

Background

In April, Village of Pemberton Council agreed to investigate expanding the boundaries of the Village. They hired Stantec Consulting for this work.

Proposed Expansion Area

The areas that were studied included the following general areas:

- **Hillside:** this includes the lands where the music festival was held and the hillside above, which has been designated for a potential new settlement area in the Pemberton and Area Sub-regional Land Use Planning Study, the draft Electoral Area Official Community Plan, and the SLRD's draft Regional Growth Study
- **Pemberton Creek Watershed:** this includes the Crown lands west above the Village to give the Village more influence over protecting the watershed
- **lands along Airport Road:** there are several parcels here which receive municipal services but are not within the Village. This area stretches from the Adventure Ranch to the airport, including Big Sky Golf Course, and the Fire Attack base east of the airport.
- **lands south of Rutherford Creek:** these are along the Highway south of the existing Village boundary at Rutherford Creek, including the Power Plant, the concrete plant and lands as far as the motocross site. Including these areas will increase the Village's non-residential tax base and give the Village planning control over the corridor.

Consultation

Stantec consulted with landowners, governments, and other agencies. A public meeting was held in July. This process is complete, except that discussions are still ongoing with the Squamish-Lillooet Regional District and Lil'wat Nation. There has been general support for the boundary expansion, but this does not include all landowners—of private landowners, 7 are supportive, 3 object, and 1 is 'concerned.' In addition, some agencies have suggested that broader boundaries might be addressed. The Village Council supports a larger boundary study however it is complex and time consuming and is proposed to follow the current boundary extension which addresses immediate issues. The results of the consultation are documented in the Stantec report, which is posted on the Village's website.

Impacts

Properties brought into the Village would then be subject to the Village's general bylaws. Zoning inherited from the SLRD would stay in place until the Village decided to change it through a public process. Agricultural land brought into the Village will still be in the ALR and will be subject to all terms and conditions as presently governed by the Agricultural Land Act. Technical discussions, including resolution of the Rutherford Power amenity payments, are underway with the SLRD, but financial impacts on the SLRD are not considered significant. Based on the 2008 Village mil rate, property taxes to individual property owners would increase, as detailed in the Stantec report. The additional estimated property taxes paid collectively by the owners if they were brought into the Village (based on 2008 rates) would total about \$15,000. However, if the expansion is approved, the Village could capture up to \$180,000 in assessed Provincial Rural Taxes (mostly from the Rutherford Power Plant) that currently go to Victoria instead of staying in the Pemberton community (it is anticipated that taxes for the Power Plant will be 'capped' by the province). These additional revenues could be used to reduce the tax rate, add to services, programs and/or amenities, or a combination of them.

More Information

Complete reports, maps and presentations can be accessed on the Village's website: www.pemberton.ca: from the "Municipal Hall" drop down menu, select "Boundary Extension".

Referendum

In line with legislative requirements, Council has subsequently approved a referendum question for Village electors

Are you in favour of a boundary extension to include the Hillside, the Pemberton Creek Watershed, the lands along Airport Road, and the lands south of Rutherford Creek within the Village of Pemberton boundaries?

Voting

Voting on the referendum will be held with the municipal election as follows:

Wednesday, November 5th, 8am - 8pm
ADVANCE VOTING: 7400 Prospect Street

Saturday, November 15th, 2008, 8am - 8pm
GENERAL VOTING DAY: New Community Centre

Next Steps

If the referendum is not approved, the proposal will not go forward in its current form. If the referendum is approved, the Village will continue discussions with the SLRD and the Ministry of Community Development, and then finalize its report and make a submission to the Province. Ultimately, boundary expansion proposals are dealt with by Provincial Cabinet through an Order in Council.