

Village of Pemberton Boundary Extension Update



Photo Credit: Hello BC

Community Information Session – May 15, 2018

Outline

- ▶ Welcome – Mayor Mike Richman
- ▶ Introductions – Dan Huang, MCIP, RPP, Senior Planner / Principal Urban Systems, Victoria, BC
- ▶ Background
- ▶ Potential Boundary Extension Area
- ▶ Current Situation
- ▶ Boundary Extension Components
 - Service Delivery Considerations
 - Potential Impacts
 - Boundary Extension Process
 - Timeline
- ▶ Discussion / Questions

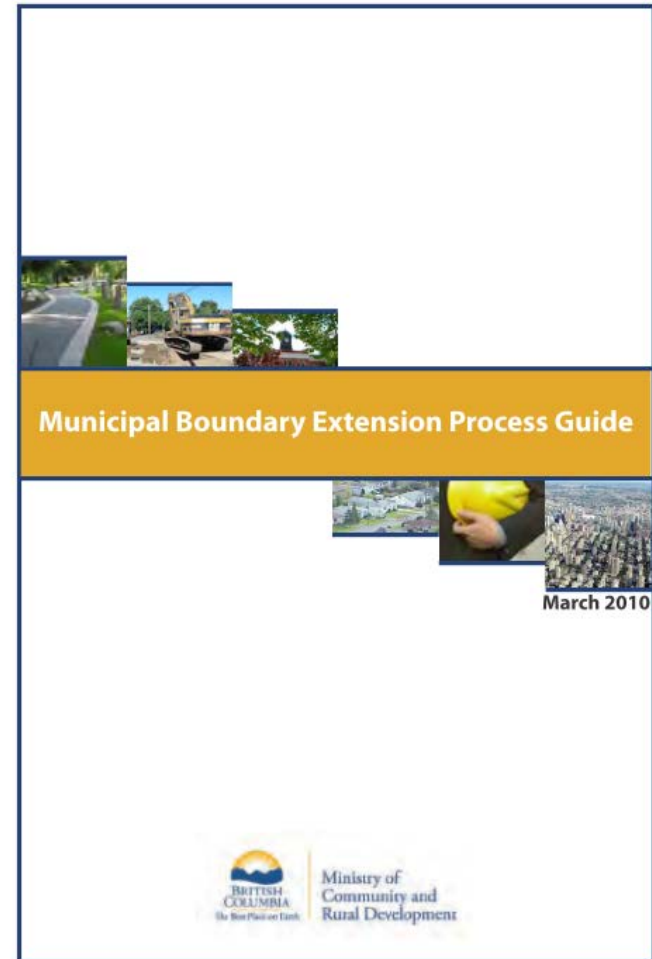
THANK YOU FOR ATTENDING!



Photo Credit: Tourism Pemberton

Background

- ▶ Boundary Extension has been discussed in the community for many years
- ▶ In 2011, Village boundaries were extended to include four new areas
- ▶ The process follows best practices guidelines established by the Province (Ministry of Municipal Affairs and Housing)
- ▶ 3 key considerations:
 - **Services:** are you satisfied with the current level of service you are getting for local services? (e.g. roads, water, etc.)
 - **Governance:** do you want to be able to participate and shape the future of the Village of Pemberton?
 - **Finance:** how will a potential boundary extension affect the community and your individual property?

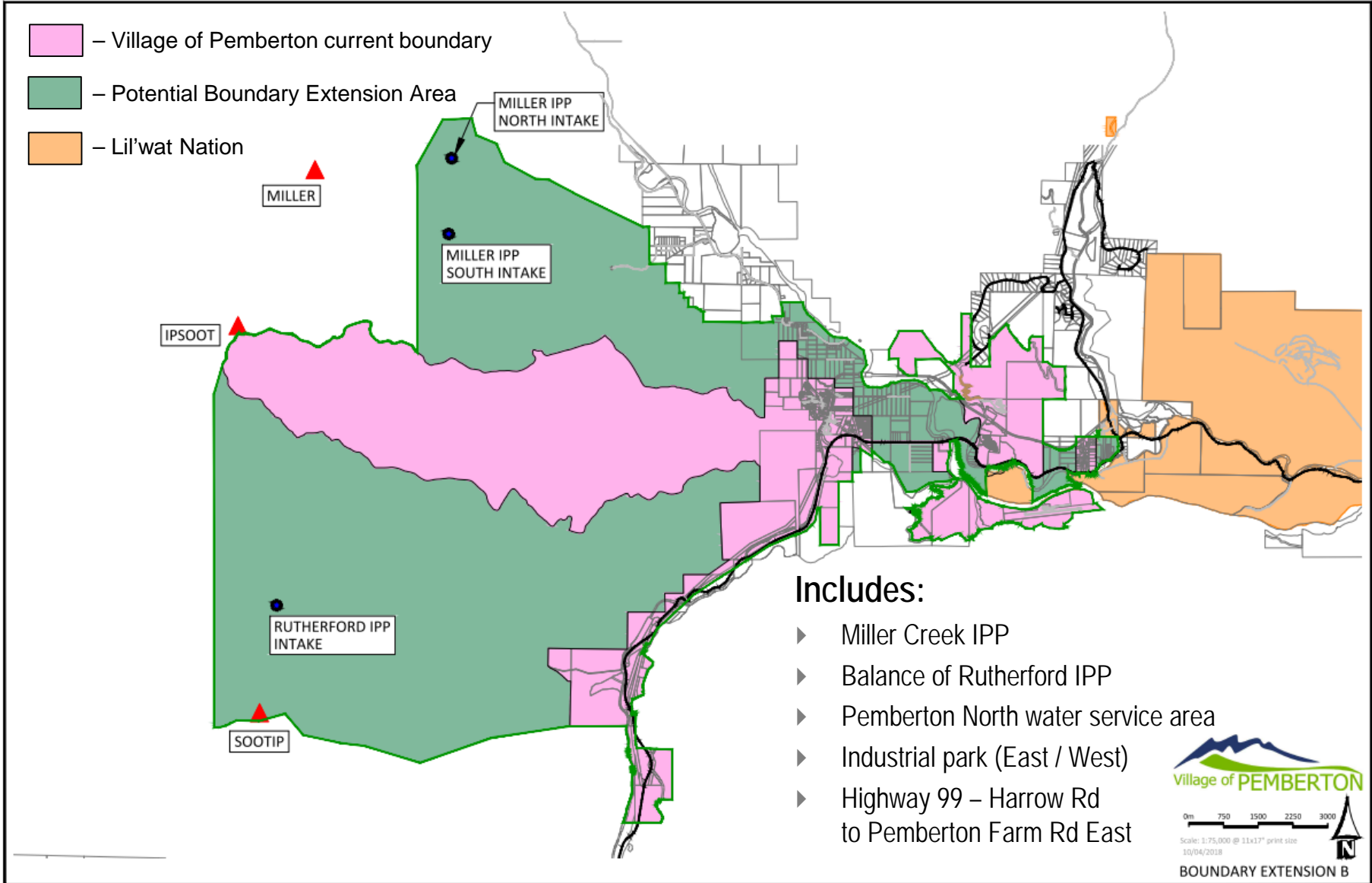


Potential Boundary Extension Area

Overall Rationale

- ▶ Provides potential to enhance community identity
- ▶ Improves local decision making by keeping more property tax dollars in the community
- ▶ Establishes a more contiguous boundary (removes the satellite layout)
- ▶ Incorporates currently serviced areas (e.g. water)
- ▶ Provides more consistent land use planning
- ▶ Promotes streamlining of regulations by simplifying multi-jurisdictional control (e.g. roads and subdivision control are regulated by MOTI in unincorporated areas)

Potential Boundary Extension Area



Potential Boundary Extension Area

Miller Creek Independent Power Project (IPP)

- ▶ Includes area identified for Community Forest
- ▶ Financial – rural property taxation collected by Village rather than the province (note: amenity funds will remain with the SLRD)
- ▶ Integrated land use control over local IPP

Balance of Rutherford Independent Power Project (IPP)

- ▶ Housekeeping – to fully capture the entire IPP
- ▶ Financial – as above
- ▶ Integrated land use control over local IPP
- ▶ Consolidation of area – currently the land is split between two jurisdictions (Village and SLRD)

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 (from outside boundary to inside boundary rates)

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 = 207
- Population in extension area = approximately 500 (~20% increase)
- Kilometres of roads = approximately 6.3km

Current Situation

Governance / Representation

- ▶ Province: 1 MLA
- ▶ Village: Mayor and Council – 5
- ▶ Squamish–Lillooet Regional District (SLRD) Board – 10
- ▶ Pemberton Valley Dyking District (PVDD) Board – 5



Current Situation

Current Services

Province of British Columbia:

- Schools
- Hospitals
- BC Ambulance
- RCMP
- 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

Squamish-Lillooet Regional District (SLRD):

- Regional Services
- Electoral Area Services
- Sub-Regional Services
- Local Area Services



Photo Credit: SLRD

Pemberton Valley Dyking District:

- Flood Protection



Service Delivery Considerations

What services would stay the same?

- Provincial-based services (e.g. School, Hospital, Ambulance, BC Assessment, Municipal Finance Authority)
- Policing (RCMP)
- Most SLRD Services
 - Regional Services
 - Sub-Regional Services (where Village and Electoral Area C of the SLRD are both participants)
 - Local Area Services (existing service area boundaries are not affected)
- Pemberton Valley Dyking District

Service Delivery Considerations

What services would change?

- Roads (ownership and maintenance), from Ministry of Transportation and Infrastructure (MOTI) to Village of Pemberton
- Subdivision approval, from MOTI to Village
- Taxation, from Province of BC to Village
- Water (PNWS ownership and maintenance), from SLRD to Village
- Land Use Planning, from SLRD to Village
- General Government Services (administration, finance, public works, building inspection, etc), from SLRD to Village
- Elected Official Representation, from Electoral Area Director to Village Mayor and Council

Potential Revenues and Expenditures

Potential Additional Revenues

- ▶ Potential 2018 Municipal Tax Revenue = ~\$477,000
- ▶ Additional Small Communities Grant = \$ 25,000

Potential Additional Expenditures

- ▶ Road Maintenance (\$5,000/km x 6.3km) = **(\$31,500)**
(Note: does not include capital road upgrade requirements)
- ▶ General Administration/Public Works Staff = **(\$75,000)**
(Note: assumes 1 Full Time Equivalent after about 2 or 3 years)

The potential Annual Net Revenues to the Village of Pemberton are estimated at approximately **\$395,000**.

Note that this does not include transfer to future road capital reserves or potential transition funding to the SLRD.

Potential Impacts to the SLRD

- ▶ No change to Region-Wide, Sub-Regional or Local Area Services
- ▶ Potential Impact to Electoral Area-only services: Civic Addressing, Building Inspection, Elections, Emergency Planning, EA Community Parks Service
- ▶ Potential impact to SLRD (2017 Requisition) for EA-only services = approximately **\$35,000** annually.
- ▶ Additional annual impacts to the SLRD: Gas Tax Grant (~\$22,000) and Taxes in Lieu (PILT/GILT)
- ▶ SLRD has indicated it cannot cut service levels. Village to work with SLRD on potential funding strategy for the shortfall.

Potential Property Tax Impacts

- ▶ Based on the sample residential property (\$600,000 assessment) and using 2017 tax rates, the potential property tax impact is approximately **\$577** (\$2,948 vs \$2,372).
- ▶ Other properties will have different impacts based on their assessment and property class (e.g. business, industry, farm).
- ▶ Houses with farm status will no longer gain provincial exemption from the rural property tax and will pay the Village residential tax rate.
- ▶ Based on a sample farm house property (\$300,000 farm house, \$100,000 farm land and \$50,000 in farm outbuildings) and using 2017 tax rates, the potential property tax impact is approximately **\$544** (\$2,183 vs. \$1,640).

Agriculture – Farm Tax Impacts

- ▶ The Village can adjust its farm tax rate (Class 9) to help lessen the impact to farm taxation.
- ▶ Currently, there are 6 other municipalities in BC which have a lower farm tax rate than its residential rate – Vernon, Vanderhoof, Telkwa, 100 Mile House, Bowen Island and Saanich.
- ▶ Example – if the Village adjusted its farm tax rate to \$0.50/1000 (similar to Saanich), the potential farm tax impact is reduced from \$544 to \$381.
- ▶ This would be a financial policy decision of Council, in order to further support agriculture and farming in Pemberton.

Potential Savings

- ▶ Water Rates – there is currently a differential rate between water users inside and outside Village boundaries. Rates vary, but the average annual savings for water for a residential property due to boundary extension is approximately \$100 – \$200/year.
- ▶ Fire Insurance – although there is likely no immediate fire insurance savings due to boundary extension, there would be insurance savings should additional fire hydrants be added to the system (i.e. house within 1000 feet). Potential new hydrant locations have been identified that the Village could add to the system.



Water System Transfer

- ▶ Water in the Pemberton North Water Service (PNWS) is currently provided as a regional district function.
- ▶ Water service is provided through a servicing agreement with the Village – PNWS users pay a rate set by the SLRD for water services which is different than Village rates. *(Note: updated May 16,2018)*
- ▶ Property owners also pay a Parcel Tax to cover annual debt servicing of \$47,000 annually to the year 2023.
- ▶ Although property owners will still be required to pay the Parcel Tax after boundary extension, the Village may consider foregoing any additional water parcel taxes until the debt is retired in 2023.
- ▶ The transfer of the PNWS water service and assets will need to be discussed further between the SLRD and Village.

Next Steps

- ▶ **Open House #2 – Tuesday, May 15th**, Signal Hill Elementary School, 6-8pm
- ▶ **Prepare Final Report – May 16th – May 28th**, feedback from stakeholders reviewed, finalize background report and boundary extension area, staff report and recommendations.
- ▶ **Village Council Meeting – Tuesday, May 29th 9:00am** – present report for Council to consider passing a resolution requesting that the Minister consider the boundary extension

If Pemberton Council approves the boundary extension proposal, then:

- ▶ **June / July** – Ministerial review and consideration of Village proposal.
- ▶ **August / September** – with affirmation from the Minister, work with the Ministry regarding: restructure offer, referendum questions, other statutory requirements, and public communications as appropriate.

Pemberton Boundary Extension Timeline

- ▶ **General Voting Day – Saturday, October 20, 2018** – Referendum on Boundary Extension to coincide with local government elections (including opportunities during advance poll).
 - Electoral Area C voters in the Boundary Extension Area only 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).
- ▶ The same voting eligibility rules for local government elections apply to the Boundary Extension Referendum.

* 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

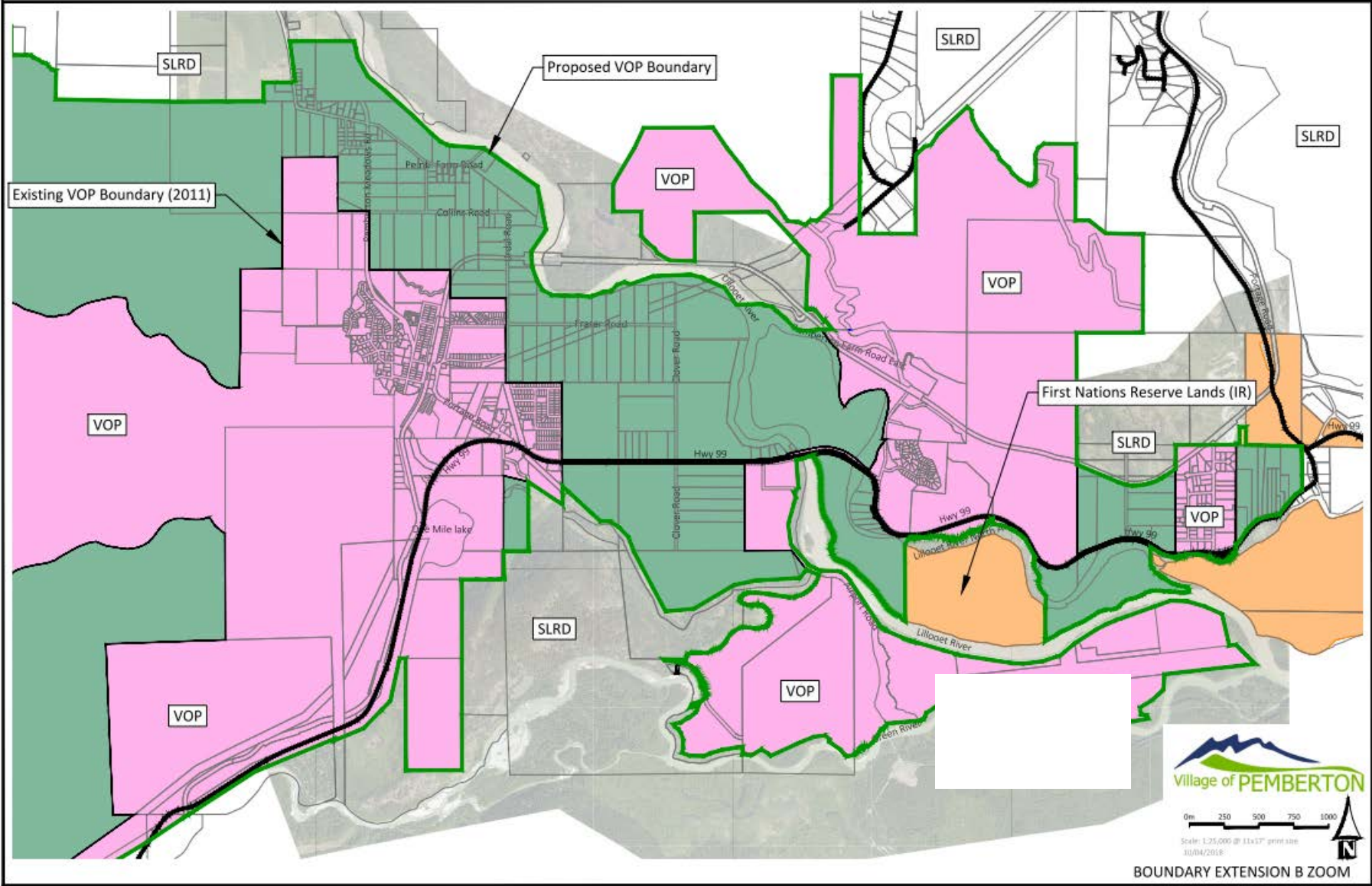
Discussion / Questions?



Thank You!

Dan Huang, MCIP, RPP
Senior Planner / Principal
Urban Systems

Closeup of Boundary Extension Area



Boundary Extension Roads

Potential New Village Roads (approx. 6.3 km)

