

CITY OF CASTLEGAR

BYLAW 599

A bylaw to establish a specified area for the purpose of revitalization of an area within the downtown core of the City of Castlegar and to authorize the borrowing of funds necessary thereto.

WHEREAS Division (2) of Part 16 of the Municipal Act being Chapter 290, R.S.B.C. 1979 provides Council with the authority to establish areas for the financing of works therefor;

AND WHEREAS it is deemed expedient to have certain works undertaken to contribute to the beautification of the downtown core of the City of Castlegar, including underground installation of telephone, electricity and television cables and construction and installation of a water system, storm sewer system, street lighting, curbs and gutters, sidewalks, paving, trees, plants, signs, benches, bollards, line painting, irrigation, topsoil and all ancillary and incidental things therewith (the "Works");

AND WHEREAS the Council of the City of Castlegar has, under the initiative plan, in compliance with Sections 656 and 657 of the Municipal Act, given one month's notice by way of publication and mailing of such notice to the owners of parcels liable to be specially charged that it intends to undertake the Works, as provided for in Section 674 of the Municipal Act;

AND WHEREAS a majority of the owners representing at least one-half of the value of the parcels which are liable to be specially charged, have not presented a petition against the proposed Works being undertaken and have no objection to contribute to the beautification and improvement of the downtown core of the Municipality;

AND WHEREAS the cost for such Works is estimated to be \$4,951,000;

AND WHEREAS the amount of debt to be created by this Bylaw is \$3,325,000;

AND WHEREAS financing of the proposal shall be carried out in part through a loan from the Provincial Government under the Downtown Revitalization Program and Special Appropriation Act and the Municipal Finance Authority of British Columbia;

AND WHEREAS the amount of the assessed value for the municipality for general purposes of the taxable land and improvements for the current year and for each of the two years immediately preceding the current year were:

1991	\$220,871,875
1990	\$177,378,081
1989	\$170,030,615

AND WHEREAS the amount of the assessed value for the Specified Area for general purposes of the taxable land and improvements for the current year and for each of the two years immediately preceding the current year, excluding residential, were:

1991	\$8,923,600
1990	\$8,073,200
1989	\$8,073,200

AND WHEREAS the depreciated value as at the 31st day of December 1990 of utility systems and other municipal enterprises for which the municipality possesses subsisting certificates of self-liquidation granted by the Inspector of Municipalities was \$15,086,490;

AND WHEREAS the amount of the existing outstanding debenture debt of the Municipality is \$5,203,396 as at December 3, 1991, of which \$4,421,396 is existing outstanding debenture debt and \$782,000 is existing outstanding and unissued and none of the principal or interest of the debenture debt of the municipality is in arrears;

AND WHEREAS the maximum term for which debentures may be issued to secure the debt created by this Bylaw is 15 years;

NOW THEREFORE the Council of the City of Castlegar, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "Downtown Revitalization Specified Area Establishment and Loan Authorization Bylaw".
2. The Council of the City of Castlegar is hereby empowered and authorized to:
 - (a) establish a Specified Area hereinafter referred to as the "Downtown Revitalization Specified Area" and such area shall be comprised of that tract of land outlined in heavy black line on Schedule 'A' and comprised of those properties listed on Schedule 'B', which are attached to and form part of this Bylaw; and
 - (b) undertake and carry out, or cause to be carried out, improvements in the Specified Area consisting of the Works and to do all things necessary in conjunction therewith and without limiting the generality of the foregoing:
 - (i) borrow upon the credit of the Municipality a sum not exceeding \$3,325,000 and in connection therewith to enter into an agreement with the Province of British Columbia under the Downtown Revitalization Program pursuant to the Special Appropriation Act for the term financing of all or a portion of such sum;
 - (ii) acquire all such easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for, or in connection with, the construction of said Works.
3. (a) The cost of providing the Works in the Specified Area in the total amount of \$3,325,000 shall be borne:
 - (i) as to \$1,662,500 by the Municipality;
 - (ii) as to \$1,662,500 by the owners of land in the Specified Area, and a sum sufficient therefor shall be recovered for such period of time as is necessary by the imposition of a tax rate for general municipal purposes on the actual value of land and improvements.
- (b) The cost of providing improvements other than the Works in the Specified Area shall be borne by the Municipality.

READ A FIRST TIME on the 17th day of December, 1991.

READ A SECOND TIME on the 17th day of December, 1991.

READ A THIRD TIME AND PASSED on the 3rd day of January, 1992.

RECEIVED THE APPROVAL OF THE INSPECTOR OF MUNICIPALITIES on the 11th day of February 1992.

RECONSIDERED, AND ADOPTED on the 24th day of February , 1992.

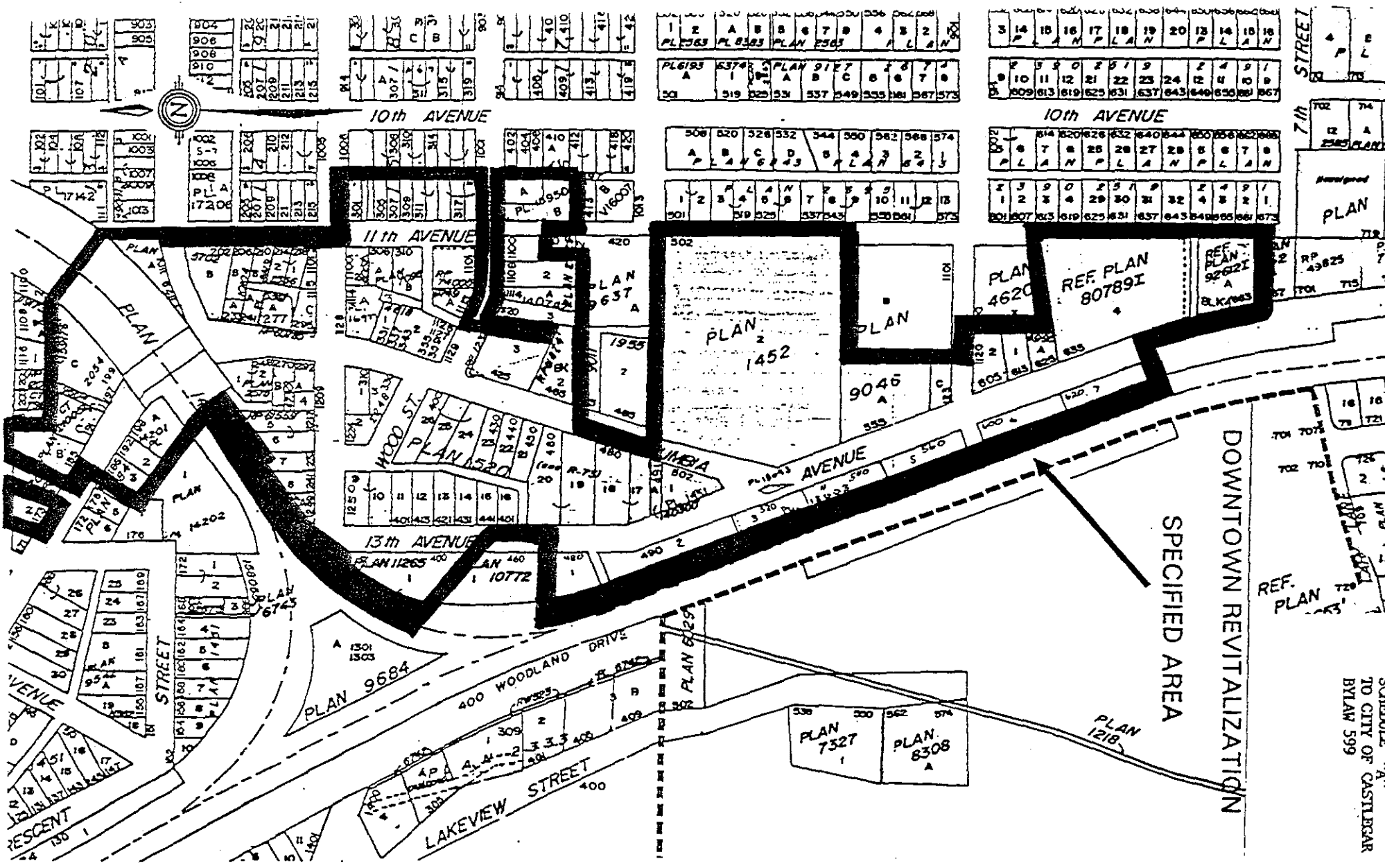
I hereby certify that this is a true and correct
 copy of City of Castlegar Downtown Revitalization
Specified Area Establishment
and Loan Authorization Bylaw No. 599
 as ~~passed~~ given 3rd reading by the Castlegar City Council on the
3rd day of January 1992
 Signed this 21th day of January 1992
Betty Price
 City Clerk

D. L. Wade

 Mayor

Betty Price

 Clerk



DOWNTOWN REVITALIZATION
 SPECIFIED AREA

SCHEME "A"
 TO CITY OF CASTLEBAR
 BY AM 599

FOLIO	ADDRESS	LEGAL DESCRIPTION
008:000	301 11th Ave	Lot 1, Blk 15, Pl 650, DL 181 & Lot 2 (exp. Pcl A)
010:052	303 11th Ave	Pcl A, Lot 2, Blk 15, Plan 650, L 181
010:054	305 11th Ave	Lot 3, Blk 15, Plan 650, DL 181
010:056	307 11th Ave	Lot 4, Blk 15, Plan 650, DL 181
010:058	309 11th Ave	Lot 5, Blk 15, Plan 650, DL 181
010:060	311 317 11th Ave	Lots 6-10, Blk 15, Plan 650, DL 181
015:060	1010 Fourth St	Lot A, Plan 15950, DL 181
015:070	1016 Fourth St	Lot B, Plan 15950, DL 181
590:000	248 Columbia Ave	Lot 1-2, Plan 2578, DL 4598
591:000	292 Columbia Ave	Lot A, Plan 4730, DL 4598
592:000	270 Columbia Ave	Lot B, Plan 4730, DL 4598
593:000	1209 Third St	Lot 4, Plan 1520, DL 4598
594:000	1217 Third St	Lot 5-6, Plan 1520, DL 4598
595:000	1233 Third St	Lot 7, Blk 1, Plan 1520, DL 4598
596:000	1241 Third St	Lot 8, Plan 1520, DL 4598
597:000	1249 Third St	Pcl A, Lot 8, Blk 1, Plan 1520, DL 4598
598:000	1250 Third St	Lot 9-10, Plan 1520, DL 4598
599:000	401 13th Ave	Lot 11, Plan 1520, DL 4598
600:000	413 13th Ave	Lot 12, Plan 1520, DL 4598
601:000	421 13th Ave	Lot 13, Plan 1520, DL 4598
602:000	431 13th Ave	Lot 14, Plan 1520, DL 4598
602:050	441 13th Ave	Lot 15, Plan 1520, DL 4598
603:000	451 13th Ave	Lot 16, Plan 1520, DL 4598
604:000	491 13th Ave	Parcel A, AM Lot 17, Blk 1, Plan 1520, DL 4598
605:000	480 Columbia Ave	Plan 1520, DL 4598 PID#015677621 015677664 B
605:050	460 Columbia Ave	Lot 19-20, Plan 1520, DL 4598
606:025	450 Columbia Ave	Lot 21, Plan 1520, DL 4598
606:050	440 Columbia Ave	Lot 22, Plan 1520, DL 4598
606:075	430 Columbia Ave	Lot 23, Plan 1520, DL 4598
607:000	400 Columbia Ave	Lot 24-26, Plan 1520, DL 4598
608:000	310 Columbia Ave	Lot 1, Plan 2248, DL 4598
609:000	1224 Third St	Lot 2, Plan 2248, DL 4598
610:000	330 Columbia Ave	Lot 3, Plan 2248, DL 4598
616:000	185 Columbia Ave	Lot B, Plan 2054, DL 4598
617:000	191 Columbia Ave	Lot 1, Plan 9604, DL 4598
617:004	197 Columbia Ave	Parcel 1, Lot C, Plan 2054, DL 4598
619:004	173 Columbia Ave	Lot 2, Plan 2998, DL 4598
620:100	198 Columbia Ave	Lot A, Plan 14201, DL 4598
621:000	192 Columbia Ave	Lot 2, Plan 1984, DL 4598
622:000	186 Columbia Ave	Lot 3, Plan 1984, DL 4598
628:010	1100 Fourth St	Lot 1, Plan 2029, DL 4598
629:000	1108 Fourth St	Lot 2, Plan 2029, DL 4598
630:000	1114 Fourth St	Parcel A, Lot 3, Plan 2029, DL 4598
631:000	1120 Fourth St	Lot 3, Plan 2029, DL 4598
632:000	465 Columbia Ave	Parcel B, Lot 2, Plan 1955, DL 4598
636:000	425 Columbia Ave	Block 3, Plan 1955, DL 4598
637:000	331 Columbia Ave	Lot 1, Plan 4618, DL 4598
637:005	337 359 Columbia Ave	Lot 2, Plan 4618, DL 4598
638:002	1115 Fourth St	Lot A, Plan 9749, DL 4598
638:010	1101 Fourth St	Plan 1955, DL 4598
641:000	1101 1129 Second St	Lot A, Plan 5702, DL 4598
642:000	202 11th Ave	Lot B, Plan 5702, DL 4598
643:000	214 218 11th Ave	Lot 1-2, Plan 2356, DL 4598
643:020	277 Columbia Ave	Lot A, Plan 5361, DL 4598
644:000	241 Columbia Ave	Lot A, Plan 4149, DL 4598
644:010	210 11th Ave	Lot B, Plan 4149, DL 4598
645:000	206 11th Ave	Lot B, Plan 10104, DL 4598
645:050	233 Columbia Ave	Lot A, Plan 10104, DL 4598
647:000	295 Columbia Ave	Parcel C, Plan 1520, DL 4598
647:001	1101 Third St	Lot 1, Plan 10942, DL 4598
648:005	1128 Third St	Lot A, Plan 16977, DL 4598
648:015	1100 1104 Third St	Parcel 1, Lot 2, Plan 4052, DL 4598
648:018	1106 Third St	Lot 2, Plan 4052, DL 6424
648:020	306 11th Ave	Lot A, Plan 7096, DL 4598
648:025	310 11th Ave	Lot B, Plan 7096, DL 4598
783:000	502 Columbia Ave	Lot AM 1, Plan 1452, DL 11975
784:000	502 11th Ave	Lot 2, Plan 1452, DL 11975
784:010	555 Columbia Ave	Lot A, Plan 9046, DL 11975
784:020	1113 6th Street	Lot C, Plan 9046, DL 11975
786:000	663 Columbia Ave	Parcel A, Lot 4, Plan 1452, DL 11975
787:000	613 Columbia Ave	Lot 1, Plan 4620, DL 11975
787:010	625 Columbia Ave	Lot A, Plan 4995, DL 11975
788:000	605 Columbia Ave	Lot 2, Plan 4620, DL 11975
790:000	635 Columbia Ave	Pcl A, Lot 4, Plan 1452, DL 11975
805:061	480 13th Ave	Lot 1, Plan 18603, DL 4598, 5637
805:063	490 13th Ave	Lot 2, Plan 18603, DL 4598, 5637
805:065	520 Columbia Ave.	Lot 3, Plan 18603, DL 5637
805:067	540 Columbia Ave.	Lot 4, Plan 18603, DL 5637
805:069	560 Columbia Ave.	Lot 5, Plan 18603, DL 5637
805:071	600 Columbia Ave.	Lot 6, Plan 18603, DL 5637
805:073	620 Columbia Ave.	Lot 7, Plan 18603, DL 5637
805:075	400 13th Ave	Lot 1, Plan 11265, DL 4598

Province of British Columbia



No.

Statutory Approval

Under the provisions of section 332

of the Municipal Act

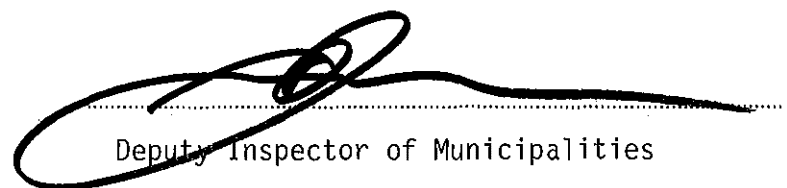
I hereby approve Bylaw No. 599

of the City of Castlegar, *a copy*

of which is attached hereto.

Dated this 11th *day*

of February, 1992


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Deputy Inspector of Municipalities