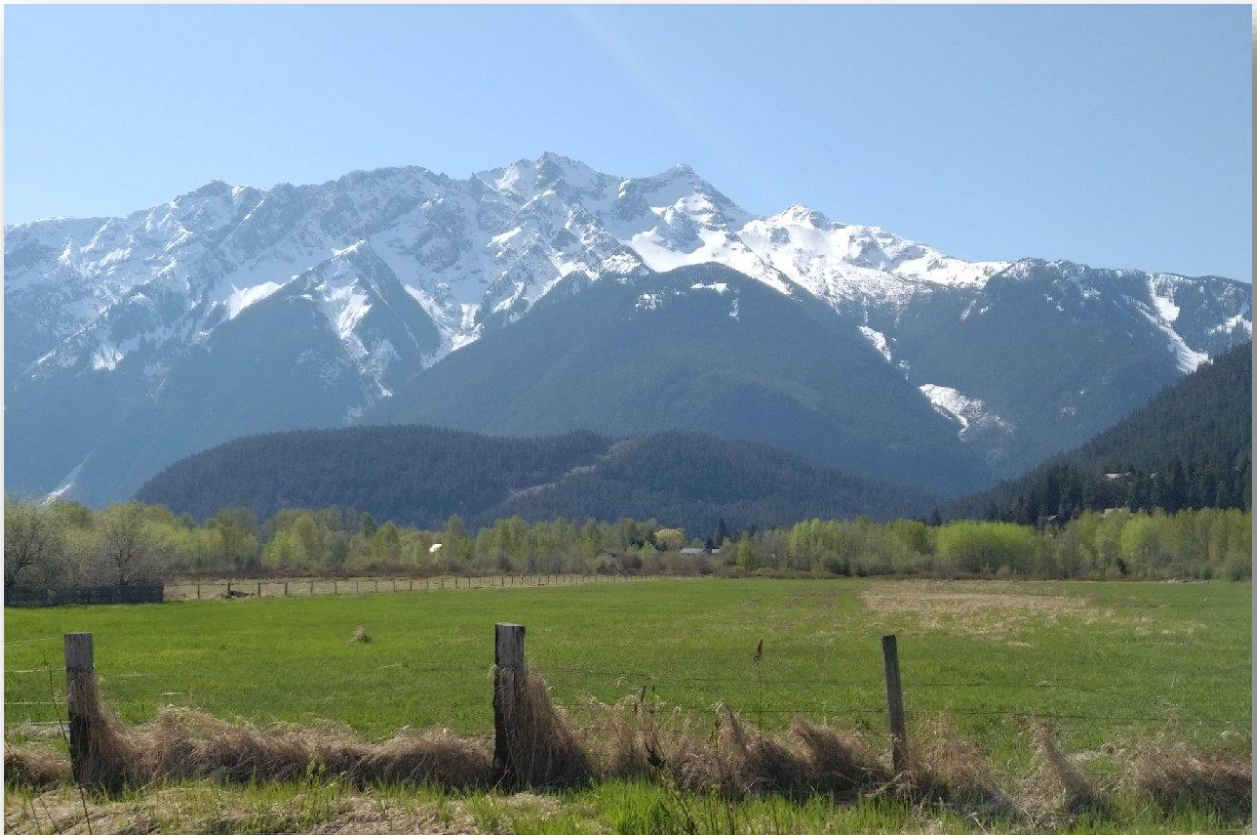


REPORT

Village of Pemberton Boundary Extension Study



This report is prepared for the sole use of the Village of Pemberton. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

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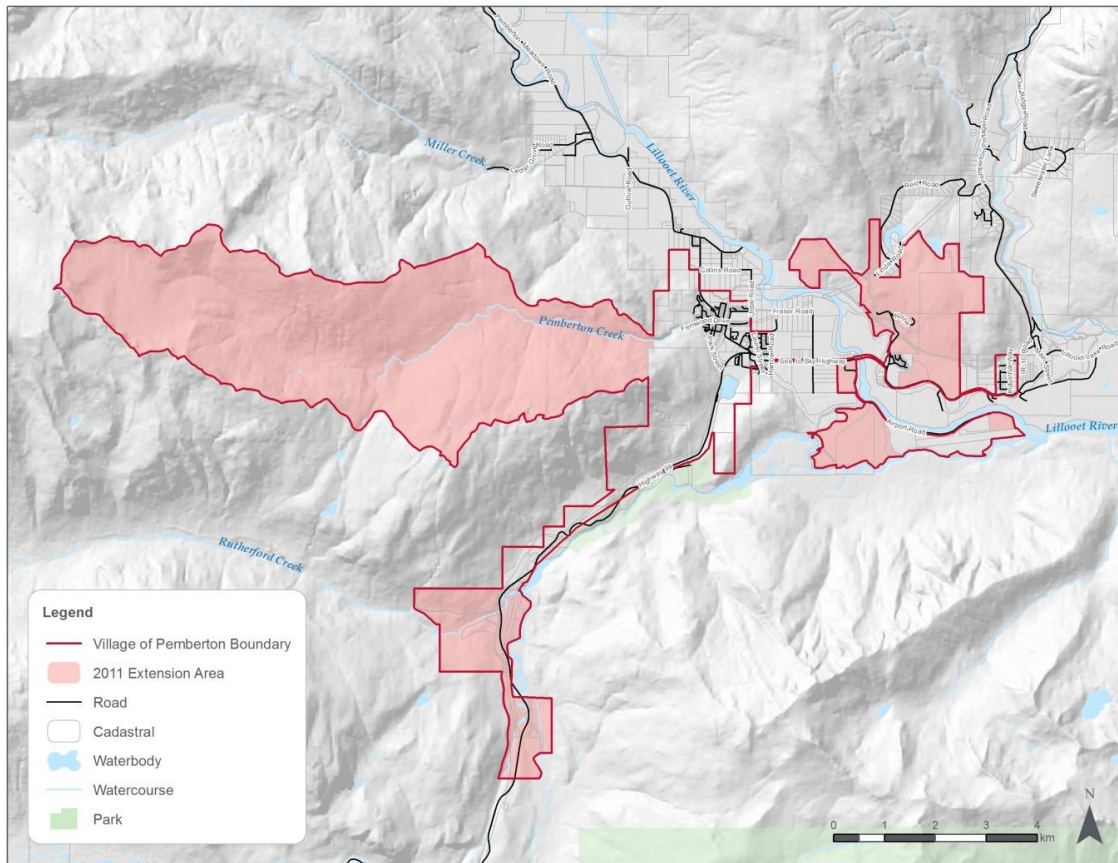
Appendix C Frequently Asked Questions

1.0 INTRODUCTION

1.1 Background

In 2011, the Village of Pemberton completed a boundary extension to include four new areas within its municipal boundary. These included the Hillside neighbourhood, the Pemberton Creek watershed, lands along Airport Road, and lands south of Rutherford Creek. Initiated in 2008, this boundary extension was intended to provide potential new settlement growth areas, provide jurisdictional control over the Pemberton Creek watershed, provide land use planning control over the highway corridor leading to the Village from the south, provide a more balanced assessment base, and more equitably match boundaries and service areas. However, as illustrated in Figure 1.1, the new boundary still leaves a number of potential gaps between Village lands, causing continued discussion to this day over community identity, elected representation, land use planning control, and service delivery. While the 2011 boundary extension accomplished many objectives, the current Village boundary still does not fully represent the functional boundaries of the Pemberton community.

Figure 1.1 – Village of Pemberton Municipal Boundary and 2011 Extension Areas



Since then, there has been a continued desire to consider an additional boundary extension in the Pemberton Valley, primarily in relation to service delivery considerations, community identity, and ongoing development of Independent Power Projects in the vicinity of the community. Many services, such as water and fire protection, are currently provided to properties beyond Village boundaries. The water rate structure, established in 2014, resulted in higher water rates for those properties located outside of the municipal boundary as calculated through the Village's Water Rate Analysis. Furthermore, a number of new extraterritorial water users have agreed to come into the municipal boundary as part of the next boundary extension (as part of a covenant on their lands).

A portion of the Rutherford Creek IPP was included in the municipal boundary in 2011, and the Miller Creek IPP is located just to the northwest of the current boundary. For those projects that are located outside of the Village boundary, the Provincial Rural Tax and relevant taxes for SLRD services apply, although the municipality has no access to tax revenues associated with the IPPs. In a boundary extension, included properties experience a shift from the Provincial Rural Tax to a municipal tax, with the effect that these specific tax revenues are redirected to the local community. This shift does not affect the taxes that are currently going to the SLRD. For IPPs, municipal tax rates are capped at rates equivalent to what is paid in the rural area. This approach ensures that there is not a significant tax rate impact to IPPs as a result of being located within a municipal boundary.

Upon completion of the 2011 boundary extension and in discussions with the Ministry of Municipal Affairs and Housing, it was recommended that the Village consider a boundary extension study to further establish a contiguous municipal boundary, and incorporate those properties serviced by Village water (Pemberton North Water System), properties along Highway 99 and any other outside boundary users, and possibly align with the Fire Service Areas as established at that time. This was identified as a strategic priority of the current municipal Council, who commissioned Urban Systems to undertake the necessary technical review and public consultation to consider a potential boundary extension referendum in conjunction with the October 20, 2018 local government elections.

1.2 Study Purpose and Process

This study reviews the proposed boundary extension area and highlights the potential impacts to the boundary extension property owners, Village of Pemberton (VoP) and the Squamish-Lillooet Regional District (SLRD). This study is being undertaken in accordance with provincial policies and process requirements for a large areas boundary extension.

1.3 Report Outline

This Study Report is organized as follows:

Section 1 introduces the study context and identifies the study purpose.

Section 2 provides an overview of the current situation in the Pemberton Valley with respect to population, land use, service delivery, elected representation, assessment, IPPs, and taxation.

Section 3 provides an overview of the boundary extension study area under consideration.

Section 4 identifies potential financial impacts of the boundary extension study area on the Village of Pemberton.

Section 5 identifies potential property tax impacts of boundary extension study area on property owners within the boundary extension area.

Section 6 reviews potential impacts on the Squamish-Lillooet Regional District.

Section 7 summarizes the public engagement components of the study.

Section 8 summarizes study findings and provides recommendations for next steps.

2.0 CURRENT SITUATION

2.1 Population

According to the 2016 Census, the Village of Pemberton has a population of 2,574 while Electoral Area C, which surrounds the Village, has a population of about 1,663 excluding First Nations Reserve lands. According to the 2016 Census, there is an on-Reserve First Nations’ population of approximately 1,650 in Electoral Area C, including a population of 1,285 on the Lil’wat Nation (Mount Currie) Reserve, which is located immediately to the east of the Village of Pemberton. Refer to Table 2.1 for more information.

Table 2.1 – 2016 Census Population

Jurisdiction	Population (2016, excluding Reserves)	Population (2011, including Reserves) ¹
Village of Pemberton	2,574	2,574
Electoral Area C	1,663	3,313

2.1 Land Use

The Pemberton area is characterized by steep, mountainous areas, numerous water bodies, and valley-bottom lands containing productive agricultural lands. The primary urban areas are located within the Village of Pemberton, and includes the village core, the Pemberton Plateau subdivision, and the Industrial Park. To the east of the Village boundary there is the Lil’wat Nation (Mount Currie) Reserve.

In the electoral area lands between the village core and the industrial park, most properties are farmed, and included within the Agricultural Land Reserve (ALR). These lands are located between several surrounding areas already under municipal jurisdiction. Properties in this area are part of the Pemberton Fire Service Area, which also extends to the northwest of the current Village boundary.

To the northwest of the Village boundary, Pemberton North and Pemberton Meadows include numerous valley-bottom farm properties, located adjacent to the Upper Lillooet River and included within the ALR. Pemberton North properties are serviced by the Pemberton North Water System, which is supplied with water by the Village of Pemberton, through the SLRD. Pemberton North properties are included in the Pemberton Fire Service Area.

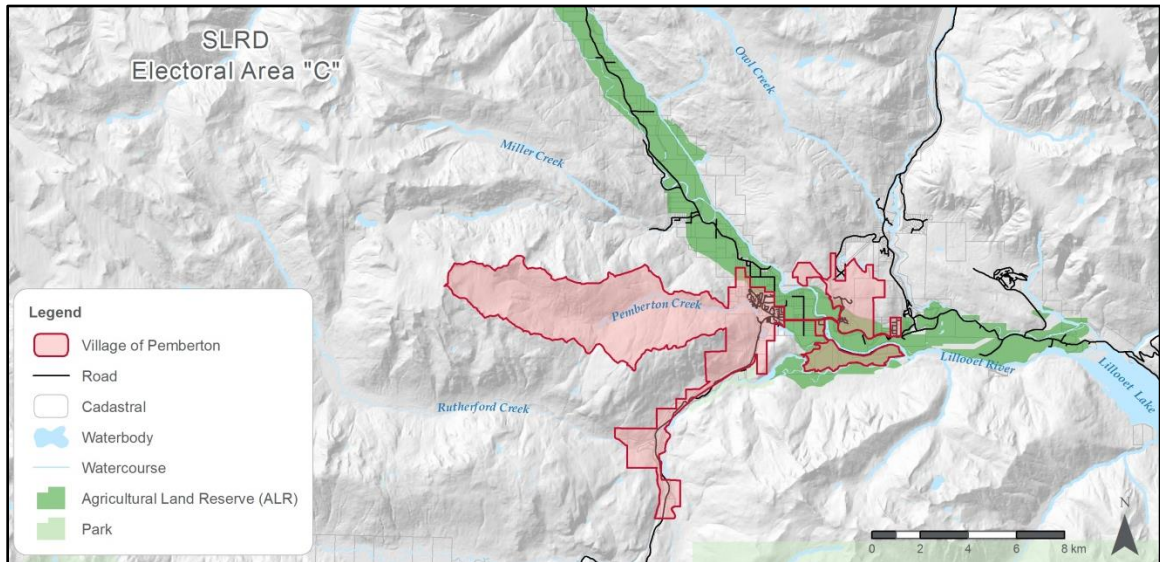
¹ Includes Lil’wat (Mount Currie), Nequatque, Nesuch 3

It is also noted that there are community forest lands in the current community watershed and to the north of the watershed, west of Pemberton Meadows as well, much of the Crown land in the vicinity of Miller Creek, to the west of Pemberton Meadows.

2.2 Agricultural Land Reserve

The Pemberton Valley has a well-established agricultural community, with about 72 farming units operating on an area of approximately 11,000 acres. Agricultural lands are primarily concentrated between the village core and the industrial park, and to the northwest of the Village, in Pemberton Meadows. Within these areas, most lands are located within the Agricultural Land Reserve, as shown in Figure 2.1. For these lands, the SLRD completed the Pemberton Valley Agricultural Area Plan (adopted in 2012), which deals with a total agricultural land base of about 18,600 acres including private lands, Crown lands, and First Nations lands.

Figure 2.1 - Agricultural Land Reserve Boundaries



2.3 Services

Within the Pemberton Valley, there are a variety of agencies involved in the delivery of local services:

- The **Province of British Columbia** is responsible for a number of services that would be affected by boundary extension. Such services include: rural area roads; rural area subdivision approval; rural area property tax collection; and, policing. The Province is also responsible for other services, such as schools and hospitals, which are not affected by boundary extension.

- The **Village of Pemberton** provides a variety of municipal services such as water, sewer, roads, fire protection, parks, land use planning and development services, and airport services. Some of the Village's services (e.g. water, sewer, fire protection) are currently provided by the Village to residents outside of the municipal boundary through contract arrangements with the SLRD.
- The **Pemberton Valley Dyking District (PVDD)** is an improvement district that provides flood protection services to the residents of the Pemberton Valley, including both residents within the Village of Pemberton boundary and Electoral Area C residents adjacent to the Village and in Pemberton Meadows.
- The **Squamish-Lillooet Regional District (SLRD)** provides a variety of services on a regional basis, sub-regional basis, to electoral areas only, and to defined local service areas. Relevant SLRD services are illustrated in Table 2.2, below.

Both the Village and all of Electoral Area C participate in regional and sub-regional services such as the Regional Growth Strategy, Rescue Services, Community Recreation, the Museum and Archives, the Pemberton Library, and the Cemetery. Through contract arrangements the Village provides fire protection services to three SLRD fire service areas, including the Pemberton Fire Service Area, the Pemberton Meadows Fire Service Area, and The Heights Fire Service Area. Immediately adjacent to the Village boundary, there are also local service areas for Pemberton North Water (provided through contract by the Village of Pemberton), Pemberton Refuse, Pemberton Television, and Pemberton Valley Recreation Trails.

Table 2.2 – SLRD Services Provided in Electoral Area C

Service	Type of SLRD Services			
	SLRD Region-Wide	SLRD All Electoral Areas	SLRD Sub-Regional	Local Area
Administration and General Government	X			
Planning and Development	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	
Museum and Archives			X	
Pemberton Library			X	
Cemetery			X	
Sea-to-Sky Trails*			X	
Pemberton Transit			X	
Pemberton Fire Service				X
Pemberton Refuse				X
Pemberton Television**				X
Pemberton Rec Commission				X
Pemberton Valley Rec Trails				X
Pemberton North Water***				X

**indicates sub-regional services that include additional jurisdictions to the south of Electoral Area C*

*** indicates service with tax levy on improvements only*

**** indicates service with parcel tax*

2.4 Elected Representation and Decision-Making

As noted above, in rural areas, certain services (e.g. roads, policing) are within the jurisdiction of the **Province of British Columbia**. On these matters, area residents and property owners are represented by their Member of the Legislative Assembly (MLA).

On local government matters, **Village of Pemberton** residents are represented by a municipal council that includes a mayor and four councillors. The Village is represented on the SLRD Board by one municipal director, appointed by the municipal council.

The **Squamish-Lillooet Regional District** electoral area surrounding the Village of Pemberton is represented by the Regional Director for Electoral Area C. The Area C Director sits on the SLRD Board along with directors from the three other electoral areas and four member municipalities.

The **Pemberton Valley Dyking District** has an elected, five-member Board of Trustees. The Board of Trustees administers the improvement district, which operates independently of the Village and the SLRD.

2.5 Assessment

As illustrated in Table 2.3, the Village of Pemberton’s 2018 net taxable assessment totals about \$686 million. Approximately 84 percent of the value is from residential folios, approximately 13 percent is from business folios, and the remainder is primarily from utilities folios. Comparatively, as illustrated in Table 2.4, Electoral Area C has a 2018 net taxable assessment of about \$716 million. In Electoral Area C, approximately 76 percent of the value is from residential folios, and approximately 22 percent is from utilities folios. For Electoral Area C, it is noted that while the net taxable assessment of farm land is comparatively low, there are 161 occurrences of farm land. Potential tax implications with respect to farm properties are discussed further in this report.

Table 2.3 – Village of Pemberton 2018 General Purpose Net Taxable Values

Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1 – Residential	1,119	\$360,830,300	\$215,200,400	\$576,030,700	83.93%
2 – Utilities	5	\$1,215,055	\$14,188,600	\$15,403,655	2.24%
5 – Light Industry	3	\$720,000	\$2,082,400	\$2,802,400	0.41%
6 – Business	283	\$54,191,875	\$32,303,876	\$86,495,751	12.60%
8 – Rec/Non Profit	4	\$5,167,700	\$102,900	\$5,270,600	0.77%
9 – Farm	6	\$314,812	\$0	\$314,812	0.05%
Totals	1,420	\$422,439,742	\$263,878,176	\$686,317,918	100%

Table 2.4 – SLRD Electoral Area C 2018 Hospital Net Taxable Values

Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1 – Residential	1,351	\$350,704,595	\$194,077,465	\$544,782,060	76.07%
2 – Utilities	39	\$7,473,240	\$150,912,080	\$158,385,320	22.12%
5 – Light Industry	11	\$1,864,400	\$50,200	\$1,914,600	0.27%
6 – Business	31	\$5,061,050	\$1,142,900	\$6,203,950	0.87%
7 – Mgd. Forest	1	\$29,200	\$0	\$29,200	0.00%
8 – Rec/Non Profit	4	\$1,163,600	\$0	\$1,163,600	0.16%
9 – Farm	161	\$3,637,377	\$0	\$3,637,377	0.51%
Totals	1,598	\$369,933,462	\$346,182,645	\$716,116,107	100%

2.6 Independent Power Projects

In the Pemberton area, there are a number of existing Independent Power Projects (IPPs). These IPPs are small to medium scale, run-of-river hydroelectric projects that are operated by private companies who sell the energy produced to BC Hydro. IPPs are taxed as Class 2 (Utilities) properties, whether inside or outside municipal boundaries. As discussed in Section 1, when IPPs are included within municipal boundaries, the Province ensures that the municipal tax rate is no higher than the provincial rural tax rate that would have applied had the IPP remained outside of the municipal boundary.

In the 2011 boundary extension, the Village extended its boundary approximately 6 km to the south of the village core to include a portion of the Rutherford Creek IPP within the municipal boundary. The Rutherford Creek IPP was commissioned in 2004, and it has a capacity of 50 MW. Currently, the powerhouse facility is located within the municipal boundary, while the water intakes and penstocks are located outside of the municipal boundary. Overall, the Rutherford Creek IPP has a total 2018 assessed value of approximately \$45 million. Of this amount, approximately \$15 million in value is located within current Village boundaries, and approximately \$30 million in value is located within the electoral area.

Approximately 5 km to the northwest of the village core, outside of Village boundaries, the Miller Creek IPP was commissioned in 2003. Located immediately to the west of the Pemberton Fire Service Area boundary, the Miller Creek IPP has a capacity of 33 MW, and an assessed value of approximately \$18 million.

The assessed value of IPPs assists in determining the potential municipal tax revenue associated with the projects if included in the municipal boundary. Property tax revenue is the primary revenue source available to the Village if IPPs are included within the municipal boundary. The SLRD also receives amenity contributions in relation to the Rutherford Creek IPP and the Miller Creek IPP. However, these amenity contributions would not be affected by a boundary extension.

While First Nations in the area do not have access to property tax revenues associated with IPPs, the Province does have a First Nations Clean Energy Business Fund that aims to promote increased First Nations participation in the clean energy sector. Through the Clean Energy Business Fund, participating First Nations receive a share of water rentals and land rents charged by the Province for licenses issued to the power developer for the life of a project. In July 2014, the Province and the Lil'wat Nation reached a revenue sharing agreement that will enable the Lil'wat Nation to participate in provincial revenue-sharing from the Upper Lillooet and Pemberton Valley hydro projects.

2.7 Current Tax Rates

The Village of Pemberton and the Pemberton Valley Dyking District collect their own property taxes. Within the electoral area, the Province sets the tax rate and collects taxes under the provisions of the *Taxation (Rural Area) Act*. The Province also sets standardized Provincial Class Multiples that are used in setting the tax rates for regional district requisitions that are levied. Once the SLRD has established its budget, it provides the Province with requisition amounts for each service. Based on the Provincial Class Multiples, the Provincial Surveyor of Taxes then sets the tax rates to generate the necessary revenue, and collects these property taxes on behalf of the SLRD. Regional district taxes collected by the Province include the 5.25 percent property tax collection fee. This property tax collection fee applies to regional district taxes collected by the Province, but it does not apply to Pemberton Valley Dyking District taxes, which are collected directly by PVDD.

Table 2.5 illustrates the Class 1 (Residential) property taxes that currently apply in the Village of Pemberton and in the area immediately surrounding the municipality. For the purposes of this review, a property within the Pemberton Fire Service has been assumed. Table 2.5 also identifies those taxes that are unaffected vs. affected by municipal boundary extension.

Table 2.5 – 2017 Class 1 (Residential) Property Tax Rates (per \$1,000 of Assessment)

Tax	Village Tax Rate	Area C Tax Rate
Unaffected Ad Valorem Taxes:		
School	1.2695	1.2695
Sea-to-Sky Regional Hospital District	0.0369	0.0369
BC Assessment Authority	0.0432	0.0432
Municipal Finance Authority	0.0002	0.0002
Pemberton Valley Dyking District*	0.6500	0.6500
Total Unaffected Ad Valorem Taxes	1.9998	1.9998
Affected Ad Valorem Taxes:		
Municipal Tax	2.1267	n/a
Provincial Rural Tax	n/a	0.5400
Police Tax	0.2564	0.1341
SLRD General Levy	1.1805	n/a
SLRD Area C Levy	n/a	1.1706
Pemberton Rec Commission	n/a	0.0287
Pemberton Fire Service Area	n/a	0.5304
Pemberton Valley Rec Trails	n/a	0.0588
Pemberton Refuse	n/a	0.1269
Pemberton TV (on Improvements only)	n/a	0.0264
Total Affected Ad Valorem Taxes	3.5636	2.6159
Total Ad Valorem Taxes (with PVDD)	5.5634	4.6157
Total Ad Valorem Taxes (without PVDD)	4.9134	3.9657

**Pemberton Valley Dyking District tax are levied separately from the Village and Province.*

As noted above, several ad valorem (value-based) property taxes are unaffected by whether a property is located within the municipality or within the rural area. These taxes include:

- **School and Hospital Taxes:** In BC, school and hospital property tax rates are the same throughout school and hospital districts, and they are unaffected by municipal status.
- **BC Assessment and Municipal Finance Authority Taxes:** These taxes are collected on all properties, regardless of municipal status.
- **Pemberton Valley Dyking District Taxes:** Currently, the same property taxes apply regardless of whether a property is located in the rural area or within the Village boundary. These are levied separately by the Dyking District, and as such are not included in any sample tax comparisons in this report.

Conversely, several taxes are affected by potential boundary extension. These taxes include:

- **Municipal Tax and Provincial Rural Tax:** In municipalities, a general municipal tax provides property tax revenue to fund most services, such as road maintenance, fire protection, development services, and general administration. In rural areas, the Provincial Rural Tax is set by the Province, and it is the same (0.54 per \$1,000 of assessed value for residential properties in 2017) throughout all of British Columbia's unincorporated areas. The revenue from this tax is used to fund rural area services such as road maintenance.
- **Police Tax:** While policing services used to be partially funded through the Provincial Rural Tax, a number of years ago the Province established a separate Police Tax for unincorporated areas and municipalities with populations of less than 5,000. The current Provincial Police Tax covers less than 50 percent of the total annual Provincial cost to police these areas. Taxable local policing costs are apportioned to municipalities and rural areas based on local population and the local converted assessment for each property class. As indicated, the current Police Tax rate is higher in the Village than in the electoral area. Based on the formula for the apportionment of local policing costs, a boundary extension may result in minor adjustments to the current police tax rates for both the Village and Electoral Area C. However, because the Village's population would remain below 5,000, the overall change to the Police Tax rate would likely not be significant.
- **Taxes for SLRD Regional and Sub-Regional Services:** For SLRD region-wide services and sub-regional services that include Village of Pemberton participation, tax rates are generally unaffected by boundary extension. These taxes are based on the assessed value of land and improvements, and since both the Village and Electoral Area C participate in these shared regional and sub-regional services, SLRD revenues would not be affected by boundary extension. The Village and Electoral Area C both participate in the following regional and sub-regional services:
 - Administration and General Government;
 - Land Use Planning;
 - Regional Growth Strategy;
 - Pemberton Rescue Service;
 - Pemberton Search and Rescue;
 - 911 South;
 - Pemberton & District Community Recreation;
 - Pemberton & District Museum and Archives;
 - Pemberton Library;
 - Pemberton Cemetery;

- Sea-to-Sky Trails; and,
- Pemberton Valley Transit System.

In the rural area, the SLRD Area C levy includes these services (as well as other services provided to electoral areas only), while in the Village, the SLRD general levy provides the tax revenue for these services, as well as additional local services that include Village participation.

It is noted that in unincorporated areas, a boundary extension would shift responsibility for tax collection from the Province to the Village of Pemberton. As a result, the 5.25 percent Provincial tax collection fee (applicable to Regional District services) would no longer apply within the rural areas taken into the municipal boundary.

- **Taxes for SLRD Electoral Area Services:** In the rural areas, the Electoral Area C levy includes amounts for services provided to electoral areas only, including civic addressing, building inspection, elections, emergency planning, and electoral area parks. With a boundary extension, responsibility for these services would shift to the municipality for the applicable areas, with funding through the general municipal tax. The potential impacts on the remaining electoral area are discussed in the financial section of this report.

Table 2.5 indicates that current ad valorem taxes (not including the Pemberton Valley Dyking District) in the rural area are 3.9657 per \$1,000 of assessed value, while taxes in the Village are 4.9134 per \$1,000 of assessed value. The resulting difference is 0.9477 per \$1,000 of assessed value, or about \$95 for every \$100,000 in assessed value. This analysis is for ad valorem taxes only, and it does not include water or sewer charges, which are discussed separately in Section 2.8 below. As well, this analysis compares current tax rates only. It does not account for future changes, which could be influenced by revenues and expenditures associated with a boundary extension. Section 5 provides a more detailed review of potential tax impacts of boundary extension.

2.8 Water and Sewer Charges

The Village currently provides water to 113 water users in the Pemberton North Water Service (PNWS) Area, outside of the Village boundary. The Village and the SLRD have an agreement which sets out a water user rate structure which is based on consumption, and allows for annual rate increases to provide funding for asset renewal. The Pemberton North water user rate structure is illustrated in Table 2.6 below, and is up for renegotiation and renewal before the end of 2019. For those properties with water service inside the Village boundaries, Table 2.6 also illustrates the Village's water user rates, which are based on a flat rate structure.

Table 2.6 – Rate Structure for Water (PNWS and Village)

	2014	2015	2016	2017	2018	2019
PNWS Rate (per m ³) *	\$0.81	\$0.88	\$0.95	\$1.02	\$1.09	\$1.16
PNWS Avg. Rate **	\$686.18	\$745.48	\$804.78	\$864.08	\$923.38	\$982.68
Village Rate (flat) ²	\$380.62	\$495.97	\$481.75	\$510.76	\$539.77	\$568.78

* This is the rate that the Village of Pemberton bills the SLRD.

** This is the rate that the SLRD bills its customers.

In the Pemberton North Water Service Area, there is also a parcel tax in relation to debt incurred in 2003 in order to finance water pipeline replacement in the service area. Comparatively, in the Village, there is a water frontage tax based on lineal meter of frontage, in relation to debts incurred in 1998 for water system improvements, in 2007 for a new well to provide a secondary source of water for the Village, and in 2015 for a new water reservoir.

For the purposes of this boundary extension review, sewer charges are not considered in the analysis.

² While the Village rates appear to be lower in comparison to PNWS rates, the Village has average household consumption of 387 m³, compared to average consumption of 847 m³ in the PNWS Area.

3.0 BOUNDARY EXTENSION STUDY AREA

The proposed boundary extension area is shown in Figures 3.1 and 3.2 (zoomed in view) below. It incorporates an estimated 206 legal parcels, including the following areas:

- Balance of Rutherford Independent Power Project (IPP)
- Miller Creek Independent Power Project (IPP)
- Pemberton North Water Service Area (PNWS)
- Lands surrounding the Pemberton Industrial Park
- Lands along Highway 99 between Harrow Road and Pemberton Farm Road East

Based on the inclusion of these properties, this option would increase the Village’s population by approximately 500 people, resulting in a total Village population of just over 3,000.

Figure 3.1 –Proposed Boundary Extension Area

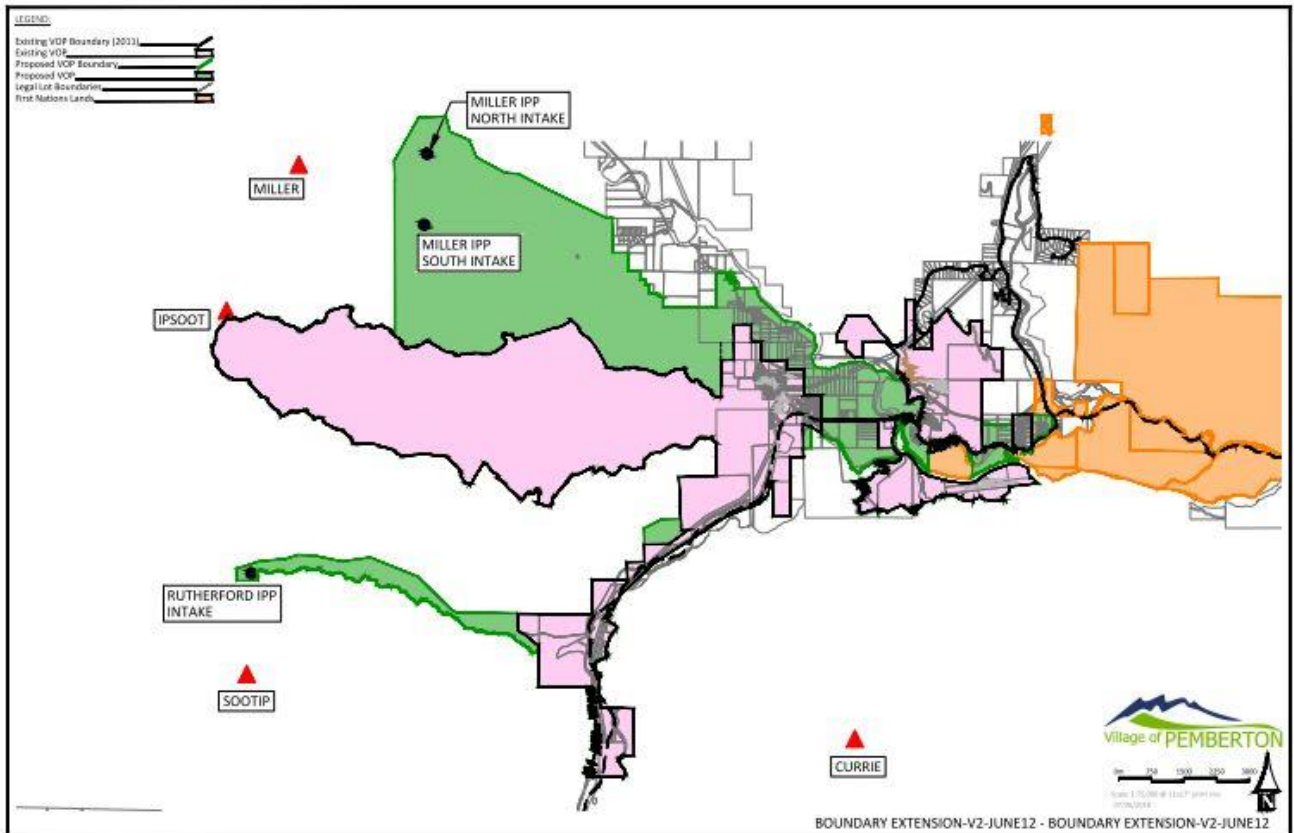
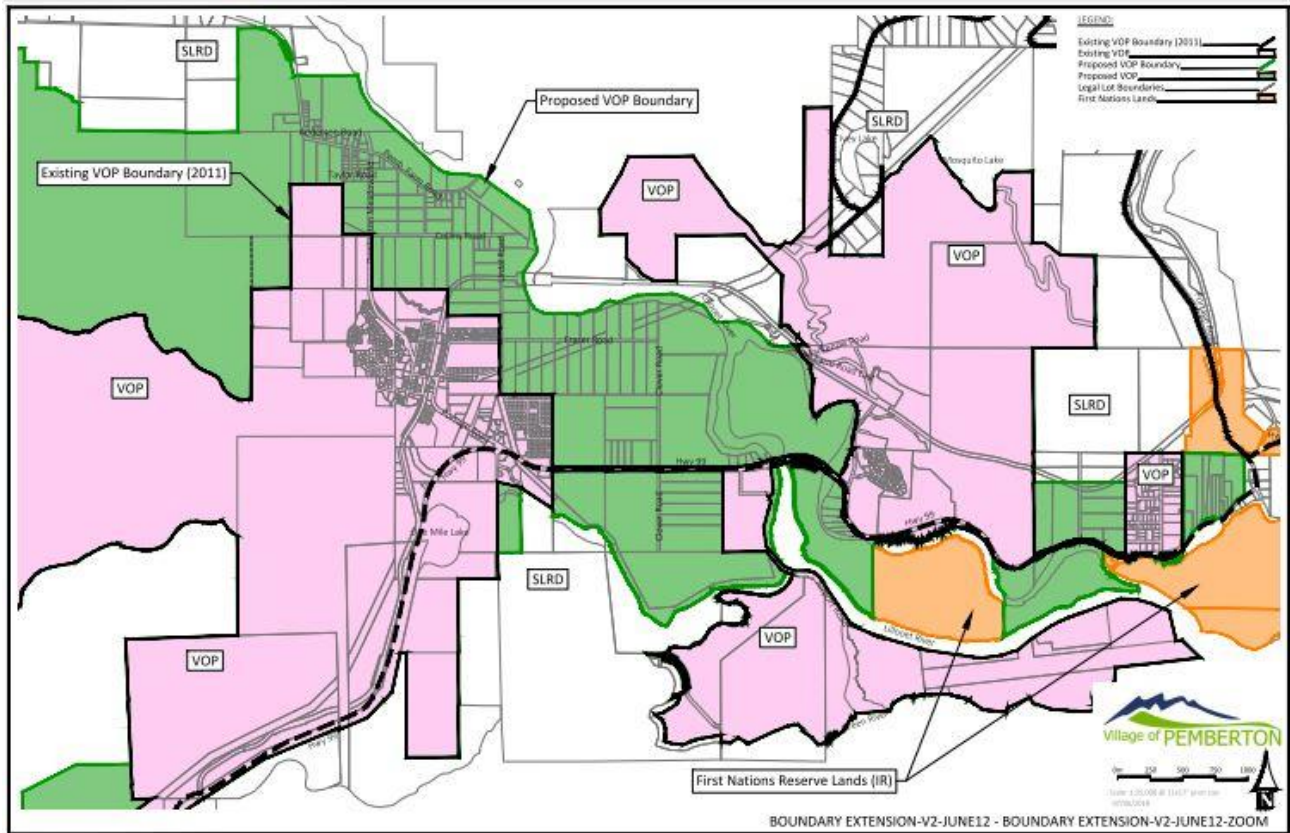


Figure 3.2 – Proposed Boundary Extension Area (zoomed in)



The estimated net taxable assessment for the proposed boundary extension area is illustrated in the following table.

Table 3.1 – Estimated 2018 Net Taxable Assessment for Boundary Extension Area

Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1 – Residential	234	\$100,539,200	\$51,856,500	\$152,395,700	74.06%
2 – Utilities*	4	\$785,300	\$48,410,000	\$49,195,300	23.91%
6 – Business	7	\$2,732,500	\$551,700	\$3,284,200	1.60%
8 – Rec/Non Profit	3	\$11,300	\$0	\$11,300	0.01%
9 – Farm	37	\$894,083	\$0	\$894,083	0.43%
Totals	285	\$104,962,383	\$100,818,200	\$205,780,583	100%

**Utility values include the Miller Creek IPP and the rural area portion of the Rutherford Creek IPP. As indicated previously, in a boundary extension, the general municipal tax would be capped at the equivalent to the rural area rates for Class 2 properties.*

4.0 SERVICE DELIVERY AND FINANCIAL IMPACTS ON VILLAGE

4.1 Overview of Service Delivery Impacts

Table 4.1 summarizes the primary service delivery impacts associated with the boundary extension proposal. As illustrated, there are a number of services which would experience no change in service delivery, including policing, schools, hospitals and flood protection. The majority of services provided by the SLRD would not change, except for a few electoral area services, further detailed later in this report. In terms of the Provincial services, the main change is that roads in the boundary extension area would become a municipal responsibility (as well as subdivision authority).

Table 4.1 – Potential Service Delivery Impacts of Boundary Extension Options

Current Study Area Services	No Change	Shift to Municipality
Provincial Services:		
• Roads		√
• Policing*	√	
• Subdivision Approval		√
• Property Tax Collection		√
• Schools	√	
• Hospitals	√	
Pemberton Valley Dyking District		
• Flood Protection	√	
SLRD Services		
• Regional/Sub-Regional Services	√	
• Electoral Area Services (e.g. Building Inspection, Civic Addressing)		√
• Pemberton Recreation Commission	√	
• Pemberton Fire Service Area		√
• PV Recreation Trails		√
• Pemberton Refuse	√	
• Pemberton TV/Radio Rebroadcasting	√	
• Pemberton North Water		√

*Policing would continue to be delivered by the RCMP through the Provincial contract. As the municipality would continue to have a population of less than 5,000 people, property owners would continue to pay less than 50% of policing costs.

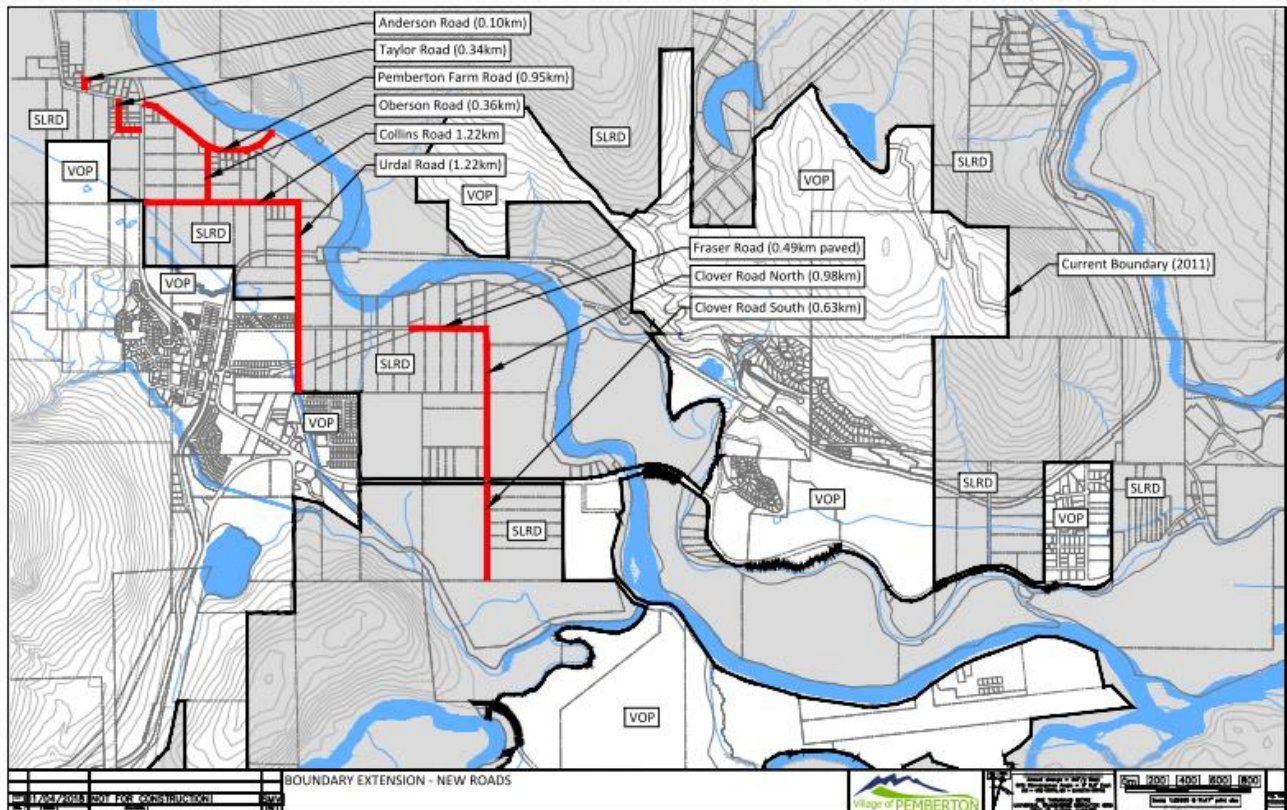
4.2 Key Financial and Service Delivery Impacts on Village

This section outlines potential service delivery and financial impacts on the Village in relation to a proposed boundary extension. As a result of boundary extension, a number of changes to general municipal expenditures are projected. The key impacts to various service areas are described below. For background, information is also included on some relevant service areas that are impacted or potentially impacted by a boundary extension, but that do not necessarily affect general municipal expenditures.

4.2.1 Road Maintenance

Regardless of local government structure, the Ministry of Transportation and Infrastructure is responsible for provincially numbered arterial routes. These types of routes include the Primary Highway System (e.g. Highway 99, the “Sea to Sky” Highway), the Secondary Highway System (e.g. Highway 7, the “Lougheed Highway,” in the Fraser Valley), and the Major Road System (e.g. Highway 97C between Cache Creek, Logan Lake, and Merritt). In rural areas of the province, the Ministry also maintains local roads. For the proposed boundary extension, a number of current local MOTI roads would be transferred to the municipality, as shown in the figure below.

Figure 4.1 –Proposed Road Transfer in the Boundary Extension Area



For this study, as Portage Road / Pemberton Meadows Road through the Village of Pemberton is currently the responsibility of MOTI, it is assumed that Pemberton Meadows Road within the boundary extension area would also continue to be maintained by MOTI. This results in approximate 6.3 kilometres of local roads which would be transferred to municipal responsibility.

Table 4.2 identifies study area road lengths for MOTI local roads, as well as a high-level visual assessment conducted as part of the study. A more detailed road condition assessment was not part of the scope of this study, and is recommended for the Village of Pemberton if the boundary extension was successful.

Table 4.2 – Road Lengths in Proposed Boundary Extension Areas

Road Segment	Length (km)	Condition (high-level visual assessment)
Anderson Road	0.10	Poor
Taylor Road	0.34	Good
Pemberton Farm Road	0.95	Fair
Oberson Road	0.36	Very Good
Collins Road	1.22	Very Good (west of Oberson) / Fair (east of Oberson)
Urdal Road	1.22	Fair
Fraser Road	0.49	Good
Clover Road (North)	0.98	Fair
Clover Road (South)	0.63	Fair
TOTAL	6.29	

During previous discussions with MOTI, the Ministry provided estimated annual snow clearing and routine maintenance costs at approximately \$5,000 per km. The Village has indicated that its current annual maintenance costs are typically less than this amount on a per kilometre basis. Therefore, an estimate of \$5,000 per km is maintained for the purposes of this study.³ Using this rate, this results in an estimated annual O+M cost of \$31.450.

³ It is noted that snow clearing and routine maintenance costs could potentially be higher depending on factors such as the amount of snowfall, which varies from year to year, and the condition of the roads, impacting the level of routine maintenance that may be required.

4.2.2 Road Capital

It is also noted that these estimates above are for road maintenance only, and they do not include additional allowances for future capital expenditures that may be required to upgrade existing roads. Some roads (Anderson Road, for example) are in generally poor condition and will require future rehabilitation to bring it up to an acceptable Village of Pemberton rural road standard.

As part of this boundary extension study, the Village has been clear from the start that it needed to work with the MOTI and the Province of BC on a strategy for road capital upgrades. As part of this process, the Ministry of Municipal Affairs and Housing reviewed the information with MOTI and provided the following response with respect to potential capital upgrades:

“There are no immediate plans for any improvements other than possible routine activities (minor maintenance). Approximately two-thirds of Collins Road and all of Oberson Road was repaved over the last 2 years. The other roads are not specifically mentioned by MOTI in their response, but it appears the condition would be satisfactory given they are not designated for more than routine maintenance. Based on the response, it appears that if the Village wishes to proceed on the boundary extension, the desired road upgrades would be at their cost.”⁴

Although a detailed cost estimate for road capital upgrades in the boundary extension area is not part of the scope of this study, the potential financial impacts to the Village of Pemberton for future road capital upgrades are significant, and should therefore be considered carefully by the Village.

4.2.3 Policing

Rural areas and municipalities with a population of less than 5,000 pay a provincial police tax that covers approximately 50 percent of the total annual provincial cost to police these areas. In municipalities with a population of between 5,000 and 15,000, the local governments are directly responsible for 70 percent of local policing costs, plus facilities and support service costs. At this time, a boundary extension would not increase the Village’s population above the 5,000 threshold that results in higher local taxation for policing.

In rural areas and municipalities with a population of less than 5,000, the province-wide policing recovery amount (i.e. 50 percent of local police costs) is apportioned to each jurisdiction based on a formula that includes the local population and the local converted assessment. A boundary extension would adjust the amount of police costs apportioned to both Electoral Area C and the Village of Pemberton. However, in both jurisdictions, the police tax rate would not be significantly affected by a boundary extension, as there would also be relative adjustments to the assessment

⁴ Summary of email correspondence with Ministry of Municipal Affairs and Housing, dated June 6, 2018.

in each jurisdiction as a result of a boundary extension. For the purposes of this study, the current Area C and Village police tax rates are assumed, as part of the tax rate comparisons provided in Section 5.

4.2.4 Fire Services, Rescue Services, and 911 Services

The potential boundary extension area receives fire protection services from the Village on a contract basis. Because these fire services are already provided by the Village, there would not be changes to municipal expenditures as a result of a boundary extension. However, the method of cost recovery for electoral area fire services would change. Currently, property owners in the fire service areas pay property taxes for the SLRD fire service areas, and contributions are then made from the SLRD to the Village for the provision of the contract fire protection services. With a boundary extension, property owners would pay for fire protection through the general municipal tax.

Additionally, it is noted that the Pemberton Fire Department provides fire rescue services to all of Electoral Area C on a contract basis. This service is a sub-regional service, and it would not necessarily be affected by a boundary extension. Similarly, there is a sub-regional Emergency 911 service for the Village, Electoral Area C, and Electoral Area D. As with the fire rescue service, the 911 service would not necessarily be affected by a boundary extension. However, if an agreement were to be reached with the SLRD, it is possible that the Village could manage the 911 service, and provide it on contract to the electoral areas. Nevertheless, for the purposes of this study, it is assumed that this service would continue to be administered by the SLRD.

4.2.5 Pemberton North Water

With the proposed boundary extension area, the Village of Pemberton would take over responsibility for the Pemberton North Water Service. For the purposes of this study, it is assumed that PNWS property owners would continue to pay the water parcel tax in relation to debt incurred in 2003 in order to finance water pipeline replacement in the service area. It is also assumed that Pemberton North water users would transition to Village of Pemberton water user rates, resulting in savings to property owners in the boundary extension area in the short term. However, with a boundary extension it would be prudent to complete a water user rate review in order to synthesize user rates and ensure sufficient funding for operations, asset renewal, and any debt being recovered through user rates.

It is important to note that this boundary extension study does not review the overall condition of the PNWS water system, and any potential liabilities or future capital expenditures that the Village may take on by becoming responsible for this water system.

4.2.6 General Administration

Due to the additional population increase from the proposed boundary extension area, it is assumed that the Village may need to increase its staff complement to adjust for additional administration and/or other services.

4.2.7 Summary of Expenditures

Based on the information above, the following table outlines the summary potential changes to Village expenditures.

Table 4.3 – Summary of Projected Changes to Village Annual Expenditures

Expenditure Item	Amount	Notes
Road Maintenance*	\$31,000	Based on 6.3km of roads @ \$5,000/km/year
General Administration	\$75,000	Based on an additional 1.0 FTE in year 2 or 3
Annual Capital Costs	TBD	
Total:	\$106,500	

*Projected road maintenance costs assume that the Province would continue to maintain Pemberton Meadows Road.

It is important to reiterate that Table 4.3 does not identify any regular or major capital improvements that may be required as a result of a boundary extension. Depending on the condition of roads and the Pemberton North Water System, in particular, the municipality could take on significant liability for future capital expenditures.

One-Time Expenditures:

In addition to the projected annual expenditures identified above, boundary extension would also result in a number of potential one-time expenditures.

- **Road and Infrastructure Assessments**

As previously noted, the Ministry of Transportation and Infrastructure have indicated that they do not have any planned capital works for the study area roads within the next five years. This creates a potential liability with respect to future road capital expenditures. If the boundary extension were to proceed, the Village would need to plan ahead for the long-term maintenance, repair, and replacement of road infrastructure. It is recommended that the Village complete a road condition assessment for the study area upon boundary extension. Findings should be incorporated into the Village’s transportation and infrastructure management plans.

As well, it is advisable for the Village to complete an independent condition assessment of the Pemberton North Water System, in order to plan for any future capital investments that may be required for the water system. A one-time allocation of \$100,000 has been projected for both the road and water assessments.

- **Development Services – Policy and Bylaw Updates:**

With a boundary extension, responsibility for subdivision approval would transfer from the Ministry of Transportation and Infrastructure to the Village of Pemberton. The Village would also take on responsibility for the various planning and development related functions of the SLRD, including long-range land use planning, development approvals, building inspection, and civic addressing. Because the proposed boundary extension areas are primarily agricultural and not identified as growth areas, it is not anticipated that the Village would incur significant new annual expenditures to provide development services to these areas. However, as with any boundary extension, there will need to be some additional effort to harmonize and integrate the SLRD’s land use policies (e.g. Official Community Plan, Agricultural Area Plan), bylaws (e.g. zoning) and related maps with those of the Village. A one-time allocation of \$50,000 has been projected for this work.

- **Records Management Updates:**

Due to the potential size of the boundary extension area, it is expected that there will be some additional administrative tasks (e.g. updating tax rolls, harmonizing bylaws, updating records management systems) that will add to workload and potentially impact the budget over the short term. A one-time allocation of \$25,000 is projected to assist with this impact on records management and legislative services.

Table 4.4 summarizes the projected one-time expenditures that the Village would incur as a result of a boundary extension.

Table 4.4 – Summary of Projected Additional One-Time Expenditures

Projected Additional One-Time Expenditures	Amount
Road and Water Infrastructure Assessments	\$100,000
Development Services – Policy and Bylaw Updates	\$50,000
Records Management Updates	\$25,000
Total:	\$175,000

4.2.1 Potential Revenues

As a result of boundary extension, a number of changes to general municipal revenues are projected. The main impact is increased revenue from property taxation. However, there are also other impacts to revenues from utility sales in the community, grants, and SLRD contributions to services. These impacts are described below.

- **Property Taxation (Ad Valorem):**

As illustrated in Section 3, boundary extension would result in the addition of approximately \$207.5 million in assessment, including the estimated value of the Rutherford and Miller IPP projects. To project the potential additional revenue from taxation, the Village’s 2018 municipal tax rates were used, with the exception of IPP projects, which would pay taxes based on the provincial rural tax rates. Based on this methodology, the boundary extension would result in approximately \$493,000 in additional municipal taxation (including approximately \$190,000 in revenue from the Rutherford Creek and Miller Creek IPPs). These calculations are illustrated in Table 4.5 below.

Table 4.5 – Projected Property Tax Revenues

Property Description	Property Class	Folios / Occurrences	Net land	Net Improvements	Net Total	2018 Mun Tax Rate	Potential Mun Tax Revenue
Residential	1	187	\$ 97,651,600	\$ 39,004,800	\$ 136,656,400	1.8836	\$ 257,406
Rutherford Penstock & Intake (see note 1)	2	1	\$ 247,000	\$ -	\$ 247,000	3.8700	\$ 956
Rutherford IPP (see note 1)	2	1	\$ -	\$ 29,993,000	\$ 29,993,000	3.8700	\$ 116,073
Miller Powerhouse & Trailer (see note 1)	2	1	\$ 538,300	\$ 2,737,000	\$ 3,275,300	3.8700	\$ 12,675
Miller IPP (see note 1)	2	1	\$ -	\$ 15,680,000	\$ 15,680,000	3.8700	\$ 60,682
Business and Other	6	2	\$ -	\$ -	\$ -	4.2380	\$ -
Combined Property Classes							
Commercial and Residential (land and impr)	6 & 1	4	\$ 2,732,500	\$ 1,604,200	\$ 4,336,700	4.2380 / 1.8836	\$ 14,602
Recreational and Residential (land and impr)	8 & 1	1	\$ 11,300	\$ 31,500	\$ 42,800	1.8836	\$ 81
Recreational and Commercial (land and impr)	8 & 6	2	\$ -	\$ -	\$ -	-	\$ -
Farm							
Fully Taxable Residential Bldgs on Farms	1	24	\$ -	\$ 5,254,800	\$ 5,254,800	1.8836	\$ 9,898
Farm House Bldgs on Farms (see notes 2+3)	1	23	\$ -	\$ 5,961,200	\$ 5,961,200	1.8836	\$ 11,229
Farm Outbuildings (see note 4)	1	22	\$ -	\$ 368,200	\$ 368,200	-	\$ -
Fully Taxable Business and Other on Farms	6	3	\$ -	\$ 551,700	\$ 551,700	4.2380	\$ 2,338
Class 9 Farm Land (see note 5)	9	37	\$ 894,083	\$ -	\$ 894,083	1.8836	\$ 1,684
Class 1 Land in the ALR (see note 6)	1	12	\$ 2,887,600	\$ -	\$ 2,887,600	1.8836	\$ 5,439
Class 6 Places of Worship (see note 7)	6	1	\$ -	\$ 227,000	\$ 227,000	-	\$ -
Class 8 Places of Worship (see note 7)	8	2	\$ -	\$ 1,145,500	\$ 1,145,500	-	\$ -
TOTALS		324	\$ 104,962,383	\$ 102,558,900	\$ 207,521,283		\$ 493,062
Total Number of Properties (see note 8)		206					
<i>Notes:</i>							
(1) Class 2 Rate capped at Provincial Rural Tax rate							
(2) Farm House Value: Min = \$90,900; Max = \$906,000; Avg = ~\$260,000							
(3) At Class 1 mill rate, potential additional Farm House taxation (non exemption) is: Min= \$193, Max = \$1,927, Avg = \$553							
(4) Farm Outbuildings assessment (\$368,200), assumed full exemptions received							
(5) Municipality may consider reducing its Class 9 mill rate to reduce burden on farm land							
(6) Class 1 "Land in the ALR" category assumed to be taxed at Class 1 Residential rate							
(7) Assumed that Village of Pemberton will provide property tax exemption to Places of Worship							
(8) Total number of properties (206) is less than number of occurrences, due to multiple folios on one property							

- **Small Community Investment Fund Grants:**

The Village of Pemberton receives revenues through Strategic Community Investment Fund grants, primarily consisting of Small Community Grant revenues. Typically, for communities with a population of less than 5,000 there is a Small Community Grant base amount of \$200,000, an equalization amount based on assessment, and a population amount. To account for increased population as a result of a boundary extension, an estimated \$25,000 increase to the Small Community Grant is projected (based on \$50 per capita).

- **Community Works Fund (Gas Tax):**

The Village also receives funding through the Community Works Fund (Gas Tax) grant revenue. This amount is based on population. With a boundary extension, it is projected that Community Works Fund revenues would increase by \$22,000, based on discussion with the Ministry of Municipal Affairs and Housing.

- **Other**

Other potential payments or grants were reviewed as part of the boundary extension study, but were considered nominal in this context. These include the following:

- 1% utility taxes
- BC Hydro grant
- Payment in lieu of taxes (PILT)
- Grants in lieu of taxes (GILT)

Table 4.6 below provides a summary of potential changes to Village of Pemberton annual revenues.

Table 4.6 – Summary of Potential Changes to Village Annual Revenues

Item	Projected Additional Annual Revenues
Property Taxation	\$493,000
Small Community Grant	\$25,000
Community Works Fund	\$22,000
Total:	\$540,000

Based on the projections and calculations provided in this section, the estimated net annual revenues to the Village of Pemberton are approximately **\$433,500** (\$540,000 in revenues less \$106,500 in expenditures). This does not include any transfers to capital reserves (for roads or water), or contributions to the SLRD for potential impacts (discussed in Section 6).

5.0 POTENTIAL PROPERTY TAX IMPACTS

Based on the inputs and assumptions outlined in previous sections of this report, a high-level analysis of property tax impacts was completed to understand the potential financial implications of a boundary extension on property owners in the study area.

5.1 Property Tax Comparisons

Table 5.1 outlines the Class 1 Residential tax rate comparison, and Table 5.2 outlines the Class 9 Farm House tax rate comparison. For the purpose of the comparisons, 2017 tax rates were utilized. The analysis was completed using values for a typical residential property (net taxable value of \$600,000 - \$300,000 land and \$300,000 improvements) and a typical farm property (net taxable value of \$400,000 - \$100,000 land and \$300,000 farm house).

Based on the sample Class 1 Residential property within the boundary extension area, the potential difference in property taxes is estimated at \$577 (from \$2,372 to \$2,948), or a 24% increase. This value does not include parcel taxes, user rates, or the Pemberton Valley Dyking District levy. Of that, taxes which are unaffected (e.g. school, hospital, BCAA, MFA) represent an estimated \$810 of the total.

The sample Class 9 Farm House property assumes \$100,000 in Class 9 Farm land, \$300,000 in Class 1 Residential farm house, and \$50,000 in farm outbuildings (which achieve a full property tax exemption). Based on this sample property within the boundary extension area, the potential difference in property taxes is estimated at \$544 (from \$1,640 to \$2,183), or a 33% increase. Similar to the Class 1 Residential example, this value does not include parcel taxes, user rates, or the Pemberton Valley Dyking District levy. Of the total, taxes which are unaffected (e.g. school, hospital, BCAA, MFA) represent an estimated \$758.

Based on the sample properties, the estimated property tax impact for properties within the boundary extension area is of significance, at a 24% and 33% increase for the sample Class 1 residential and Class 9 farm house respectively. Other property classes in the boundary extension area (e.g. commercial, industrial) would also have similar property tax impacts. Only the IPPs would have no property tax impacts, due to the statutory rate cap from the Province.

Table 5.1 – Class 1 Residential Tax Rate Comparison (2017)

Land - Class 1	\$ 300,000			
Improvements - Class 1	\$ 300,000			
Total	\$ 600,000			
Function/Service	Village Tax Rates	Village Property Taxes	Area C Tax Rates	Area C Property Taxes
Unaffected Ad Valorem Taxes				
School	1.2695	\$ 762	1.2695	\$ 762
Sea-to-Sky Regional Hospital District	0.0369	\$ 22	0.0369	\$ 22
BC Assessment Authority	0.0432	\$ 26	0.0432	\$ 26
Municipal Finance Authority	0.0002	\$ 0	0.0002	\$ 0
Total Unaffected Ad Valorem Taxes	1.3498	\$ 810	1.3498	\$ 810
Affected Ad Valorem Taxes				
Municipal Tax (Land & Impr)	2.1267	\$ 1,276		
Provincial Rural Tax			0.5400	\$ 324
Police Tax	0.2564	\$ 154	0.1341	\$ 80
<i>Squamish-Lillooet Regional District</i>				
SLRD General Levy	1.1805	\$ 708		
SLRD Area C Levy			1.1706	\$ 702
<i>Other SLRD Area C Charges</i>				
Pemberton Rec Commission			0.0287	\$ 17
Pemberton Fire Service Area			0.5304	\$ 318
Pemberton Valley Rec Trails			0.0588	\$ 35
Pemberton Refuse			0.1269	\$ 76
Pemberton TV (on Improvements only)			0.0264	\$ 8
Total Affected Ad Valorem Taxes	3.5636	\$ 2,138	2.6159	\$ 1,562
Total Ad Valorem Taxes	4.9134	\$ 2,948	3.9657	\$ 2,372
			Difference	\$ 577
			% Change	24%

Table 5.2 – Class 9 Farm House Tax Rate Comparison (2017)

Land - Class 9 Farm	\$ 100,000			
Improvements - Class 1 Farm House	\$ 300,000			
Farm Outbuildings - Class 1 (See Note 1)	\$ -	\$ 50,000		
Total	\$ 400,000			
Function/Service	Village Tax Rates	Village Property Taxes	Area C Tax Rates	Area C Property Taxes
Unaffected Ad Valorem Taxes				
School (Class 1)	1.2695	\$ 381	1.2695	\$ 381
School (Class 9 - based on 50% value)	6.9000	\$ 345	6.9000	\$ 345
Sea-to-Sky Regional Hospital District	0.0369	\$ 15	0.0369	\$ 15
BC Assessment Authority	0.0432	\$ 17	0.0432	\$ 17
Municipal Finance Authority	0.0002	\$ 0	0.0002	\$ 0
Total Unaffected Ad Valorem Taxes	6.9803	\$ 758	6.9803	\$ 758
Affected Ad Valorem Taxes				
Municipal Tax (Class 1)	2.1267	\$ 638		
Municipal Tax (Class 9) - See Note 2	2.1267	\$ 213		
Provincial Rural Tax (Class 1)			Exempt	\$ -
Provincial Rural Tax (Class 9)			0.5400	\$ 54
Police Tax	0.2564	\$ 103	0.1341	\$ 54
<i>Squamish-Lillooet Regional District</i>				
SLRD General Levy	1.1805	\$ 472		
SLRD Area C Levy			1.1706	\$ 468
<i>Other SLRD Area C Charges</i>				
Pemberton Rec Commission			0.0287	\$ 11
Pemberton Fire Service Area			0.5304	\$ 212
Pemberton Valley Rec Trails			0.0588	\$ 24
Pemberton Refuse			0.1269	\$ 51
Pemberton TV (on Improvements only)			0.0264	\$ 8
Total Affected Ad Valorem Taxes	3.5636	\$ 1,425	2.6159	\$ 882
Total Ad Valorem Taxes	10.5439	\$ 2,183	9.5962	\$ 1,640
			Difference	\$ 544
			% Change	33%
<i>Notes:</i>				
<i>(1) Community Charter Exemption = \$50,000 or 87% of Improvement, whichever is greater</i>				
<i>(2) Village of Pemberton can adjust its Farm Tax rate to lessen impact on farm taxation</i>				

5.2 Farm Tax Exemptions and Property Tax Phase-In Period

When considering the tax impacts of boundary extension, farm properties are unique, as various different property tax exemptions apply to farm land, farm dwellings, and other farm improvements, depending on whether the farm is located within municipal boundaries or not. Table 5.3 illustrates the various statutory exemptions for farm properties.

Table 5.3 – Statutory Farm Tax Exemptions

Property	Rural		Municipal	
	General	School/Hospital	General	School/Hospital
Farmers’ dwellings – Class 1	Full exemption	Fully taxable	Fully taxable	Fully taxable
Farm improvements (other than farmers’ dwellings) – Class 1*	Full exemption	Max \$50,000 exemption	Max \$50,000 exemption	Max \$50,000 exemption
Agricultural land – Class 9	Fully taxable	50% exemption	Fully taxable	50% exemption

* In 2013, the \$50,000 exemptions were changed to \$50,000 or 87.5% of the total assessed value of farm buildings, whichever is greater. See Section 220(1)(n) of Community Charter.

As shown in the sample property tax calculation on Table 5.2, the farm house sample property receives full exemption of the provincial rural tax (calculated \$0.54 per \$1,000 in 2017), but would have to pay the Class 1 residential rate (calculated at \$2.1267 per \$1,000 in 2017). Therefore, the sample property would go from receiving a \$324 exemption to paying \$638 for the farm house, due to boundary extension.

Recognizing that farm dwellings and improvements will experience higher tax rates after municipal boundary extension, Section 222 of the *Community Charter* provides for a five year phase-in period of taxes after incorporation. Over the five years following boundary extension, farm dwellings and improvements are exempt as follows:

- Year 1 – 100% exemption (of exemption that would have applied)
- Year 2 – 80%
- Year 3 – 60%
- Year 4 – 40%
- Year 5 – 20%
- Year 6 – No exemption.

In addition, a municipality has the ability to change the class multiplier on its Class 9 farm tax rate, in order to support farming. Currently in BC, six municipalities have lower farm tax rates in order to support farming (Vernon, Vanderhoof, Telkwa, Saanich, 100 Mile House, and Bowen Island).

6.0 REGIONAL DISTRICT IMPACTS

As part of the boundary extension review process, an analysis of potential impacts to the regional district is warranted. As noted in the report, the majority of SLRD services will not be affected by boundary extension – namely regional, sub-regional, and local services.

The SLRD provides a number of electoral-area only services which will be affected as part of boundary extension. These are as follows: Civic Addressing, Building Inspection, Elections UBCM, Emergency Planning, and Community Parks. In addition, the SLRD has just initiated a new service, Invasive Species, which is based on a fixed requisition, which would be impacted by boundary extension.

Table 6.1 below identifies the 2018 requisition for the potentially affected services (i.e. “baseline” scenario). Two of the services – Civic Addressing and Community Parks – have a \$0 requisition in 2018 and are not included in the table. In addition, the amount of current surplus funds have been identified, in order to consider a “high impact” scenario.

Table 6.1 – SLRD Services Impacted by Boundary Extension

Description	2018 Requisition	Surplus
Building Inspection	\$105,496	\$111,405
Elections UBCM	\$16,000	\$1,230
Emergency Planning	\$179,143	\$12,104
Invasive Species (fixed requisition)	\$10,000	
Total:	\$310,639	\$124,739

Based on the assessment in the boundary extension area (see **Appendix A**), the potential financial impacts to the SLRD due to boundary extension range from \$41,446 (baseline scenario) to \$57,413. Tables 6.2 and 6.3 show the potential impacts on each electoral area, if the tax rates were required to be increased to maintain the current levels of service.

Table 6.2 – SLRD Impacts by Electoral Area (Baseline Scenario)

ADDITIONAL REVENUE REQUIRED FROM ELECTORAL AREAS (OR FROM VILLAGE OF PEMBERTON) - BASELINE SCENARIO							
Class	Tax Rate	Tax Rate Differential (Inv Species Area C)	Area A	Area B	Area C (remaining)	Area D	
1 – Residential	\$ 0.0169	\$ 0.0037	\$ 2,772	\$ 1,328	\$ 8,113	\$ 12,237	
2 – Utilities	\$ 0.0593	\$ 0.0131	\$ 1,137	\$ 424	\$ 7,902	\$ 5,510	
3 – Supportive Housing	\$ 0.0169	\$ 0.0037	\$ -	\$ -	\$ -	\$ -	
4 – Major Industry	\$ 0.0576	\$ 0.0127	\$ 82	\$ -	\$ -	\$ -	
5 – Light Industry	\$ 0.0576	\$ 0.0127	\$ 5	\$ 0	\$ 135	\$ 328	
6 – Business	\$ 0.0415	\$ 0.0092	\$ 159	\$ 191	\$ 148	\$ 717	
7 – Mgd. Forest	\$ 0.0508	\$ 0.0112	\$ 1	\$ -	\$ 2	\$ 7	
8 – Rec/Non Profit	\$ 0.0169	\$ 0.0037	\$ 35	\$ 19	\$ 24	\$ 85	
9 – Farm	\$ 0.0169	\$ 0.0037	\$ 0	\$ 26	\$ 57	\$ 2	
			4,192	\$1,989	\$16,380	\$18,885	\$41,446

Table 6.3 – SLRD Impacts by Electoral Area (Baseline Scenario)

ADDITIONAL REVENUE REQUIRED FROM ELECTORAL AREAS (OR FROM VILLAGE OF PEMBERTON) - HIGH SCENARIO							
Class	Tax Rate	Tax Rate Differential (Inv Species Area C)	Area A	Area B	Area C (remaining)	Area D	
1 – Residential	\$ 0.0240	\$ 0.0037	\$ 3,923	\$ 1,879	\$ 10,871	\$ 17,314	
2 – Utilities	\$ 0.0839	\$ 0.0131	\$ 1,609	\$ 599	\$ 10,588	\$ 7,797	
3 – Supportive Housing	\$ 0.0240	\$ 0.0037	\$ -	\$ -	\$ -	\$ -	
4 – Major Industry	\$ 0.0815	\$ 0.0127	\$ 116	\$ -	\$ -	\$ -	
5 – Light Industry	\$ 0.0815	\$ 0.0127	\$ 7	\$ 1	\$ 180	\$ 463	
6 – Business	\$ 0.0587	\$ 0.0092	\$ 225	\$ 270	\$ 198	\$ 1,015	
7 – Mgd. Forest	\$ 0.0719	\$ 0.0112	\$ 2	\$ -	\$ 2	\$ 10	
8 – Rec/Non Profit	\$ 0.0240	\$ 0.0037	\$ 50	\$ 27	\$ 32	\$ 120	
9 – Farm	\$ 0.0240	\$ 0.0037	\$ 0	\$ 37	\$ 76	\$ 2	
			5,931	\$2,814	\$21,947	\$26,721	\$57,413

These potential impacts should be considered by the Village, as part of discussions of transitional funding due to boundary extension, similar to the 2011 process.

7.0 PUBLIC CONSULTATION AND ADDITIONAL PROCESSES

7.1 Community Engagement

As per the Ministry of Municipal Affairs and Housing's *Guidelines to Boundary Extension*, a municipality must undertake a consultation process to ensure those affected property owners in the proposed boundary extension area are made aware of the initiative and are consulted. As well, consultation with other local jurisdictions and affected stakeholders is required.

In order to fulfil this requirement the Village established a communications program that included correspondence sent to all property owners, two Open House/Information Sessions, issuance of an on-line survey to garner feedback, advertising and various stakeholder meetings.

The Village provided ongoing notification to the SLRD to keep them apprised of timelines, process and provided Council reports and presentation materials. The Pemberton Valley Dyking District was also provided notification of the boundary extension proposal.

Although the duty to consult with Lil'wat Nation remains at the Provincial level, Staff met with Senior Staff at Lil'wat Nation to review the proposed boundary extension catchment area and seek feedback, and provided ongoing updates on timelines, process and Council presentations.

As noted, two Open House sessions were held in the community as follows:

- On April 25, 2018, Open House #1 was held at Signal Hill Elementary School and attended by 67 residents;
- On May 15, 2018, Open House #2 (with presentation) was held at Signal Hill Elementary School which was attended by 66 residents

With respect to the survey feedback, highlights are provided below:

- 22 people completed feedback forms from the April 25th Meeting;
 - 59% of the meeting survey respondents indicated that the information provided at the Open House was helpful; 36% said somewhat helpful; and 5% said it was not helpful.
- 17 people completed the feedback forms from the May 15th Meeting;
 - 38% of the meeting survey respondents indicated that the information provided at the Open House was helpful; 50% said somewhat helpful; and 13% said it was not helpful.
 - 59% of the May 15th meeting survey respondents indicated that they had enough information to make an informed decision with respect to Boundary Extension.

In general, attendees at the Open House sessions appreciated the opportunity to be informed and provide their comments and concerns. Most of the public concerns related to the potential tax increases (for relatively little foreseen service benefits), impact on farm properties, and uncertainty regarding road capital upgrades (which MOTI has now responded since the meetings).

As part of the review and consultation process, a number of refinements to the boundary extension study area were considered. This included consideration of 14 properties east of the Industrial Park, which after discussion and detailed review, were not added in the end. In addition, one property was removed which originally was included as part of the Pemberton North Water Service, but was since determined to not be part of PNWS.

For reference, the presentation provided at Open House #2 is included in **Appendix B**, as well as a series of Frequently Asked Questions (FAQs) provided to the public and included in **Appendix C**.

7.2 Other Referrals

As part of the Ministry process, the proposed boundary extension would require formal referrals to other relevant agencies/bodies such as the Agricultural Land Commission, Pemberton Valley Dyking District, the Ministry of Transportation and Infrastructure, and Lil'wat Nation and other Nations within traditional territories. This is something that would be undertaken by the Province of BC, should the Village of Pemberton decide to proceed further with the boundary extension.

7.3 Elector Approval

Any boundary extension would require the approval of the property owners within a proposed municipal boundary extension area (referendum) as well as the municipality's electors (either through a referendum or the Alternative Approval Process). The timing of this proposed boundary extension was set to align it with the upcoming October 20, 2018 local government elections. If the Village of Pemberton decides to proceed further with the boundary extension, the Village would need to work closely with the Ministry of Municipal Affairs and Housing to ensure that the timelines are met for the referendum in the Fall of 2018.

8.0 SUMMARY

While the Village of Pemberton completed a boundary extension in 2011, the current municipal boundary still leaves potential outstanding questions with respect to community identity, representation, land use planning control, and service delivery. As the functional boundaries of the Pemberton community are larger than the current municipal boundary, there has been a continued desire to expand the Village boundary. Unlike many boundary extensions, which involve the provision of new services (e.g. water, sewer) to lands beyond the municipality, the main goals of this boundary extension are to address the current issues around community identity, representation, land use planning control, and existing service delivery.

The proposed boundary extension will help to consolidate a number of existing services, including water (currently through Pemberton North Water Service for some of the boundary extension area), subdivision control (currently through MOTI), and road maintenance (currently through MOTI).

A key issue which required resolution as part of this study was the potential commitment of the Ministry of Transportation and Infrastructure to provide capital upgrades to the approximately 6.3 kilometres of roads in the boundary extension area. As part of this process, the Province of BC indicated that MOTI undertook recent capital upgrades for some of the roads within the boundary extension area, and had no plans for additional road upgrades in the near future, or as part of the boundary extension process. The Village of Pemberton will need to take this into consideration when deciding whether or not to move forward with the boundary extension process.

As part of the study, detailed financial analysis and property tax scenarios were undertaken to provide a "before and after" snapshot of a typical property within the boundary extension area. The analysis showed potential tax impacts of \$577 for a typical Class 1 residential property and \$544 for a typical Class 9 farm house. The Village of Pemberton has the ability to phase in the farm tax rates over five years, as well as lower the Class 9 municipal tax rate.

The study reviewed the potential impacts to the Squamish-Lillooet Regional District, based on a "baseline" scenario and a "high impact" scenario. Based on the assessment in the boundary extension area, the potential financial impacts to the SLRD due to boundary extension range from \$41,446 to \$57,413.

Based on the projections and calculations in this study, the estimated net annual revenues to the Village of Pemberton are approximately \$433,500 (\$540,000 in revenues less \$106,500 in expenditures). This does not include any transfers to capital reserves, or contributions to the SLRD for potential impacts.

The information and analysis provided in the Village of Pemberton Boundary Extension Study is intended to assist the municipality to make an informed decision whether or not to proceed with a formal request to the Minister of Municipal Affairs and Housing to consider boundary extension. If the process moves forward, the information can also be used for residents and property owners in the boundary extension area and the Village of Pemberton to help make their own informed decisions, should a referendum vote be held in the Fall of 2018.

APPENDIX A

Potential Impacts to the Regional District

PEMBERTON ON BOUNDARY EXTENSION STUDY - 2018 ASSESSMENT DATA

Village of Pemberton - 2018 Assessment Data (General)					
Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1- Residential	1,113	\$360,830,300	\$216,200,400	\$576,030,700	83.92%
2- Utilities	7	\$1,215,000	\$14,188,600	\$15,403,600	2.24%
3- Supportive Housing	0	\$0	\$0	\$0	0.00%
4- Major Industry	0	\$0	\$0	\$0	0.00%
5- Light Industry	3	\$720,000	\$2,082,400	\$2,802,400	0.41%
6- Business	283	\$54,191,873	\$32,303,873	\$86,495,746	12.60%
7- Mgt. Forest	3	\$6,000,000	\$0	\$6,000,000	0.85%
8- Rec/Non Profit	4	\$5,167,700	\$102,900	\$5,270,600	0.77%
9- Farm	6	\$314,812	\$0	\$314,812	0.05%
TOTAL	1,420	\$422,438,742	\$282,878,174	\$695,316,916	100%

Village of Pemberton - 2018 Assessment Data (Hospital)					
Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1- Residential	1,113	\$366,008,800	\$216,200,400	\$571,209,200	83.32%
2- Utilities	7	\$1,215,000	\$15,000,000	\$16,265,000	2.37%
3- Supportive Housing	0	\$0	\$0	\$0	0.00%
4- Major Industry	0	\$0	\$0	\$0	0.00%
5- Light Industry	3	\$720,000	\$2,082,400	\$2,802,400	0.41%
6- Business	283	\$54,420,873	\$35,404,873	\$89,825,746	13.10%
7- Mgt. Forest	3	\$6,000,000	\$0	\$6,000,000	0.87%
8- Rec/Non Profit	4	\$5,167,700	\$102,900	\$5,270,600	0.77%
9- Farm	6	\$157,404	\$0	\$157,404	0.02%
TOTAL	1,423	\$417,889,804	\$287,844,973	\$695,734,777	100%

Electoral Area C - 2018 Assessment Data (Hospital)					
Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1- Residential	1,351	\$360,704,600	\$194,077,400	\$544,782,000	76.07%
2- Utilities	20	\$7,473,240	\$150,912,000	\$158,385,240	22.12%
3- Supportive Housing	0	\$0	\$0	\$0	0.00%
4- Major Industry	0	\$0	\$0	\$0	0.00%
5- Light Industry	11	\$1,864,400	\$50,200	\$1,914,600	0.27%
6- Business	23	\$5,601,200	\$1,149,800	\$6,751,000	0.92%
7- Mgt. Forest	1	\$29,200	\$0	\$29,200	0.00%
8- Rec/Non Profit	4	\$1,163,600	\$0	\$1,163,600	0.16%
9- Farm	10	\$362,272	\$0	\$362,272	0.50%
TOTAL	1,398	\$369,934,640	\$346,182,600	\$716,117,240	100%

Boundary Extension Area					
Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1- Residential	234	\$100,639,200	\$51,858,500	\$152,397,700	74.06%
2- Utilities	4	\$785,300	\$48,410,000	\$49,195,300	23.91%
3- Supportive Housing	0	\$0	\$0	\$0	0.00%
4- Major Industry	0	\$0	\$0	\$0	0.00%
5- Light Industry	11	\$1,864,400	\$50,200	\$1,914,600	0.27%
6- Business	23	\$5,601,200	\$1,149,800	\$6,751,000	0.92%
7- Mgt. Forest	1	\$29,200	\$0	\$29,200	0.01%
8- Rec/Non Profit	4	\$1,163,600	\$0	\$1,163,600	0.43%
9- Farm	10	\$362,272	\$0	\$362,272	0.99%
TOTAL	266	\$104,962,200	\$295,780,500	\$400,742,700	100%

Remaining Assessment in Area C					
Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1- Residential	1,117	\$250,165,300	\$142,220,900	\$392,386,300	76.89%
2- Utilities	20	\$6,887,340	\$152,022,000	\$158,909,340	21.40%
3- Supportive Housing	0	\$0	\$0	\$0	0.00%
4- Major Industry	0	\$0	\$0	\$0	0.00%
5- Light Industry	11	\$1,864,400	\$50,200	\$1,914,600	0.38%
6- Business	23	\$5,601,200	\$1,149,800	\$6,751,000	0.71%
7- Mgt. Forest	1	\$29,200	\$0	\$29,200	0.01%
8- Rec/Non Profit	4	\$1,163,600	\$0	\$1,163,600	0.23%
9- Farm	10	\$362,272	\$0	\$362,272	0.54%
TOTAL	1,331	\$264,971,070	\$246,364,400	\$511,335,470	100%

OTHER SLRD ELECTORAL AREAS

Electoral Area D - 2018 Assessment Data (Hospital)					
Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1- Residential	712	\$116,108,200	\$47,574,200	\$163,682,400	86.00%
2- Utilities	22	\$26,214,000	\$18,349,800	\$44,563,800	10.00%
3- Supportive Housing	0	\$0	\$0	\$0	0.00%
4- Major Industry	0	\$0	\$0	\$0	0.00%
5- Light Industry	11	\$2,233,000	\$1,187,000	\$3,420,000	0.75%
6- Business	27	\$19,800	\$79,800	\$99,600	0.16%
7- Mgt. Forest	1	\$26,800	\$0	\$26,800	0.01%
8- Rec/Non Profit	24	\$2,092,000	\$0	\$2,092,000	1.10%
9- Farm	134	\$174,010	\$0	\$174,010	0.11%
TOTAL	794	\$119,818,694	\$70,512,600	\$190,331,294	100%

Electoral Area B - 2018 Assessment Data (Hospital)					
Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1- Residential	425	\$45,808,200	\$31,832,800	\$77,641,000	94.09%
2- Utilities	3	\$3,781,000	\$3,262,700	\$7,043,700	7.89%
3- Supportive Housing	0	\$0	\$0	\$0	0.00%
4- Major Industry	0	\$0	\$0	\$0	0.00%
5- Light Industry	1	\$6,200	\$0	\$6,200	0.01%
6- Business	13	\$97,873	\$3,640,172	\$3,738,045	4.95%
7- Mgt. Forest	0	\$0	\$0	\$0	0.00%
8- Rec/Non Profit	2	\$1,139,200	\$0	\$1,139,200	1.23%
9- Farm	121	\$1,653,332	\$0	\$1,653,332	1.87%
TOTAL	644	\$54,246,760	\$38,615,700	\$92,862,460	100%

Electoral Area D - 2018 Assessment Data (Hospital)					
Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1- Residential	818	\$565,765,200	\$166,705,800	\$732,471,000	85.64%
2- Utilities	43	\$5,208,240	\$97,748,800	\$102,957,040	11.02%
3- Supportive Housing	0	\$0	\$0	\$0	0.00%
4- Major Industry	0	\$0	\$0	\$0	0.00%
5- Light Industry	3	\$5,688,100	\$0	\$5,688,100	0.67%
6- Business	33	\$6,783,200	\$10,524,200	\$17,307,400	2.09%
7- Mgt. Forest	3	\$3,530,000	\$0	\$3,530,000	0.42%
8- Rec/Non Profit	3	\$3,836,800	\$1,064,300	\$4,901,100	0.59%
9- Farm	5	\$92,000	\$0	\$92,000	0.01%
TOTAL	911	\$577,385,640	\$286,343,400	\$863,729,040	100%

Village of Pemberton - 2018 Assessment Data (General)					
Converted %	Converted Land	Converted Improvements	Converted Total		
10.0%	\$36,083,020	\$21,620,040	\$57,703,060		
35.0%	\$426,269	\$4,966,014	\$5,392,283		
10.0%	\$0	\$0	\$0		
34.0%	\$0	\$0	\$0		
34.0%	\$244,800	\$708,018	\$952,818		
24.0%	\$13,277,000	\$7,614,400	\$21,191,400		
30.0%	\$6,000,000	\$0	\$6,000,000		
10.0%	\$5,167,700	\$102,900	\$5,270,600		
10.0%	\$31,481	\$0	\$31,481		
TOTAL	\$50,178,370	\$35,118,050	\$85,296,420		

Village of Pemberton - 2018 Assessment Data (Hospital)					
Converted %	Converted Land	Converted Improvements	Converted Total		
10.0%	\$36,000,800	\$21,520,040	\$57,520,840		
35.0%	\$426,269	\$5,267,873	\$5,694,142		
10.0%	\$0	\$0	\$0		
34.0%	\$0	\$0	\$0		
34.0%	\$244,800	\$708,018	\$952,818		
24.0%	\$13,233,174	\$8,674,195	\$22,007,369		
30.0%	\$6,000,000	\$0	\$6,000,000		
10.0%	\$5,167,700	\$102,900	\$5,270,600		
10.0%	\$157,404	\$0	\$157,404		
TOTAL	\$50,138,574	\$36,180,214	\$86,318,788		

Electoral Area C - 2018 Assessment Data (Hospital)					
Converted %	Converted Land	Converted Improvements	Converted Total		
10.0%	\$35,000,800	\$19,407,474	\$54,408,274		
35.0%	\$2,615,604	\$21,919,228	\$24,534,832		
10.0%	\$0	\$0	\$0		
34.0%	\$0	\$0	\$0		
34.0%	\$633,896	\$17,088	\$650,984		
24.0%	\$1,209,600	\$200,000	\$1,409,600		
30.0%	\$8,750	\$0	\$8,750		
10.0%	\$1,163,300	\$0	\$1,163,300		
10.0%	\$362,272	\$0	\$362,272		
TOTAL	\$40,068,800	\$22,524,053	\$112,592,853		

Boundary Extension Area					
Converted %	Converted Land	Converted Improvements	Converted Total		
10.0%	\$10,053,320	\$5,185,600	\$15,238,920		
35.0%	\$274,850	\$16,943,500	\$17,218,350		
10.0%	\$0	\$0	\$0		
34.0%	\$0	\$0	\$0		
34.0%	\$0	\$0	\$0		
34.0%	\$0	\$0	\$0		
24.0%	\$689,483	\$19,187	\$804,670		
30.0%	\$0	\$0	\$0		
10.0%	\$1,163,000	\$0	\$1,163,000		
10.0%	\$88,408	\$0	\$88,408		
TOTAL	\$11,088,772	\$22,244,317	\$33,333,089		

Remaining Assessment in Area C					
Converted %	Converted Land	Converted Improvements	Converted Total		
10.0%	\$25,015,480	\$14,222,077	\$39,237,557		
35.0%	\$2,340,749	\$15,875,228	\$18,215,977		
10.0%	\$0	\$0	\$0		
34.0%	\$0	\$0	\$0		
34.0%	\$633,896	\$17,088	\$650,984		
24.0%	\$979,400	\$134,844	\$1,114,244		
30.0%	\$8,750	\$0	\$8,750		
10.0%	\$1,162,300	\$0	\$1,162,300		
10.0%	\$274,850	\$0	\$274,850		
TOTAL	\$28,960,029	\$30,239,737	\$59,199,766		

Electoral Area A - 2018 Assessment Data (Hospital)					
Converted %	Converted Land	Converted Improvements	Converted Total		
10.0%	\$11,610,600	\$4,757,400	\$16,368,000		
35.0%	\$262,665	\$6,422,200	\$6,684,865		
10.0%	\$0	\$0	\$0		
34.0%	\$79,220	\$403,560	\$482,800		
34.0%	\$27,188	\$79,800	\$106,988		
24.0%	\$104,331	\$833,308	\$937,640		
30.0%	\$8,040	\$0	\$8,040		
10.0%	\$209,200	\$0	\$209,200		
10.0%	\$174,010	\$0	\$174,010		
TOTAL	\$12,333,134	\$12,416,673	\$24,749,807		

Electoral Area B - 2018 Assessment Data (Hospital)					
Converted %	Converted Land	Converted Improvements	Converted Total		
10.0%	\$45,808,200	\$31,832,800	\$77,641,000		
35.0%	\$1,323,560	\$1,796,945	\$3,120,505		
10.0%	\$0	\$0	\$0		
34.0%	\$0	\$0	\$0		
34.0%	\$6,200	\$0	\$6,200		
24.0%	\$294,680	\$891,842	\$1,18		

TOTAL ELECTORAL AREAS - 2018 Assessment Data (Hospital)

Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1- Residential	3,354	\$1,069,384,044	\$430,971,022	\$1,500,355,067	81.80%
2- Utilities	124	\$17,299,234	\$30,272,250	\$47,571,484	15.07%
3- Supportive Housing	0	\$0	\$0	\$0	0.00%
4- Major Industry	6	\$233,000	\$1,187,000	\$1,420,000	0.08%
5- Light Industry	19	\$7,638,600	\$50,200	\$7,688,800	0.42%
6- Business	104	\$13,207,320	\$18,708,880	\$31,916,200	1.73%
7- Mgt. Forest	3	\$189,000	\$0	\$189,000	0.01%
8- Misc/Non Profit	23	\$5,332,300	\$1,064,300	\$6,396,600	0.11%
9- Farm	293	\$5,300,119	\$0	\$5,300,119	0.29%
TOTAL	3,947	\$1,121,084,608	\$721,354,412	\$1,842,939,020	100%

ELECTORAL AREAS LESS BOUNDARY EXTENSION AREA

Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1- Residential	3,120	\$969,845,745	\$388,144,022	\$1,358,000,207	82.89%
2- Utilities	113	\$16,514,024	\$21,192,250	\$37,706,274	13.98%
3- Supportive Housing	0	\$0	\$0	\$0	0.00%
4- Major Industry	6	\$233,000	\$1,187,000	\$1,420,000	0.08%
5- Light Industry	19	\$7,638,600	\$50,200	\$7,688,800	0.47%
6- Business	97	\$10,474,820	\$18,157,180	\$28,632,000	1.75%
7- Mgt. Forest	3	\$189,000	\$0	\$189,000	0.01%
8- Misc/Non Profit	23	\$5,332,100	\$1,064,300	\$6,396,400	0.37%
9- Farm	293	\$4,495,038	\$0	\$4,495,038	0.27%
TOTAL	3,662	\$1,016,622,225	\$620,536,212	\$1,637,158,437	100%

DIFFERENCE	285	\$104,462,383	\$100,818,200	\$205,780,581	
% CHANGE	7%	9%	14%	11%	

TOTAL ELECTORAL AREAS - 2018 Assessment Data (Hospital)

Converted %	Converted Land	Converted Improvements	Converted Total
10.0%	\$106,088,488	\$43,987,105	\$150,075,593
35.0%	\$6,054,763	\$9,130,643	\$15,185,406
10.0%	\$0	\$0	\$0
34.0%	\$79,220	\$403,580	\$482,800
34.0%	\$2,697,124	\$17,988	\$2,715,112
24.5%	\$3,236,793	\$4,583,670	\$7,820,463
30.0%	\$56,700	\$0	\$56,700
10.0%	\$63,239	\$106,430	\$169,669
10.0%	\$530,012	\$0	\$530,012
TOTAL	\$120,325,317	\$140,238,402	\$260,563,719

ELECTORAL AREAS LESS BOUNDARY EXTENSION AREA

Converted %	Converted Land	Converted Improvements	Converted Total
10.0%	\$90,844,575	\$38,811,402	\$129,655,977
35.0%	\$5,779,989	\$7,418,704	\$13,198,693
10.0%	\$0	\$0	\$0
34.0%	\$79,220	\$403,580	\$482,800
34.0%	\$2,697,124	\$17,988	\$2,715,112
24.5%	\$2,966,331	\$4,448,509	\$7,414,840
30.0%	\$56,700	\$0	\$56,700
10.0%	\$63,239	\$106,430	\$169,669
10.0%	\$440,604	\$0	\$440,604
TOTAL	\$109,236,561	\$117,970,085	\$227,206,647

PEMBERTON BOUNDARY EXTENSION STUDY - 2018 ASSESSMENT DATA

Village of Pemberton - 2018 Assessment Data (Overall)

Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1 - Residential	1,414	\$369,836,300	\$112,200,400	\$482,036,700	83.83%
2 - Utilities	4	\$1,115,000	\$14,188,000	\$15,303,000	2.74%
3 - Supportive Housing	4	\$0	\$0	\$0	0.00%
4 - Major Industry	4	\$0	\$0	\$0	0.00%
5 - Light Industry	11	\$720,000	\$2,082,400	\$2,802,400	0.44%
6 - Business	28	\$24,149,812	\$32,300,876	\$56,450,688	9.82%
7 - Managed Forest Lands	4	\$0	\$0	\$0	0.00%
8 - Recreational Prof	4	\$5,167,700	\$10,730,000	\$15,897,700	2.77%
9 - Farm	4	\$14,440,000	\$0	\$14,440,000	2.57%
TOTAL	1,429	\$422,429,742	\$263,878,176	\$686,317,918	100%

Village of Pemberton - 2018 Assessment Data (Hospital)

Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1 - Residential	1,414	\$366,008,000	\$116,200,400	\$482,208,400	83.32%
2 - Utilities	4	\$1,216,000	\$15,092,000	\$16,308,000	2.37%
3 - Supportive Housing	4	\$0	\$0	\$0	0.00%
4 - Major Industry	4	\$0	\$0	\$0	0.00%
5 - Light Industry	11	\$720,000	\$2,082,400	\$2,802,400	0.41%
6 - Business	28	\$24,420,812	\$35,404,876	\$59,825,688	8.74%
7 - Managed Forest Lands	4	\$0	\$0	\$0	0.00%
8 - Recreational Prof	4	\$5,167,700	\$10,730,000	\$15,897,700	2.31%
9 - Farm	4	\$15,740,000	\$0	\$15,740,000	2.28%
TOTAL	1,429	\$417,889,812	\$267,841,076	\$685,730,888	100%

Electoral Area C - 2018 Assessment Data (Hospital)

Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1 - Residential	1,403	\$360,760,500	\$108,077,260	\$468,837,760	76.07%
2 - Utilities	4	\$7,215,000	\$10,918,000	\$18,133,000	2.92%
3 - Supportive Housing	4	\$0	\$0	\$0	0.00%
4 - Major Industry	4	\$0	\$0	\$0	0.00%
5 - Light Industry	11	\$1,864,400	\$5,000	\$1,869,400	0.27%
6 - Business	31	\$1,000,000	\$1,120,000	\$2,120,000	0.31%
7 - Managed Forest Lands	4	\$0	\$0	\$0	0.00%
8 - Recreational Prof	4	\$1,183,000	\$2,143,000	\$3,326,000	0.48%
9 - Farm	11	\$1,110,000	\$0	\$1,110,000	0.15%
TOTAL	1,428	\$369,836,442	\$146,183,645	\$516,020,087	100%

Boundary Extension Area

Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1 - Residential	234	\$100,539,200	\$51,856,500	\$152,395,700	74.06%
2 - Utilities	4	\$746,300	\$48,410,000	\$49,156,300	23.91%
3 - Supportive Housing	4	\$0	\$0	\$0	0.00%
4 - Major Industry	4	\$0	\$0	\$0	0.00%
5 - Light Industry	11	\$0	\$0	\$0	0.00%
6 - Business	4	\$7,315,000	\$59,170,000	\$66,485,000	32.14%
7 - Managed Forest Lands	4	\$0	\$0	\$0	0.00%
8 - Recreational Prof	4	\$1,130,000	\$1,130,000	\$2,260,000	1.10%
9 - Farm	11	\$9,048,000	\$0	\$9,048,000	4.35%
TOTAL	259	\$124,662,300	\$109,816,200	\$234,478,500	100%

Fair Example Assessment \$1,740,700

Remaining Assessment in Area C

Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1 - Residential	1,413	\$362,565,200	\$109,200,000	\$471,765,200	78.80%
2 - Utilities	4	\$849,000	\$10,900,000	\$11,749,000	1.99%
3 - Supportive Housing	4	\$0	\$0	\$0	0.00%
4 - Major Industry	4	\$0	\$0	\$0	0.00%
5 - Light Industry	11	\$1,864,400	\$5,000	\$1,869,400	0.38%
6 - Business	28	\$2,388,000	\$9,000,000	\$11,388,000	1.94%
7 - Managed Forest Lands	4	\$0	\$0	\$0	0.00%
8 - Recreational Prof	4	\$1,130,000	\$2,140,000	\$3,270,000	0.55%
9 - Farm	11	\$7,733,200	\$0	\$7,733,200	1.31%
TOTAL	1,433	\$384,971,072	\$245,364,445	\$630,335,517	100%

OTHER SLRD ELECTORAL AREAS

Electoral Area A - 2018 Assessment Data (Hospital)

Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1 - Residential	712	\$116,106,000	\$47,674,960	\$163,780,960	86.00%
2 - Utilities	20	\$69,244	\$13,349,400	\$13,418,644	10.08%
3 - Supportive Housing	4	\$0	\$0	\$0	0.00%
4 - Major Industry	4	\$233,000	\$1,187,000	\$1,420,000	0.76%
5 - Light Industry	11	\$79,900	\$0	\$79,900	0.42%
6 - Business	27	\$45,840	\$3,407,260	\$3,453,100	2.01%
7 - Managed Forest Lands	4	\$0	\$0	\$0	0.00%
8 - Recreational Prof	4	\$2,092,800	\$0	\$2,092,800	1.16%
9 - Farm	11	\$17,414,000	\$0	\$17,414,000	9.00%
TOTAL	784	\$119,818,644	\$70,814,660	\$190,633,304	100%

Electoral Area B - 2018 Assessment Data (Hospital)

Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1 - Residential	472	\$48,408,200	\$18,814,872	\$67,223,072	84.49%
2 - Utilities	4	\$3,781,600	\$3,302,700	\$7,084,300	7.69%
3 - Supportive Housing	4	\$0	\$0	\$0	0.00%
4 - Major Industry	4	\$0	\$0	\$0	0.00%
5 - Light Industry	11	\$0	\$0	\$0	0.00%
6 - Business	11	\$267,812	\$1,634,172	\$1,901,984	2.36%
7 - Managed Forest Lands	4	\$0	\$0	\$0	0.00%
8 - Recreational Prof	4	\$1,130,000	\$0	\$1,130,000	1.39%
9 - Farm	11	\$1,263,332	\$0	\$1,263,332	1.57%
TOTAL	494	\$54,249,704	\$26,671,709	\$80,921,413	100%

Electoral Area D - 2018 Assessment Data (Hospital)

Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1 - Residential	410	\$565,365,200	\$170,471,000	\$735,836,200	81.64%
2 - Utilities	4	\$5,249,000	\$67,738,900	\$72,987,900	8.12%
3 - Supportive Housing	4	\$0	\$0	\$0	0.00%
4 - Major Industry	4	\$0	\$0	\$0	0.00%
5 - Light Industry	11	\$6,688,100	\$0	\$6,688,100	0.75%
6 - Business	28	\$6,315,000	\$10,624,000	\$16,939,000	1.91%
7 - Managed Forest Lands	4	\$0	\$0	\$0	0.00%
8 - Recreational Prof	4	\$1,830,000	\$2,000,000	\$3,830,000	0.43%
9 - Farm	11	\$2,000,000	\$0	\$2,000,000	0.23%
TOTAL	454	\$577,585,600	\$266,644,450	\$844,230,050	100%

Village of Pemberton - 2018 Assessment Data (General)

Converted %	Converted Land	Improvements	Converted Total
10.0%	\$36,983,630	\$11,620,040	\$48,603,670
34.9%	\$125,853,070	\$4,968,070	\$130,821,140
10.0%	\$0	\$0	\$0
34.9%	\$0	\$0	\$0
34.0%	\$244,800	\$708,018	\$952,818
24.5%	\$17,277,000	\$7,044,400	\$24,321,400
30.0%	\$0	\$0	\$0
10.0%	\$5,167,700	\$10,730,000	\$15,897,700
10.0%	\$14,440,000	\$0	\$14,440,000
TOTAL	\$316,131,340	\$35,118,858	\$351,250,198

Village of Pemberton - 2018 Assessment Data (Hospital)

Converted %	Converted Land	Improvements	Converted Total
10.0%	\$35,600,800	\$11,620,040	\$47,220,840
35.0%	\$125,859,000	\$5,267,676	\$131,126,676
10.0%	\$0	\$0	\$0
34.0%	\$0	\$0	\$0
24.0%	\$244,800	\$708,018	\$952,818
24.0%	\$13,333,114	\$8,674,148	\$22,007,262
30.0%	\$0	\$0	\$0
10.0%	\$5,167,700	\$10,730,000	\$15,897,700
10.0%	\$15,740,000	\$0	\$15,740,000
TOTAL	\$301,138,614	\$38,180,164	\$339,318,778

Electoral Area C - 2018 Assessment Data (Hospital)

Converted %	Converted Land	Improvements	Converted Total
10.0%	\$36,076,460	\$10,077,260	\$46,153,720
35.0%	\$125,853,000	\$5,019,220	\$130,872,220
10.0%	\$0	\$0	\$0
34.0%	\$0	\$0	\$0
34.0%	\$833,886	\$17,088	\$850,974
24.0%	\$1,239,967	\$260,011	\$1,500,978
30.0%	\$0	\$0	\$0
10.0%	\$1,183,000	\$2,143,000	\$3,326,000
10.0%	\$1,110,000	\$0	\$1,110,000
TOTAL	\$340,548,004	\$27,224,063	\$367,772,067

Boundary Extension Area

Converted %	Converted Land	Improvements	Converted Total
10.0%	\$10,053,000	\$5,186,650	\$15,239,650
35.0%	\$32,745,500	\$16,643,500	\$49,389,000
10.0%	\$0	\$0	\$0
34.0%	\$0	\$0	\$0
34.0%	\$669,400	\$136,170	\$805,570
30.0%	\$0	\$0	\$0
10.0%	\$1,130,000	\$1,130,000	\$2,260,000
10.0%	\$9,048,000	\$0	\$9,048,000
TOTAL	\$51,088,716	\$22,264,317	\$73,353,033

Remaining Assessment in Area C

Converted %	Converted Land	Improvements	Converted Total
10.0%	\$35,066,460	\$10,000,000	\$45,066,460
35.0%	\$125,847,779	\$35,675,728	\$161,523,507
10.0%	\$0	\$0	\$0
34.0%	\$0	\$0	\$0
34.0%	\$833,886	\$17,088	\$850,974
24.0%	\$1,239,967	\$144,844	\$1,384,811
30.0%	\$0	\$0	\$0
10.0%	\$1,130,000	\$2,140,000	\$3,270,000
10.0%	\$8,929,200	\$0	\$8,929,200
TOTAL	\$276,960,029	\$50,259,731	\$327,219,760

Electoral Area A - 2018 Assessment Data (Hospital)

Converted %	Converted Land	Improvements	Converted Total
10.0%	\$11,610,600	\$4,767,496	\$16,378,096
30.0%	\$37,979,000	\$6,522,400	\$44,501,400
10.0%	\$0	\$0	\$0
34.0%	\$79,220	\$409,080	\$488,900
34.0%	\$27,168	\$0	\$27,168
24.0%	\$104,311	\$833,398	\$937,709
30.0%	\$0	\$0	\$0
10.0%	\$1,130,000	\$2,140,000	\$3,270,000
10.0%	\$9,048,000	\$0	\$9,048,000
TOTAL	\$71,313,131	\$12,616,679	\$83,929,810

Electoral Area B - 2018 Assessment Data (Hospital)

Converted %	Converted Land	Improvements	Converted Total
10.0%	\$4,840,820	\$1,812,284	\$6,653,104
35.0%	\$13,221,600	\$1,776,948	\$15,000,548
10.0%	\$0	\$0	\$0
34.0%	\$0	\$0	\$0
34.0%	\$6,688,100	\$0	\$6,688,100
24.0%	\$234,680	\$891,842	\$1,126,522
30.0%	\$0	\$0	\$0
10.0%	\$1,130,000	\$2,140,000	\$3,270,000
10.0%	\$1,263,332	\$0	\$1,263,332
TOTAL	\$24,048,532	\$5,730,111	\$29,778,643

Electoral Area D - 2018 Assessment Data (Hospital)

Converted %	Converted Land	Improvements	Converted Total
10.0%	\$56,536,200	\$17,047,000	\$73,583,200
35.0%	\$125,847,964	\$30,712,088	

TOTAL ELECTORAL AREAS - 2018 Assessment Data (Hospital)

Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1 - Residential	3,354	\$1,269,384,944	\$459,971,052	\$1,729,355,997	81.90%
2 - Utilities	134	\$17,239,320	\$50,372,889	\$277,672,304	12.07%
3 - Supportive Housing	4	\$0	\$0	\$0	0.00%
4 - Major Industry	4	\$233,000	\$1,187,000	\$1,420,000	0.68%
5 - Light Industry	14	\$7,638,800	\$69,000	\$7,707,800	0.44%
6 - Business	604	\$13,297,300	\$18,708,880	\$31,996,200	1.73%
7 - Med. Forest	3	\$189,000	\$0	\$189,000	0.01%
8 - Rec/Non Prof	30	\$5,302,300	\$1,064,300	\$6,366,600	0.31%
9 - Farm	208	\$5,300,110	\$0	\$5,300,110	0.25%
TOTAL	3,911	\$1,311,263,464	\$721,364,012	\$2,032,627,476	100%

ELECTORAL AREAS LESS BOUNDARY EXTENSION AREA

Class	Occurrences	Net Land	Net Improvements	Total	% of Assessment
1 - Residential	3,354	\$1,269,384,944	\$459,971,052	\$1,729,355,997	81.90%
2 - Utilities	134	\$16,614,600	\$211,962,880	\$228,577,480	11.36%
3 - Supportive Housing	4	\$0	\$0	\$0	0.00%
4 - Major Industry	4	\$233,000	\$1,187,000	\$1,420,000	0.06%
5 - Light Industry	14	\$7,638,800	\$69,000	\$7,707,800	0.47%
6 - Business	604	\$10,814,800	\$18,182,100	\$28,996,900	1.74%
7 - Med. Forest	3	\$189,000	\$0	\$189,000	0.01%
8 - Rec/Non Prof	25	\$4,400,000	\$0	\$4,400,000	0.22%
9 - Farm	208	\$5,300,110	\$0	\$5,300,110	0.26%
TOTAL	3,692	\$1,818,622,225	\$629,336,212	\$2,447,958,437	100%

DIFFERENCE	219	\$ 494,641,381	\$ 1,000,018,200	\$ 205,160,081	
% CHANGE	7%	9%	14%	11%	

TOTAL ELECTORAL AREAS - 2018 Assessment Data (Hospital)

Converted %	Converted Land	Converted Improvements	Converted Total
10.0%	\$108,538,485	\$43,897,105	\$152,435,590
35.0%	\$6,054,783	\$91,130,543	\$97,185,326
10.0%	\$0	\$0	\$0
34.0%	\$79,250	\$403,680	\$482,930
24.0%	\$2,597,124	\$17,088	\$2,614,212
24.0%	\$3,235,783	\$4,685,678	\$7,921,461
30.0%	\$56,700	\$0	\$56,700
10.0%	\$633,300	\$106,430	\$739,730
10.0%	\$630,012	\$0	\$630,012
TOTAL	\$120,152,317	\$147,212,491	\$267,364,808

ELECTORAL AREAS LESS BOUNDARY EXTENSION AREA

Converted %	Converted Land	Converted Improvements	Converted Total
11.0%	\$96,884,271	\$38,817,485	\$135,701,756
35.0%	\$5,779,908	\$74,187,043	\$79,966,951
10.0%	\$0	\$0	\$0
10.0%	\$79,250	\$403,680	\$482,930
34.0%	\$2,587,124	\$17,088	\$2,604,212
24.0%	\$2,596,931	\$4,485,008	\$7,081,939
30.0%	\$56,700	\$0	\$56,700
10.0%	\$632,300	\$106,430	\$738,730
10.0%	\$442,804	\$0	\$442,804
TOTAL	\$109,236,561	\$117,974,001	\$227,210,562

APPENDIX B

Open House Presentation

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

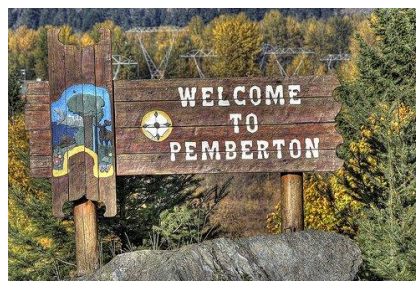
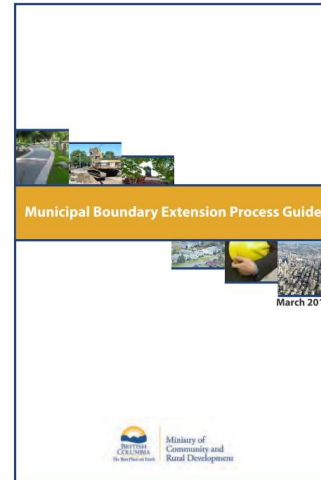


Photo Credit: Tourism Pemberton

THANK YOU FOR ATTENDING!

Background

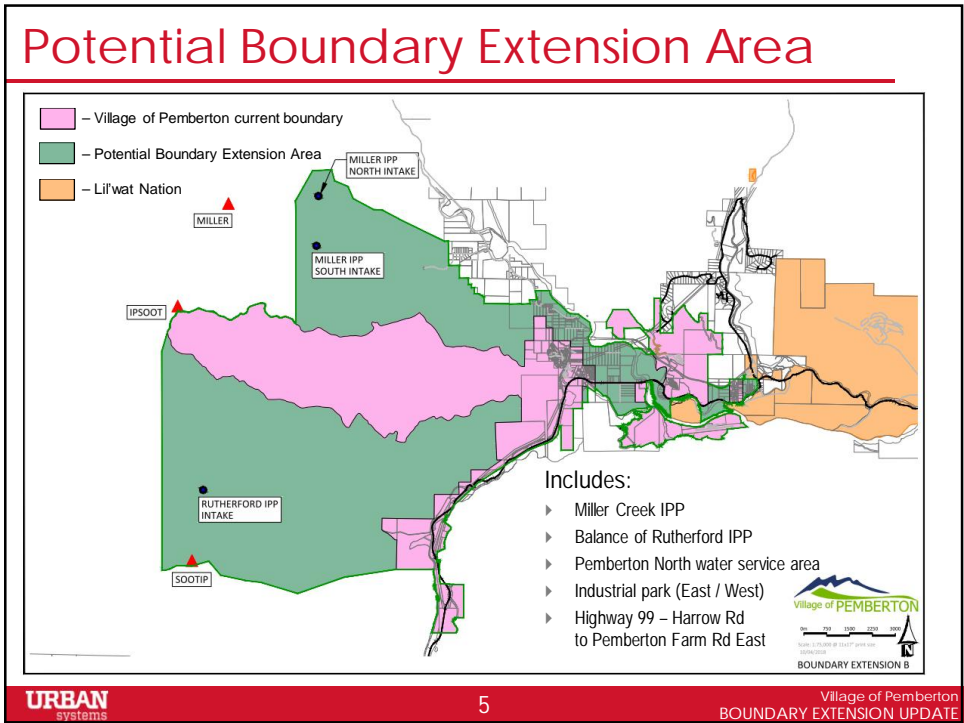
- ▶ Boundary Extension has been discussed in the community for many years
- ▶ In 2011, Village boundaries were extended to include four new areas
- ▶ The process follows best practices guidelines established by the Province (Ministry of Municipal Affairs and Housing)
- ▶ 3 key considerations:
 - *Services*: 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
- 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)
- URBAN systems
6
Village of Pemberton
BOUNDARY EXTENSION UPDATE

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

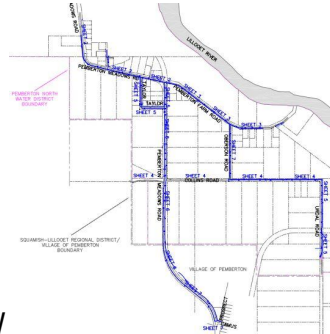
- ▶ Based on the sample residential property (\$600,000 assessment) and using 2017 tax rates, the potential property tax impact is approximately \$577 (\$2,948 vs \$2,372).
- ▶ Other properties will have different impacts based on their assessment and property class (e.g. business, industry, farm).
- ▶ 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. *(statement corrected)*
- ▶ 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:

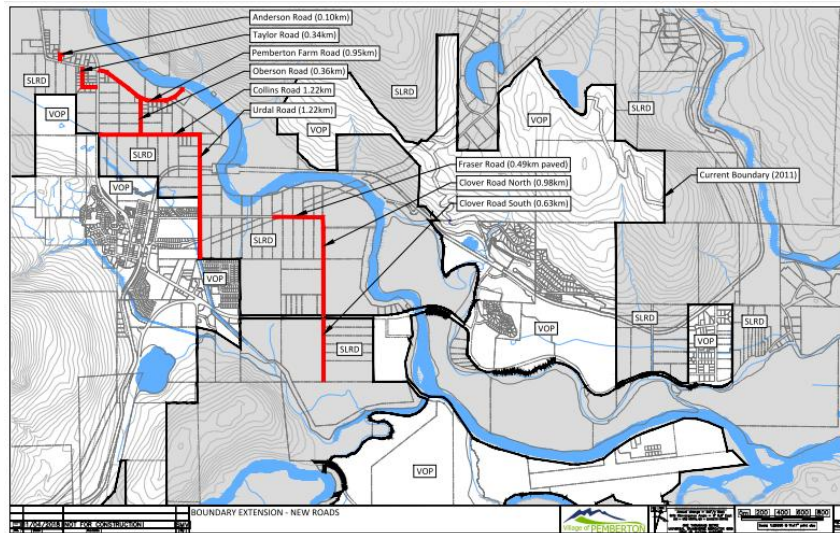
http://www.cscd.gov.bc.ca/lgd/gov_structure/library/Municipal_Boundary_Extension_Process_Guide.pdf

Discussion / Questions?



Boundary Extension Roads

Potential New Village Roads (approx. 6.3 km)



APPENDIX C

Frequently Asked Questions

LAND USE

1. What are the differences between agricultural zoning in the SLRD and Village of Pemberton?

The SLRD zones land in the ALR as AGR (Agriculture) under the Electoral Area C Zoning Bylaw No. 765, 2002; while the Village of Pemberton mainly zones land in the ALR as A-1 (Agricultural) under the Village of Pemberton Zoning Bylaw No. 466, 2001. However, there are some Village parcels that are in the ALR that are zoned differently due to long standing permitted non-farm use decisions by the Agricultural Land Use Commission (ALC) – for example, the Meadows at Pemberton Golf Course, which is in the ALR is zoned PR-1 (Parks and Recreation).

The SLRD AGR and Village A-1 zones are nearly synonymous, with some minor differences in terminology and development regulations. Both zones permit agricultural / farm uses, single family residential dwellings, one (1) accessory/secondary suite, home occupation/home-based businesses, and accessory/auxiliary uses.

Key differences include:

- o The SLRD AGR Zone currently has a minimum parcel size of 2 ha (5 acres) where subdivision has been authorized by the Agricultural Land Commission Act; the Village's A-1 Zone does not have a minimum parcel size but states that subdivision of land is not permitted unless approved by the Agricultural Land Commission.*
- o The SLRD AGR is further divided into sub zones, such as AGR_{PF} - which is the Agriculture - Pemberton Fringe sub zone, and specific provisions apply in a sub zone in addition to the general regulations applicable to each general zone. The Village does not utilize sub zones.*

Both the SLRD Electoral Area C Zoning Bylaw and the Village of Pemberton Zoning Bylaw are currently under review. Drafts of each Bylaw continue to show similarities in their agricultural zoning, for example both propose an expanded list of permitted uses including new uses such as 'Gathering for an Event' and 'Agri-tourism Activity' - uses permitted in the ALR as per recent changes to the ALC regulations.

In earlier iterations of their draft Area C Zoning Bylaw, the SLRD has indicated its preference to raise the minimum parcel size in the AGR zone from 2 ha to 20 ha; at the same time the Village is proposing to create a minimum parcel size in the A-1 zone of its Draft Village Zoning Bylaw from 0 to 2 ha. That being said, it is Staff's recommendation to have consistent land use regulations within the Valley to minimize conflict around agricultural uses; therefore, the Village will be closely monitoring the progress of the Area C Zoning Bylaw update and may make amendments to its A-1 zone minimum parcel size in future, as appropriate.

The proposed SLRD Electoral Area C Draft Zoning Bylaw has also proposed regulations within its AGR zone to implement stricter siting requirements (i.e., farm home plate), in keeping with the recommendations of the Pemberton and Area C Agricultural Area Plan. The Village is not contemplating similar siting regulations at this time given the small number of agricultural (ALR) properties within its boundaries, but this could be a subject of further amendment in future especially if boundary extension is approved by the Province.

2. **Will the Village be open to the subdivision of bigger acreages in the future, as part of Village expansion and population growth?**

The Village may support subdivision in the ALR but only where it will enhance farming opportunities. Subdivision of agricultural land within the Provincial Agricultural Land Reserve (ALR) is subject to the approval of the Agricultural Land Commission (ALC). An application to subdivide ALR land within the Village of Pemberton must be filed with the municipality first and would require the Village's support in order to forward it to the ALC for their final approval. It is the Commission that makes this decision based on a number of criteria such as agricultural capability and the needs of the agricultural industry in the area. The ALC prioritizes agricultural land use within its reserve and does not typically support subdivision. The Village's Official Community Plan reflects the Village's support for protecting farmland for farming.

3. **Can we have short-term vacation rentals if we are in the A-1 zone?**

Agri-tourism accommodation, as defined by the Agricultural Land Commission (ALC), can be permitted in the ALR by a local government under certain conditions, thresholds and other requirements. Please check the ALC website for more detailed information.

At this time, the Village of Pemberton does not currently permit short-term vacation rentals in the A-1 zone but is proposing to permit Agri-tourism accommodation in the Draft Zoning Bylaw, under certain conditions, subject to Council approval.

4. **What is the difference between being in the ALR vs. having farm status?**

Property is designated as being within the Provincial Agricultural Land Reserve (ALR) by the Agricultural Land Commission (ALC). BC Assessment classifies certain farm land as per the Assessment Act. In order to receive and maintain farm class (commonly referred to as "farm status or Class 9"), the land must generate a certain amount of income from one or more qualifying agricultural uses. Please refer to <https://info.bcassessment.ca/services-and-products/Pages/Classifying%20Farm%20Land.aspx>

5. **Will ALC regulations apply once affected properties are incorporated into the Village?**

Yes, if your property is currently within the Agricultural Land Reserve (ALR), the ALC regulations will continue to apply.

6. **Will AirBnB business licences be permitted?**

At this time, the Village of Pemberton does not currently permit short-term vacation rentals outside of a licensed Bed and Breakfast. Bed and Breakfast Licenses will be permitted subject to the property being zoned to allow for that use and a business licence being issued. The Village has included proposed regulations for short-term vacation rentals (ie: Air BnB) in its Draft Zoning Bylaw. For more information please see Section 7.22 in the attached link <https://www.pemberton.ca/public/download/documents/49126>.

7. **If a business is not currently allowed on ALR land in the SLRD, will it be permitted once in the Village?**

No. The ALC regulations will continue to apply to lands within the ALR. Home occupations are permitted in A-1 zones subject to certain conditions. If your business is not currently in compliance with the Village’s regulations or the ALC regulations, you may be required to submit a rezoning application and/or apply for permission for a Non-Farm Use in the ALR.

8. What is the anticipated timeline for the Village to rezone land to correspond to its own Village Bylaw?

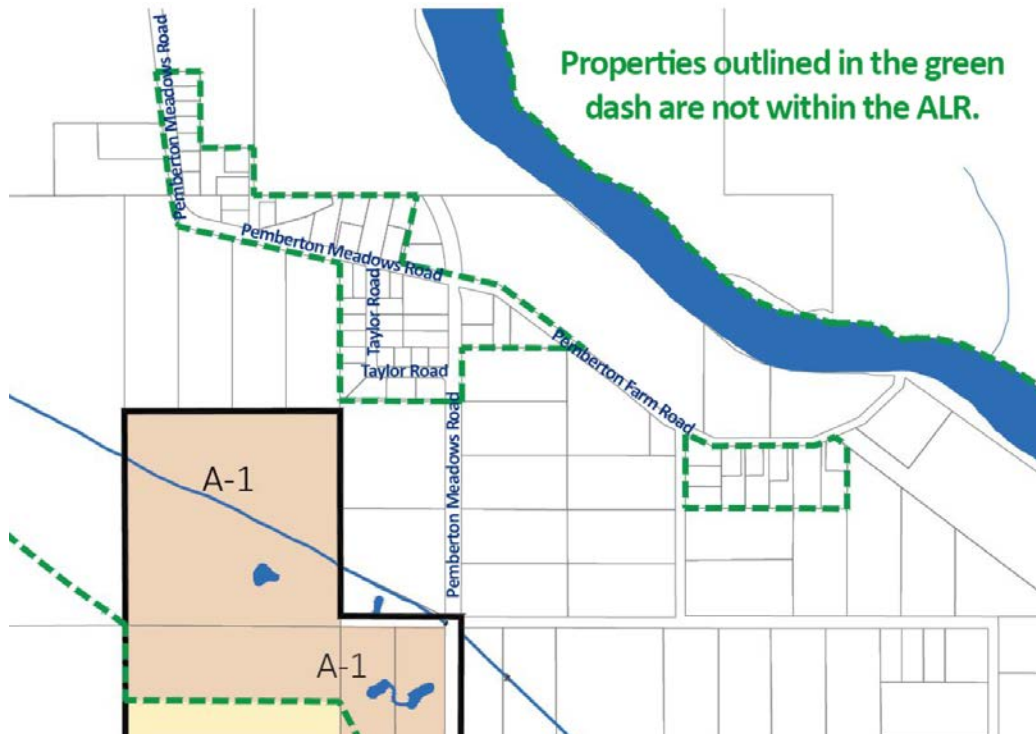
Upon completion of a boundary extension, which may take up to 2 to 3 years, the Village would consider the timeline with respect to whether or not amendments to the Zoning Bylaw would be initiated immediately or not. In the interim, the SLRD Area C Zoning that applies to the lands at time of extension will continue to be in force.

9. Will there be opportunity for landowners to subdivide their lot once incorporated into the Village, assuming correct procedures are followed?

See Question #2.

10. What percentage of properties are ALR in this proposed extension?

Approximately 71% of all the properties identified in the extension area are currently within the ALR. Those properties previously excluded from the ALR in the Pemberton Fringe on Taylor Road, Anderson Road, a portion of Pemberton Meadows Road and Pemberton Farm Road have been excluded as shown in the map below.



INFRASTRUCTURE

11. If my property is incorporated into the Village, when can I expect water and sewer services to be added?

In the Village's experience, the boundary extension process could take up to 2 – 3 years before a complete transition of services is finalized (e.g. roads). In this regard, the Village has seen a boundary extension be completed as quickly as 2 years and as long as 5 years. Consideration of the potential extension of infrastructure to these properties would not take place until after the boundary extension has been completed; however, it is not uncommon for the transition of services to take a bit longer.

If your property currently does not have access to the water and sewer system there will be no obligation on the Village's part to install new infrastructure. If the property owners have an interest in receiving water and /or sewer services once the boundary extension is completed, they could petition the Village for a Local Service Area to have the water and/or sewer infrastructure built. This will require borrowing funds which would be added to the taxes, in the form of a Parcel Tax, of those properties affected. It should be noted in this instance that only those receiving the new service would be paying for the cost of the works.

12. What is the status of MacRae Road? Who owns it and who maintains it? Will it be included in the proposed boundary extension?

MacRae Road is owned by the Ministry of Transportation and Infrastructure (MOTI). It is considered to be a Highway Right of Way but is not built to Highway specifications and therefore is considered by the Ministry to be a Class 8F Road. This means that there is no maintenance done to this Right of Way. In order for this road to be maintained, it would need to be significantly upgraded. Transfer of this road would be part and parcel of the negotiations with MOTI that occur if boundary extension moves forward.

13. Does Pemberton North Water System still carry a debt for the upgrades?

Yes, the Pemberton North Water System currently has a debt that is being repaid via a Parcel Tax on each Property which is billed annually by the SLRD. This debt is scheduled to be retired in 2023. If boundary extension were successful, the Parcel Tax would continue to be paid by those individual parcels currently paying the tax, until the retirement of the debt in 2023. The Parcel Tax would not be distributed amongst all Village users.

14. What is the status of the infrastructure currently owned by SLRD?

With respect to infrastructure currently owned by the SLRD, the Village would need to undertake an engineering review of the infrastructure. The transfer of this infrastructure from the SLRD to the Village would be part of the boundary extension negotiations.

15. How will the Village plan for increased infrastructure costs as a result of the proposed Boundary Extension?

With the additional taxation revenues as a result of the Boundary Extension, setting aside reserves to facilitate infrastructure initiatives is a priority for Council. As well, the yearly budget deliberations leading up to and following the boundary extension will consider new infrastructure costs and these will be reflected in the Five Year Financial Plan.

FINANCES

- 16. I live outside of the Village boundaries, and currently purchase water from the Village. What will happen to my water rates?**

Properties currently serviced by Village water may likely see a reduction in the water user fees as the rates would be adjusted to “Inside Boundary” rates. As identified in Question #13, please note that those properties within the Pemberton North Water Service Area will continue to pay the Parcel Tax until the debt is retired in 2023.

- 17. Would this boundary extension result in loss a of tax dollars for the Squamish-Lillooet Regional District?**

There is a potential loss of tax dollars to the SLRD for the following Electoral Area services:

- *Civic Addressing (currently no requisition)*
- *Building Inspection Services*
- *Elections UBCM*
- *Emergency Planning*
- *Electoral Areas Community Parks Services (currently no requisition)*

The Village will continue to work with the SLRD to review further potential financial and service impacts.

- 18. Other than voting, what benefits would properties with wells and septic receive?**

The Village acts as a service hub for the entire Pemberton Valley. The boundary extension will provide property owners in the fringe area an opportunity to be part of the decision making and shaping the future of this highly used and impactful area.

- 19. Will farm buildings like barns, sheds etc. be taxed once in the Village boundaries?**

If you have Farm Status, farms houses and outbuildings will now be taxed. Unfortunately, Provincial regulations allow properties that have Farm Status to be exempt from taxation if only in the Regional District. This regulation does not apply to those properties with Farm Status in the Municipality. The Village does have the ability to decrease the Farm tax rate to minimize the impacts.

- 20. Will I lose my Farm Status if I come into the Village?**

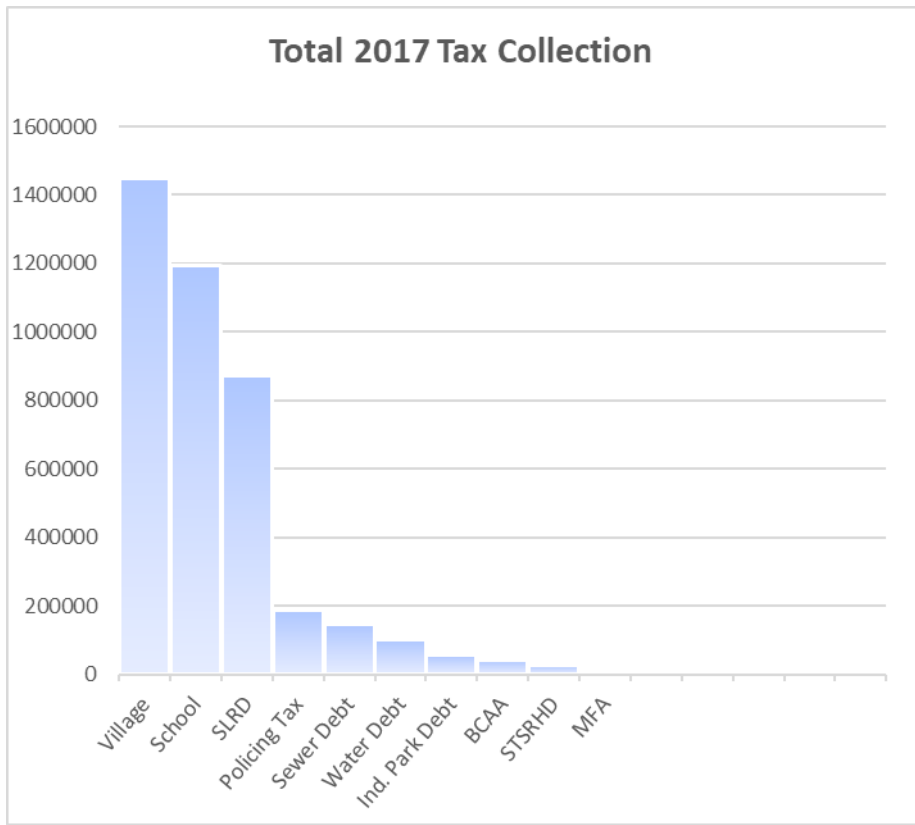
No. Your Farm Status will remain the same.

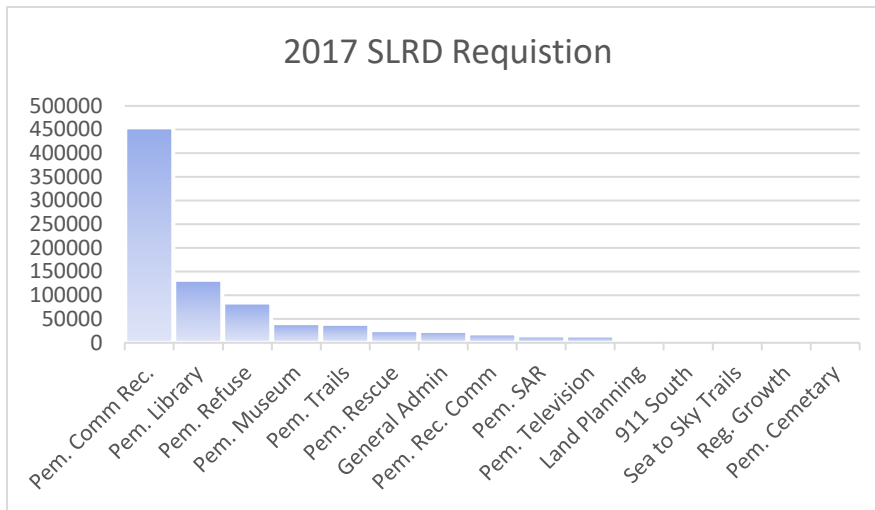
- 21. If I come into the Village will I still be paying taxes to the SLRD? If so, what are those tax dollars for and how much would I be paying on my tax bill?**

Yes. Regional Services that apply to multiple areas such as; Land Planning, Recreation, Pemberton Library, Pemberton Refuse, Pemberton Valley Trails, are managed by the SLRD. The costs of these services are requisitioned from each participating area based on BC Assessment valuation and percentage share of service. The VOP collects the tax on behalf of the SLRD and submits it to the Regional District.

22. If I come into the Village will I still be paying taxes to the SLRD? If so, what are those tax dollars for and how much would I be paying on my tax bill?

Regional Services that apply to the entire Regional District, or in multiple areas with the Village participates in, are managed by the SLRD. These include services such as; Land Planning, Recreation, Pemberton Library, Pemberton Refuse, Pemberton Valley Trails, are managed by the SLRD. The costs of these services are requisitioned from each participating area based on BC Assessment valuation and percentage share of service. The VOP collects the tax on behalf of the SLRD and submits it to the Regional District. See bar charts below:





Other

23. What will the Village do to support farming and agricultural viability in the boundary extension area?

The Village currently supports farming and agricultural viability through its agricultural policies in its Official Community Plan (OCP) Bylaw No. 654, 2011 and through its zoning regulations in the A-1 Zone. A future review of the Village's OCP is scheduled for 2019, and future agricultural policies will be informed by the 2012 SLRD Pemberton and Area C Agricultural Area Plan.

24. How accommodating will the Village be to home businesses?

Accessory home occupation use, as defined by the Agricultural Land Commission, is a permitted use in the ALR, and the Village regulates home occupations in the A-1 zone according to the general regulations noted in Section 207 of Zoning Bylaw No. 765, 2001. In its proposed new Zoning Bylaw, currently in draft form, the maximum floor area for a home occupation in the A-1 zone is proposed to increase from 50 m² to 100m².

25. Will each of the proposed extension areas (ie. PNWS, Pemberton Fringe, Industrial Park area) have a separate vote on whether they want to join the Village or will all areas be voting as a group?

UPDATED May 14th – *All eligible electors within the proposed boundary extension area will be entitled to vote in the Referendum. The referendum will take place during Local Government Elections on October 20, 2018. Should the referendum result in 50% plus one in favour of boundary extension, properties within the proposed extension area would be included in the Village's application to the Province. Individual properties may not opt out if the vote is affirmative.*

26. Has the Village been in contact with the SLRD and Lil'wat Nation with respect to this proposed boundary extension?

Yes. The Village provided notification to both the SLRD and Lil'wat Nation with respect to this initiative and is committed to information sharing and dialogue throughout the entire process.

27. What are the potential increases in policing costs as our population grows?

The cost of policing only increases if the Village reaches a population of 5,000 or more. The proposed Boundary extension does not anticipate a significant increase in population.

28. What happens to the Trails function?

The Trails function would continue to be managed by the SLRD, through the Pemberton Valley Recreation Trails Service.

29. What happens to the SLRD portion of the IPP taxes if they are included in the Village boundary extension?

It has not been determined at this time if the SLRD taxes would remain with the SLRD, transfer to the Village or a transfer with payments over a set number of years to lessen the impacts to the SLRD. Impacts as a result of a loss of taxation collected for Electoral Area C services will need to be reviewed. This will need to be negotiated with the SLRD should the boundary extension be successful. The Provincial portion of the taxes would, however, now become Village taxes. The yearly amenity contributions received from the IPP's will not transfer to the Village as the Agreements are with the SLRD.

30. Would the Village be responsible for the bylaw enforcement in the extension area?

Yes. Bylaw enforcement issues in the extension area will now become the responsibility of the Village.