

District of Invermere

# Lake Windermere Resort Lands Alternative Approval Process

## Mayor's Message

The time has come. The question about what is going on with the LWR lands has been batted around for the last 20 some odd years. The gate way to our town has looked like an old dirt pile and storage lot for most of the time and a parking lot during the summer months. The developer of the day bought this land for the soul purpose of economic development, obviously, this has not happened for whatever reason, which means the DOI has not seen any taxation or beautifying benefits.

Mayor and Council have talked about this land for many years thinking it would be a great idea to get it back into our hands so that our community could plan and decide how best to put this property to good use. Creating better access to the Lake, possible small commercial areas for seasonal uses, higher density residential area, park lands, over all beautification and a water front project that we could all be proud of.

There have been a few questions raised that I would like to give a view on and appreciate them all, as our citizens become engaged in this process.

### ***Does it include the Lakeside property?***

It does not, and the opportunity for that property will not come up in this purchase. The Lakeside is under different ownership.

### ***Who is paying for the property?***

The community will be paying for the project initially, and as soon as we have had good community input and planning, I see opportunities for some parcels to be sold and severed off for development purposes with definite projects in mind. This along with possible granting opportunities and other possible partners could lower the long term borrow.

### ***If the developer couldn't develop, what would make it different for the DOI?***

The developer brought plans to the table, and the DOI turned them down, I believe rightly so. The developer was looking at residential areas along the river, which I agree would have made sense for the development for sales appeal but not for our residents who would not have had the freedom to enjoy that river frontage. Connectivity by way of boardwalk from the bridge, connecting into James Chabot and up to the downtown core would be an ideal connection. We as a community can plan and implement ideas such as this.

Mayor and Council have many projects on the go, but we believe this is a priority. Enhance the entry into town, add additional park space, future commercial areas, and the list goes on. I thank everyone for your questions as this shows you are engaged. So now is the time to ask, give input, take in open houses, and plan for ours, and future generations.

Regards  
Mayor Al Miller

**Open Houses will be held at the  
Columbia Valley Centre:**

- March 20 at 7:00 p.m.
- March 27 at 7:00 p.m.

**It will consist of a short  
presentation and information  
available for review.**



## Background

On Saturday, October 20, 2018, the public voiced their opinion on the potential land purchase of the former Lake Windermere Resort Lands. The public was asked:

**“Would you support the District purchasing the ‘Lake Windermere Resort Lands’, located in Athalmer, for an amount not to exceed \$5,000,000?”**

The public voted in support of the concept with 66% of the voters saying “Yes”. Since then Council has been reviewing options for financing, assessing the risk associated with purchasing the lands and securing a firm agreement with the owners that accommodates public consultation and approval processes.

On February 5, 2019, Council introduced a borrowing bylaw to facilitate the purchase by borrowing an amount not to exceed \$5,000,000 to allow the District to initiate a public engagement and approval process called the Alternate Approval Process. With the green light from the Province to proceed to the public consultation process received on February 26, 2019, the District is now beginning the alternate approval and public consultation processes over the next 6 weeks.

In order for the District to borrow the funds and purchase the land, the District has chosen to initiate an alternate approval process. This process allows Council to seek approval without going through a formal referendum. The alternate approval process was chosen based upon the results of the opinion poll and the strong indication of support for the proposed purchase.



## What is the Alternate Approval Process?

The Alternative Approval Process (AAP) process is a tool provided by the Province to seek elector assent without the cost associated with holding a referendum. The AAP process allows you, as a resident and taxpayer, to indicate your **opposition** to a proposal by the submission of a signed elector form.

The process requires eligible resident and non-resident electors to sign and submit a form if they are **opposed** to the adoption of the borrowing bylaw. If residents and non-residents are in favour, they do not do anything.

The District is proceeding with the AAP to seek your assent to allow the approval of the bylaws that would allow the District to borrow an amount not to exceed \$5,000,000.

Based on an estimate of eligible resident electors and non-resident property electors, it would take 239 (10%) or more elector responses (those electors who oppose the loan) to defeat the Alternative Approval Process and prevent the Council from adopting Loan Authorization Bylaw No. 1557, 2019. If the Alternative Approval Process is defeated, the Council could then decide whether or not it wanted to pursue approval of a 25-year loan through assent voting (Referendum).

