

PROVINCE OF BRITISH COLUMBIA

ORDER OF THE MINISTER OF

MUNICIPAL AFFAIRS

*University Endowment Land Act
[RSBC 1996] Chapter 469*

Ministerial Order No.

I, Josie Osborne, Minister of Municipal Affairs, order that pursuant to Sections 12(1) and 12(2)(a) of the *University Endowment Lands Act*:

- a) the University Endowment Lands *Official Community Plan Bylaw* adopted on October 14, 2005 be amended as provided in Appendix 1 to this Order.

Date

Minister of Municipal Affairs

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: *University Endowment Land Act, Section 12*

Other: _____

APPENDIX 1 TO THE MINISTER'S ORDER AMENDMENT TO THE UEL OFFICIAL COMMUNITY PLAN

INSTRUCTION

- a) Renumber Section 4.1 (c) and 4.1 (d) to 4.1 (d) and 4.1 (e) respectively; and
- b) Add new Section 4.1 (c) titled "Community Centre Advisory Board" containing the following:

Background

The lelørn development (formerly known as Block F) includes provisions for the developer, Musqueam Block F Land Ltd – Incorporation No. 0817948 ("MBFLL"), to build and turn-over to the Province a new community centre for the use of all UEL residents. The community centre will be operated by the Crown, either directly or indirectly, as determined by the UEL Manager.

To assist in the funding of the community centre operations, certain lelørn market residential properties are required to pay an annual fee for each building unit to cover the cost of membership to the community centre. This commitment and the fee rate are secured by covenant on title for each applicable market residential property. requiring execution of a Community Centre Contribution Agreement with the Province, before occupancy of each building. The fee, per unit, entitles the residents in those units ("residents of lelørn Residential Units") to membership in the community centre.

Any other UEL residential household may acquire annual membership, on a voluntary basis, at the same per unit fee rate as the lelørn Residential Units. And other UEL multi-family residential properties may establish similar covenants, through change in land use applications, with fee rates equal to those of the lelørn Residential Units. Combined, these memberships shall be per household and referred to as "Qualified UEL Residential Units".

Each Community Centre Contribution Agreement will require that the community centre's strategic, high level direction, be guided by recommendations made by a "Community Centre Advisory Board" (CCAB), a society under the Societies Act to be established before community centre opening.

CCAB Purpose

The purpose of the CCAB shall be to provide strategic, high-level advice on the community centre operations, including:

- reviewing, at least once every five (5) years, a strategic plan for the community centre's operation;
- reviewing the community centre's annual budget, including providing recommendations on fees and revenue sources;
- providing recommendations on the community centre's programming, and;
- reviewing the community centre's performance against its budget and Strategic Plan.

For clarity, the CCAB shall not have a role in the day-to-day operation of the community centre, nor have any operational staff of the community centre reporting to it. Recommendations of the CCAB are not binding on the Crown.

CCAB Structure

The UEL Manager shall convene a meeting of the CCAB no less than six (6) months prior to the opening of the Community Centre.

The initial CCAB shall comprise five Directors, as follows: one Director appointed by the Manager; one Director appointed by MBFLL; two Directors appointed jointly by MBFLL and the registered owner of Lot 3 District Lot 140 Group 1 New Westminster District, Plan EPP68418 to represent Residents of Ielərn Residential Units; and one Director appointed by the Manager to represent (or future) Residents of Qualified UEL Residential Units. The Manager may request the UEL Community Advisory Council provide a candidate for the latter position.

If MBFLL ceases to own a parcel of land within the Ielərn Lands, MBFLL shall no longer be entitled to appoint its single Director and its appointed Director shall resign as a Director.

At first annual general meeting of the CCAB once there is more than one strata plan with Ielərn Residential Lots occupied under applicable enactments, the two CCAB Directors appointed jointly by MBFLL and the registered owner of Lot 3 District Lot 140 Group 1 New Westminster District Plan EPP68418 to represent Residents of Ielərn Residential Units shall resign and be replaced with two Directors elected by the Ielərn residential lots. Thereafter, there shall be no less than two CCAB Directors elected by the Ielərn residential lots.

At any subsequent annual general meeting once the number of Ielərn Residential Units that may be occupied under applicable enactments exceeds 1,000 the Ielərn Contribution Providers shall be entitled to elect another CCAB Director. Thereafter the Ielərn residential lots shall be entitled to elect one additional CCAB Director for each increment of 500 Ielərn Residential Units (beyond the initial 1,000) that may be occupied under applicable enactments.

At the first annual general meeting of the CCAB once the number of Qualified UEL Residential Units exceeds 500, the number of CCAB Directors representing Residents of Qualified UEL Residential Units shall be increased by one and the Manager shall be entitled to appoint such additional Director. Thereafter, the Manager shall be entitled to appoint one additional CCAB Directors to represent Residents of Qualified UEL Residential Units for each increment of 500 Qualified UEL Residential Units (beyond the initial 500).

The Manager may hold an election for the appointment of these Directors, in which case, each UEL Qualified Residential Unit shall be entitled to one vote for CCAB Director(s) representing Residents of Qualified UEL Residential Units.

Director appointment / election terms shall be staggered, so that all Director terms do not end at the same time.

Community Centre Members shall be provided with the following specific benefits, not afforded to non-members:

1. No additional fee or payment for Basic Services.
2. Access to designated facilities outside of normal operating hours as defined from time to time.
3. Preferred rates for certain programs offered by the Community Centre.

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