALED AND DELIVERED)
in the presence of:)

_____))
Witness)

_____))
Address)

_____))
Occupation)

_____))
[Name]

DRAFT

COUNCIL MEMBER ACTIVITY REPORT

To: Mayor and Council
From: Mayor Joan Atkinson
Date: October 15, 2024
Subject: Activity for month of September 2024

Date:	Activity:
September 9	Participated in Northern Development Initiative Trust Regional Advisory Committee meeting. A total of 5 projects were supported totalling \$167,613.
September 11	Participated in Regional District of Fraser Fort George (RDFFG) meetings in Prince George including Agriculture Standing Committee, Environmental & Parks Standing Committee and Public Safety & Emergency Management Standing Committee
September 12	Chaired Fraser Fort George Regional Hospital Board meeting. Bylaw 352 was adopted which provides funding for the construction of the UHNBC Acute Care Tower
September 12	Participated in RDFFG monthly meeting
September 16-20	Attended the Union of BC Municipalities Annual convention in Vancouver. Meetings with Provincial Ministers included <ul style="list-style-type: none"> • Health - Topics of discussion (1) Hospital Diversions (2) Seniors Housing (3) Reducing Neurodivergent Assessment Wait Times • Mental Health & Addictions – Topic of discussion was the establishment of a Foundry Centre in Mackenzie • Forests – Topic of discussion (1) Closure of Parsnip West Forest Service Road (2) Expansion of Community Forest • Jobs, Economic Development and Innovation – Topic of discussion was Building Economic Development Capacity
September 21	Attended Chamber of Commerce Community Awards Night. Event was well attended; recognizing the outstanding contributions from members of the community who give “above and beyond”
September 23	Met with Sergeant Eamon McArthur (CO Service Omineca Zone) and Mackenzie’s newest conservation officer Katherine Brewer. Mackenzie now has two CO’s in the community. Sergeant McArther took the opportunity to thank us for replacing our old commercial bins and replacing them with bear resistant bins

September 23	Attended IREN Community Grant Event. A total of \$96,000 was disbursed to numerous not for profit organization in the community. I also participated in a video with IREN on their outstanding contribution in supporting Fibre Optic installation in the townsite
September 25	Attended Mackenzie Nordiques AGM. The cleanup of Kirby's Villa following this summer's fire will occur on September 20 in preparation of this year's ski season. The club was successful in having the tipping fees waived by the RDFFG
September 26	Attended the Truth and Reconciliation Gathering at McLeod Lake Indian Band. Event included Smudging, Drumming, discussion on the 94 Calls to Action and a community walk. Students from Mackenzie Secondary "First Peoples" class also attended. It was a very informative and emotional day for all attendees
September 27	Participated in Truth and Reconciliation Assembly at Mackenzie Secondary School. I spoke to the students on the importance of educating yourself on the negative impacts of Colonization and the 94 Calls to Action
September 30	Attended Viewing of Colonization Road at Mackenzie Community Services . This documentary film highlights the Public Lands Act of 1853 and its severe negative impact on First Nations

Respectfully Submitted,
 Mayor Joan Atkinson

COUNCIL MEMBER ACTIVITY REPORT

To: Mayor and Council
From: Councilor Wright
Date: **September 2024**
Subject: Report for September 2024

Councilor Wright Council Appointments:

Education Liaison
New Horizons Liaison
Williston Lake Elders Society Liaison
Prince George Treaty Advisory Committee
Deputy Mayor (August 1, 2024 – October 31, 2024)

Alternate For:

Mining Liaison
Indigenous Relations and Reconciliation Liaison
Asset Management Committee
Chamber of Commerce Liaison
Alternate Director for Regional District of Fraser-Fort George (RDFFG)
Alternate Member of Northern Development Initiative Trust's (NDIT) Regional Advisory Committee (RAC)

Activities:

Date:	Activity	Council Appointment:
September 13, 2024	Meeting with Mayor Atkinson, CAO Smith and the Executive Director of Mackenzie Community Services Sasha Van den Berg to discuss current state of MCFD Child Protection in Mackenzie.	N/A
September 13, 2024	Meeting with MCFD Lead for Mackenzie Raylene Bryce to discuss MCFD's role and work in Mackenzie.	N/A
September 15, 2024	Participated in a Board meeting of the North Central Local Government Association (NCLGA) at the Fraser Basin Council office in Vancouver.	N/A
September 16, 2024	<p>First Day of UBCM in Vancouver. Activities include but are not limited to these listed. Also numerous informal connections to others in the local government space throughout the day:</p> <ol style="list-style-type: none"> 1. Informational session on the new Emergency and Disaster Mangement Act. 2. A session featuring speeches and panel discussions on the resource economy and ways it needs to change to better support communities. 3. Meeting with Minister of Health Adrian Dix, Northern Health CEO Ciro Panessa amongst other Ministry staff where we discussed the issues of i) Hosptial Diversions, ii) Long Term Care Home for Seniors and iii) Neurodivergent Wait-times. 4. Attended a dinner hosted by the Truck Loggers Association, which featured speeches by Pollster David Colletto and Minister of Forests Bruce Ralston. 	Covered multiple roles.
September 17, 2024	<p>Second Day of UBCM:</p> <ol style="list-style-type: none"> 1. Spent the morning in the 'Small Town Forum' which was a series of presentations geared towards communities of 5000 people or less. 2. Attended an awards ceremony where UBCM presented awards to different municipalities for excellence in different areas. 3. Attended the opening reception where I got a chance to network with other elected officials from across the province. 	Covered multiple roles.
September 18, 2024	<p>Day 3 of UBCM, today was a big day for Team Mackenzie!</p> <ol style="list-style-type: none"> 1. Started with a presentation on 911 services in BC and potential changes moving forward. 	Covered multiple roles.

	<ol style="list-style-type: none"> 2. Meeting with the Ministry of Mental Health and Addiction, which included the Deputy Minister and Northern Health CEO Ciro Panessa to talk about Foundry expansion to Mackenzie. 3. Next a meeting with Forestry Minister Bruce Ralston to discuss i) FSR Roads that are being closed due to faulty infrastructure and ii) expansion of Community Forest tenure. 4. Attended a press event hosted by Houston's Mayor Shane Brienen and Mackenzie's Mayor Joan Atkinson to demand better action from the provincial government on Forestry. 5. Participated in a lunch hosted by the North Central Local Government Association. 6. Meeting with Minister of Education and Child Care Rachna Singh to discuss the multiple issues Mackenzie is having with SD57 and the need for more Child Care Spaces. 7. Meeting with Minister of Economic Development Brenda Bailey to discuss support for Economic Development Initiatives in Mackenzie. 8. Attended a town hall featuring Health Minister Adrian Dix, Citizen Services Minister Geroge Chow and Education Minister Rachna Singh. I was personally able to ask a question of Minister Singh about what she and her Ministry is doing around retention of current teachers. 9. Attended awards ceremony and reception of the Community Energy Association (CEA). 10. Attended reception hosted by the Council on Forest Industries (COFI). 	
September 19, 2024	<p>Day 4 of UBCM:</p> <ol style="list-style-type: none"> 1. Started with Resolution voting, which sees delegates from Municipalities voting on issues of collective importance, and whether we agree UBCM should advocate for moving forward. I spoke to Mackenzie's resolution advocating to lower wait times for Neurodivergent Assessments, which seemed to have unanimous support from members. 2. Watched a speech from Premier David Eby. Of note for Mackenzie, Premier Eby specifically mentioned Mayor Joan Atkinson and praised her for the work she did getting the acute tower deal done for the PG Hospital. 	Covered multiple roles.

	<ol style="list-style-type: none"> 3. Had some free time so wandered around the trade show, met with different businesses and organizations that have something to offer municipalities. 4. Participated in a meeting with representatives from BC Hydro. Councilor Brumovsky led the session, where he asked for BC Hydro’s help with our Downtown revitalization plan, in particular overhead Hydro infrastructure and whether it can be moved underground. I was able to ask at the end questions about accessibility and inclusion at BC Hydro Rec Sites, namely the bathrooms at the Alexander Mackenzie Landing. 5. Attended a session on Mental Health and Elected Officials. Which was a mixture of speeches and interactive activities. 6. Attended the Conference final Reception and Banquet. 	
September 20 th , 2024	<p>Final Day of UBCM</p> <ol style="list-style-type: none"> 1. Started the day with another round of resolution voting. 2. A speech was delivered by Federal Natural Resources Minister Jonathan Wilkinson. 3. A speech by BC Conservative John Rustad. 4. A speech and Q&A from BC Greens Leader Sonia Furstenau. I was able to ask one question, where I asked her what the BC Greens will do to support rural and northern forestry communities if elected. She did not really give a straight answer, she seemed to suggest a province wide switch to clean energy is part of the solution, but she was unclear how that connected specifically to rural and northern communities. 5. Finished with a final round of resolution voting. 6. In a personal highlight for me, I got to meet former Chief of Staff to Premier Christy Clark and current Hotel Pacifico host Mike McDonald! 	Covered multiple roles.
September 21, 2024	Attended the Community Awards hosted by the Mackenzie Chamber of Commerce	Chamber of Commerce Alternate
September 23, 2024	Attended the Community Grants Ceremony and Luncheon hosted by IREN	N/A
September 23, 2024	Had a meeting with Mackenzie’s Teachers Union President Shannon Pride to discuss education in Mackenzie	Education Liaison
September 24, 2024	Stopped by the Community Connections Fair at the Rec Centre for Seniors Week. Was able to participate in the ‘live it for a minute’ that the Access and Inclusion Committee hosted.	N/A

September 24, 2024	Was a guest speaker for a Foundry BC staff meeting, outlining what Mackenzie has been doing to try and advocate for Foundry to come to Mackenzie and what Mackenzie is currently doing to support youth	Education Liaison
September 26, 2024	Participated in an orientation session as a member of the Mackenzie Primary Care Network (PCN) Community Representative for the PCN Steering Committee on which I sit	N/A
September 27, 2024	Meeting with Foundry staff to debrief guest speaking appearance earlier in the week.	Education Liaison
September 30, 2024	Organized and facilitated a film screening in honour of Truth and Reconciliation Day in the Mackenzie Community Services Board Room. Screened the film 'Colonization Road' to 15 some odd people and raised \$100 for the First Nations Caring and Family Society.	N/A
September 30, 2024	Participated in the monthly Canadian Ski Instructors Alliance (CSIA) BC/Yukon Region Board meeting. Had an update from the National Board on the goings on there.	N/A

Respectfully Submitted,

Councilor Wright

COUNCIL MEMBER ACTIVITY REPORT

To: Mayor and Council

From: Councillor Viktor Brumovsky

Date: October 5, 2024

Subject: Report for the Months of August and September 2024

Date:	Activity:
August 6	Attended the monthly Mackenzie Chamber of Commerce Director's meeting.
August 7	Attended the monthly Mackenzie Wildfire Advisory Committee meeting.
August 22	Attended the final Night of Music in the Park at the Community Bike Park.
September 3	Attended the monthly Mackenzie Chamber of Commerce Director's meeting.
September 9	Participated in a guided tour of Mackenzie's new Firehall. It's an impressively well-thought out facility that should serve the community's and the firefighters needs for decades to come.
September 11	Attended the in-person Mackenzie Wildfire Advisory Committee meeting in our new firehall.
September 16	Attended a panel discussion on the rising costs of climate change mitigation. The thrust of the talk was that it is wise to preserve or rehabilitate natural features (e.g. floodplains, mixed forests) that provide some disaster protection in perpetuity at no cost to taxpayers.
September 16	Meeting with the Minister of Health where we discussed recruitment of health care staff, challenges around building senior's housing in our community, and strategies for reducing neurodivergent assessment wait times.
September 17	Attended a press release given by Mayor Atkinson and Mayor Brien (Houston) regarding the state of the forest industry in BC and the north in particular with direct statements about changes that would improve the situation and create/protect jobs and communities.
September 17	Attended a panel discussion for local governments titled "Making the Money you Spend Matter". I had hoped this would be about strategies for getting more value for every tax dollar we spend. Instead it was focused on spending more money to build social initiatives into

	everything we do. Ultimately not very applicable to our local situation.
September 17	Meeting with the Minister of Education where we discussed recent challenges with SD57 budget cuts, communication, and engagement. We also discussed the construction and provision of daycare services that are getting underway in our community at the present time.
September 17	Meeting with the Minister of Forests. We discussed the need to keep the West Parsnip FSR open past 41km. We also discussed options to get more volume for the community forest to increase the benefits we see from that partnership as we see our industrial tax base decrease.
September 17	Meeting with the Minister of Jobs, Economic Development, and Innovation to discuss our need for funding to have a full-time Economic Development staffer employed in the district to help us build and diversify our economic base.
September 17	Meeting with the Associate Deputy Minister for Mental Health and Addictions. We discussed our continued efforts to open a Foundry facility to provide youth mental health supports, and next steps for our community
September 17	Attended the ‘Small Talk Forum” for communities with fewer than 5,000 people. Topics that were presented included small communities efforts and learnings from making tourism more easy and accessible, improvements to local outdoor recreation facilities, and building below market housing.
September 18	Meeting with BC Hydro staff to discuss bringing back their beautification program to help us bring overhead utilities underground in the downtown core to make it more attractive and less cluttered for residents and visitors alike. We also discussed the need for accessible restrooms at Alexander Mackenzie’s Landing.

Respectfully Submitted,
Councillor Brumovsky

DISTRICT OF MACKENZIE

Bylaw No. 1519

A bylaw to amend "Tax Exemption Bylaw No. 1506, 2023"

WHEREAS the Council of the District of Mackenzie deems it prudent and desirable to amend its Tax Exemption Bylaw;

NOW THEREFORE Council of the District of Mackenzie, in open meeting, hereby enacts as follows:

- 1. That "Tax Exemption Bylaw No. 1506, 2023" is hereby amended as follows:

The following property is added and hereby exempt from taxation for the years 2025-2026:

- a. The land and improvements owned or occupied by the Mackenzie Autumn Lodge Society on Lot 1, Plan 18516, DL 12463 – Roll No. 2018.000.

- 2. This bylaw may be cited as "Tax Exemption Amendment Bylaw No. 1519, 2024."

READ a first time this _____ day of _____, 2024.

READ a second time this _____ day of _____, 2024.

READ a third time this _____ day of _____, 2024.

ADOPTED this _____ day of _____, 2024.

I hereby certify the foregoing to be a true and correct copy of District of Mackenzie Bylaw No. 1519 cited as "Tax Exemption Amendment Bylaw No. 1519, 2024."

Mayor

Corporate Officer

Corporate Officer