

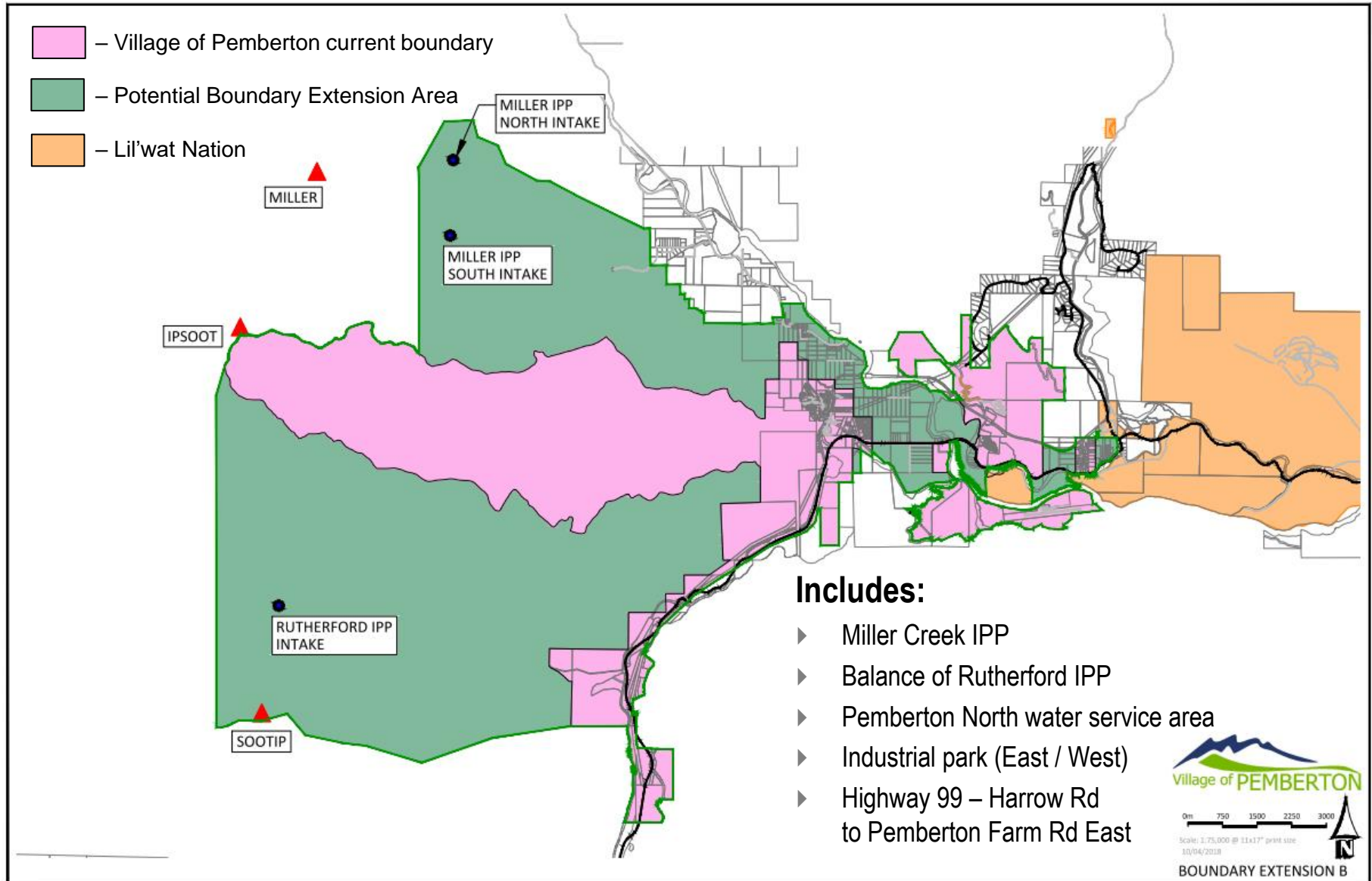
# Village of Pemberton Boundary Extension Update



*Photo Credit: Hello BC*

*Council Update – May 8, 2018*

# Potential Boundary Extension Area



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## 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

# Potential Revenues and Expenditures

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## 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 FTE 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

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- ▶ No change to Region-Wide, Sub-Regional or Local Area Services
- ▶ Potential Impact to Electoral Area-only services:
  - Civic Addressing (CC #1202)
  - Building Inspection (CC #1400)
  - Elections UBCM (CC #1500)
  - Emergency Planning (CC #1761)
  - Electoral Areas Comm. Parks Serv (CC #3000)
- ▶ Potential impact to SLRD (2017 Requisition) for EA-only services = approximately \$35,000.
- ▶ SLRD has indicated it cannot cut service levels. Village to work with SLRD on potential funding strategy for the shortfall.

# Potential Property Tax Impacts

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- ▶ 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 using 2017 tax rates, the potential property tax impact is approximately **\$544** (\$2,183 vs. \$1,640).
- ▶ The Village can adjust its farm tax (Class 9) rate to help lessen the impact to farm taxation.

# Open House #1 – April 25<sup>th</sup>, 2018

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- ▶ 67 people signed in
- ▶ 21 completed feedback forms
- ▶ What did we hear?
  - Hoped there was a presentation (there will be at Open House #2)
  - Appreciated the dialogue and opportunity to discuss
  - Wanted more information to fully understand and contemplate the Boundary Extension
  - Farm taxation impacts was an issue
  - Potential land use changes (especially agriculture) between the SLRD and Village was a topic of discussion
- ▶ FAQ prepared for Council review, and available on the website on May 9<sup>th</sup>, in advance of Open House #2 on May 15<sup>th</sup>.

# Next Steps

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- ▶ May 8<sup>th</sup> Council meeting – Council update on the first open house, and advertising for the second Open House.
- ▶ Continue to refine calculations and analysis and work with stakeholders (e.g. SLRD, MOTI, ALC, Lil'wat Nation)
- ▶ Open House #2 – Tuesday, May 15<sup>th</sup>, Signal Hill Elementary, 6-8pm
- ▶ May 25<sup>th</sup> – Finalize Background Report, Staff Report, and recommendations.
- ▶ **May 29<sup>th</sup>** Council meeting – present report for Council to consider passing a resolution requesting that the Minister consider the boundary extension



# Discussion / Questions?



# Thank You!

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