

District of Squamish
BYLAW NO. 3182, 2025

A bylaw to establish the
Downtown Squamish Business Improvement Area

WHEREAS a municipal council may under the Community Charter grant money to an organization that has as one of its aims, functions and purposes, the planning and implementation of Business Promotion Scheme;

AND WHEREAS Council of the District of Squamish has previously adopted Downtown Squamish Business Improvement Area Bylaws, that being Bylaw No. 1927, 2006, Bylaw No. 2172, 2011, Bylaw No. 2426, 2016 and Bylaw No. 2799, 2021;

AND WHEREAS the existing Downtown Squamish Business Improvement Area Bylaw will expire on March 31, 2026;

AND WHEREAS Council, at the request of the Downtown Squamish Business Improvement Association, wishes to renew the Downtown Squamish Business Improvement Area;

NOW THEREFORE the Council of the District of Squamish, in open meeting assembled, enacts as follows:

1. CITATION

- 1.1 This bylaw may be cited as “District of Squamish Downtown Business Improvement Area Bylaw No. 3182, 2025”.

2. DEFINITIONS

- 2.1 In this bylaw:

“**Association**” means the Downtown Squamish Business Improvement Association.

“**Business Promotion Scheme**” means:

- (a) carrying out studies and making reports respecting the Downtown Squamish Business Improvement Area;

District of Squamish Downtown Business Improvement Area Bylaw No. 3182, 2025

- (b) the improvement, beautification or maintenance of streets and sidewalks in the Downtown Squamish Business improvement Areas; and
- (c) the encouragement and promotion of commercial business development within the Downtown Squamish Business Improvement Area both directly, and indirectly through the encouragement of entertainment, sports and cultural activities.

“District” means the District of Squamish.

“Taxable Property” means land and improvements that fall within Class 6 under the Assessment Act – Prescribed Class of Property Regulation, B.C. Reg. 438/81.

“Downtown Squamish Business Improvement Area” means the area of the District designated by Section 3.

3. DESIGNATION OF AREA

- 3.1 Council designates the Downtown Squamish Business Improvement Area boundary to include the lands within the outlined area as identified in Schedule “A”.

4. GRANT

- 4.1 The Council may, in the calendar years 2026 through 2030, grant to the Association, in the aggregate, funds not to exceed \$634,744 over the five-year term and not to exceed in any calendar year the amount collected by property value tax imposed under this Bylaw for that year. Funds will be broken down into annual amounts as follows:

2026 - \$121,971
2027 - \$124,411
2028 - \$126,899
2029 - \$129,437
2030 - \$132,026

- 4.2 In each calendar year, the Association shall submit annually to the Financial Officer of the District for approval, 30 days prior to April 1st, a budget for the Business Promotion Scheme which is based on a fiscal year commencing April 1st, containing sufficient information to describe all anticipated expenses and revenues, and has been approved by a majority of the members present at the

District of Squamish Downtown Business Improvement Area Bylaw No. 3182, 2025

Annual General Meeting of the Downtown Squamish Business Improvement Association.

- 4.3 Monies granted to the Association under this Bylaw must be expended only by the Association and in accordance with the conditions and limitations set out in this Bylaw and for the planning and implementation of a Business Promotion Scheme.
- 4.4 Monies granted pursuant to Section 4.1 of this Bylaw shall be expended only for projects provided for in the annual budget submitted and approved by the Financial Officer pursuant to Section 4.2.

5. RECOVERY OF FUNDS

- 5.1 All of the money granted to the Association pursuant to this Bylaw shall be recovered within the Downtown Squamish Business Improvement Area from the owners of Taxable Property.
- 5.2 For the purpose of recovering the monies granted to the Association, an annual property value tax shall be imposed on Taxable Property within the Downtown Squamish Business Improvement Area, and such tax shall be based on the assessed value of the land and improvements.

6. CONDITIONS AND LIMITATIONS

- 6.1 The Association shall keep separate from any other accounts, an account used for money granted to the Association by the Council pursuant to this Bylaw, and shall cause the revenue and expenditures in that separate account to be presented in a schedule to the financial statement required by Section 6.8 of this Bylaw.
- 6.2 The Association shall not carry out any borrowing, which results in an indebtedness or other obligation as to money granted to it by the Council pursuant to this Bylaw, which extends beyond the fiscal year in which that money was granted.
- 6.3 The Association shall permit the Financial Officer of the District, or a nominee of the Financial Officer, to inspect during normal business hours on reasonable notice, all books of account, receipts, invoices, and other financial position records which the Financial Officer deems advisable for the purposes of verifying and obtaining further particulars of the budget and any financial statements of the

District of Squamish Downtown Business Improvement Area Bylaw No. 3182, 2025

Association as they relate to money granted to the Association by the Council pursuant to this Bylaw.

- 6.4 Any money granted to the Association by the Council pursuant to this Bylaw shall, if not required for immediate use, be invested only in securities in which trustees are authorized by law to invest.
- 6.5 The Association shall give notice of every annual general meeting in accordance with Section 6.6 of this Bylaw.
- 6.6 Notice shall be given at least 14 days prior to the date scheduled for the meeting if delivered by hand, or electronically (e-mail), and at least 21 days prior to the date scheduled for the meeting if delivered by any other means, to:
 - (a) the Corporate Officer of the District;
 - (b) all owners of Taxable Property, to their address as ascertained from the most recent assessment roll and provided to the Downtown Squamish Business Improvement Association Executive Director by the District.
 - (c) all persons who occupy Taxable Property and are not owners, to their address as determined by directories, visual inspection or any other information system.
- 6.7 The Association shall not alter or approve amendments to its Constitution or Bylaws without providing the Corporate Officer of the District with two months' notice of its intention to make such alteration or amendment, and if any alteration or amendment is made without such notice the District may withhold any payments under this Bylaw.
- 6.8 The Association shall account for the money granted by the Council for the previous year by submitting to the District on or before February 15th in each of the year 2027, 2028, 2029, 2030 and 2031 an audited financial statement for the previous calendar year which shall be prepared in accordance with generally accepted accounting principles and shall include a balance sheet and a Statement of Revenue and Expenditure.

7. INSURANCE

- 7.1 The Association shall at all times carry a policy of comprehensive general liability insurance in the amount of \$5,000,000.00 with the District as an additional named insured and with a cross coverage provision, and such policy shall contain an endorsement requiring notice to the Financial Officer with 30 days of change or

District of Squamish Downtown Business Improvement Area Bylaw No. 3182, 2025

cancellation. The Association shall deliver a certificate evidencing each policy of insurance to the Financial Officer on or before June 30th of each year of the term.

8. EXPIRATION DATE

- 8.1 This bylaw shall be in effect until March 31, 2031 but the lapsing of the term over which money may be granted under this Bylaw shall not affect the obligations of the Association as to the expenditure of and accounting for monies granted under the Bylaw.

9. MERGING OF BUSINESS IMPROVEMENT AREAS

- 9.1 The Business Improvement Area created by this Bylaw may be merged with another Business Improvement Area, whether contiguous or not, for the purpose of providing, consolidating or completing necessary works or services for the merged area.

READ A FIRST, SECOND and THIRD time this 29 day of July, 2025.

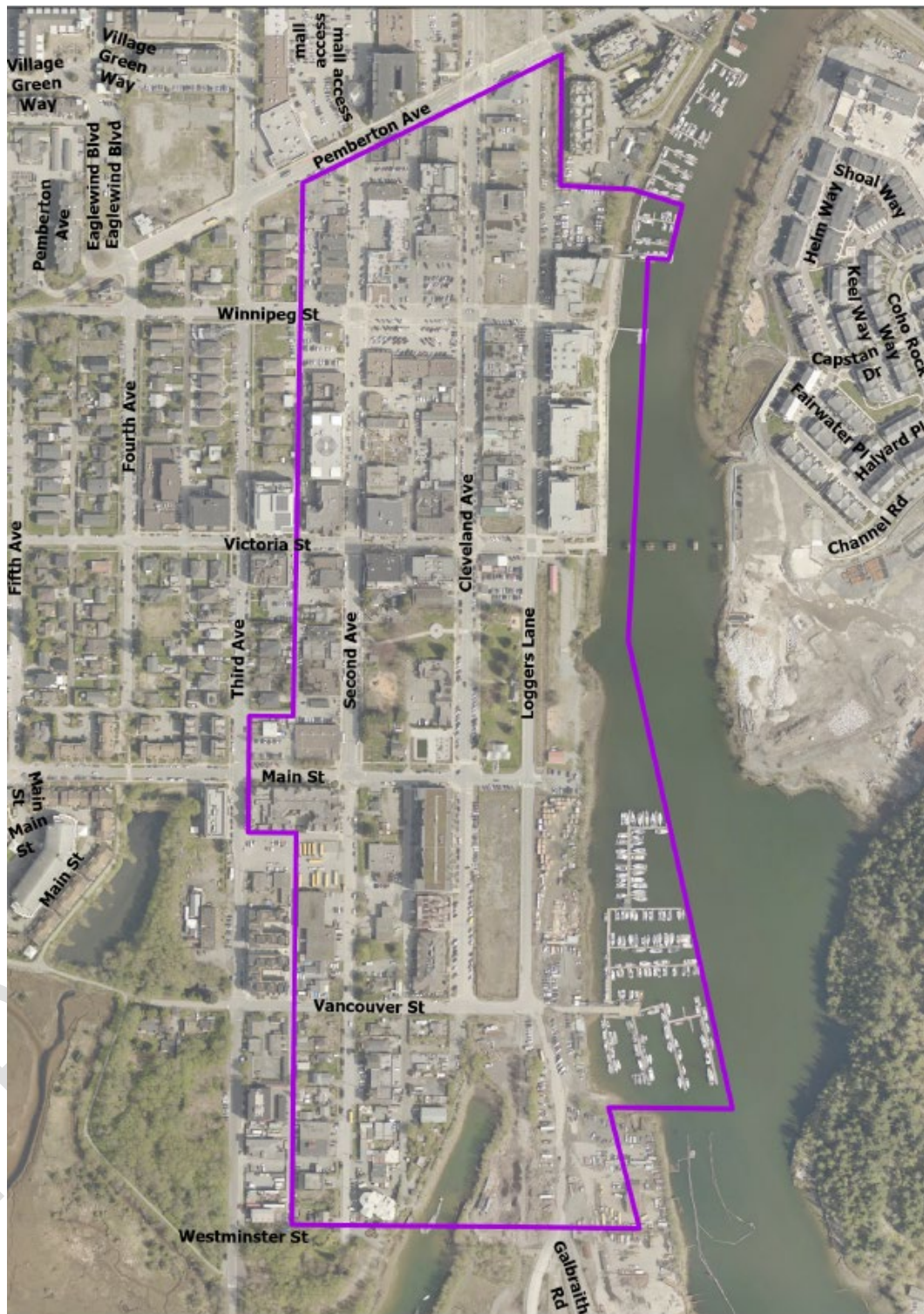
ADOPTED this day of , .

Armand Hurford, Mayor

Melissa von Bloedau, Corporate Officer

District of Squamish Downtown Business Improvement Area Bylaw No. 3182, 2025

SCHEDULE "A"



 BIA AREA

