



# Pemberton Boundary Extension Study

## WELCOME TO THE OPEN HOUSE

Tonight we are continuing the conversation with the community on a potential extension of the Village of Pemberton municipal boundaries, to include an estimated 207 properties currently within Squamish-Lillooet Regional District Electoral Area C. This project has been discussed in the community since our last Boundary Extension project in 2011.

This is the second Open House which follows the April 25<sup>th</sup>, 2018 meeting. We have incorporated the feedback we obtained at our first Open House into tonight's meeting. There will be presentation this evening, followed by a Question and Answer session.

The process follows Provincial Best Practices for boundary extension, and should it move forward, would involve a referendum vote this Fall by those properties affected in the study area.

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

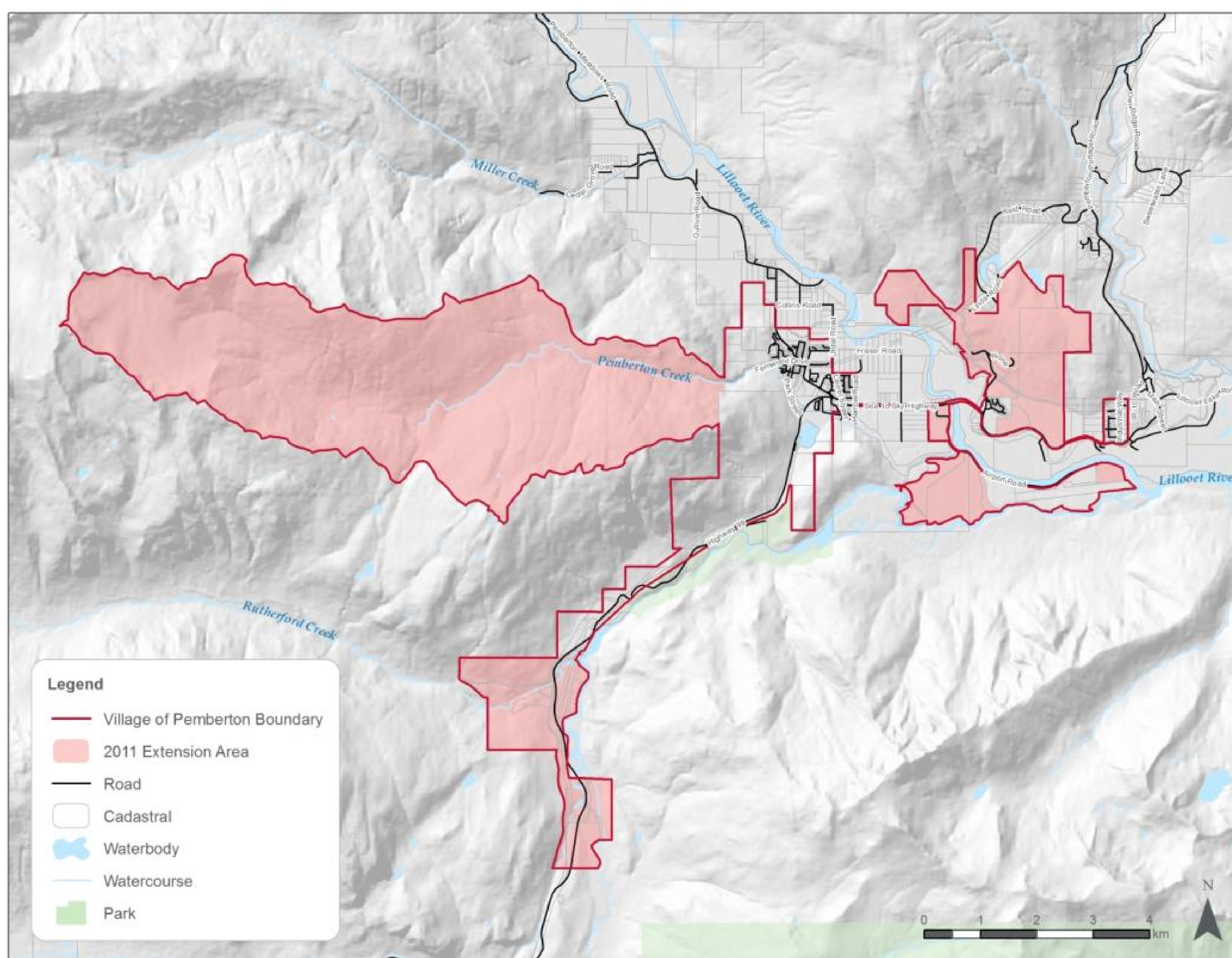


# Pemberton Boundary Extension Study

## WHY BOUNDARY EXTENSION?

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
- Creates a cohesive 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))

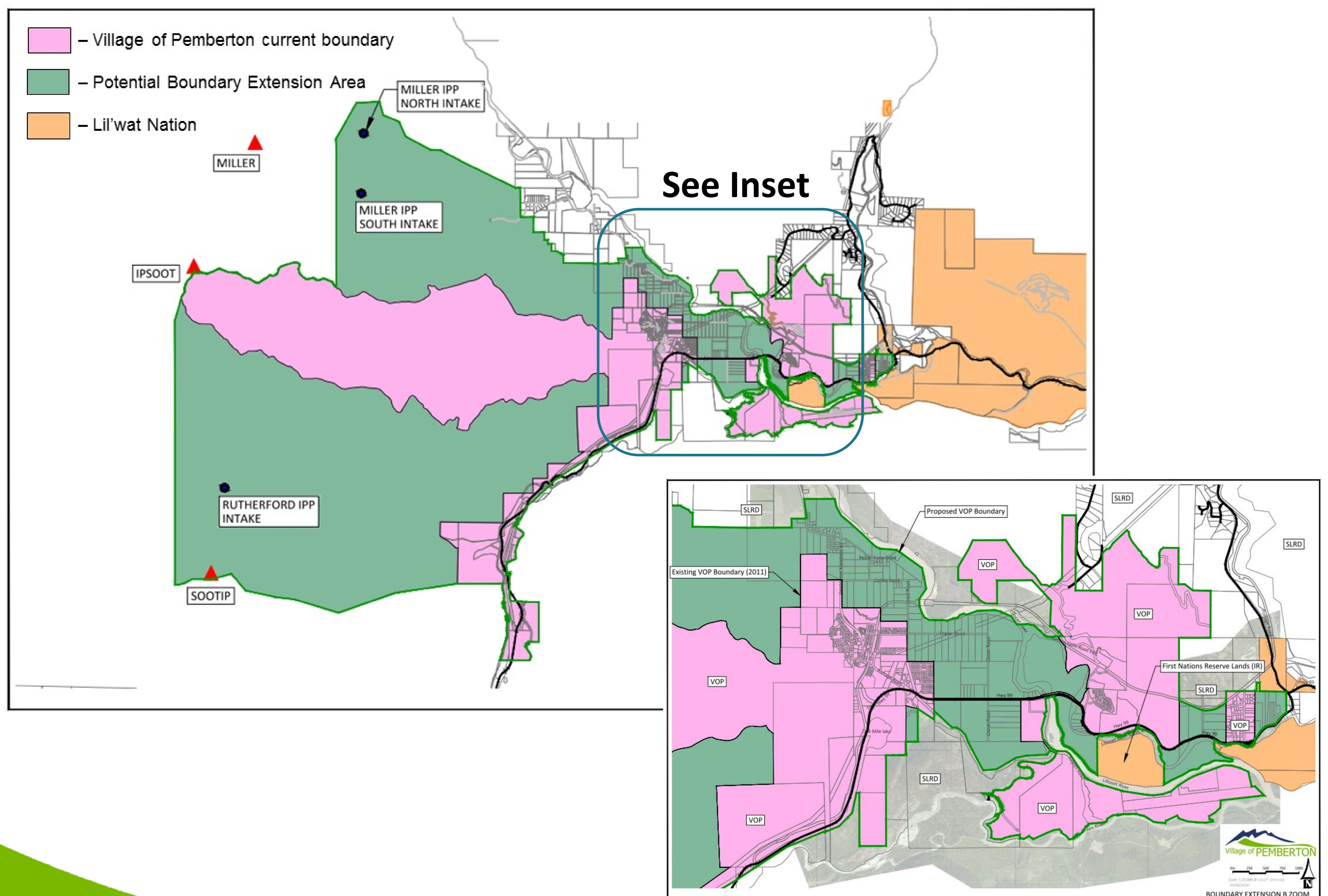


# Pemberton Boundary Extension Study

## 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

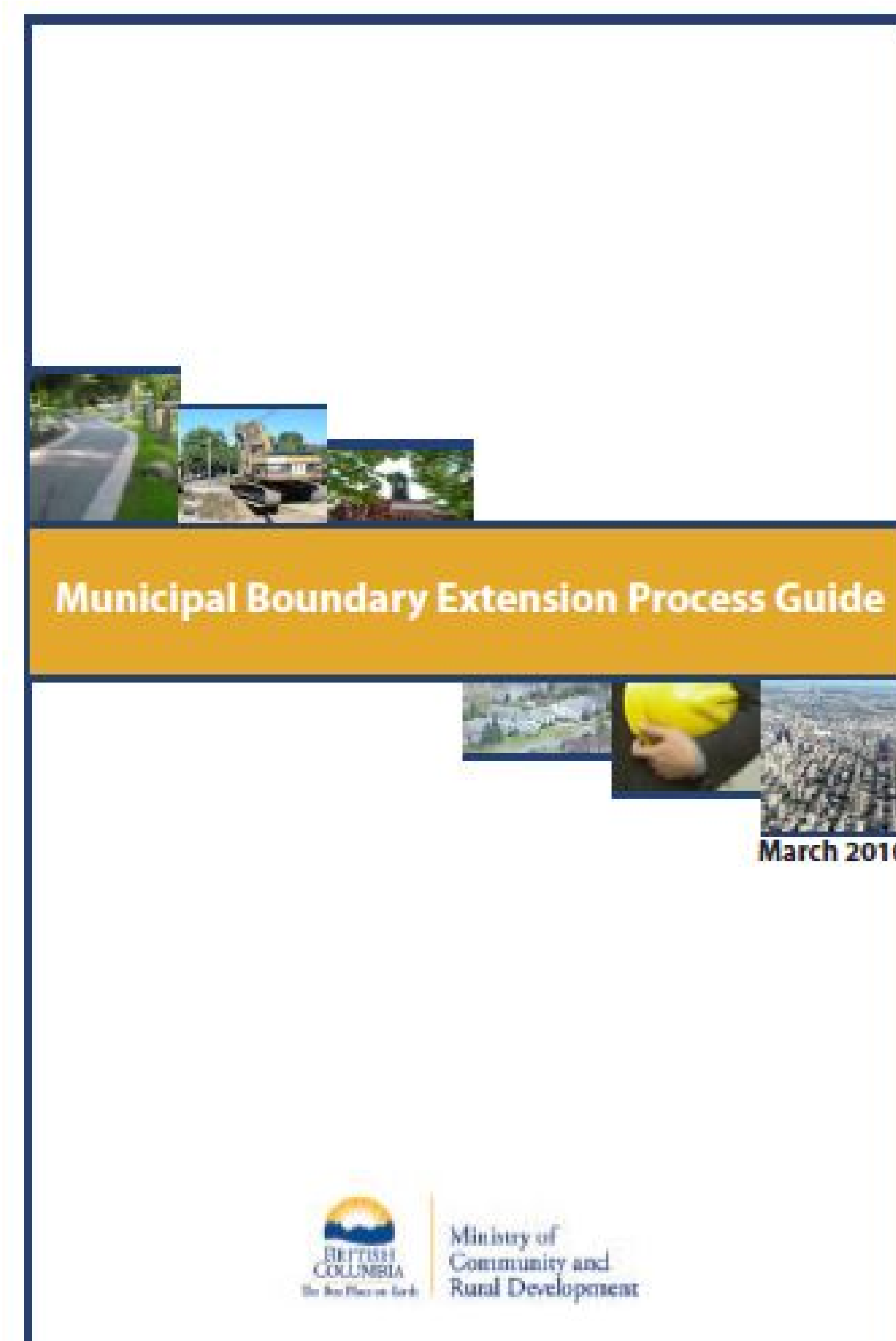


# Pemberton Boundary Extension Study

## BOUNDARY EXTENSION PROCESS

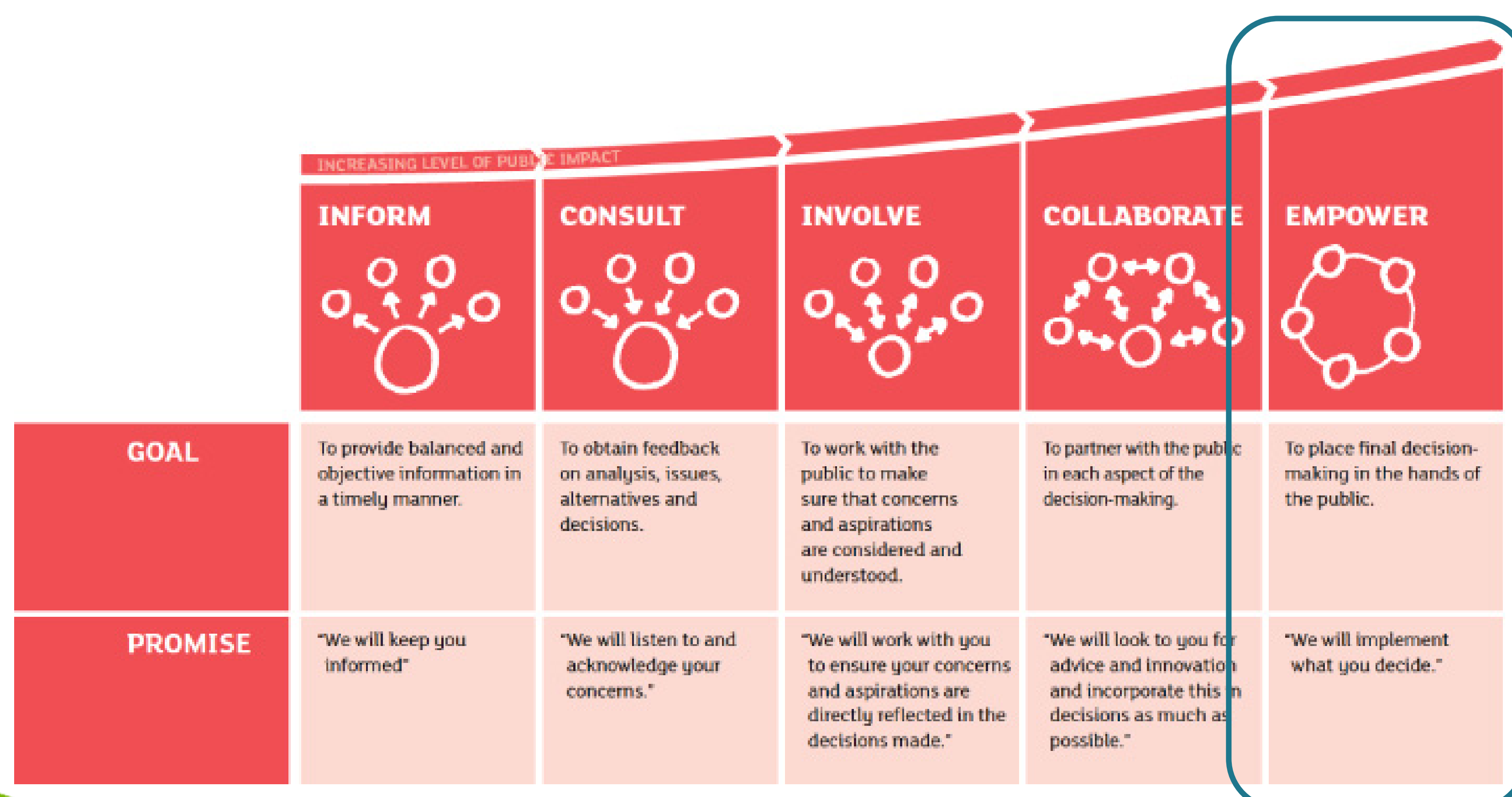
The boundary extension process will follow best practices established by the Province of BC, and will require endorsement from the Minister of Municipal Affairs and Housing. The basic timeline is as follows:

- **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 20<sup>th</sup>, 2018 as part of the local government elections.



# Pemberton Boundary Extension Study

## OPEN HOUSE #1 – WHAT WE HEARD

On April 25<sup>th</sup>, 2018 we hosted an Open House to discuss the Boundary Extension Study. At that meeting, 67 people signed in, and 21 completed feedback forms. Feedback at the meeting included the following:

- Hoped for a presentation (there will be one at this Open House)
- Appreciated the dialogue and opportunity to discuss the issue
- Wanted more information to fully understand and contemplate the potential boundary extension
- Farm taxation impacts was an issue
- Potential land use / zoning differences between the SLRD and Village of Pemberton (especially agriculture) was a topic of discussion

Following Open House #1, the meeting materials (storyboards, feedback forms and calculators) were posted at [www.pemberton.ca](http://www.pemberton.ca). Staff also compiled questions and feedback from Open House #1 and created a Frequently Asked Questions (FAQ) document, also posted at [www.pemberton.ca](http://www.pemberton.ca).

We look forward to continuing the dialogue with the community to discuss the potential impacts and benefits of boundary extension.

# Pemberton Boundary Extension Study

## 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 are the potential financial impacts:

**RESIDENTIAL (\$600,000 assessment; \$300,000 land, \$300,000 improvements)**

- Based on 2017 rates, potential property tax impact is \$577 for a sample residential property.

Function/Service	Village Tax Rates	Village Property Taxes	Area C Tax Rates	Area C Property Taxes
<b>Unaffected Ad Valorem Taxes</b>				
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
<b>Total Unaffected Ad Valorem Taxes</b>	<b>1.3498</b>	<b>\$ 810</b>	<b>1.3498</b>	<b>\$ 810</b>
<b>Affected Ad Valorem Taxes</b>				
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
<b>Total Affected Ad Valorem Taxes</b>	<b>3.5636</b>	<b>\$ 2,138</b>	<b>2.6159</b>	<b>\$ 1,562</b>
<b>Total Ad Valorem Taxes</b>	<b>4.9134</b>	<b>\$ 2,948</b>	<b>3.9657</b>	<b>\$ 2,372</b>
			<b>Difference</b>	<b>\$ 577</b>
			<b>% Change</b>	<b>24%</b>

# Pemberton Boundary Extension Study

## POTENTIAL IMPACTS – FARM HOUSE

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. The estimated 2017 impact is as follows:

**FARM STATUS (\$100,000 land, \$300,000 farm house, \$50,000 farm out-buildings)**

- Based on 2017 rates, potential property tax impact is \$544 for a sample farm status property.

Function/Service	Village Tax Rates	Village Property Taxes	Area C Tax Rates	Area C Property Taxes
<b>Unaffected Ad Valorem Taxes</b>				
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
<b>Total Unaffected Ad Valorem Taxes</b>	<b>6.9803</b>	<b>\$ 758</b>	<b>6.9803</b>	<b>\$ 758</b>
<b>Affected Ad Valorem Taxes</b>				
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
<b>Total Affected Ad Valorem Taxes</b>	<b>3.5636</b>	<b>\$ 1,425</b>	<b>2.6159</b>	<b>\$ 882</b>
<b>Total Ad Valorem Taxes</b>	<b>10.5439</b>	<b>\$ 2,183</b>	<b>9.5962</b>	<b>\$ 1,640</b>
			<b>Difference</b>	<b>\$ 544</b>
			<b>% Change</b>	<b>33%</b>
<i>Notes:</i>				
(1) Community Charter Exemption = \$50,000 or 87% of Improvement, whichever is greater				
(2) Village of Pemberton can adjust its Farm Tax rate to lessen impact on farm taxation				

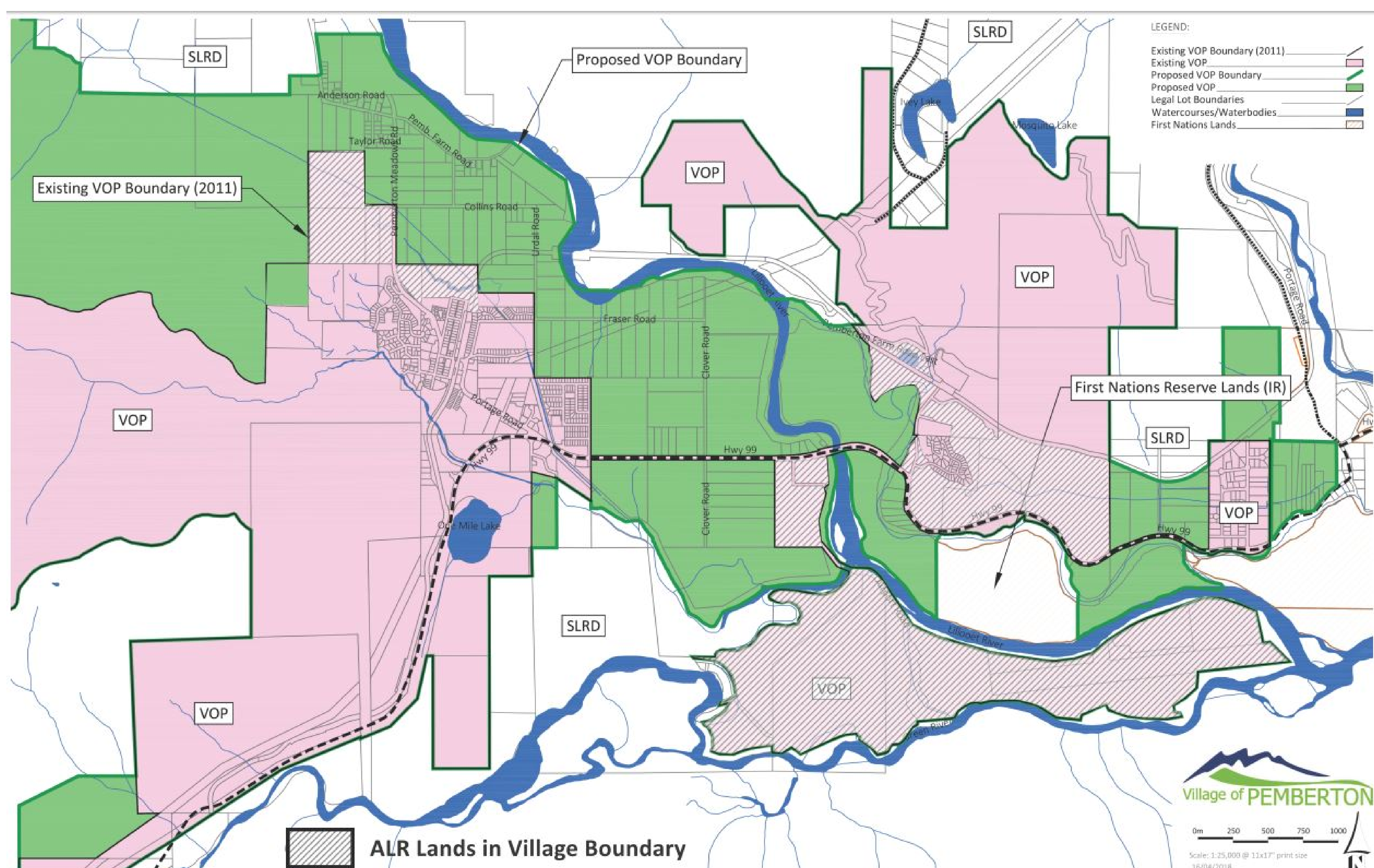
# Pemberton Boundary Extension Study

## SUPPORT FOR AGRICULTURE

The Village of Pemberton fully supports farming and agricultural viability through its policies in the *Official Community Plan (OCP)* and 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*

In 2017, the Village of Pemberton established an Agricultural Enhancement Advisory Commission. While the commission has yet to be initiated, a boundary extension would likely trigger its activation, in order to bring agricultural issues and concerns forward for review and recommendation to Village Council.

For clarity, a boundary extension does not change the status of the Agricultural Land Reserve, Farm Status, or BC Assessment values.





# Pemberton Boundary Extension Study

## MUNICIPAL FARM TAX REDUCTION

Although the Village cannot vary the Province's Class 1 (Residential) taxation for farm houses, a municipality can adjust its tax multiplier for Class 9 Farm Land. In BC, approximately 6 communities have a lower Farm Tax rate (Vernon, Vanderhoof, Telkwa, 100 Mile House, Bowen Island, and Saanich). As an example, if VoP adjusted the Farm Tax rate to 0.50 (similar to Saanich), the potential impact is reduced to \$381 (see table below). This would be a financial policy decision of Council, in order to further support agricultural and farming.

Function/Service	Village Tax Rates	Village Property Taxes	Area C Tax Rates	Area C Property Taxes
<b>Unaffected Ad Valorem Taxes</b>				
School (Class 1)	1.2695	\$ 381	1.2695	\$ 381
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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
<b>Total Unaffected Ad Valorem Taxes</b>	<b>6.9803</b>	<b>\$ 758</b>	<b>6.9803</b>	<b>\$ 758</b>
<b>Affected Ad Valorem Taxes</b>				
Municipal Tax (Class 1)	2.1267	\$ 638		
Municipal Tax (Class 9) - See Note 2	0.5000	\$ 50		
Provincial Rural Tax (Class 1)			Exempt	\$ -
Provincial Rural Tax (Class 9)			0.5400	\$ 54
Police Tax	0.2564	\$ 103	0.1341	\$ 54
<b>Squamish-Lillooet Regional District</b>				
SLRD General Levy	1.1805	\$ 472		
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Pemberton Refuse			0.1269	\$ 51
Pemberton TV (on Improvements only)			0.0264	\$ 8
<b>Total Affected Ad Valorem Taxes</b>	<b>1.9369</b>	<b>\$ 1,263</b>	<b>2.6159</b>	<b>\$ 882</b>
<b>Total Ad Valorem Taxes</b>	<b>8.9172</b>	<b>\$ 2,021</b>	<b>9.5962</b>	<b>\$ 1,640</b>
			<b>Difference</b>	<b>\$ 381</b>
			<b>% Change</b>	<b>23%</b>

# Pemberton Boundary Extension Study

## 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 the SLRD are estimated as follows:

- *Electoral Area only services – estimated at approximately \$35,000 per year*
- *Community Works Fund – estimated at approximately \$22,000 per year*
- *Payment in Lieu of Taxes (PILT) and Grants in Lieu of Taxes (GILT) – to be finalized, but anticipated to be minimal*
- *Small Community Grant – no impact to SLRD*

The estimated financial impact to the SLRD is approximately \$57,000 annually, plus the PILT and GILT. The Village and SLRD will need to discuss funding agreements for this shortfall, should boundary extension be successful.

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, 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 locations 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 answer your questions, obtain input and provide information within the following timeline (with key decision dates underlined):

- May 15, 2018 – Open House #2 (Signal Hill Elementary School, 6 – 8pm)
- Finalize Boundary Extension Study Report based on community feedback, prepare a 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](http://www.pemberton.ca), or contact:

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



# Pemberton Boundary Extension Study

## 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 a population increase of approximately 20% to the Village, 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: General Administration, Land Planning
- Electoral Area Services: Building Inspection Services, Elections/UBCM
- Sub-Regional Services: Recreation, Sea to Sky Trails
- Local Area Services: Pemberton TV, PNWS



# Pemberton Boundary Extension Study

## 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 – Transition from one (1) Electoral Area C Director on the SLRD Board to five (5) Elected Officials (Mayor & Council).
- 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.*



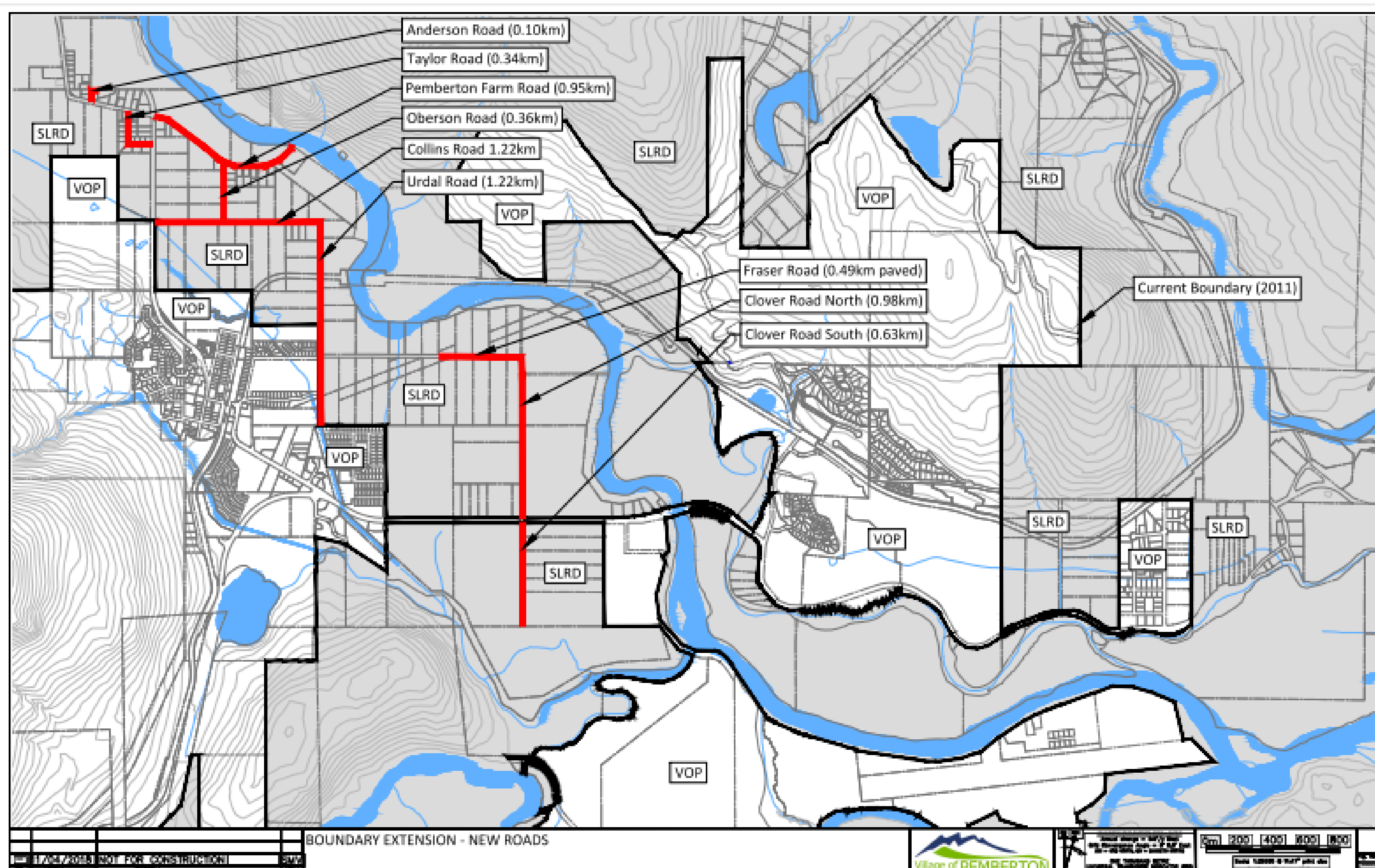
# Pemberton Boundary Extension Study

## 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 (complete).
- Determine the potential capital costs to upgrade the roads to a reasonable (rural) standard.
- Through the Study, discuss with the Province the potential conditions of transfer of roads from MOTI to the Village of Pemberton.





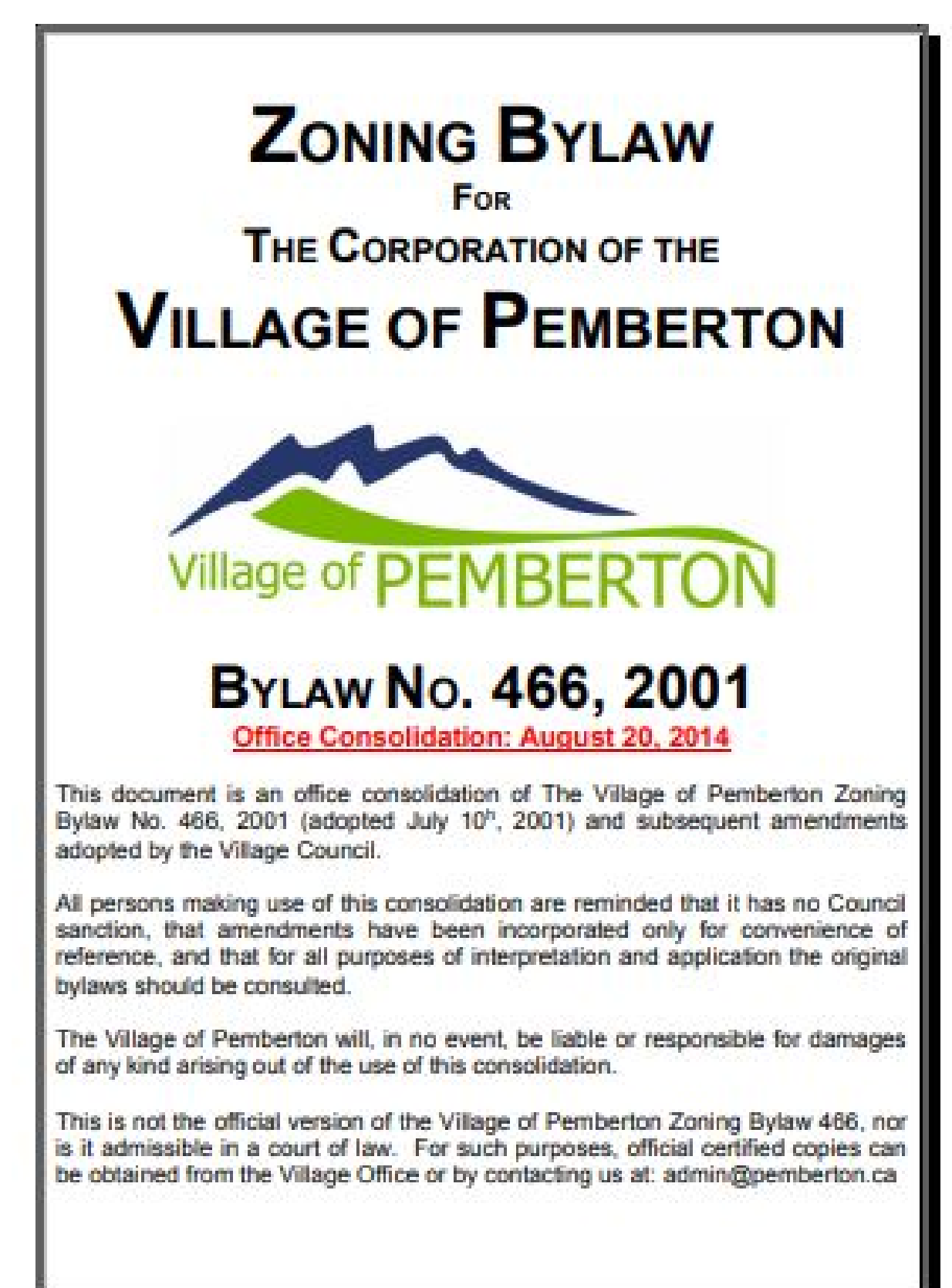
# Pemberton Boundary Extension Study

## 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.).