Village of Pemberton Boundary Extension Update

Village of PEMBERTON

URBAN systems

Photo Credit: Hello BC

Council Update – April 10, 2018

# Presentation Outline

‣ Introductions – Dan Huang, MCIP, RPP, Senior Planner / Principal

Urban Systems, Victoria, BC

‣ Background / History – 2011 Boundary Extension

‣ Additional Studies – 2011 to 2017

‣ Proposed Boundary Extension Area

‣ Current Situation

‣ Boundary Extension

  – Key Considerations

  – Process

  – Timeline

‣ Recommendation

‣ Discussion / Questions

Photo Credit: Tourism Pemberton

Background / History

Legend
- Village of Pemberton Boundary
- 2011 Extension Area
- Road
- Cadastral
- Waterbody
- Watercourse
- Park
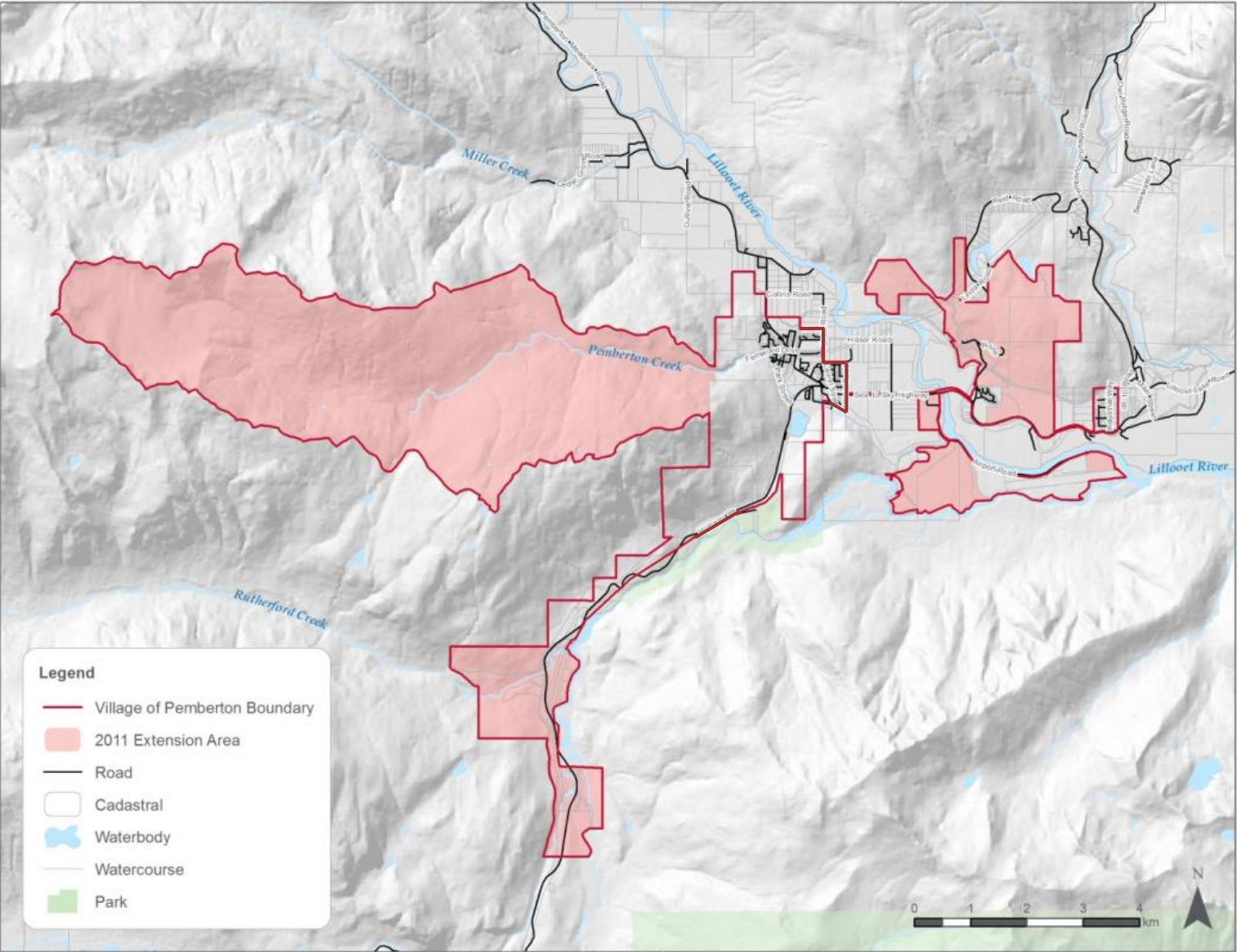
2011 Boundary Extension

▸ Included four new areas within the Village of Pemberton boundary:

- Hillside
- Pemberton Creek watershed
- Lands along Airport Road
- Lands south of Rutherford Creek

▸ Benefits:

- Provide new settlement growth areas
- Land Use control from the south
- Jurisdictional control over the watershed

▸ Challenges:

- Numerous boundary gaps (land use, service delivery, community identity)
- Still does not represent the "functional boundaries of the Pemberton community

Photo Credit: Tourism Pemberton

Additional Studies – 2011 to 2017

Squamish-Lillooet Regional District
Governance & Boundaries Study
Phase 2 Reports

Region-Wide Structure Analysis
Northern Area Sub-Regional Partnerships
Board Efficiency and Decision-Making
Decision-Making for Regional Service Delivery

URBANSYSTEMS. Association NEILSON-WELCH CONSULTANTS TO GOVERNMENT September 2011

draft report
USL File 2512.0006.01

Village of PEMBERTON

Village of Pemberton
Boundary Extension Review

January 2015
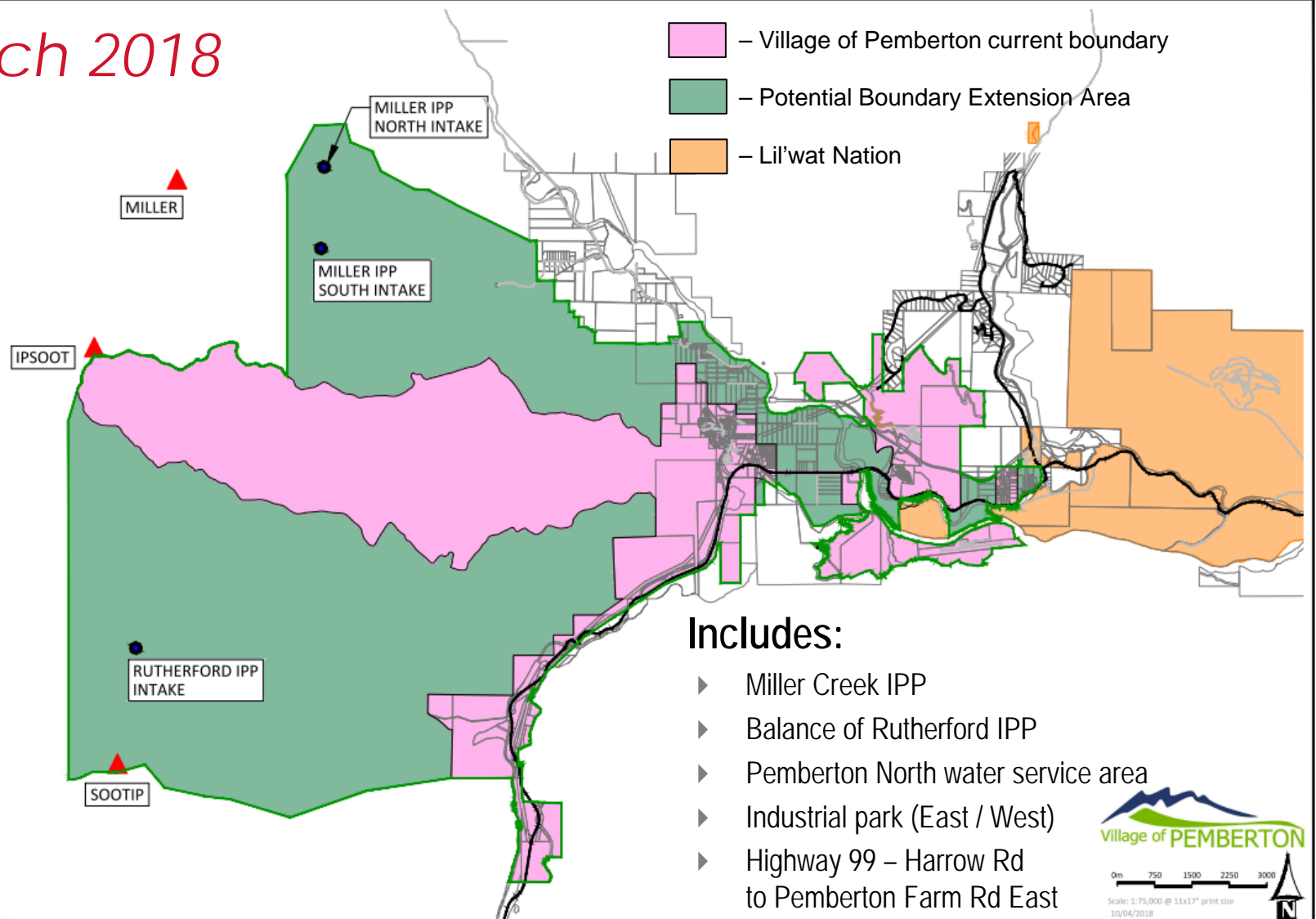
URBAN systems

Key Issues:

- Community identity
- Land use planning
- Service delivery
- Representation
- Independent Power Projects

Potential Boundary Extension Area

March 2018

Legend:
- Village of Pemberton current boundary
- Potential Boundary Extension Area
- Lil'wat Nation

MILLER IPP NORTH INTAKE

MILLER

MILLER IPP SOUTH INTAKE

IPSOOT

RUTHERFORD IPP INTAKE

SOOTIP

Includes:

- Miller Creek IPP
- Balance of Rutherford IPP
- Pemberton North water service area
- Industrial park (East / West)
- Highway 99 – Harrow Rd to Pemberton Farm Rd East

Village of PEMBERTON

Scale: 1:75,000 @ 11x17" print size
10/04/2018

0m   750   1500   2250   3000

N

BOUNDARY EXTENSION B

Potential Boundary Extension Area

Overall Rationale

▸ Community identity

▸ Establish contiguous boundary (removes the satellite layout)

▸ Incorporates currently serviced areas

▸ More consistent land use planning

▸ Promotes streamlining of regulations by simplifying multi-jurisdictional control (e.g. roads / subdivision control in unincorporated areas)

▸ Local decision making by keeping property tax dollars in the community

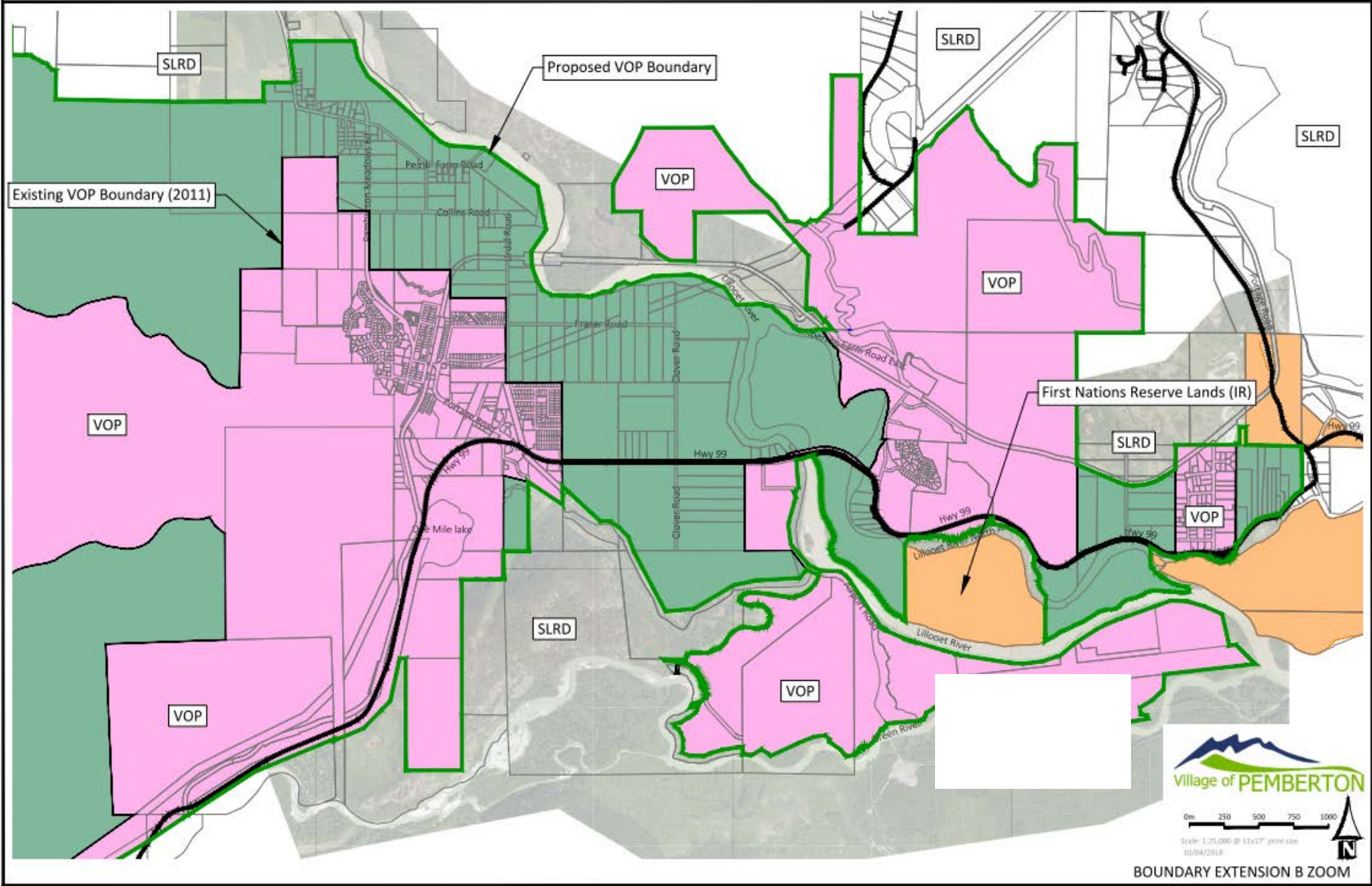# Potential Boundary Extension Area

Miller Creek Independent Power Project (IPP)

▶ Includes area identified for Community Forest

▶ Financial – taxation collected by Village rather than the province (note: amenity funds will remain with the SLRD)

▶ Land use control over local IPP

Balance of Rutherford Independent Power Project (IPP)

▶ Housekeeping – to fully capture the entire IPP

▶ Financial – as above

▶ Land use control over local IPP

▶ Consolidation of area – currently the land is split between two jurisdictions (VoP and SLRD)

Closeup of Boundary Extension Area

Potential Boundary Extension Area

Pemberton North Water Service Area

▸ Water services currently provided through a servicing agreement

▸ Eliminates the need to renegotiate servicing agreements

▸ Potential water rate savings for residents of this area

▸ Reduced fire insurance costs (move from unprotected to semi-protected)

Area surrounding Industrial Park (east and west)

▸ Brings in non-First Nations lands into the Village boundaries

▸ Eliminates satellite area as boundary now contiguous (best practice)

Hwy 99 – Harrow Road to Pemberton Farm Road East

▸ Currently provide outside water service to 16 properties in the area

▸ Supports the development of a contiguous boundary

Current Situation

▸ **Population (2016 Census)**

Jurisdiction	Population (2016, excluding Reserves)
Village of Pemberton	2,574
Electoral Area C	1,663

▸ **Boundary Extension area (to be confirmed / refined)**

- Number of properties = ~205
- Population in extension area = ~500 (~20% increase)
- Kilometres of roads = ~6.3km (see roads map)

Current Situation

Governance / Representation

▸ Province: MLA

▸ Village: Mayor and Council – 5

▸ Pemberton Valley Dyking District (PVDD) Board – 5

▸ Squamish–Lillooet Regional District (SLRD)

  – Regional Board – 10

  – Pemberton Valley Utilities & Services Committee (PVUS) – 4

Current Situation

▸ **Current Services**

– Province of British Columbia:

- Schools
- Hospitals
- BC Ambulance
- RCM Policing
- BC Assessment
- Roads (rural)
- Subdivision approval (rural)
- Property tax collection (rural)

Current Situation

▶ **Current Services**

Village of Pemberton:

- Finance
  - Property Tax Collection
  - Utility Fee Collection

- Public Works
  - Water
  - Sewer
  - Parks and Trails (municipal)
  - Roads (municipal)

- Fire Rescue Services
  - Fire Protection

- Planning & Development Services
  - Land Use Planning

- Airport

Photo Credit: Village of Pemberton

Current Situation

▸ **Current Services**

  – Pemberton Valley Dyking District:

  • Flood Protection

  – SLRD:

  • Regional Services

  • Electoral Area Services

  • Sub-Regional Services

  • Local Area Services

Photo Credit: SLRD

SLRD Services

Service	SLRD Region-Wide	SLRD All Electoral Areas	SLRD Sub-Regional	Local Area
Administration and General Gov	X			
Planning and Development	X			
Waste Management Planning	X			
Civic Addressing		X		
Building Inspection		X		
Elections UBCM		X		
Emergency Planning		X		
Electoral Area Parks		X		
Regional Growth Strategy			X	
Pemberton Rescue Service			X	
Pemberton Search & Rescue			X	
911 South			X	
Pemberton Community Rec			X	

SLRD Services (cont'd)

Service	SLRD Region-Wide	SLRD All Electoral Areas	SLRD Sub-Regional	Local Area
Museum and Archives			X	
Pemberton Library			X	
Cemetery			X	
Sea-to-Sky Trails			X	
Pemberton Fire Service				X*
Pemberton Meadows Fire Svc				X
The Heights Fire Service				X
Pemberton Refuse				X
Pemberton Television				X
Pemberton Rec Commission				X
Pemberton Valley Rec Trails				X
Pemberton North Water				X

X= service boundary not contiguous with Boundary Extension study area

Current Situation

- Net Taxable Assessment Comparison (2016)

Jurisdiction/Area	Occurrences	Net Taxable Assessment (Land + Improvements)
Pemberton (General)	1,378	$453,000,000
Area C (Hospital)	1,574	$526,000,000

Jurisdiction/Area	Occurrences	Net Taxable Assessment (Land + Improvements)
Pemberton North Water Area	172	$59,000,000

Current Situation

▶ **Independent Power Projects**

- Rutherford Creek (completed 2004): 50 MW

  - $14.2 million in Village (2016) = currently $54k in property taxes

  - $30.9 million in Electoral Area C (2016) would generate *~$118,000 in Utility (Class 2) property taxes*

- Miller Creek (completed 2003): 33 MW

  - $19.7 million (2016) would generate *~$75,000 in Utility (Class 2) property taxes*

Current Situation

- ▸ **2016 Tax Comparison (Sample Only):**
  - – Class 1 Residential home with land value: $190,000; improvements value: $160,000; total taxable value: $350,000
  - – Does not include other fees and charges (e.g. water rates, parcel taxes, fire insurance, etc.)

| Function/Service	Village Tax Rates	Village Property Taxes	Area C Tax Rates	Area C Property Taxes
School	1.5612	$546	1.5612	$546
Sea-to-Sky Regional Hospital District	0.0443	$16	0.0443	$16
BC Assessment Authority	0.0543	$19	0.0543	$19
Municipal Finance Authority	0.0002	$0	0.0002	$0
Pemberton Valley Dyking District	0.7000	$245	0.7000	$245
Municipal Tax (includes CEF and CIOF)	2.4617	$862		
Provincial Rural Tax*			0.5600	$196
Police Tax	0.2834	$99	0.1554	$54
SLRD General Levy	1.3963	$489		
SLRD Area C Levy			1.3767	$482
Pemberton Rec Commission			0.0339	$12
Pemberton Fire Service Area			0.6072	$213
Pemberton Valley Rec Trails			0.0695	$24
Pemberton Refuse			0.1294	$45
Pemberton TV (on Improvements only)			0.0306	$5
Total Ad Valorem Taxes	**6.5014**	**$2,275**	**5.3227**	**$1,857**

Current Situation

Agricultural Land Reserve
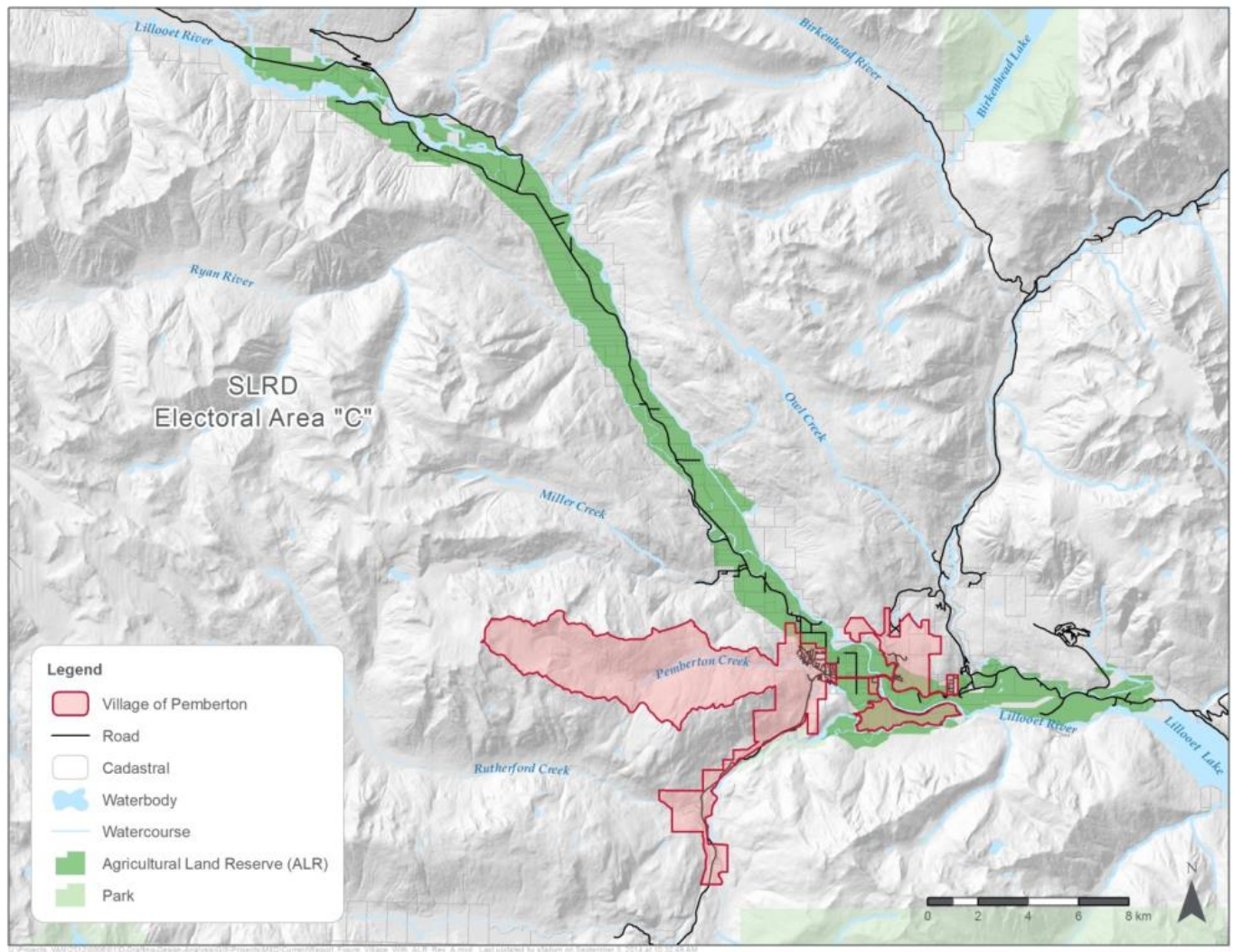
Boundary Extension Roads

Potential New Village Roads (approx. 6.3 km)
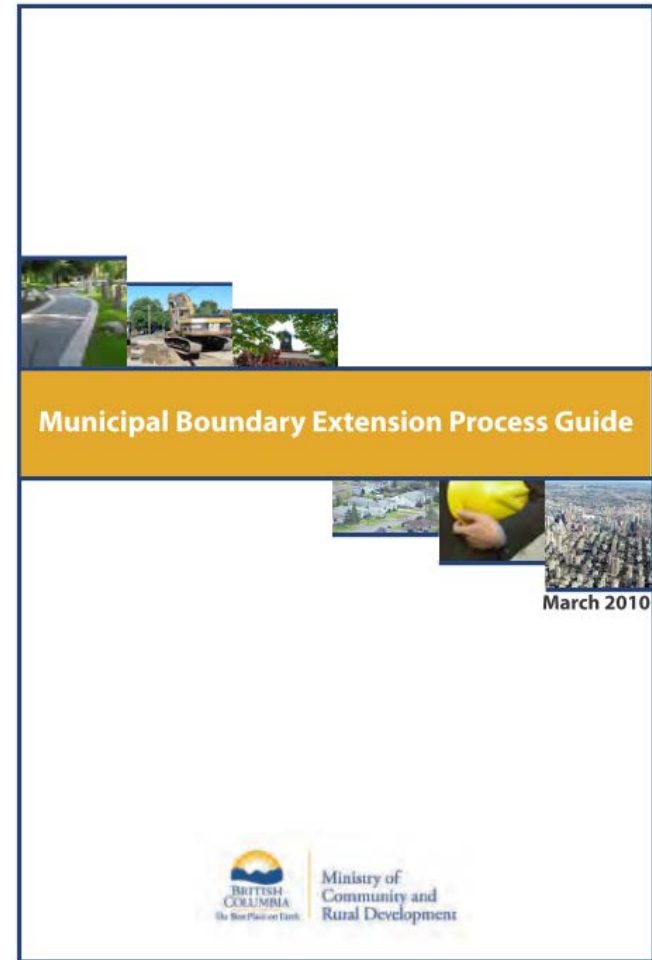*(operations and maintenance costs to be determined)*
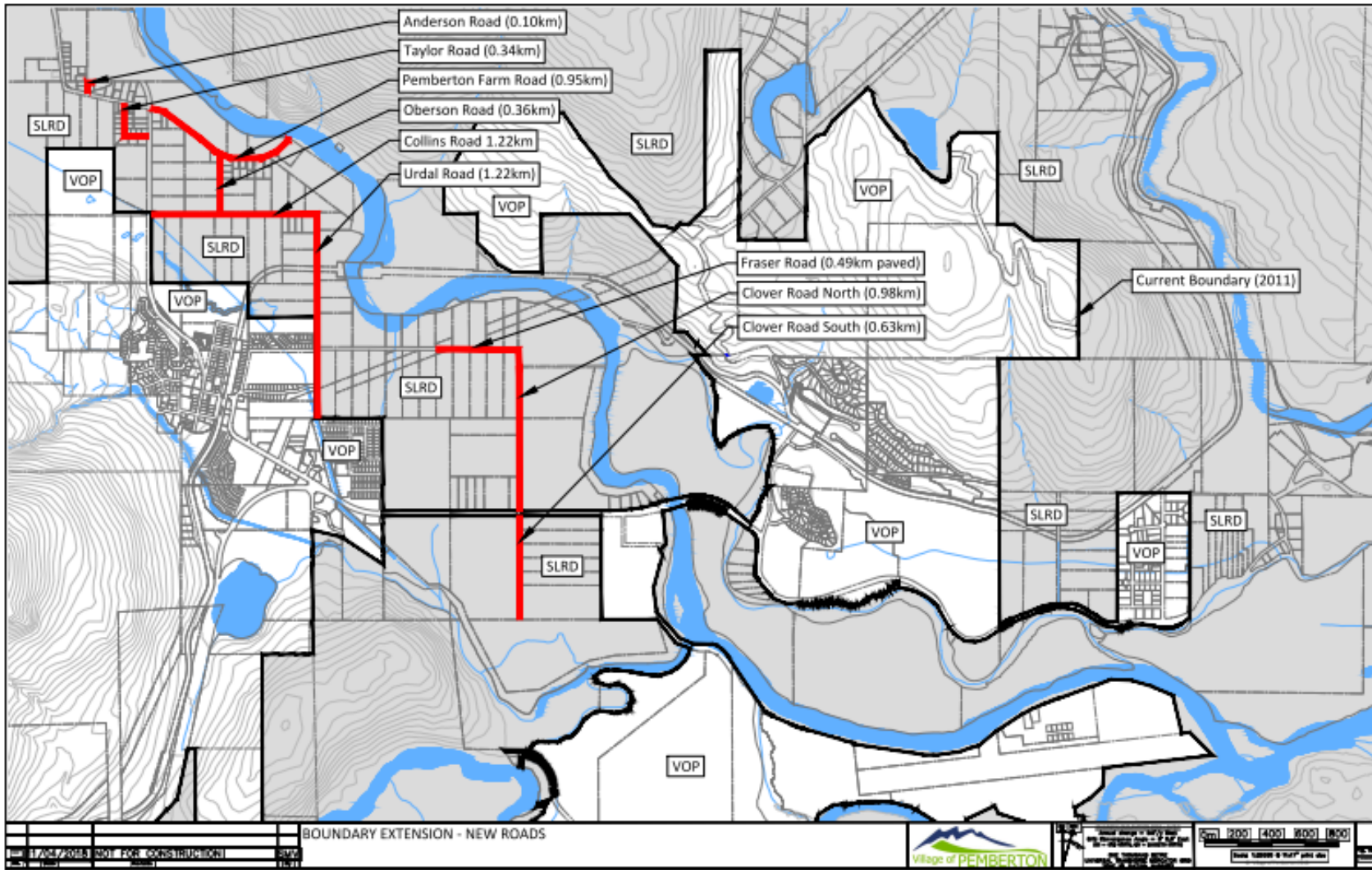
Boundary Extension Key Considerations

▶ Changes to Service Delivery and Finances (revenues and expenses) for Village of Pemberton

▶ Potential impact on SLRD Local Area Services (e.g. Pemberton Fire Services)

▶ Potential property tax impacts (both Village and SLRD)

▶ Farm tax exemptions and property tax phase-in period

▶ Taxation of Utilities (Class 2 assessment values) in boundary extension areas

▶ First Nations interests and referrals

▶ Other referrals (e.g. MOTI, ALC, PVDD)

▶ Elector Assent process – Referendum for Electoral Area 'C' (Boundary Extension area only) and Village of Pemberton voters

Boundary Extension Process

- Council confirmation of Boundary Extension process and proposed study area
- Discussions with Ministry of Municipal Affairs and Housing
- Study Analysis and Draft Information
- Community Engagement
- Proposal Development and Referrals
- Council Decision to proceed with Boundary Extension consideration by the Minister
- Submission of Proposal to Ministry
- Ministry Review and confirmation of vote
- Elector Assent Process

Municipal Boundary Extension Process Guide

March 2010

BRITISH COLUMBIA
The Best Place on Earth

Ministry of Community and Rural Development

Pemberton Boundary Extension Timeline

‣ **April 10**th Council meeting – present Boundary Extension process to Council for review and endorsement of the process.

‣ April 11th to 13th – confirm all PID's in the extension area, prepare property owner mailing list, and finalize Communications Plan for upcoming public engagement and initial referral to the SLRD, Lil'wat Nation and PVDD.

‣ Week of April 16th to 20th – mailouts to property owners within the boundary extension area, website updates, advertisement for Open House #1

‣ Week of April 23rd to 27th – Public Open House #1 some time during this week. Format includes open house panels, short presentation, followed by Q+A session, and exit survey.

‣ May 8th Council meeting – Council update on the first open house, and advertising for the second Open House.

‣ May 14th to 18th – Public Open House #2 some time during this week (same format).

‣ May 25th – Finalize Background Report, Staff Report, and recommendations.

‣ **May 29**th Council meeting – present report for Council to consider passing a resolution requesting that the Minister consider the boundary extension.

Critical Path

Pemberton Boundary Extension Timeline

If Pemberton Council confirms Boundary Extension consideration, then:

▸ June / July – review and consideration by the Minister.

▸ August / September – with affirmation from the Minister, work with the Ministry regarding: restructure offer, referendum questions, other statutory requirements, and public communications as appropriate.

– Electoral Area C voters in the <u>Boundary Extension Area only</u> will be provided a referendum question asking whether they wish to join the Village of Pemberton (simple majority of votes cast, i.e. 50% + 1).

– Village of Pemberton voters will be provided a corresponding referendum during the municipal election asking whether they would accept the Boundary Extension if vote above was successful (also simple majority).

▸ **October 20, 2018** – Referendum on Boundary Extension to coincide with local government elections (including opportunities during advance poll).

* For more information, consult the Provincial Best Practices Guide:
http://www.cscd.gov.bc.ca/lgd/gov_structure/library/Municipal_Boundary_Extension_Process_Guide.pdf

Recommendation

▸ April 10, 2018 Council Meeting

"THAT Council receive the information presented on April 10, 2018 regarding the Village of Pemberton Boundary Extension Update;

AND THAT Council endorse the required analysis, community engagement, and process required for Council to make a decision regarding boundary extension at its May 29, 2018 meeting;

AND THAT the April 10, 2018 presentation be sent to the Squamish-Lillooet Regional District (SLRD), Lil'wat Nation and Pemberton Valley Dyking District (PVDD) for information."