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April 13, 2018

Property Owner

**Re: Village of Pemberton Boundary Extension Update**

Dear Property Owner:

In 2012, Village of Pemberton Council established Boundary Extension as a key priority for the municipality, which was reaffirmed by the current Council in 2015. As such, the Village has been exploring different Boundary Extension options with an aim to establish a contiguous boundary along Highway 99 to Lil'wat Nation, incorporate those properties that are already receiving services, such as water from the Village, and support consistent land use planning. A key component of this exercise has also been looking at community identity with respect to where residents in this area consider themselves to live.

As a result of this work, Village Council supported a proposed Boundary Extension area as shown on the map attached. At the Village of Pemberton Regular Council Meeting, held on Tuesday, April 10, 2018, Council received a presentation providing an update on a proposed Boundary Extension which outlined next steps if Village Council continued to have an interest in pursuing an extension based on the proposed map. The presentation has been incorporated into the meeting agenda package (page 11) and can be viewed by entering the following: <https://www.pemberton.ca/public/download/documents/48950>

Considering all the information presented, Village Council supported the recommendations presented by Staff and as such has directed Staff to proceed with undertaking further analysis and seek input from the community in order to further inform the decision making process.

You are receiving this letter as your property is within the identified proposed Boundary Extension area. Please see attached map for defined extension boundary.

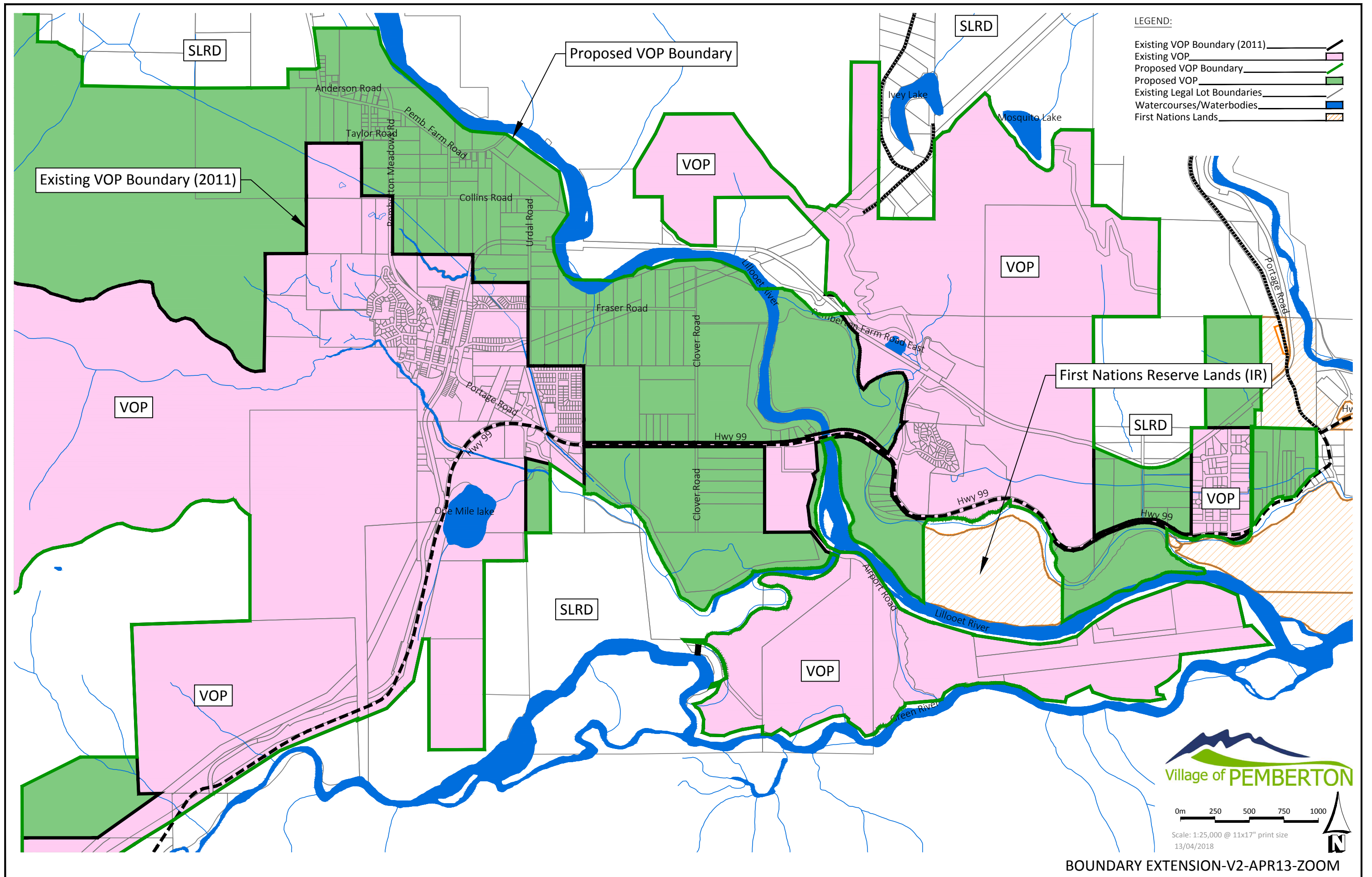
Recognizing there are many considerations for both the Village of Pemberton, its tax payers and potentially affected SLRD Area C residents, the Village will be hosting a Boundary Extension Open House on Wednesday, April 25<sup>th</sup> from 6pm-8pm at Signal Hill Elementary School. The purpose of this Open House is to explore service delivery, property tax impacts, taxation of utilities, the process of making application to the Province and to gather feedback from the community with respect to this initiative.

We hope you are able to join us and if you have any questions prior to the meeting on the 25<sup>th</sup> please do not hesitate to contact us either by phone at 604-894-6135 or via email at [admin@pemberton.ca](mailto:admin@pemberton.ca).

Yours truly,

**VILLAGE OF PEMBERTON**

Nikki Gilmore  
Chief Administrative Officer



### Why is the Village exploring a Boundary Extension?

Researching options for further improvements to our local boundaries was first identified as a Strategic Priority in 2012. Since the Boundary Extension in 2011, additional studies have been undertaken by both the Village and SLRD, which both supported the exploration of further extending the Village boundaries for the purpose of establishing a contiguous boundary, incorporating serviced areas (such as Pemberton North Water Service) and looking at community identity with respect to where residents in the area consider themselves to live.

### What areas are under consideration for Boundary Extension? How many properties would be included in the proposed extension?

The proposed extension area includes approximately 200 properties, approximately 500 residents, and 6.3 kilometers of road. The defined area is shown on the enclosed map.

The areas are described as follows:

- Balance of Rutherford Independent Power Project (IPP): capturing the Penstock and In-take
- Miller Creek Independent Power Project (IPP): Power house, In-Take and Penstock and a portion of the proposed Community Forest area
- Pemberton North Water Service Area: to which the Village provides water service
- Highway 99 – Harrow Road to Pemberton Farm Road East: North and South sides of the highway: to which the Village provides some properties with water service
- Pemberton Farm Road East to the Industrial Park: south side of the highway (excluding First Nations Lands): to which the Village provides some properties with water service
- Area surrounding the Industrial Park (East and West) (excluding First Nations Lands): to which the Village provides some properties with water and sewer services

### Will my property taxes/utilities increase?

Properties that are brought into the Municipality would no longer pay Provincial Rural Tax and would pay Municipal Property tax once the Boundary Extension has been approved. Although it is projected that property taxes would be higher when incorporated into the Village, newly incorporated properties would likely see a decrease in fire insurance. Those properties served by Village water would likely also see a decrease in water and sewer rates.

Further analysis of financial implications is currently being undertaken and will be available at the upcoming Boundary Extension Open House on Tuesday, April 25<sup>th</sup>, 6pm-8pm at Signal Hill Elementary School.

## Frequently Asked Questions Boundary Extension

### Does the Squamish-Lillooet Regional District know you are undertaking this process?

Yes, representatives of the SLRD were in attendance at the Village of Pemberton Regular Council Meeting, held on Tuesday, April 10<sup>th</sup> at which the presentation on Boundary Extension was made. A copy of the presentation has been forwarded to the SLRD for information.

In addition, the Village has advised and forwarded a copy of the presentation to Lil'wat Nation and the Pemberton Valley Dyking District.

### Would Boundary Extension change my zoning?

Affected properties would continue to hold SLRD Zoning designation until such time that the Village of Pemberton amends its Zoning Bylaw to incorporate the subject properties.

### What is the timeline?

The timeline is as follows:

**April-May:** Village Staff continue to gather information for Council and Public Consultation.

**May 29<sup>th</sup>:** Upon review of all the research, analysis and consultation findings, Council will consider passing a resolution requesting the Minister of Municipal Affairs and Housing to consider the Village's Boundary Extension proposal.

**June/July:** Review of the proposal by the Ministry.

**August/September:** Upon Ministry approval, Village Staff will work with the Ministry to meet legislative requirements and prepare for a Referendum.

**October 20<sup>th</sup>:** Referendum will coincide with Local Government elections. Affected property owners in the SLRD will be provided an opportunity to vote on whether or not they are interested in being brought into the Village boundaries. This is a simple yes or no vote.

### How do I get more information?

Pemberton and Area C affected property owners are strongly encouraged to attend the two information sessions:

**Wednesday, April 25<sup>th</sup>**

6pm-8pm

Signal Hill Elementary

**Tuesday, May 15<sup>th</sup>**

6pm-8pm

Signal Hill Elementary

Information and updates will be posted on the Village of Pemberton's Project Page:

<https://goo.gl/ruQJqB>. Questions may also be directed to the Village of Pemberton at [admin@pemberton.ca](mailto:admin@pemberton.ca) or 604.894.6135.

**SAVE  
THE  
DATE**



# **Boundary Extension Open House**

**You are invited to attend an Open House to learn about the Village's proposal for boundary extension. Information will be presented on storyboards & Staff will be present to answer questions.**

**Wednesday, April 25, 2018  
6:00pm-8:00pm  
Signal Hill Elementary School  
1410 Portage Road**



VillageOfPemberton

[www.pemberton.ca](http://www.pemberton.ca)