



Pemberton Boundary Extension Study

WELCOME TO THE OPEN HOUSE

Tonight we will be presenting information to the community on a potential extension of the Village of Pemberton municipal boundaries, to include approximately 207 properties currently within Squamish-Lillooet Regional District Electoral Area C. This topic has been discussed in the community for many years.

The process follows Provincial Best Practices for boundary extension, and if it moves forward, would involve a referendum vote this Fall by those properties affected in the study area. This is an introductory meeting – more information will be provided at a second Open House scheduled for May 15th, 2018 which will incorporate the feedback that we obtain at this meeting.

Please review the information and if you have any questions, feel free to ask staff and/or the consultant in attendance.

Thank you for coming!



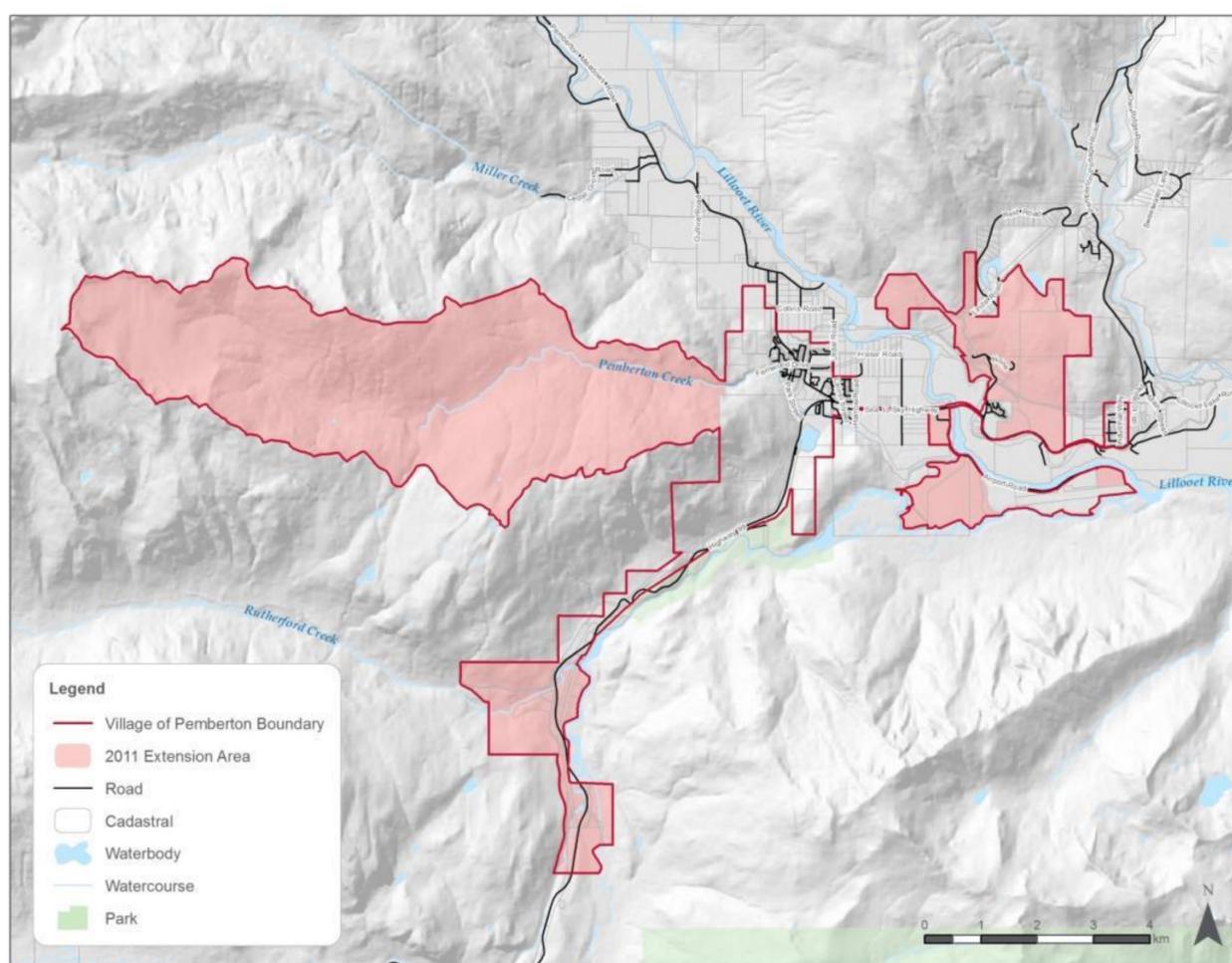
Pemberton Boundary Extension Study

WHY BOUNDARY EXTENSION?

In 2011, the Village completed a Boundary Extension, to include fourteen (14) properties into the municipality as well as protect the watershed.

The rationale for this proposed boundary extension is as follows:

- Establishes a contiguous boundary by removing the current “satellite” layout
- Improves local decision making by keeping more property tax dollars in the community
- Helps to promote community identity
- Incorporates currently serviced areas, e.g. water service, fire protection area
- Leads to more consistent land use planning
- Promotes streamlining of regulations by simplifying multi-jurisdictional control (e.g. roads and subdivision in unincorporated areas are currently regulated by Ministry of Transportation and Infrastructure (MOTI))

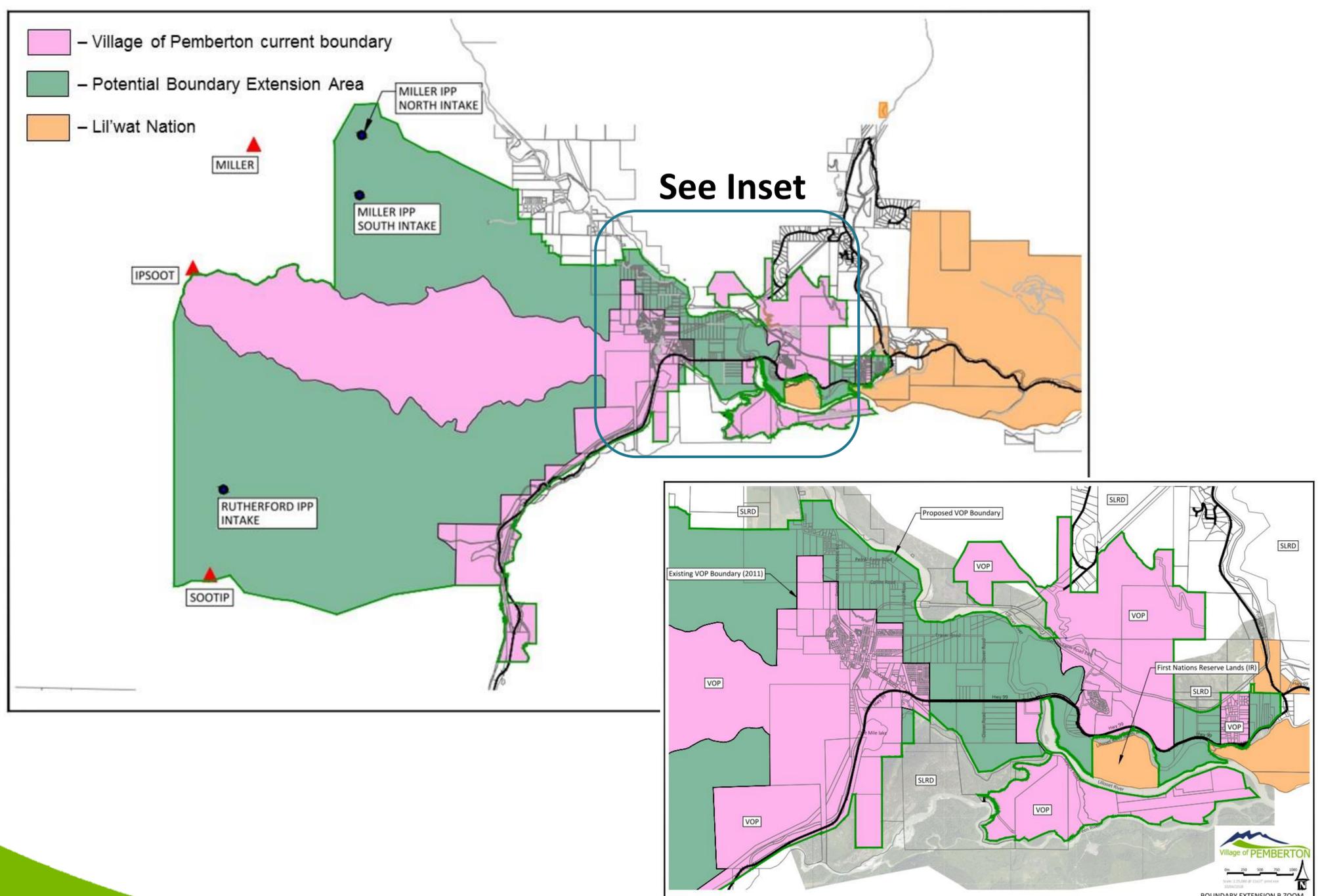


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BOUNDARY EXTENSION AREA

The proposed Boundary Extension study area includes 207 properties with a variety of land uses and owners, including:

- Miller Creek Independent Power Project (IPP)
- Balance of the Rutherford Independent Power Project (IPP)
- Pemberton North Water Service Area (PNWS)
- Area surrounding Industrial Park (non Lil'wat Nation Lands)
- Highway 99 – Harrow Road to Pemberton Farm Road East

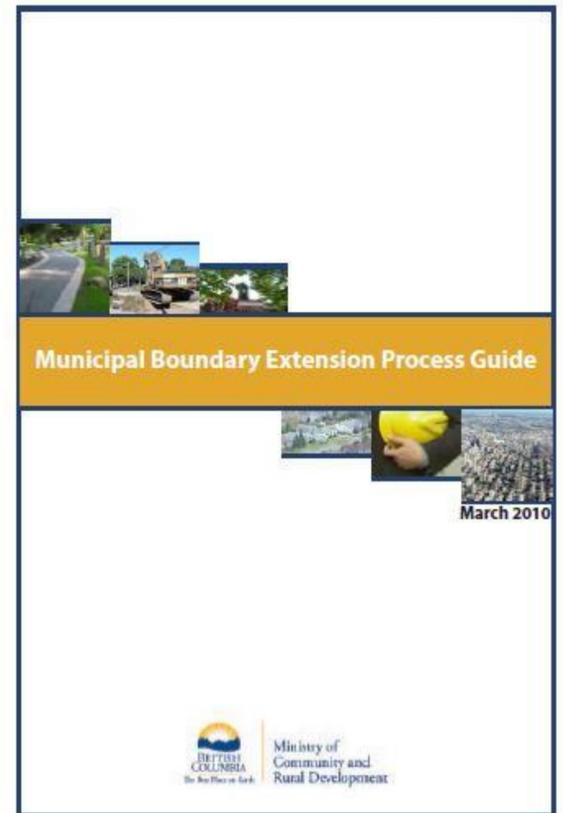


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BOUNDARY EXTENSION PROCESS

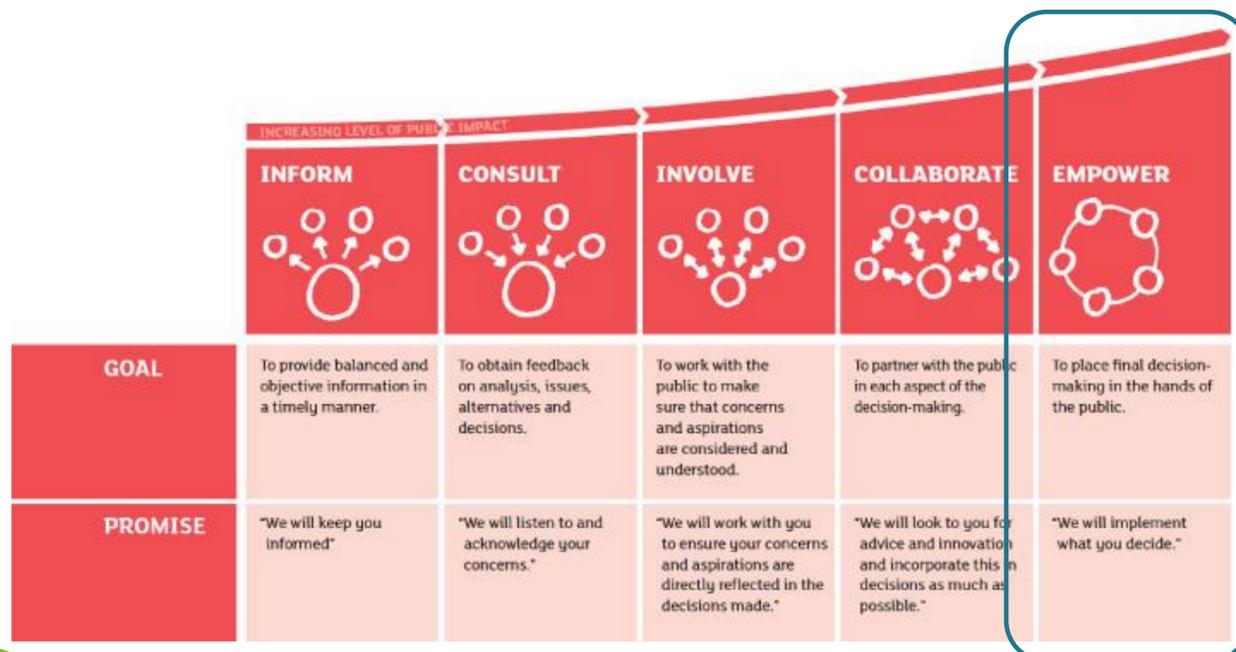
The Boundary Extension Process will follow best practices established by the Province of BC, and will require endorsement from the Minister of Municipal Affairs and Housing. The basic timeline is as follows:

- April / May 2018: Initial community discussion and consideration by Pemberton Council to move forward.
- June / July 2018: Technical review by the Ministry.
- August / September 2018: Ministry decision, Offer of Restructure Assistance, and call for a vote.
- October 2018: Referendum during Local Government elections:
 - 1) Eligible voters within the proposed Boundary Extension Area vote whether or not to join the Village of Pemberton
 - 2) Eligible voters within Village of Pemberton vote to accept Boundary Extension (only comes into effect if #1 is successful)



Spectrum of Public Participation

Source: International Association of Public Participation (IAP2)



YOU DECIDE!
 If approved by the Province, there would be a Referendum vote on October 20th, 2018 as part of the local government elections.

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CURRENT SITUATION

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

The boundary extension area has a population of approximately 500. This would result in an increase of approximately 20% to Pemberton's population, and a 30% decrease to SLRD Electoral Area C.

Currently, local services are provided by a number of service providers, some of which would change under a boundary extension, and some which would stay the same. This will be fully explored in the Boundary Extension Study Report. Here's a snapshot of the current situation:

Province of BC

- Schools
- Hospitals
- BC Ambulance
- RCMP
- BC Assessment
- Municipal Finance Authority
- Roads (rural)
- Subdivision approval (rural)
- Property Tax Collection (rural)

Other

- Pemberton Valley Dyking District (PVDD) – flood protection

Village of Pemberton

- General Government Administration
- Finance – property taxes, utilities
- Public Works – water, sewer, roads
- Parks and Trails (municipal)
- Planning and Development Services
- Fire Rescue Services
- Airport

Squamish-Lillooet Regional District (SLRD)

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



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POTENTIAL IMPACTS – SERVICES

The Boundary Extension study will outline in detail the services that will transfer to the Village of Pemberton. Some of these include the following:

GOVERNANCE:

- Elected Official Representation – from Electoral Area C Director (1) to Village of Pemberton Mayor and Council (5).
- Local Government Administration – from SLRD to Village of Pemberton.
- Finance – from Province of BC and SLRD to Village of Pemberton.
- Subdivision Regulation – from Province of BC (MOTI) to Village of Pemberton.

FIRE PROTECTION:

- Fire Protection – from sub-regional to local service (no observable change).

UTILITIES:

- Water – no immediate change in service delivery (see note). Further review is required for the potential transfer of ownership from Pemberton North Water Service (PNWS) to Village of Pemberton.
- Sewer – no immediate change in service delivery (see note).

Note: If the boundary extension is successful, the Village will consider undertaking a water/sewer extension study. Any additional water or sewer service areas would require funding through a local service area.



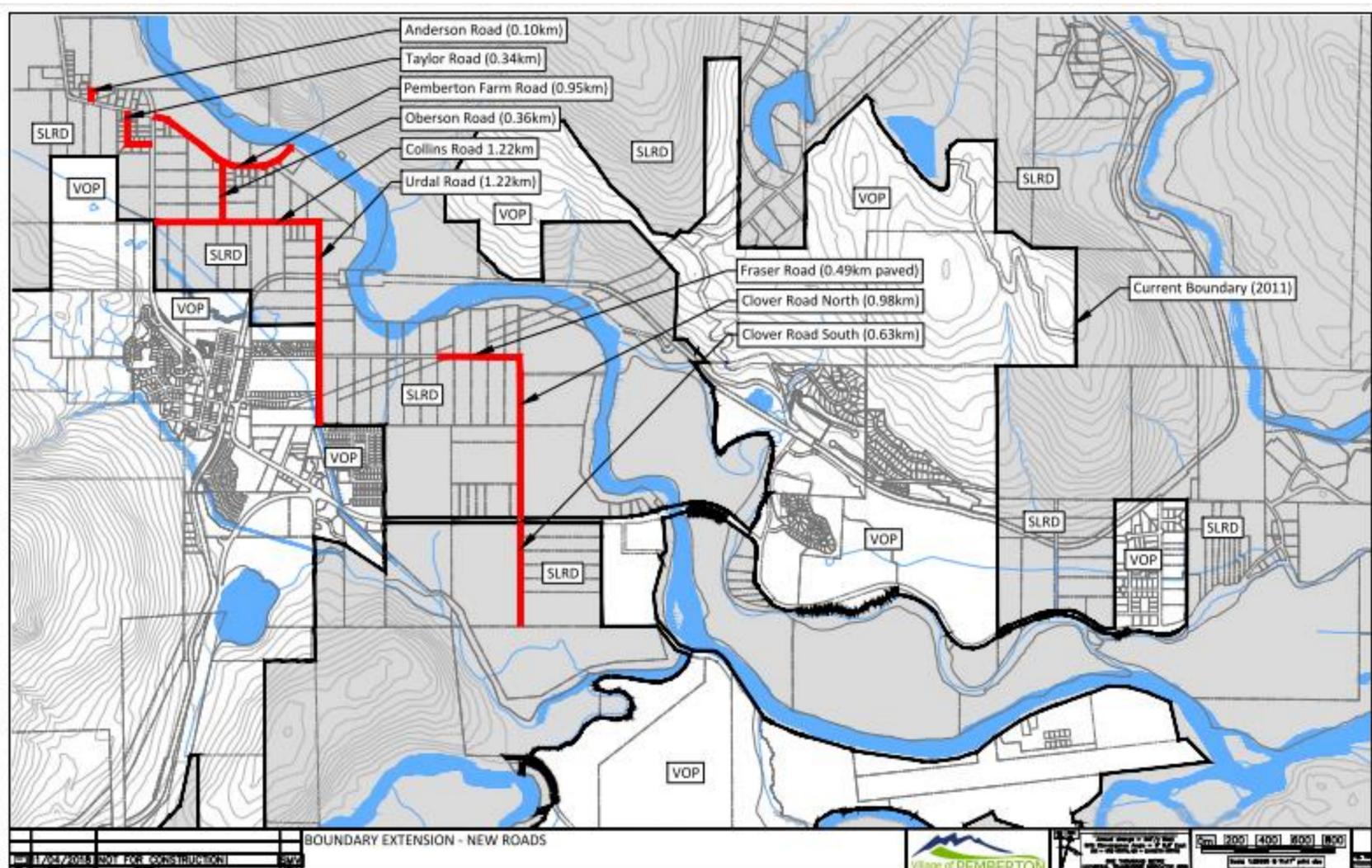
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POTENTIAL IMPACTS – SERVICES

ROADS:

A significant issue in any Boundary Extension study is the potential impact of the transfer of roads ownership and maintenance from the Province to the municipality. In the study area, there are approximately 6.3 km of roads (see map below), which the Village would consider taking over under the right circumstances. As part of the study, we will:

- Undertake a visual condition assessment of the roads (done).
- Determine the potential capital costs to upgrade the roads to a reasonable (rural) standard.
- Through the study, review with the Province the potential conditions of transfer of roads from MOTI to the Village of Pemberton.





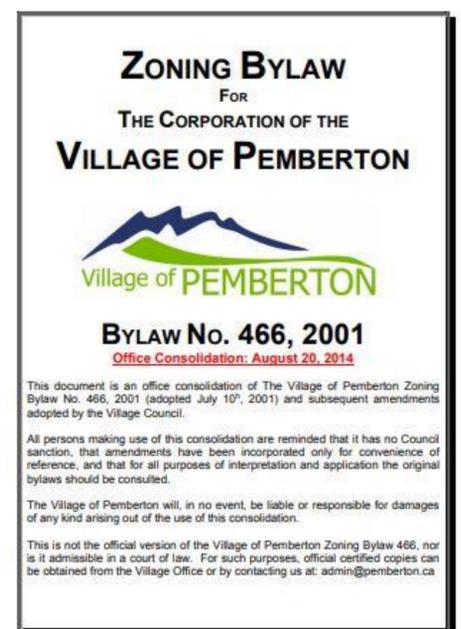
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POTENTIAL IMPACTS – LAND USE

As previously mentioned, a boundary extension would transfer subdivision regulation and approvals from the Ministry of Transportation and Infrastructure (MOTI) to the Village of Pemberton. Other land use regulations and bylaws would transition over time, including the following:

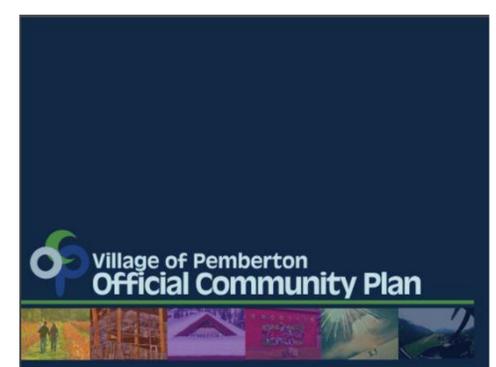
ZONING

If your property were to come into the Village, it would retain its current zoning from the SLRD Area C Zoning Bylaw at the time your property is incorporated into the Village boundaries. In other words, the Village “inherits” the existing zoning in place at the time of boundary extension, until such time as the Village rezones your land to correspond to its own Village Zoning Bylaw.



OFFICIAL COMMUNITY PLAN (OCP)

Similar to zoning above, the land designation within the SLRD OCP would remain until the Village’s OCP is updated and/or amended to incorporate all of the lands within the municipal boundaries into the OCP update.



OTHER BYLAWS

Most other municipal-wide bylaws would immediately apply to the boundary extension area (e.g. development procedures, traffic, animal control, etc.).



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POTENTIAL IMPACTS – FINANCES

The potential financial impacts to property owners will vary depending on the use and assessed value of each property. Based on our work to date, and using assessment and tax rates from 2017, the following is a sample tax comparison:

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.) – to be refined.

Function/Service	VoP Tax Rates	VoP Property Taxes	Area C Tax Rates	Area C Property Taxes
Municipal Tax	2.1267	\$1,276		
SLRD Regional Tax	1.1805	\$708		
Sea-To-Sky Regional Hospital	0.0369	\$22	0.0369	\$22
School	1.2695	\$762	1.2695	\$762
Police Tax	0.2564	\$154	0.1341	\$80
BC Assessment	0.0432	\$26	0.0432	\$26
Municipal Finance Authority	0.0002	\$0	0.0002	\$0
Provincial Rural Tax			0.5400	\$324
SLRD Area C			1.1706	\$702
Pemberton Rec Commission			0.0287	\$17
Pemberton Fire Service			0.5304	\$318
Pemberton Valley Trails			0.0588	\$35
Pemberton Refuse			0.1269	\$76
Pemberton TV			0.0264	\$8
Total Taxes		\$2,948		\$2,371

Notes (for items highlighted in red)

(1) The Pemberton Valley Dyking District tax rate is for 2016 (to be updated)

(2) Further discussion with the Squamish-Lillooet Regional District is required to confirm the SLRD Area C Levy rate.

Based on the sample residential property (\$600,000 assessment) and using 2017 tax rates, the potential property tax impact is approximately \$577 (to be refined). A tax calculator has been developed to help you determine the specific impacts to your property based on your individual assessment. We will continue to refine the analysis for the Study Report as we work with the Village and SLRD using 2018 tax rates and assessed values.

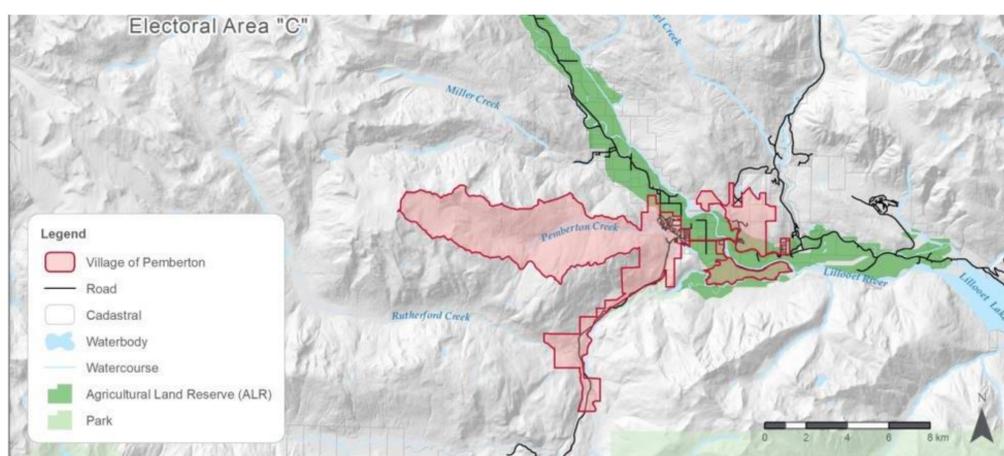
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POTENTIAL IMPACTS – FARM HOUSE

The Village of Pemberton fully supports agricultural in the community. However, the way the provincial legislation is structured, under a boundary extension houses with farm status will no longer gain the provincial exemption from the Rural Property Tax (\$0.54 / \$1000 in 2017) and will pay the Village Residential Tax Rate (\$2.1267 / \$1000 in 2017).

There are 22 farm house properties within the boundary extension, with a median residential assessment of \$246,000. This would have a potential residential tax impact of \$523, and a total impact of \$827 (based on a \$246,000 farm house on \$300,000 land). As part of the provincial legislation, this impact can be spread out over 5 years (e.g. 20%, 40%, 60%, 80%, and then 100% of the residential tax rate).

Although the Village of Pemberton does not also have the ability to provide a differential tax rate for residential (Class 1) farm houses, it does have the ability to vary tax rate for farm land (Class 9), which is currently set at the same rate as Class 1. Any reductions to the Class 9 rate would benefit all farmers, including those within the current Village of Pemberton municipal boundaries. We will continue to refine and explore all options for farm houses before the next Open House on May 15th, 2018.



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POTENTIAL IMPACTS – SLRD

As part of the Boundary Extension Study, a review of potential impacts to the Regional District is required. Due to the structure of the SLRD, there should be no significant change to service delivery at the Region-Wide, Sub-Regional or Local Area Service level. Potential impacts to Electoral Area-only services are shown below, and the Village will continue to work with the SLRD to review the potential financial and service impacts as part of the study report.

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

Currently the Independent Power Projects (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 allocated through the Agreements currently being provided to the SLRD by Miller Creek and Rutherford Creek IPPs.



Pemberton Boundary Extension Study

POTENTIAL BENEFITS

In addition to the overall rationale for considering boundary extension (e.g. community identity, consistent land use planning, contiguous boundary), there are some additional potential benefits as follows:

- **Water Rates** – currently there is 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 (to be refined).
- **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). A few locations have been identified where the Village could add hydrants to the system. We are continuing to work with the Fire Underwriters Survey (FUS) and local insurance brokers to quantify the potential benefits.
- **Potential Municipal Tax Revenues** – as part of keeping more tax dollars at the local level, it is estimated that approximately \$477,000 of tax revenues would be generated for the Village of Pemberton (~\$191,000 coming from IPPs). After accounting for additional potential expenditures, 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. These funds could be used to provide additional local services to residents, including improved road maintenance, parks and trails, and other services.





Pemberton Boundary Extension Study

NEXT STEPS

Thank you for attending tonight's information meeting. We will continue to work with the community to provide information and obtain input, with the following timeline (with key decision dates underlined):

- **April 25, 2018** – Open House #1 (Signal Hill Elementary, 6 – 8pm)
- Refine Information / Analysis based on public and stakeholder feedback
- **May 8, 2018** – Council update meeting on process and feedback to date
- **May 15, 2018** – Open House #2 (Signal Hill Elementary, 6 – 8pm)
- Finalize Boundary Extension Study Report based on community feedback, prepare staff report and recommendations
- **May 29, 2018** – Council meeting to review the Boundary Extension Study Report and consider passing a resolution requesting that the Minister consider the boundary extension.

The Ministry will then spend the next few months reviewing the report, analyzing the impacts, preparing a potential offer of restructure assistance, and then ordering a referendum vote, which would coincide with the local government elections on **October 20, 2018** (including opportunities for advance polling). See the “Boundary Extension Process” panel for information on who can vote in the referendum.

For more information, please visit the Village's website at www.pemberton.ca, or contact:

Sheena Fraser, Manager of Corporate and Legislative Services
Village of Pemberton
(604) 894-6134, ext. 228
sfraser@pemberton.ca

**SAVE
THE
DATE**



**Boundary
Extension**

Open House Part 2

**Up
Next**

At this follow up meeting, Staff will be presenting further Boundary Extension data and findings. A presentation from Urban Systems will also present new information for consideration.

Tuesday, May 15, 2018

6:00pm-8:00pm

Signal Hill Elementary School

1410 Portage Road



VillageOfPemberton

www.pemberton.ca