

Open House

South of Okanagan Falls
Vaseux Lake, Sun Valley, Rolling Hills
February 24, 2022

Regional District Okanagan Similkameen
Electoral Area “D” Service & Boundary Configuration Study

PRESENTATION

- Background
- Services
- Governance
- Boundary Considerations
- Incorporation Impacts
- Next Steps

BACKGROUND

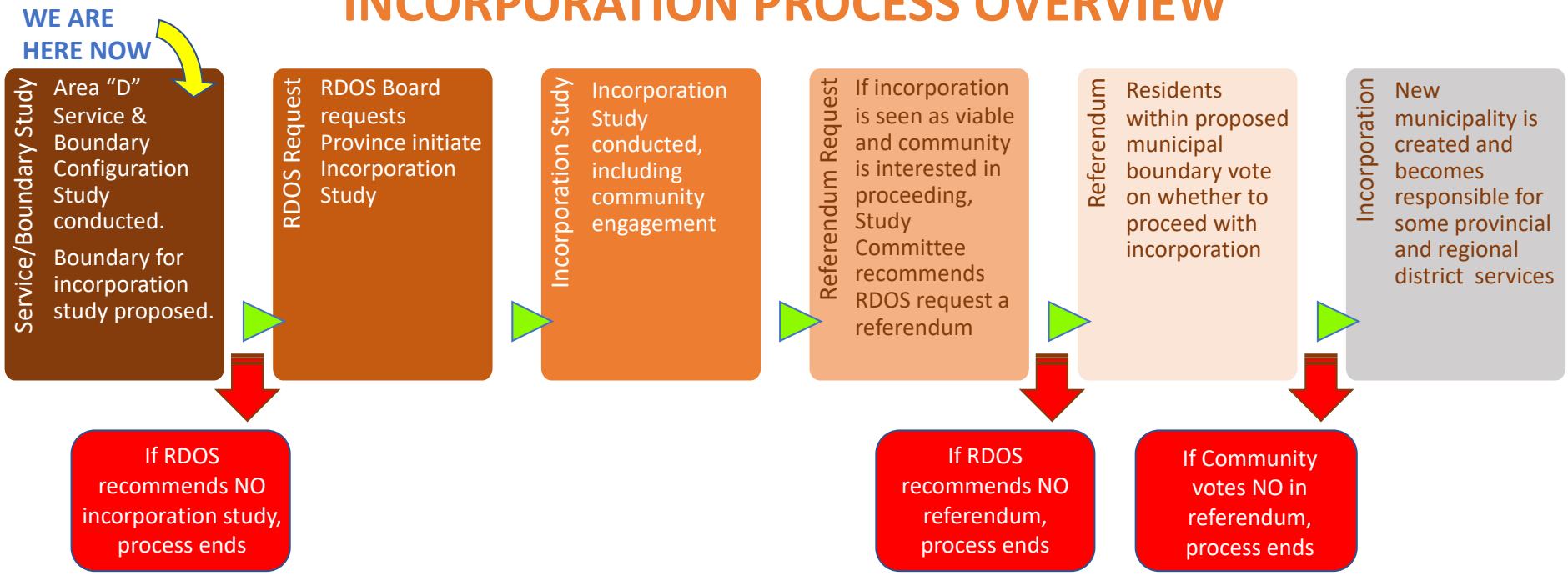
Electoral Area "D" Service & Boundary Configuration Study

- What is the purpose of the Study?
  - To document and assess the current state of governance and service delivery in the Area "D"
  - To understand the concerns and interests of residents with respect to governance and service delivery
  - To consider boundary configurations and recommend the most suitable option, if an incorporation study is pursued
  - To determine whether there is sufficient understanding of service provision, resident's needs and issues, and local enthusiasm for incorporation to proceed with a request for an incorporation study

BACKGROUND

Electoral Area "D" Service & Boundary Configuration Study

INCORPORATION PROCESS OVERVIEW



BACKGROUND

Electoral Area “D” Service & Boundary Configuration Study

- What is the Study Committee
  - A volunteer, representative group of Area “D” residents, appointed to guide the Area “D” Service & Boundary Configuration Study
  - Oversees the work of the consultants and consultation with community
  - Recommend to the RDOS whether to proceed further with an incorporation study, including a preferred boundary

BACKGROUND

Area “D” Context

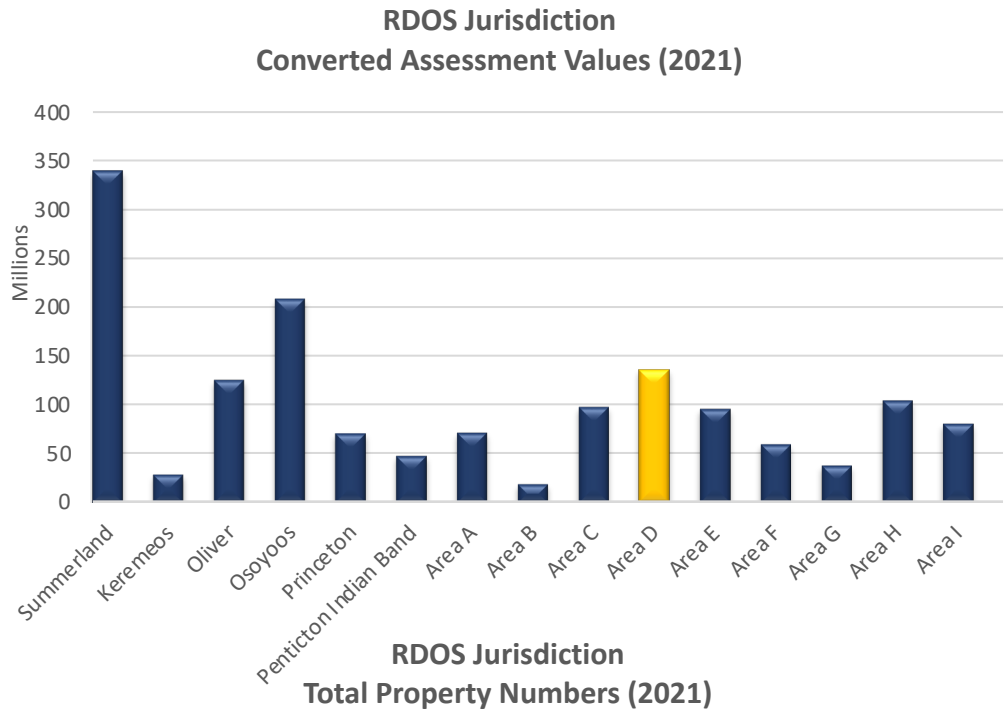


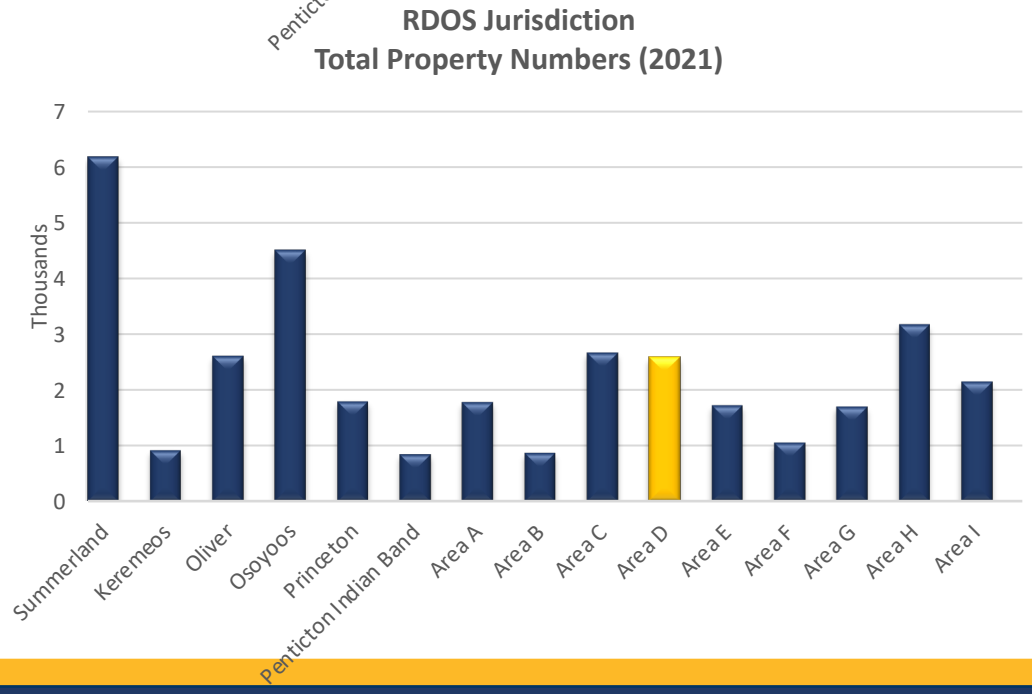
Regional District Okanagan Similkameen
Electoral Area “D” Service & Boundary Configuration Study

BACKGROUND

Area "D" Context

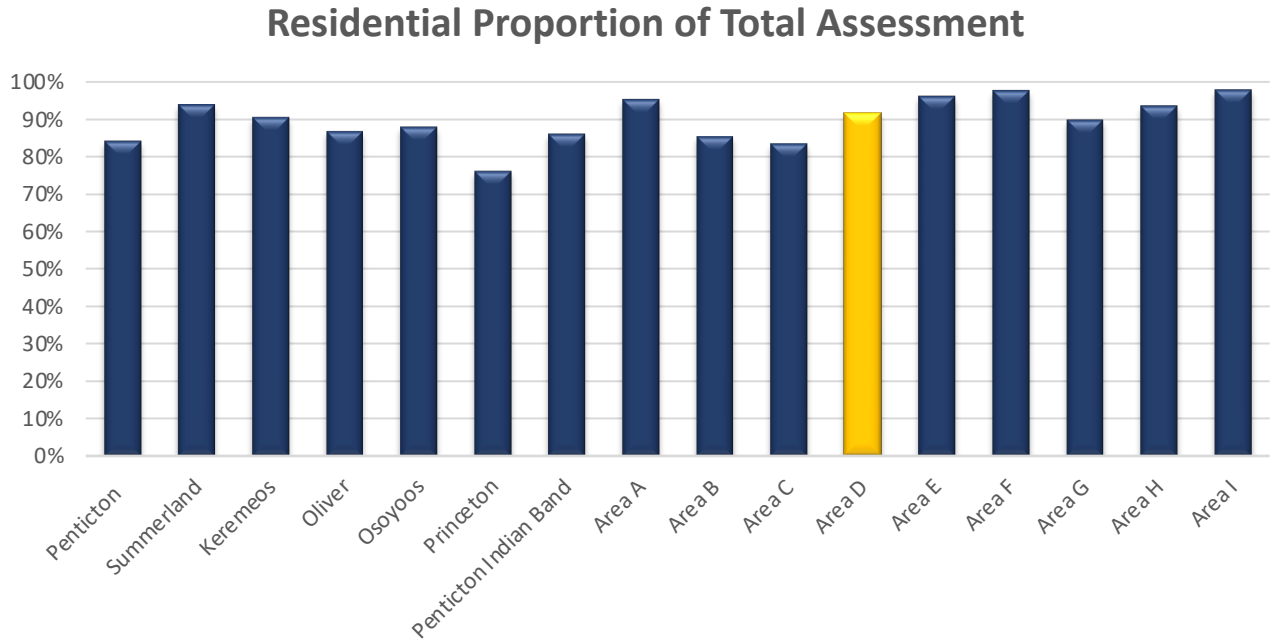
- Area "D" statistics
  - Population of 4,016
  - 2,098 private dwellings
  - 584 km^2
  - $135,261,251 converted assessment

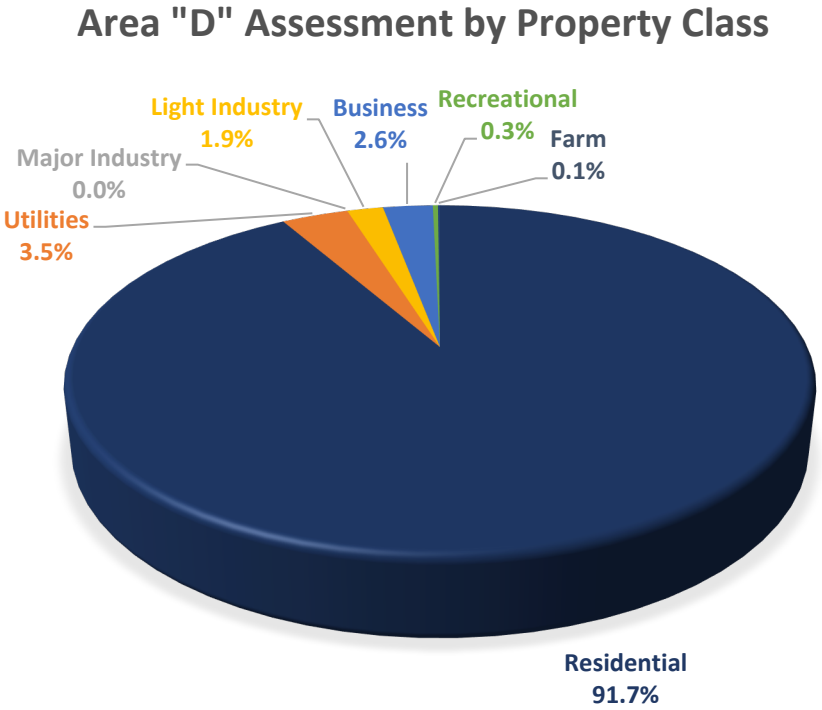




BACKGROUND

Area “D” Context

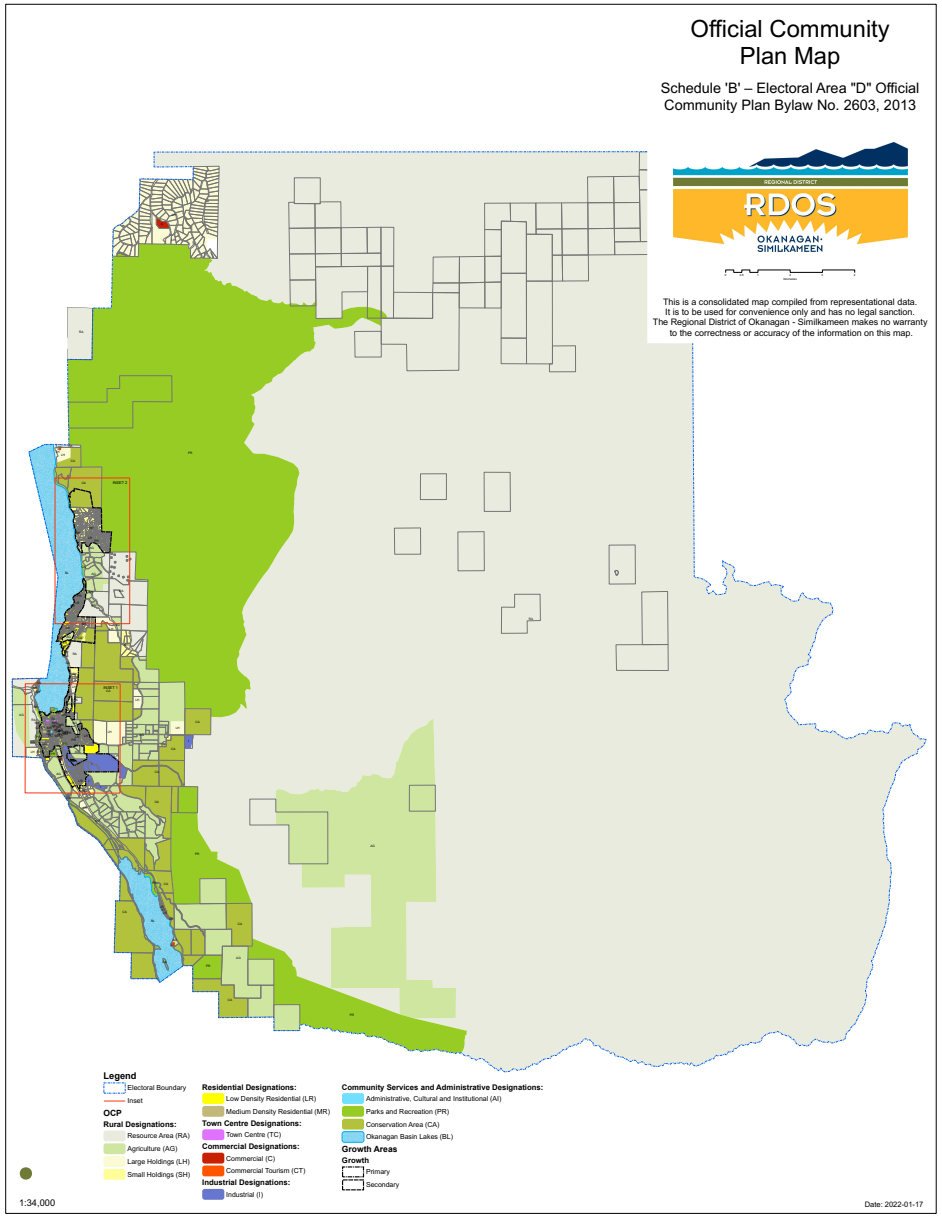




Regional District Okanagan Similkameen
Electoral Area “D” Service & Boundary Configuration Study

BACKGROUND

Area “D” Context

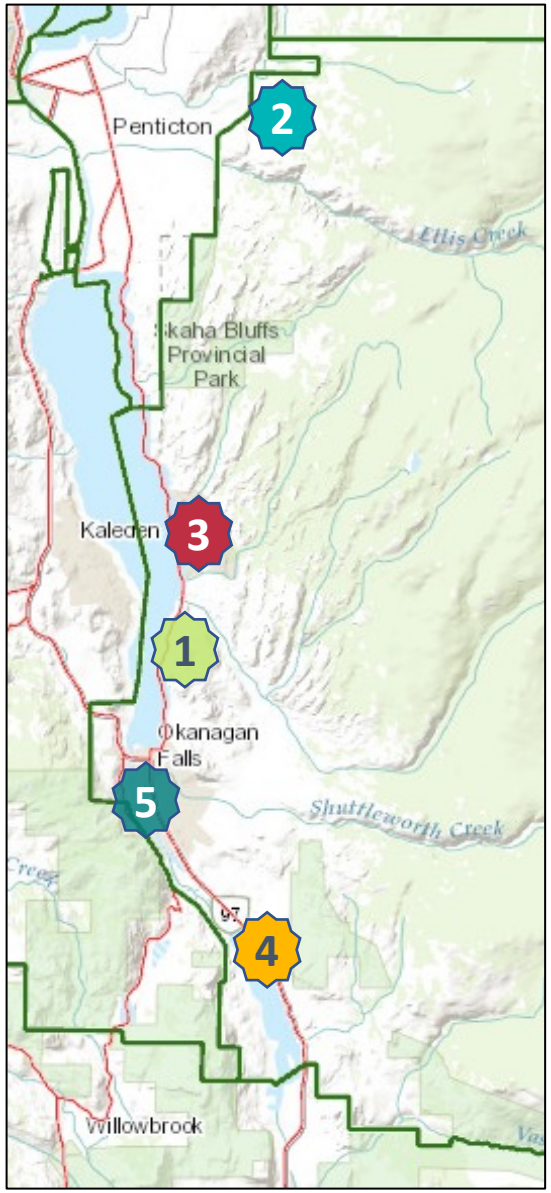


Regional District Okanagan Similkameen
Electoral Area “D” Service & Boundary Configuration Study

BACKGROUND

Area "D" Context

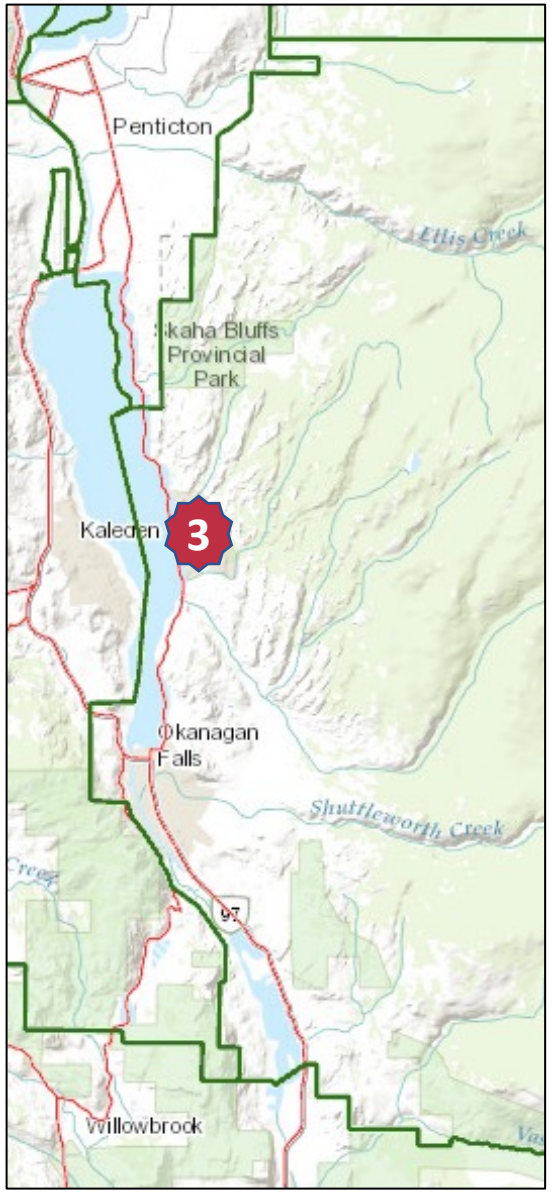
- Number of communities within Area "D":
  - Eastside Road South – Skaha Estates
  - Upper Carmi
  - Eastside Road North – Lakeshore Highlands, Heritage Hills and Vintage Views
  - South of Okanagan Falls – Vaseux Lake, Sun Valley, Rolling Hills
  - Okanagan Falls



BACKGROUND

Area "D" Context

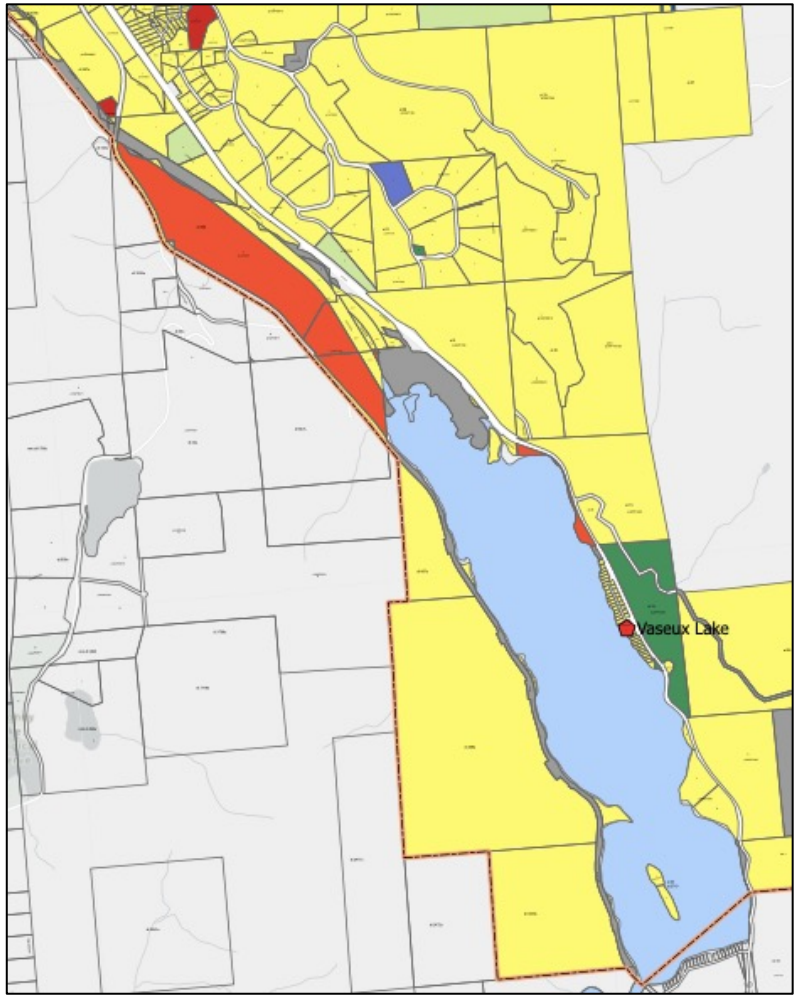
- Today's focus is on:
  - Eastside Road North – Lakeshore Highlands, Heritage Hills and Vintage Views



BACKGROUND

Community Context

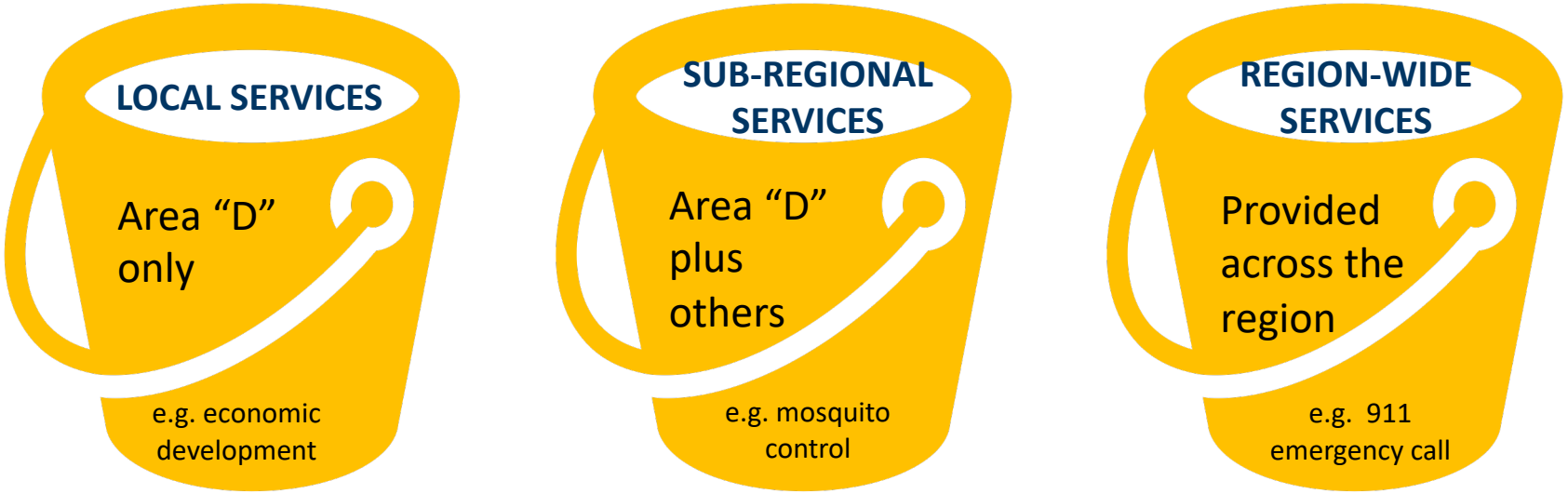
- 300 ha, 100 lots
- Population estimated fewer than 200
- RDOS Services
  - OK Falls Fire protection
  - OK Falls Recreation
  - Sun Valley water
- Other
  - Rolling Hills Improvement District - water
  - Vaseux Lake Improvement District - water



SERVICES

Area "D" RDOS Services

- RDOS is the primary local service provider for Area "D"
  - Provides 39 services to Area "D"



SERVICES

Area "D" – Provincial Services

- RDOS is the not the only local service provider
  - Local roads and subdivision approval
  - Local police
  - Schools
  - Health

SERVICES

Area “D” Service Providers

- RDOS and Province are not the only local service provider in Area “D”
  - Improvement/Irrigation Districts
  - Private Utilities

SERVICES

Area “D” Service Cost

What do I currently pay for local government services?

1. RDOS services for all of Area "D" (2021)

Administration	Property Tax per $450,000 home[1]	Total property tax collected in Area "D"
Area "D" Grants in Aid	$5.58	$16,762
General Government & Administration	$25.38	$76,225
Electoral Area Administration	$135.43	$406,785
Area "D" Rural Projects	$8.61	$25,846
Surveyor of Taxes	$44.89	$134,833
Water		
Okanagan Basin Water Board	$14.63	$44,171
Planning & Building		
Electoral Area Planning	$65.34	$196,255
Regional Growth Strategy	$1.29	$3,882
Building Inspection	$20.04	$60,178
Subdivision Servicing	$8.26	$24,800
Heritage Conservation	$0.25	$755
Economic Development		
Regional Economic Development	$0.63	$1,944
Area "D" Economic Development	$62.06	$186,386
Parks		
Regional Parks & Trails	$5.40	$16,227
Solid Waste Management		
Solid Waste Management	$3.24	$9,738
Illegal Dumping	$0.60	$1,800
Emergency Services		
Emergency Planning	$4.46	$13,399
Victim Services	$1.06	$3,178
911 Emergency Call[2]	$15.19	$54,062
Environmental Services		
Destruction of Pests	$0.41	$1,194
Mosquito Control[2]	$1.80	$6,397
Invasive Species	$1.08	$3,291
Starling Control	$0.45	$1,388
Environmental Conservation	$7.79	$23,415
Bylaw Enforcement		
Animal Control	$9.23	$27,760
Untidy/Unsightly Premises	$10.38	$32,692
Noise Control	$3.67	$11,009
Library		
Okanagan Regional Library	$66.61	$199,932
Transit		
Regional Transit	$3.88	$11,647
Subtotal for area-wide taxes	$527.64	$1,595,951

2. RDOS area specific services (2021) (portions of Area "D" only)

* Curbside Recycling & Garbage Collection (OK Falls, Skaha Estates)	$135.00	
* Curbside Recycling & Garbage Collection (Lakeshore Highlands, Heritage Hills, Vintage Views, Upper Carmi)	$155.00	
OK Falls Fire Protection	$163.18	$424,786
OK Falls Parks, Recreation & Facilities	$223.04	$566,880
* OK Falls Sewer	$879.00	$1,140,093
Sterile Insection Release Property Tax[3]	$8.91	$20,283
Sterile Insection Release Parcel Tax	$139.26/acre	$3,851
Heritage Hills Street Lighting	$23.57	$6,193
Area "D" Transit	$34.82	$85,131
* Sun Valley Water System	$1,643.00	$75,841
Subtotal for area-specific charges	N/A	$2,323,058

* *these services reflect user fees*

3. Provincial services for all Area "D" (2021)

Police Tax	$54.81	$164,626
Rural Tax (roads, subdivision)	$202.50	$608,225
School Tax	$748.49	$2,248,134
Subtotal for provincial services	$1,005.80	$3,020,985

4. Other agencies for all Area "D" (2021)

Okanagan Similkameen Hospital District	$113.66	$341,376
Municipal Finance Authority	$0.09	$270
BC Assessment Authority	$18.50	$55,551
Subtotal for agency taxes	$132.25	$397,197

1. Average residential value in Area "D" in 2021 was $466,048. A rounded number of $450,000 for illustration purposes. It is assumed the $450,000 represents 50% land, 50% improvement value.
2. 911 Emergency Call and Mosquito Control services are levied on property improvement value only,
3. Sterile Insect Release property tax is calculated on land value only. The parcel tax is only on orchard growers and is based on land area.

Note that these are the taxes and user fees paid for RDOS and Provincial services. They do not include user fees and rates paid to private utilities or Improvement or Irrigation Districts.

Regional District Okanagan Similkameen
Electoral Area “D” Service & Boundary Configuration Study

SERVICES

Area “D” Service Cost

1. RDOS services for all of Area "D" (2021)

Administration	Property Tax per $450,000 home[1]	Total property tax collected in Area "D"
Area "D" Grants in Aid	$5.58	$16,762
General Government & Administration	$25.38	$76,225
Electoral Area Administration	$135.43	$406,785
Area "D" Rural Projects	$8.61	$25,846
Surveyor of Taxes	$44.89	$134,833
Water		
Okanagan Basin Water Board	$14.63	$44,171
Planning & Building		
Electoral Area Planning	$65.34	$196,255
Regional Growth Strategy	$1.29	$3,882
Building Inspection	$20.04	$60,178
Subdivision Servicing	$8.26	$24,800
Heritage Conservation	$0.25	$755
Economic Development		
Regional Economic Development	$0.63	$1,944
Area "D" Economic Development	$62.06	$186,386

SERVICES

Area "D" Service Cost

Parks		
Regional Parks & Trails	$5.40	$16,227
Solid Waste Management		
Solid Waste Management	$3.24	$9,738
Illegal Dumping	$0.60	$1,800
Emergency Services		
Emergency Planning	$4.46	$13,399
Victim Services	$1.06	$3,178
911 Emergency Call [2]	$15.19	$54,062
Environmental Services		
Destruction of Pests	$0.41	$1,194
Mosquito Control [2]	$1.80	$6,397
Invasive Species	$1.08	$3,291
Starling Control	$0.45	$1,388
Environmental Conservation	$7.79	$23,415
Bylaw Enforcement		
Animal Control	$9.23	$27,760
Untidy/Unsightly Premises	$10.38	$32,692
Noise Control	$3.67	$11,009
Library		
Okanagan Regional Library	$66.61	$199,932
Transit		
Regional Transit	$3.88	$11,647
Subtotal for area-wide taxes	$527.64	$1,595,951

SERVICES

Area “D” Service Cost

2. RDOS area specific services (2021) (portions of Area "D" only)

*	Curbside Recycling & Garbage Collection (OK Falls, Skaha Estates)	$135.00	
*	Curbside Recycling & Garbage Collection (Lakeshore Highlands, Heritage Hills, Vintage Views, Upper Carmi)	$155.00	
	OK Falls Fire Protection	$163.18	$424,786
	OK Falls Parks, Recreation & Facilities	$223.04	$566,880
*	OK Falls Sewer	$879.00	$1,140,093
	Sterile Insection Release Property Tax [3]	$8.91	$20,283
	Sterile Insection Release Parcel Tax	$139.26/acre	$3,851
	Heritage Hills Street Lighting	$23.57	$6,193
	Area "D" Transit	$34.82	$85,131
*	Sun Valley Water System	$1,643.00	$75,841
	Subtotal for area-specific charges	N/A	$2,323,058

* *these services reflect user fees*

SERVICES

Area “D” Service Cost

3. Provincial services for all Area "D" (2021)

Police Tax	$54.81	$164,626
Rural Tax (roads, subdivision)	$202.50	$608,225
School Tax	$748.49	$2,248,134
Subtotal for provincial services	$1,005.80	$3,020,985

4. Other agencies for all Area "D" (2021)

Okanagan Similkameen Hospital District	$113.66	$341,376
Municipal Finance Authority	$0.09	$270
BC Assessment Authority	$18.50	$55,551
Subtotal for agency taxes	$132.25	$397,197

SERVICES

Questions?

- In general, do you receive good value for the taxes you pay for your local RDOS services?

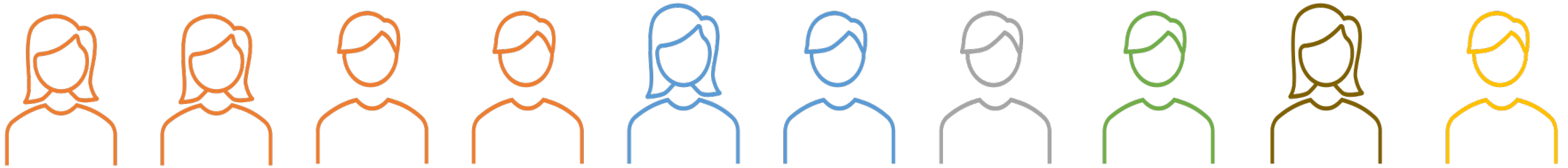
AREA “D” GOVERNANCE

Regional District Board

ELECTORAL AREA DIRECTORS



MUNICIPAL DIRECTORS



City of Penticton

District of Summerland

Town of Princeton

Town of Oliver

Town of Osoyoos

Village of Keremeos

Regional District Okanagan Similkameen
Electoral Area “D” Service & Boundary Configuration Study

AREA “D” GOVERNANCE

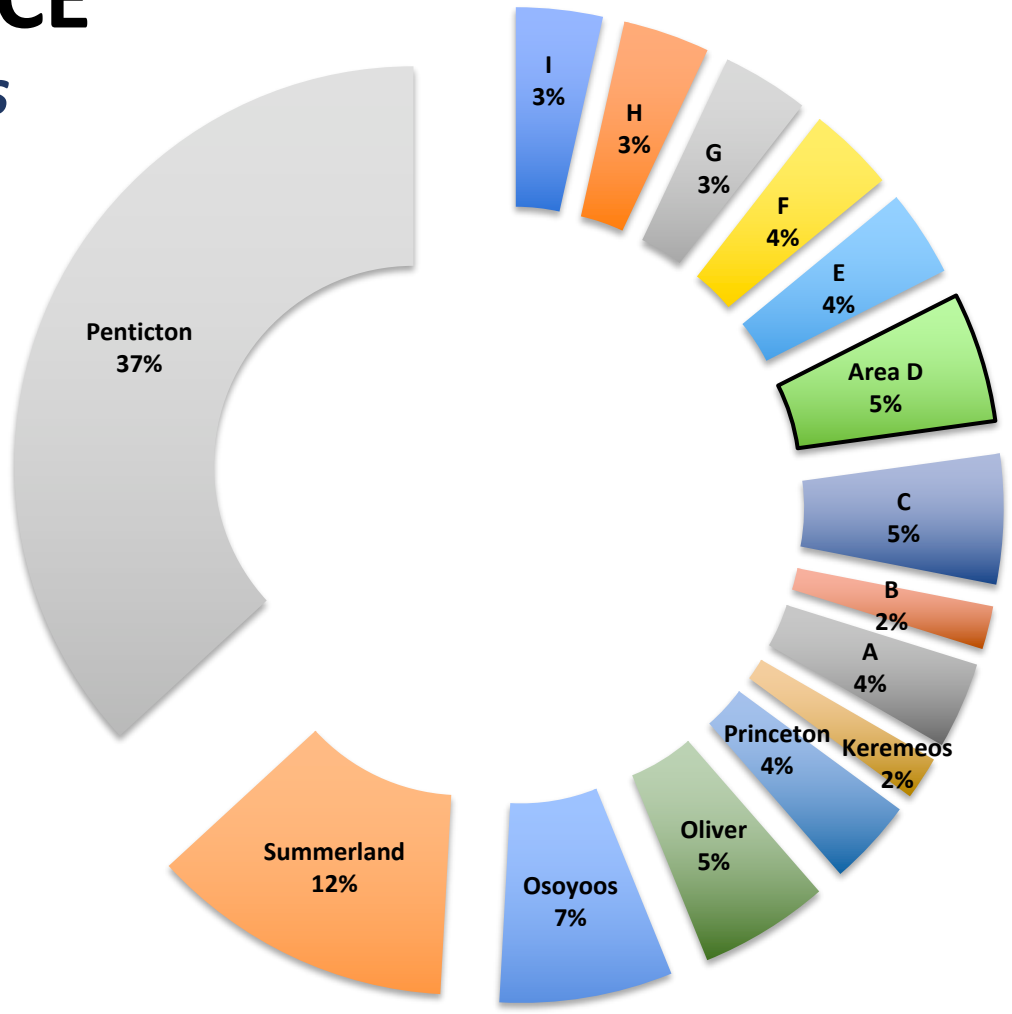
Regional District Board - Voting Rules

- Voting rules specific to regional districts
  - Corporate votes – unweighted (e.g. new services, regulatory bylaws)
  - Corporate votes – weighted (financial matters, buying property)
  - Stakeholder votes – weighted (sub-regional service operations)

AREA “D” GOVERNANCE

Voting Rules - Weighted Votes

- Area “D” – 3 votes of 54 = to 5% vote during RDOS Board corporate votes
- With updated Census, Area “D” will have 3 of 57 total RDOS Board votes



AREA “D” GOVERNANCE

Voting Rules

- Cannot have situation in which only one director decides
- For Area “D”, voting rules mean that every decision made by the Board on an Area “D” service involves directors from other jurisdictions

AREA “D” GOVERNANCE

Opportunities for input

- Governance involves more than simply voting
- Variety of advisory committees and commissions
  - Advisory Planning Commission
  - Okanagan Falls Recreation Commission
  - Variety of forums in which to participate

AREA “D” GOVERNANCE

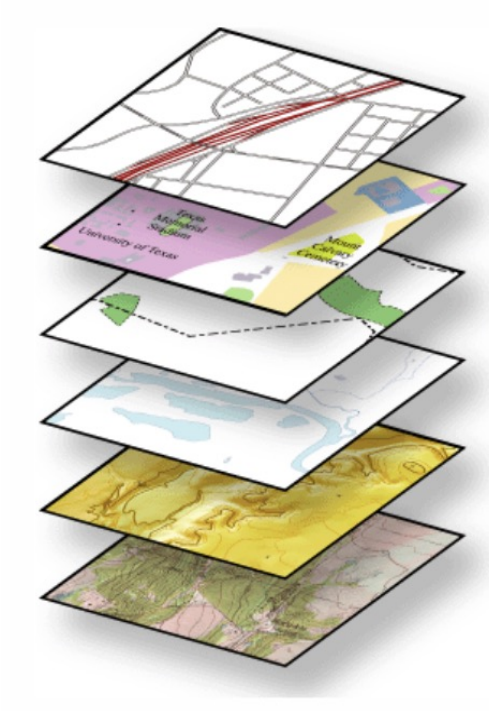
Questions?

- Does one electoral area director for Area “D” provide sufficient representation and influence in decision-making for your community?

BOUNDARY CONSIDERATIONS

How is a boundary determined?

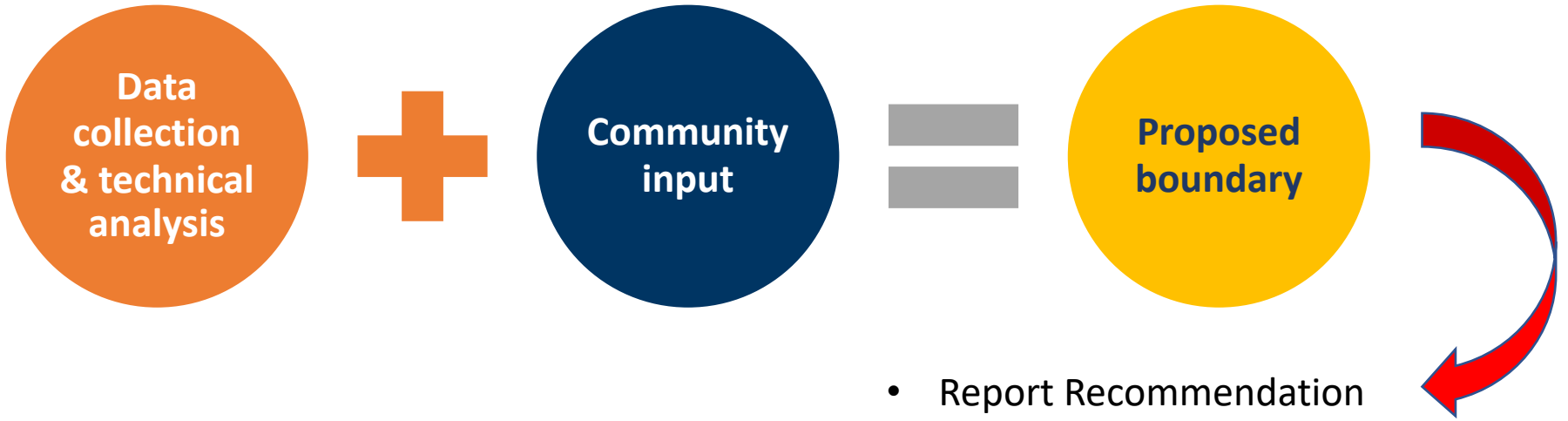
- Technical data inputs



- Regional Growth Strategies
- Official Community Plans
- existing settlement patterns
- land use or zoning regulations
- population & population density
- Statistics Canada Census information
- Local government services & service areas
- infrastructure master plans and/or proposed capital improvements
- local road networks
- property assessment class maps/information
- property assessment values
- Agricultural Land Reserve (ALR) and farm property inventories

BOUNDARY CONSIDERATIONS

How is a boundary determined?

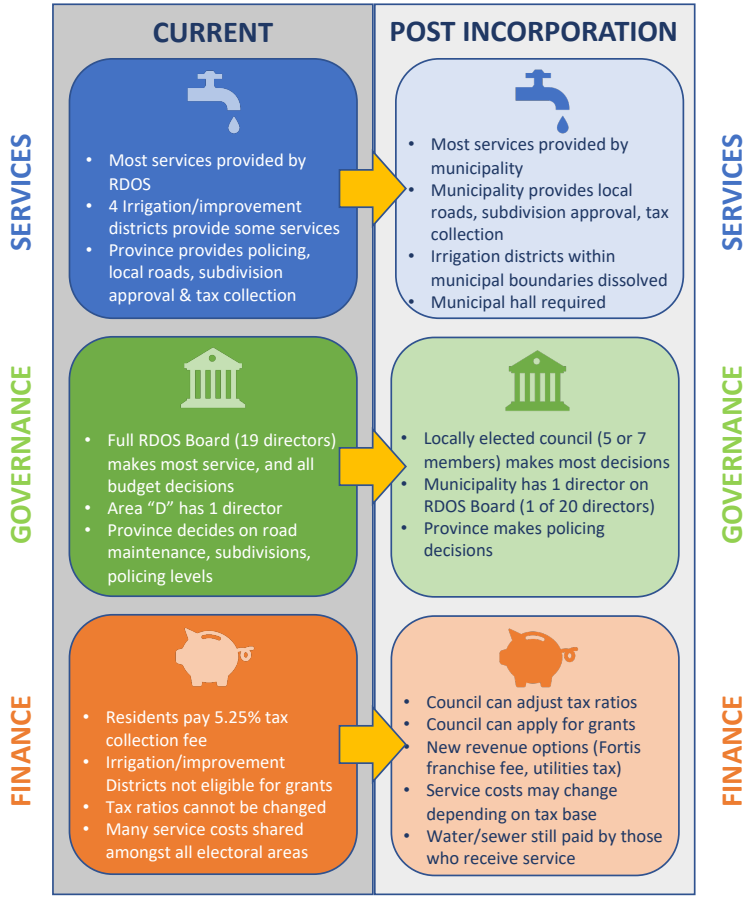


- Report Recommendation
- Committee
- RDOS Board
- Ministry of Municipal Affairs

INCORPORATION IMPACT

What changes can we expect?

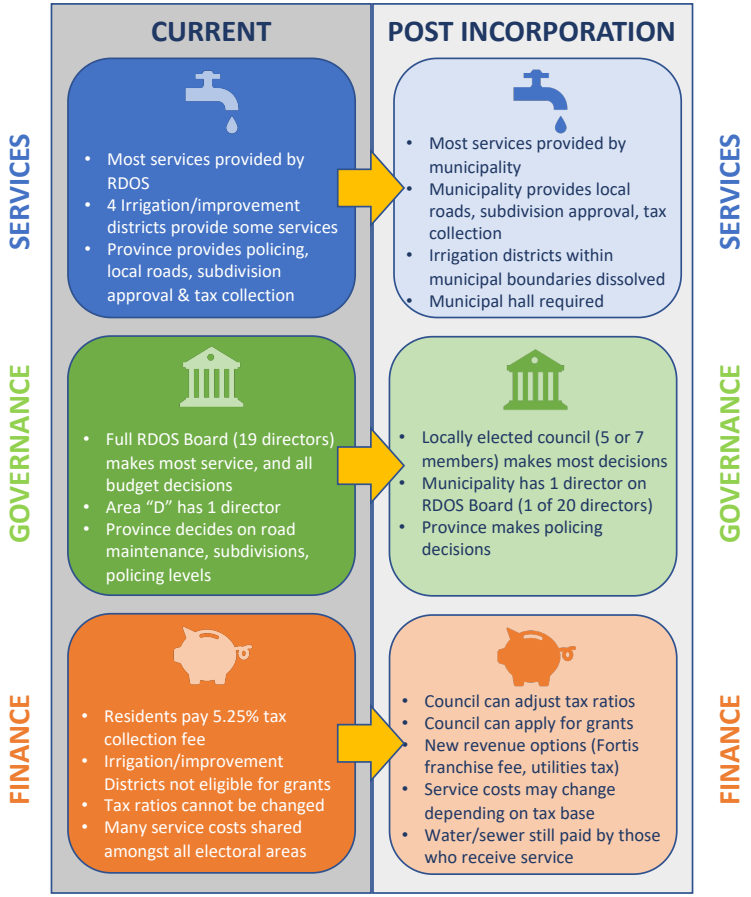
- How would services change?
- How would governance change?
- How would finance and costs change?



INCORPORATION IMPACTS

Service changes

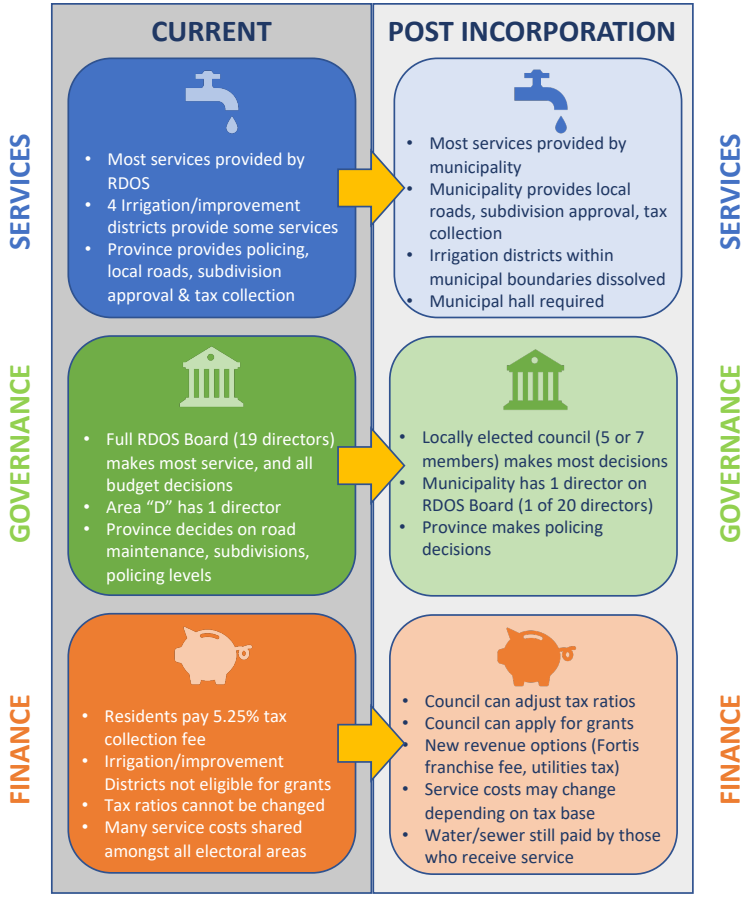
- Who provides the services would change for some services
  - Local roads
  - Subdivision approval
  - Tax collection
- Some new service options as a municipality (business licencing)



INCORPORATION IMPACTS

Governance changes

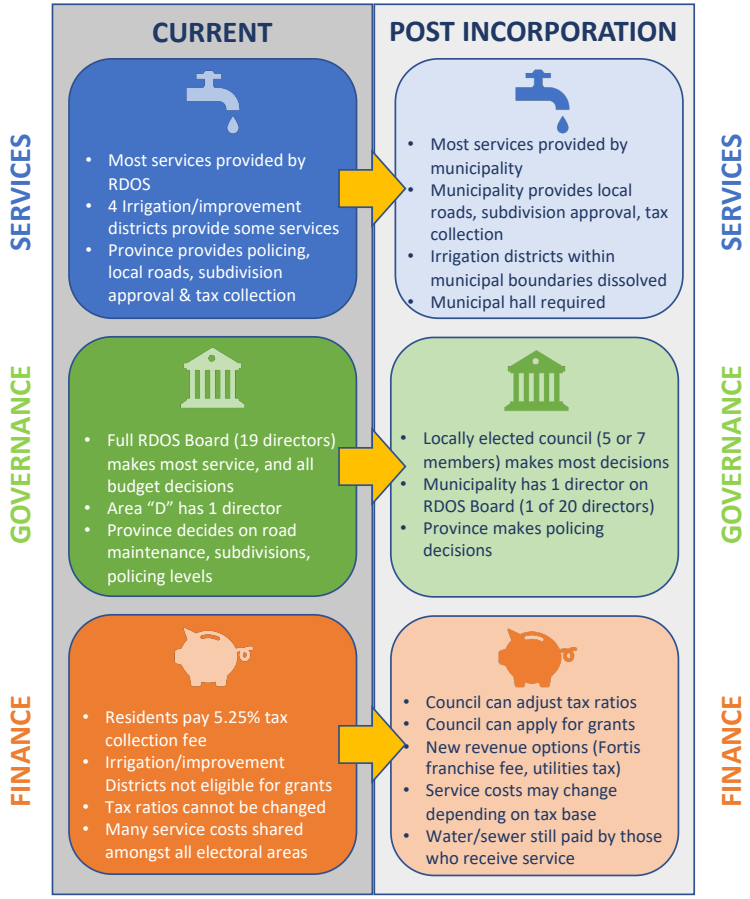
- Governing body would be municipal council
  - 5 to 7 council members
  - Elected by local municipality
  - One municipal director on RDOS
- Most decisions would be made by council
- Province continue to make decisions on policing



INCORPORATION IMPACTS

Finance changes

- Service costs may change based on tax base
- Municipalities have the option to adjust tax ratios
- New revenue streams (franchise fees, utilities tax)
- Opportunity to apply for grants based on local priorities



BOUNDARY CONSIDERATIONS & INCORPORATION IMPACT

Questions to consider

- Do you view your community as one that has shared goals and priorities with surrounding Area “D” communities, or one that has different needs and aspirations?



Why might you want (or not want) to be part of an incorporation study area?

The purpose of a detailed incorporation study is to closely examine the service, governance and cost impacts of incorporation upon a specific study area. The study area boundary is determined primarily based on technical information, but is also influenced by community interest and input. There are many factors that might prompt residents within a neighbourhood or community to either want to explore a more detailed analysis of incorporation costs and impacts for their community, or to prefer to remain outside an incorporation study area boundary. The table below includes some common reasons expressed during previous governance studies that help to explain some of those preferences on being both included or excluded from an incorporation study area that would be the basis for any future incorporation study. What reasons and factors might be relevant for your community?

REASONS YOU MIGHT …	REASONS YOU MIGHT NOT …
Being included within an incorporation study area might appeal to your community if your community:	Your community may not want to be included within an incorporation study area if your community:
✓ wants to understand the cost and impact of having local control over services, land use planning, building inspection, utilities, recreation, bylaw enforcement and others	✓ is content with the type and level of current local services provided to the community
✓ wants to understand the cost and impact of having the community, not the Province, set the local road standards and provide road maintenance	✓ values being part of a rural community that has fewer service needs than more urban areas
✓ is interested in the idea of having decisions on services, development polices and approvals, and other community matters made in the community by a locally-elected council, and wants to appreciate the cost and impact of that change on their community	✓ is receiving good value and services for their local tax dollars, and does not see any compelling need for changes to that system
✓ is interested in the idea of being represented by more than one elected representative to better reflect the diversity of local opinions and perspectives within the community	✓ is satisfied that any service adjustments desired by their community are minor, and able to be accommodated within the regional district system
✓ sees themselves as having current or future service needs and priorities that are distinct from more rural areas of the regional district	✓ would prefer that the responsibility and cost for local roads remain the responsibility of the provincial Ministry of Transportation and Infrastructure
✓ views themselves as linked to and having shared interests, goals and priorities with surrounding communities	✓ feels well represented by having one Electoral Area “D” director on the RDOS Board, and views a local governing council of 5 to 7 council members, with a municipal hall, as excessive relative to the needs of their community
✓ is uncertain whether incorporation would make sense, but is interested in gaining a better understanding of the implications that option, and having the opportunity to vote once more detailed analysis is available	✓ does not view themselves as being connected to, or having shared goals, interests and priorities with surrounding communities
	✓ is satisfied that, in the years ahead, the community can continue to be well-governed and appropriately-serviced as part of Electoral Area “D” in the RDOS, and is therefore not interested in exploring options at this time

NEXT STEPS

Share your views!

- Discussion
- Fill out Open House Feedback Form
  - ✓ Leave finished form behind **OR**
  - ✓ Leave email on sign-up sheet to receive link to online version
- Panel discussion – March 5 at 1 pm
- FAQ on www.rdosregionalconnections.ca
- Stay tuned for survey on Boundary Options



Open House

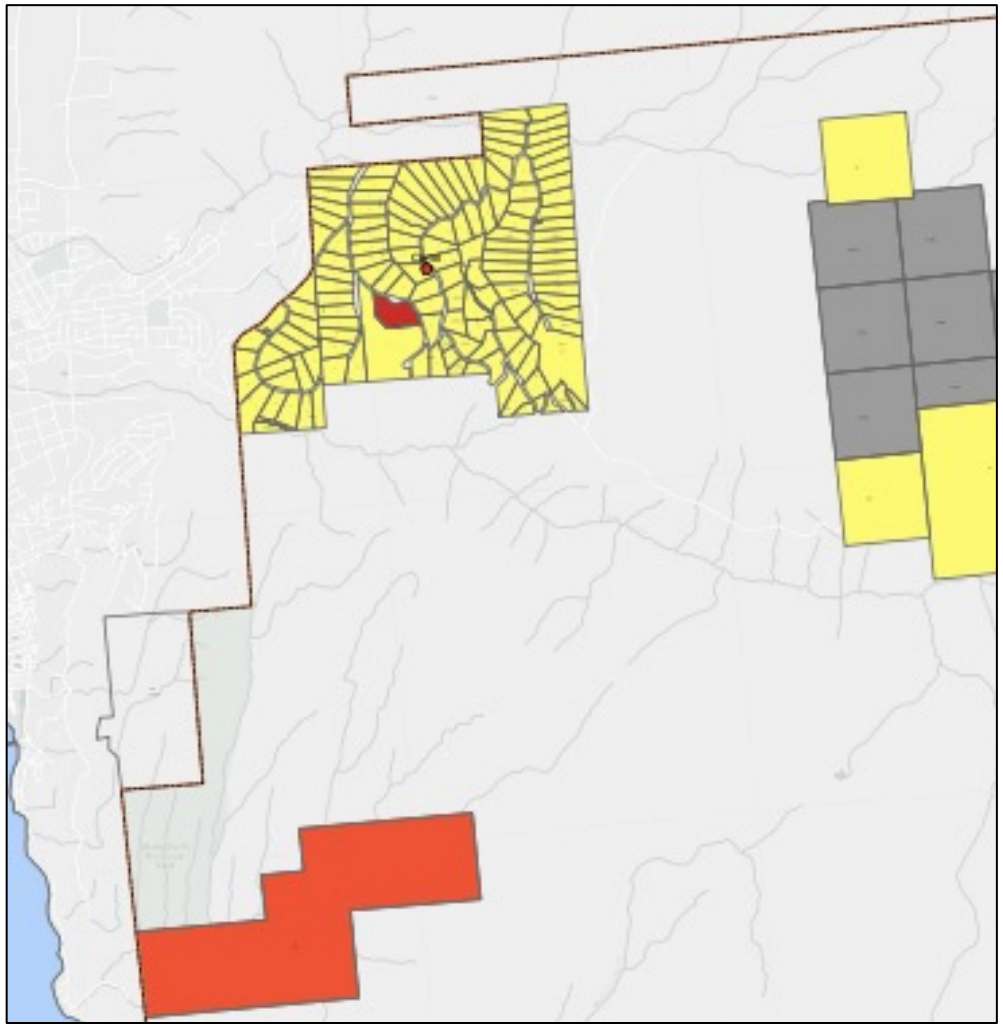
South of Okanagan Falls
Vaseux Lake, Sun Valley, Rolling Hills
February 24, 2022

Regional District Okanagan Similkameen
Electoral Area “D” Service & Boundary Configuration Study

BACKGROUND

Upper Carmi Community Context

- 620 ha
- Population estimated at 270
- 140 parcels
- RDOS Services
  - Garbage & recycling collection
  - Okanagan Regional Library
  - Do not receive (or pay into) regional fire protection or recreation services

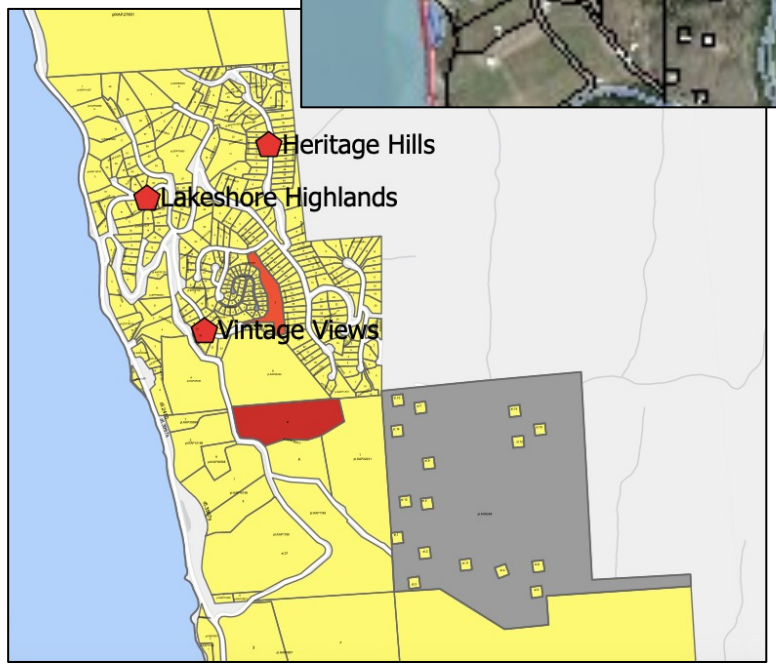


BACKGROUND

Community Context

- 112 ha
- Approx. 285 parcels, est. population of 470
- RGS & OCP – rural (secondary) growth area
- RDOS Services
  - OK Falls fire protection
  - OK Falls recreation
  - Heritage Hills street lighting
- Other
  - Private water (Lakeshore Waterworks) and sewer (Vintage Views WWTP)

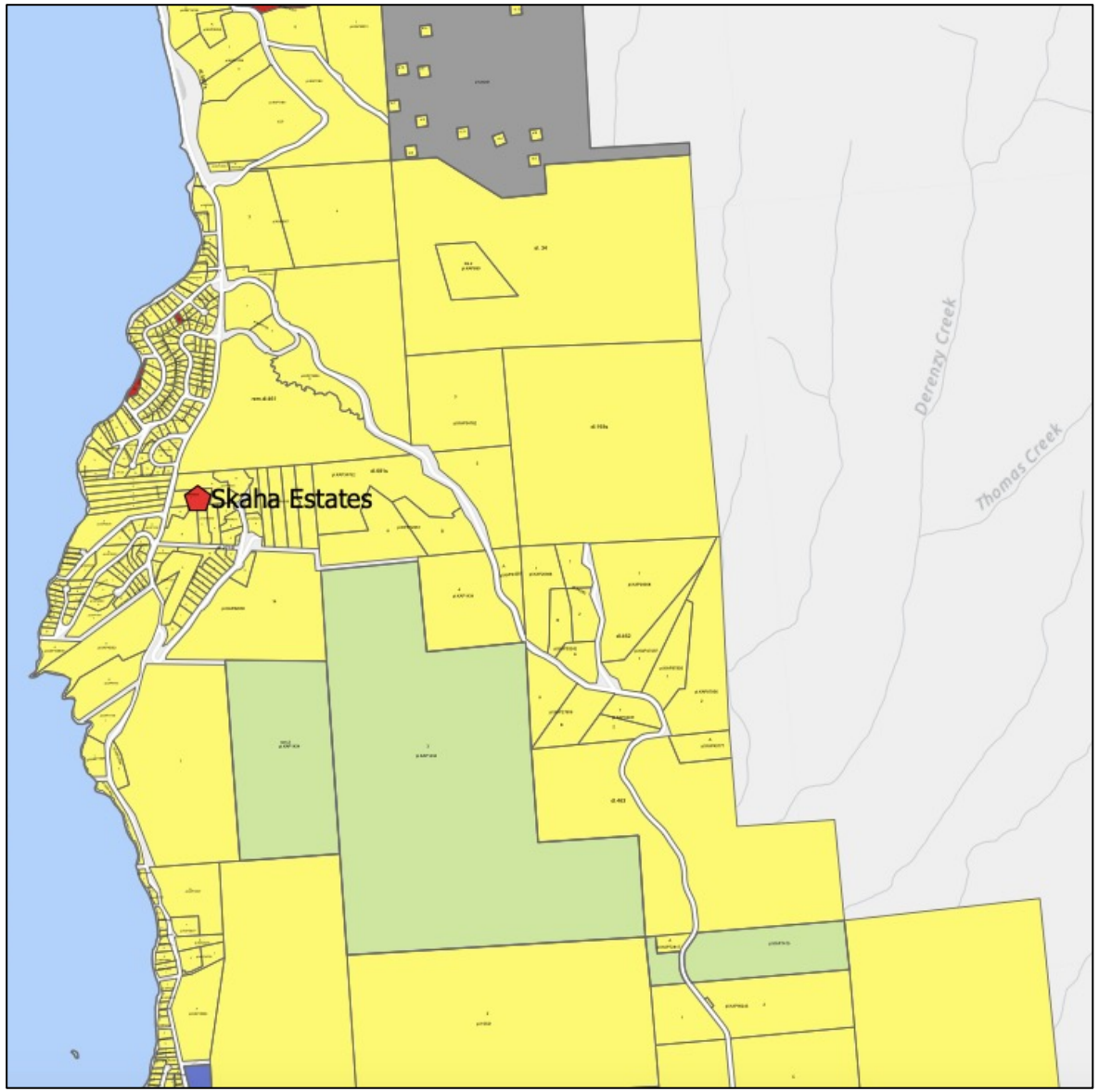




BACKGROUND

Community Context

- 103 ha, approx. 210 dwellings
- Population estimated at 400
- RDOS Services
  - OK Falls Fire protection
  - OK Falls Recreation



BACKGROUND

Community Context

- 382 ha, 1,278 dwellings
- Population of 2,266 (2021 census)
- RDOS Services
  - OK Falls Fire protection
  - OK Falls Recreation
  - OK Falls Sewer
- Other
  - Regional Growth Strategy – primary growth area
  - Okanagan Falls Irrigation District (water, cemetery, park, street lights)

