

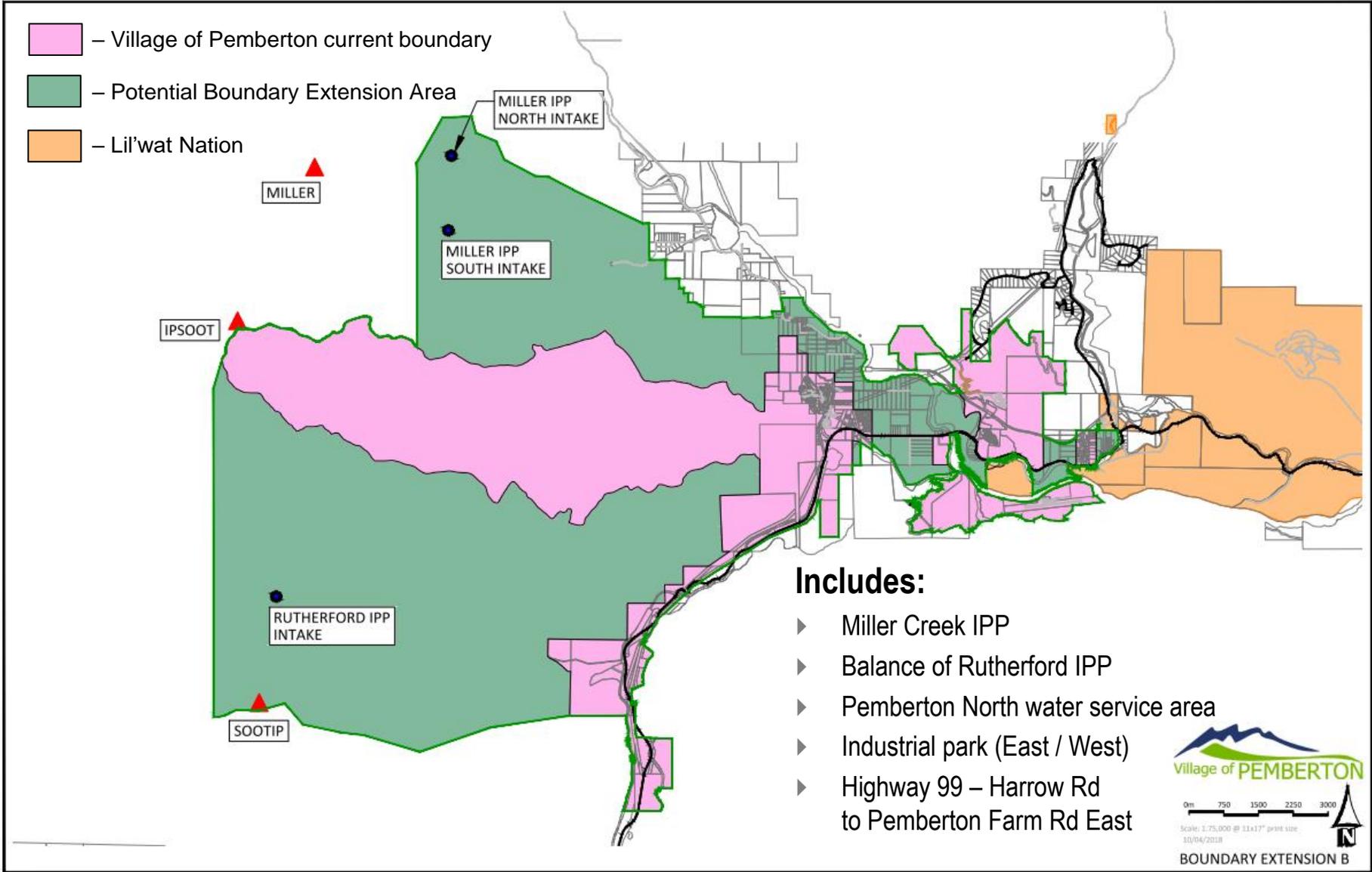
Village of Pemberton Boundary Extension Update



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Council Update – April 24, 2018

Potential Boundary Extension Area



Potential Boundary Extension Area

Overall Rationale

- ▶ Community identity
- ▶ Establish contiguous boundary (removes the satellite layout)
- ▶ Incorporates currently serviced areas
- ▶ More consistent land use planning
- ▶ Promotes streamlining of regulations by simplifying multi-jurisdictional control (e.g. roads / subdivision control regulated by MOTI in unincorporated areas)
- ▶ Local decision making by keeping property tax dollars in the community

Current Situation

► Population (2016 Census)

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

► Proposed Boundary Extension area

- Number of properties (folios) = 207
- Population in extension area = ~500 (~20% increase)
- Kilometres of roads = ~6.3km (see roads map)

Current Situation

▶ **Net Taxable Assessment Comparison (2016 and 2018)**

Jurisdiction/Area 2016	2016 Net Taxable Assessment (Land + Impr)	2018 Net Taxable Assessment (Land + Impr)
Pemberton (General)	\$453,000,000	\$686,317,918
Area C (Hospital)	\$526,000,000	\$758,330,303

▶ **Net Taxable Assessment – Boundary Extension Area (2018)**

Jurisdiction/Area	# of Properties	2018 Net Taxable Assessment (Land + Improvements)
Boundary Extension Area	207	\$202,554,583

▶ **% Assessment Change: Pemberton +30%, Area C –27%**

Potential 2018 Municipal Tax Revenue

Proposed Boundary Extension Area - 2018 Assessment and Potential Municipal Tax Revenue

Rev: April 23, 2018

Property Description	Property Class	Occurrences	Net land	Net Improvements	Net Total	2018 Mun Tax Rate	Potential Mun Tax Revenue
Residential	1	158	\$ 98,261,600	\$ 37,572,600	\$ 135,834,200	1.8836	\$ 255,857
Rutherford Penstock & Intake (see note 1)	2	1	\$ 247,000	\$ -	\$ 247,000	3.8700	\$ 956
Rutherford IPP (see note 1)	2	1	\$ -	\$ 30,228,000	\$ 30,228,000	3.8700	\$ 116,982
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	\$ -
Pemberton Shooting Range	6 & 8	1	\$ -	\$ -	\$ -	-	\$ -
Other							
Fully Taxable Res 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	\$ 1,127,000	\$ 18,500	\$ 1,145,500	-	\$ -
TOTALS		289	\$ 103,955,583	\$ 98,599,000	\$ 202,554,583		\$ 477,740
Total Number of Properties (see note 8)		207					

- Notes:
- (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) should receive full exemptions, further analysis required
 - (5) Municipality may consider reducing its Class 9 mill rate to reduce burden on farm land
 - (6) More review needed on "Land in the ALR" category
 - (7) Assumed that Village of Pemberton will provide property tax exemption to Places of Worship
 - (8) Total number of properties (207) is less than number of occurrences, due to multiple folios on one property

Potential Revenues and Expenditures

▶ Potential 2018 Municipal Tax Revenue = **~\$477,000**

Potential Additional Expenditures (to be refined)

▶ 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 FTE after about 2 or 3 years)

The potential Annual Net Revenues to the Village of Pemberton are estimated at approximately **\$370,500** (to be refined). Note that this does not include transfer to future road capital reserves or potential transition funding to the SLRD.

SLRD Services (Boundary Extension Area)

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

SLRD Services (cont'd)

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

Potential Impacts to the SLRD

- ▶ No change to Region-Wide, Sub-Regional or Local Area Services
- ▶ Potential Impact to Electoral Area-only services:

Electoral Area C Service	Cost Code (CC)	2018 Requisition (EA C)
Civic Addressing	1200	\$0
Building Inspection Serv. ESA	1400	\$44,961
Elections UBCM	1500	\$6,819
Emergency Planning	1761	\$76,348
Electoral Areas Comm. Parks Serv.	3000	\$0

- ▶ Total 2018 Requisition for EA-only services = \$128,128
- ▶ Work with SLRD to review potential financial and service impacts

Amenity Agreements with the SLRD

- ▶ Currently the IPPs have amenity agreements with the SLRD for community services as follows:
 - *Miller Creek, dated July 31, 2000 – \$40,000 / year for 40 years*
 - *Rutherford Creek, dated June 18, 2001 – \$40,000 / year in perpetuity of operation.*
- ▶ It is not the intention of the proposed boundary extension to impact the amenity agreements with the SLRD, nor the funds currently being provided to the SLRD by Miller Creek and Rutherford Creek IPPs.



Potential Property Tax Impacts

► 2017 Tax Comparison (Sample Only):

- Class 1 Residential home with land = \$300,000 and improvements = \$300,000; total assessed value = \$600,000
- Does not include other fees and charges (e.g. water rates, parcel taxes, fire insurance, etc.)

Function/Service	VoP Tax Rates	VoP Property Taxes	Area C Tax Rates	Area C Property 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
Pemberton Valley Dyking District	0.7000	\$420	0.7000	\$420
Municipal Tax	2.1269	\$1,276		
Provincial Rural Tax			0.5400	\$324
Police Tax	0.2996	\$180	0.1452	\$87
SLRD General Levy	1.1805	\$708		
SLRD Area C Levy			1.0996	\$660
Pemberton Rec Commission			0.0275	\$17
Pemberton Fire Service Area			0.5016	\$301
Pemberton Valley Rec Trails			0.0558	\$33
Pemberton Refuse			0.1186	\$71
Pemberton TV (on Improvements only)			0.0369	\$22
Total Ad Valorem Taxes	5.6568	\$3,394	4.5750	\$2,745

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 **\$650** (\$3,394 vs \$2,795).
- ▶ Other properties will have different impacts based on their assessment and property class (e.g. business, industry, farm). A property tax calculator will be prepared and available at the open house for individual calculations.
- ▶ Based on provincial legislation, the IPP property tax rates are capped at the current provincial rural rate.
- ▶ Houses with farm status will no longer gain provincial exemption from the rural property tax and will pay the Village residential tax rate.
 - There are 22 farm house properties with a median residential assessment of \$246,000 (\$523 impact).
 - Based on legislation, this impact can be spread out over 5 years (e.g. 20%, 40%, 60%, 80%, and then 100% of the residential tax rate)

Potential Savings

- ▶ Water Rates – there is currently a differential rate between water users inside and outside Village boundaries. Rates vary (due to metering), but the average annual savings for water for a residential property due to boundary extension is approximately \$200 / year.
- ▶ Insurance – although there likely is 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). There are a few hydrants identified that the Village could add to the system.



Next Steps

- ▶ April 24th – Formally request review / assistance from the Ministry of Municipal Affairs (see recommendation)
- ▶ Open House #1 – Wednesday, April 25th, Signal Hill Elementary, 6-8pm
- ▶ Continue to refine calculations and analysis and work with stakeholders (e.g. SLRD, MOTI, ALC, Lil'wat Nation)
- ▶ May 8th Council meeting – Council update on the first open house, and advertising for the second Open House.
- ▶ Open House #2 – Tuesday, May 15th, Signal Hill Elementary, 6-8pm
- ▶ May 25th – Finalize Background Report, Staff Report, and recommendations.
- ▶ **May 29th** Council meeting – present report for Council to consider passing a resolution requesting that the Minister consider the boundary extension

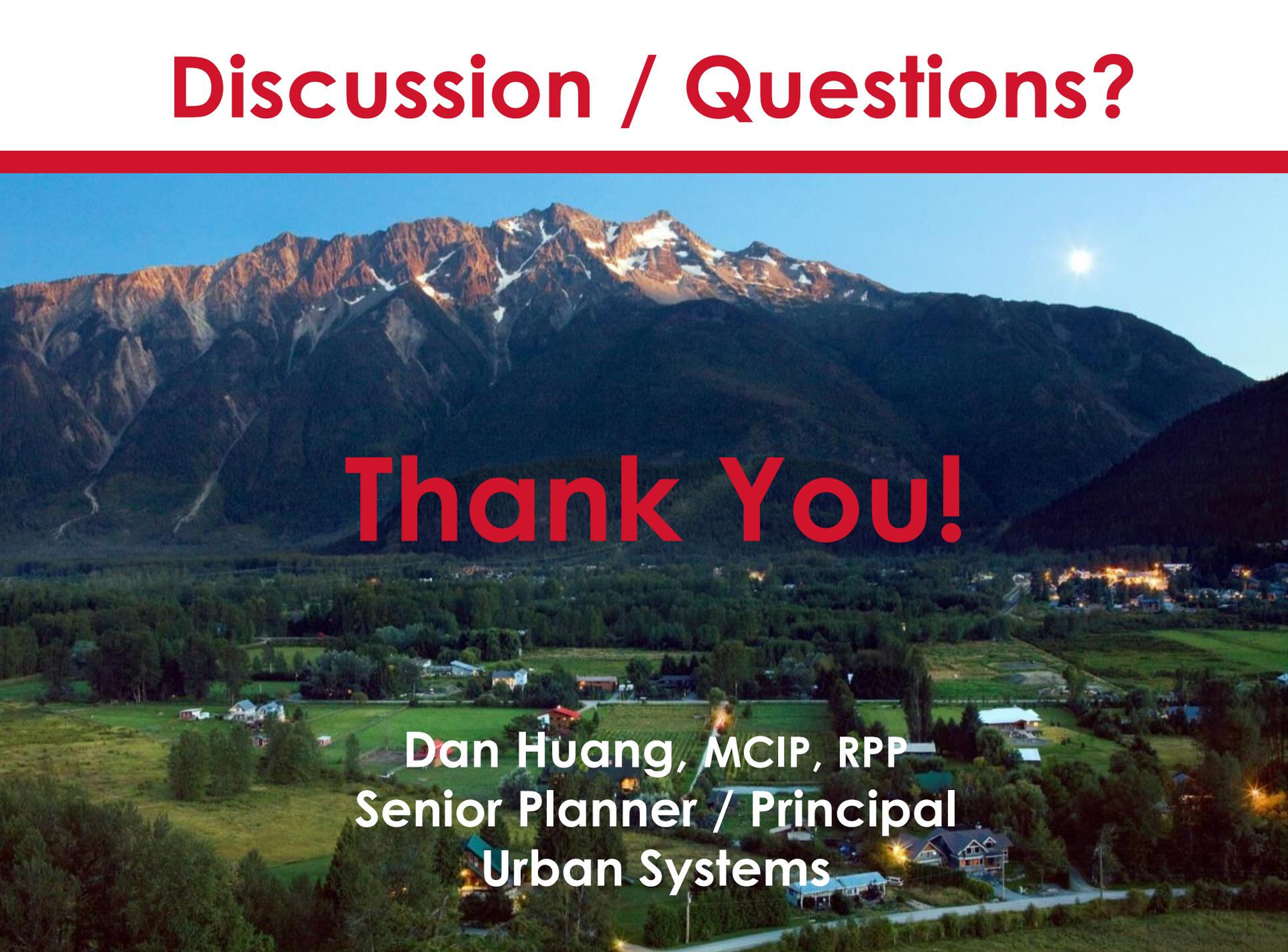
Recommendation

- ▶ April 24, 2018 Council Meeting

“THAT Council receive the information presented on April 24, 2018 regarding the Village of Pemberton Boundary Extension Update;

AND THAT Council formally request assistance from the Ministry of Municipal Affairs and Housing to review the proposed boundary extension in a timeline fashion, in order to align a potential referendum question with local government elections on October 20, 2018.”

Discussion / Questions?

An aerial photograph of a mountain valley at dusk. In the background, a large, rugged mountain peak is illuminated by the setting sun, with patches of snow visible on its slopes. The sky is a deep blue, and a bright moon is visible in the upper right. The foreground shows a lush green valley with scattered houses and buildings, some of which are lit up, suggesting the town is beginning to settle in for the evening. The overall scene is peaceful and scenic.

Thank You!

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