



Date: 13/05/2021

To: Chair and Directors, Cariboo Regional District Board

And To: John MacLean, Chief Administrative Officer

From: Darron Campbell, Manager of Community Services

Date of Meeting: Cariboo Regional District Board_May28_2021

File: 8400-20-01

Short Summary:

Anahim Lake Airport – Aircraft Hangar Use and Occupancy Agreement with Bella Coola Heli Sports

Voting:

Corporate Vote - Weighted

Memorandum:

In 2018, the Cariboo Regional District and the Anahim Lake Airport Commission received a request from Bella Coola Heli Sports (BCHS) for land at the airport to construct and occupy an aircraft hangar.

This was the first request for private hangar construction at the airport and thus required an initial concept land development plan and amendments to the fees and charges bylaw to enable the agreement costs to be set.

These steps have now been completed and following process delays due to the runway status concerns from Transport Canada and uncertainty caused by the COVID-19 pandemic, BCHS is now requesting to move the proposal forward.

The proposed use and occupancy agreement with BCHS has an initial ten-year term, with allowance for three renewal terms.

It has been confirmed by survey that the proposed location and preliminary building design do not infringe into the Obstacle Limitation Surfaces that protect the required airspace adjacent to the airport.

The use and occupancy agreement rates and terms have been discussed and confirmed by the Anahim Lake Airport Commission at its meeting in December 2018 and in subsequent working group emails in early 2019.

Attachments:

Proposed Aircraft Hangar Use and Occupancy Agreement with Bella Coola Heli Sports

Financial Implications:

The annual amount payable under the agreement is \$3,903 plus applicable taxes for the first three years of the term, after which the fee may be reset to reflect current market conditions. This fee is based on the rates set in the airport fees and charges bylaw (2019) of \$3.85 per square metre for the hangar building footprint and \$1.93 per square metre for the land component. The revenue will be allocated to the Anahim Lake Airport financial plan.

Policy Implications:

As required by the Local Government Act, public land disposition advertising for the proposed development site was completed on April 29 and May 6, 2021 and no questions or comments were received.

Regional District policy also requires that a \$10,000 refundable deposit be collected from the hangar proponent prior to construction to ensure satisfactory completion of the development.

Alignment with Strategic Plan:

- Communication:** Facilitate communication strategies throughout the entire Cariboo Regional District that meet the needs of residents, community stakeholders, and other levels of government.
- Planning:** Intentionally plan services and activities of the CRD to prepare for future needs of residents and community stakeholders.
- Economic Sustainability:** Foster an environment to ensure the economic sustainability of CRD communities and the region.
- Governance:** Ensure that CRD governance policy and practices are intentional, transparent, and respectful.

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CAO Comments:

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Options:

1. Endorsement of the recommendation;
2. Receipt and other action at the direction of the Board;
3. Receipt only;
4. Deferral.

Recommendation:

That the agenda item summary from Darron Campbell, Manager of Community Services, dated May 13, 2021, regarding a proposed aircraft hangar construction and occupancy license

agreement between the Regional District and Bella Coola Heli Sports, to enable development of a private hangar on the Anahim Lake Airport property with an initial term of ten years and including three renewals, at an annual fee of \$3,903 plus applicable taxes, be received, Further, that the appropriate signatories be authorized to enter into the agreement.