

Information Package

Edgewater Commercial Space Service - Upcoming Vote



A vote will be held on November 22 on the proposed Edgewater Commercial Space Service, which would establish a service to build, operate & maintain a commercial space and borrow funds for its construction.

BACKGROUND

In 2006, the RDEK took over all services formerly provided by the Edgewater Improvement District including the water system, street lighting, recreation, and the volunteer fire department. Ownership of the old Improvement District office building (contains the post office and reading centre) as well as the community hall and outdoor rink was also transferred to the RDEK.

The Edgewater Recreation Service was established to provide funding for recreation facilities and programs including maintenance of the facilities noted above. Under the Edgewater Recreation service, the RDEK provides funding to the Edgewater Recreation Society, and they are responsible for providing recreation services to the community and for the maintenance and day to day operation of the facilities.

The old Improvement District office building was used as the community library, as a garage by the RDEK Engineering Department, and as the Post Office. The building has seen significant deterioration over the last several years showing clear signs of structural distress. In 2022, an assessment was completed by a structural engineer who reported that the building has severe settlement and structural issues and recommended closure of the library and garage space. To allow short term occupation of the building for the Post Office until a permanent solution was found, the RDEK has carried out recommended repairs and implemented various monitoring systems. At the RDEK's July 2025 Board meeting, it was resolved that due to compromised structural integrity the building occupied by the Edgewater Post Office be permanently closed and decommissioned on May 31, 2026, subject to conditions related to structural assessments and maintenance of the building.

Recognizing that the Post Office has been a central community hub and holds a strong value to residents, the RDEK and Electoral Area Director have explored several options for a temporary or long-term solution for the Post Office. Along with expressed community support, it was determined that construction of space would function well for a post office.

KEY DATES

NOTICES

-  **October 16** - Notice of Application to Volunteer as a Scrutineer WE ARE HERE
-  **October 16** - Notice of Advance Registration
-   **October 28 - Public Info Meeting 7pm - Edgewater Community Hall**
-  **October 29 – November 7** - Application Period to Act as a Scrutineer
-  **October 30** - Notice of Advance Voting
-  **October 30** - Notice of Assent Vote
-  **November 7** - Advance Registration Closes
-  **November 7** - Last day to apply as a Scrutineer

ADVANCE & GENERAL VOTING

-  **November 12** - Advance Voting Day
-  **November 22** - General Voting Day

DECLARATION & ADOPTION

-  **November 25** - Official Declaration of Assent Vote Results
-  **December 12** - ***if vote is in favour*** Service Establishment & Loan Authorization Bylaw for Adoption



**HAVE YOUR SAY.
EVERY VOICE,
EVERY VOTE, MATTERS.**



THE SERVICE

The construction, leasing, operating and maintaining of a new space will require the establishment of a new service and debenture borrowing. The Board adopted that the method of receiving approval by the electors would be by assent vote. It was determined that this was the best method which allows an opportunity for the community to determine whether they wish to have new taxation and related borrowing to support the proposed new service.

While the intended use of the space is to lease for a post office, this could change in the future if the post office isn't an option, such as if Canada Post changes its approach to rural postal services. In such circumstances, the building could be used by the RDEK or leased to another entity as a community benefit.

Other potential uses have not been considered in depth; however, we have tried to future proof the service establishment bylaw in case circumstance changes with Canada Post. It is possible that the space could be leased out for market rent to a business.

COSTS & TAXATION

Costs for the proposed Edgewater Commercial Space Service would be recovered by a property tax on assessed value of land and improvements within the Service Area. The maximum that can be charged under the proposed bylaw is \$0.33 per \$1,000 of taxable assessed value.

Construction of a space would be funded by debenture borrowing through the Municipal Finance Authority (MFA). The proposed amount of the borrowing is a maximum of \$450,000, which covers capital costs associated with the building such as zoning, legal, permits, site works, site servicing, procurement of a 800 sq.ft. modular building, design, construction delivery and installation, basic fixtures and equipment, and applicable taxes, plus the required 1% debt reserve deposit.

The recommended term of the debenture is 15 years. Based on the MFA's estimated interest rate of 4.75%, the annual principal and interest payment would be \$44,869. As the debt gets paid down, the RDEK will begin making annual contributions to a building reserve fund to ensure funds are available for future replacement or major repairs.

The budget estimate for year one and year ten is shown below. The budget in year one includes repayment of estimated costs to establish the service.

BUDGET COMPARISON YEAR 1 AND YEAR 10

Service Costs	Year 1	Year 10
Service Establishment Cost	\$ 42,000	\$ 0
Salaries, Insurance, Maintenance & OH	11,437	16,307
Debenture Payment	10,688	44,869
Estimated Budget	64,125	61,176
Provincial Collection Fee (5.25%)	3,367	3,212
ESTIMATED TAXATION	\$ 67,492	\$ 64,388

The 2025 assessed value of land and improvements for the proposed service area is \$237,488,582. Based on the estimated budget, the mill rate and cost per average residential property valued at \$303,000 would be:

	Mill Rate / \$1000 of Assessed Value	Tax on Average Residential Property*
Year 1 (2026)	\$0.28	\$86
Year 2 (2027)	\$0.24	\$74
Year 10 (2036)	\$0.27	\$82
Bylaw Maximum	\$0.33	\$99

*including the 5.25% Province of BC collection fee

JOIN US

**PUBLIC
INFO MEETING**

October 28, 2025 - 7:00PM

**Edgewater Community Hall
(4818 Selkirk Ave, Edgewater)**

There will be presentations on all aspects of the proposed service and an opportunity for questions and answers.

THE QUESTION

This is the question that will be on the ballot on Saturday, November 22, 2025:

"Are you in favour of the Regional District of East Kootenay adopting Bylaw No. 3379 and Bylaw No. 3380 to:

- establish the "Edgewater Commercial Space Service" for the purpose of constructing, leasing, operating, and maintaining space which will be leased to entities such as public authorities, societies, corporations, or individuals, or used by the RDEK, for the provision of services that benefit the community in the Edgewater area; and*
- borrow up to \$450,000 amortized over a maximum of 15 years for the construction of a space for the purposes of the Edgewater Commercial Space Service; and*
- annually requisition a maximum of \$0.33 per \$1,000 of the net taxable value of land and improvements to pay for the service?"*

VOTING DETAILS & ELECTOR ELIGIBILITY

The RDEK will be holding an assent vote in November. If you are a qualified elector of the proposed Edgewater Commercial Space Service, you will be able to vote. Voting will be held as follows:

General Voting Day

Saturday, November 22, 2025

8:00 am to 8:00 pm

Edgewater Community Hall

4818 Selkirk Ave, Edgewater

Advance Voting

Wednesday, November 12, 2025

8:00 am to 8:00 pm

Edgewater Community Hall

4818 Selkirk Ave, Edgewater

Elector Qualifications

To vote, you must be a resident of, or own property within, the proposed Edgewater Commercial Space Service Area and qualify as a Resident Elector or Non-Resident Property Elector.

Resident Elector

To qualify as a Resident Elector, you must:

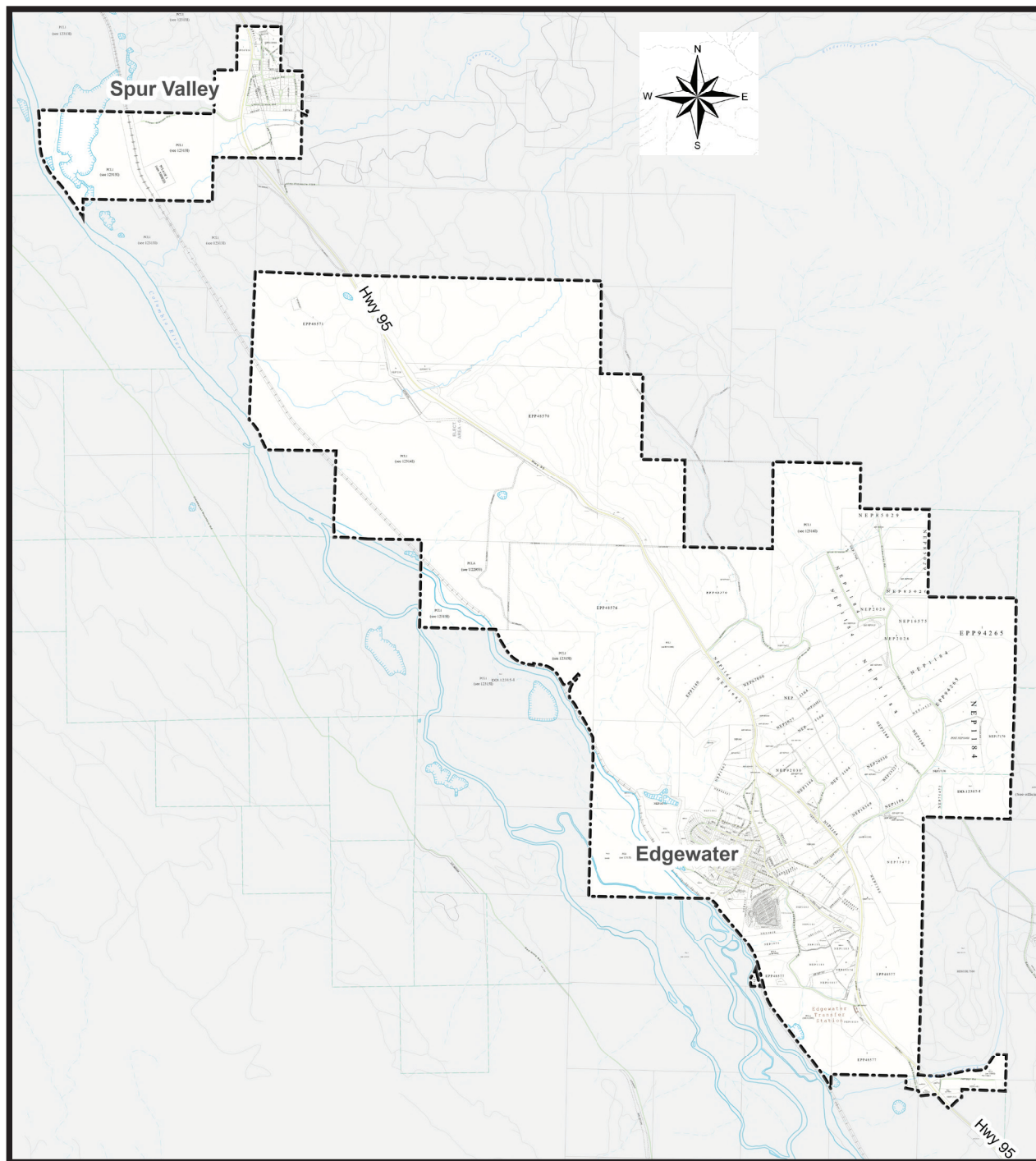
- be age 18 or older; and
- be a Canadian citizen; and
- be a resident of BC for at least 6 months immediately before the day of voting; and
- be a resident of the Edgewater Commercial Space Service Area voting area; and,
- not be disqualified under the *Local Government Act* or any other enactment from voting in an election or assent voting or be otherwise disqualified by law.

Non-Resident Property Elector

To qualify as a Non-Resident Property Elector, you must:

- be age 18 or older; and
- be a Canadian citizen; and
- be a resident of BC for at least 6 months immediately before the day of voting;
- be a registered owner of real property (land) in the Edgewater Commercial Space Service voting area for at least 30 days immediately before the day of registration; and
- not be entitled to register as a Resident Elector; and
- not be disqualified under the *Local Government Act* or any other enactment from voting in an election or assent voting or be otherwise disqualified by law; and
- the only persons who are registered owners of the real property, either as joint tenants or tenants in common, are individuals who are not holding the property in trust for a corporation or other trust; and
- if there is more than one registered owner of the property, only one of those individuals may, with the written consent of the majority of the owners, register as a non-resident property elector.

MAP OF PROPOSED COMMERCIAL SPACE SERVICE AREA



FOR MORE INFORMATION

This package provides an overview and details on the costs of the project. If you have questions, please contact the RDEK at 250-489-2791 or toll free at 1-888-478-7335.

- **Service, Voting and Elector Eligibility:** Tina Hlushak, Chief Election Officer, elections@rdek.bc.ca
- **Taxation & Financial Information:** Holly Ronnquist, Chief Financial Officer, hronnquist@rdek.bc.ca

You can also contact Electoral Area G Director, Roberta Schnider at 250-688-0314 or director.schnider@rdek.bc.ca.

