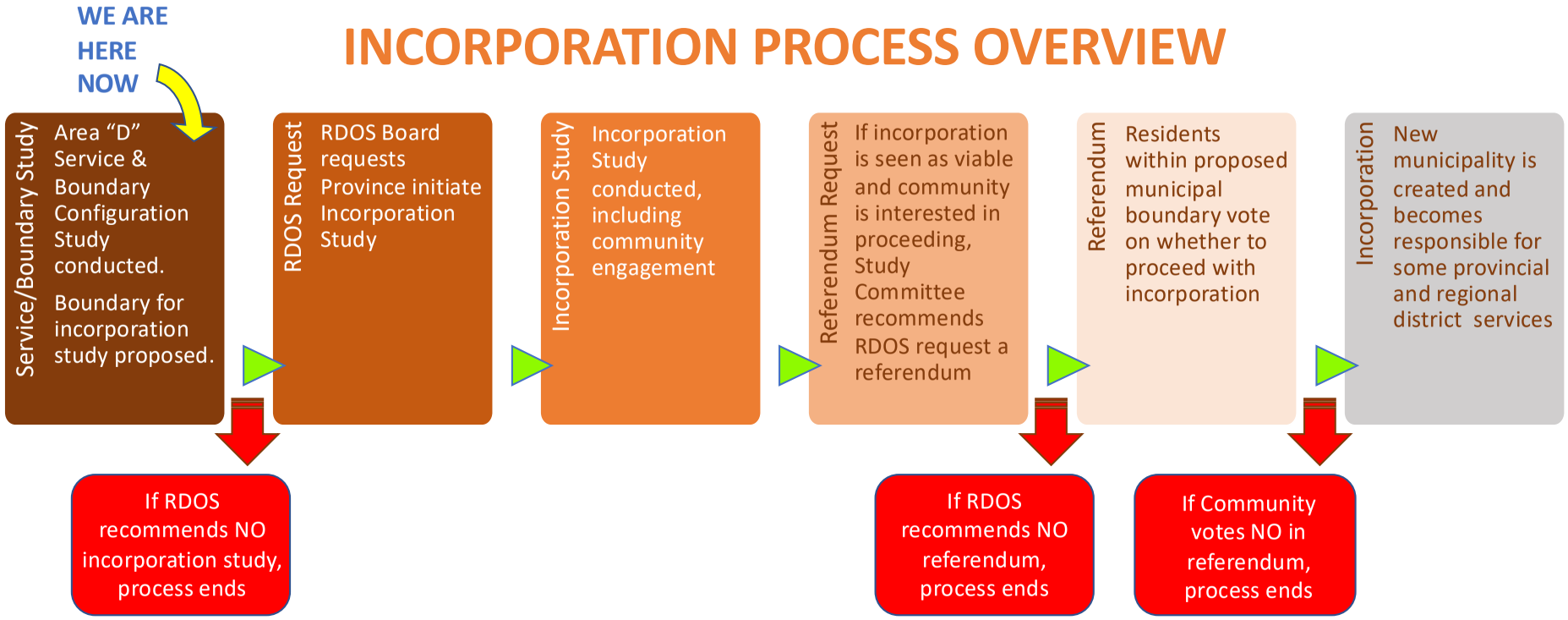
INCORPORATION PROCESS OVERVIEW



What services are provided to Area “D” & who provides them?

AREA "D" SERVICES & PROVIDERS, BEFORE & AFTER INCORPORATION

SERVICE TYPE	SERVICE PROVIDED TO AREA "D"	CURRENT SERVICE AREA	CURRENT SERVICE PROVIDER	SERVICE PROVIDER AFTER INCORPORATION (if within municipal boundary)
SOLID WASTE & RECYCLIING	Curbside recycling & garbage collection	ALL	RDOS	MUNICIPALITY
	Illegal dumping	ALL	RDOS	RDOS
	Solid waste management	ALL	RDOS	RDOS
	Refuse disposal/Landfill operations	ALL	RDOS	RDOS
LIBRARY	Okanagan Regional Library	ALL	RDOS (THROUGH ORL)	MUNICIPALITY (ORL)
PARKS & RECREATION	Regional parks & trails	ALL	RDOS	RDOS
	Ok Falls parks, recreation & facilities	PARTS OF AREA D	RDOS	MUNICIPALITY
SEWER	Okanagan Falls Sewer	PARTS OF AREA D	RDOS	MUNICIPALITY
	Vintage Views sewer system	PARTS OF AREA D	VINTAGE VIEWS WWTP (PRIVATE UTILITY)	VINTAGE VIEWS WWTP (PRIVATE UTILITY)
	Septage disposal	ALL	RDOS	MUNICIPALITY
EMERGENCY SERVICES	Emergency planning	ALL	RDOS	RDOS
	911 emergency call system	ALL	RDOS	RDOS
	OK Falls fire protection	PARTS OF AREA D	RDOS	MUNICIPALITY
	Victim services	ALL	RDOS	MUNICIPALITY
PLANNING & BUILDING	Electoral area planning	ALL	RDOS	MUNICIPALITY
	Subdivision servicing	ALL	RDOS	MUNICIPALITY
	Subdivision approval	ALL	PROVINCE (MOTI)	MUNICIPALITY
	Regional growth strategy	ALL	RDOS	RDOS
	Building inspection	ALL	RDOS	MUNICIPALITY
	Heritage conservation	ALL	RDOS	RDOS
	Heritage Hills street lighting	PARTS OF AREA D	RDOS	MUNICIPALITY
BYLAW ENFORCEMENT	Noise control	ALL	RDOS	MUNICIPALITY
	Untidy/unsightly premises	ALL	RDOS	MUNICIPALITY
	Animal control	ALL	RDOS	MUNICIPALITY
ECONOMIC DEVELOPMENT	Area "D" economic development	ALL	RDOS	MUNICIPALITY
	Regional economic development (OK Film)	ALL	RDOS	RDOS
ENVIRONMENTAL SERVICES	Stariing control	ALL	RDOS	RDOS
	Mosquito control	ALL	RDOS	RDOS
	Invasive species	ALL	RDOS	RDOS
	Sterile insect release	PARTS OF AREA D	RDOS (THROUGH SIR)	RDOS (THROUGH SIR)
	Destruction of pests (weeds & insects)	ALL	RDOS	RDOS
	Environmenal conservation service	ALL	RDOS	RDOS
WATER	Sun Valley water system	PARTS OF AREA D	RDOS	MUNICIPALITY
	Okanagan Falls water system	PARTS OF AREA D	OK FALLS ID	MUNICIPALITY
	Skaha Estates water system	PARTS OF AREA D	SKAHA ESTATES ID	MUNICIPALITY
	Vaseux Lake water system	PARTS OF AREA D	VASEUX LAKE ID	MUNICIPALITY
	Rolling Hills water system	PARTS OF AREA D	ROLLING HILLS WATERWORKS ID	MUNICIPALITY
	Heritage Hills/Vintage Views/Lakeshore Highlands water system (private)	PARTS OF AREA D	LAKESHORE WATERWORKS (PRIVATE UTILITY)	LAKESHORE WATERWORKS (PRIVATE UTILITY)
	Okanagan Basin Water Board	ALL	RDOS (THROUGH OBWB)	RDOS (THROUGH OBWB)
ADMINISTRATION	Electoral area administration	ALL	RDOS	MUNICIPALITY
	General government & administration	ALL	RDOS	RDOS
	Area "D" grants in aid	ALL	RDOS	MUNICIPALITY
	Area "D" rural projects	ALL	RDOS	MUNICIPALITY
TRANSIT	Area "D" transit	PARTS OF AREA D	RDOS (BC TRANSIT)	MUNICIPALITY
	Regional transit	ALL	RDOS (BC TRANSIT)	RDOS
	South Okanagan transit system	PARTS OF AREA D	RDOS (BC TRANSIT)	RDOS
PROVINCIAL SERVICES	Roads	ALL	PROVINCE (MOTI)	MUNICIPALITY
	Policing	ALL	PROVINCE (PSSG)	PROVINCE*

RDOS	Operated by the RDOS, on a region-wide or sub-regional basis (so assumed would still be operated by RDOS after incorporation)
MUNICIPALITY	Municipal responsibility (if within municipal boundary); could choose to have someone else (including RDOS) deliver service
PROVINCE	Provincial responsibility
OTHER	Other authority

** Note that if the municipality were to exceed 5,000 population in the future, the municipality would be responsible for providing local police service; however municipal council would have only limited influence over policing decisions*

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)

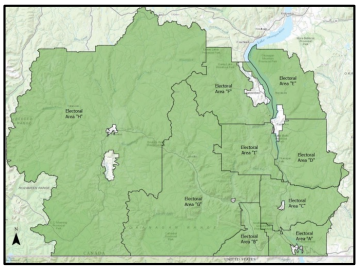
Okanagan Similkameen Hospital District	$113.66	$341,376
Municipal Finance Authority	$0.09	$270
BC Assessment Authority	$18.50	$55,551
Subtotal for agency taxes	$132.25	$397,197

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.

How are service decisions made for Area "D"?

The Regional District of Okanagan-Similkameen (RDOS) is made up of 9 electoral areas (A, B, C, D, E, F, G, H and I) and 6 municipalities (Penticton, Summerland, Oliver, Osoyoos, Keremeos and Princeton). The 19-member RDOS Board of Directors is the body that makes decisions for the region.

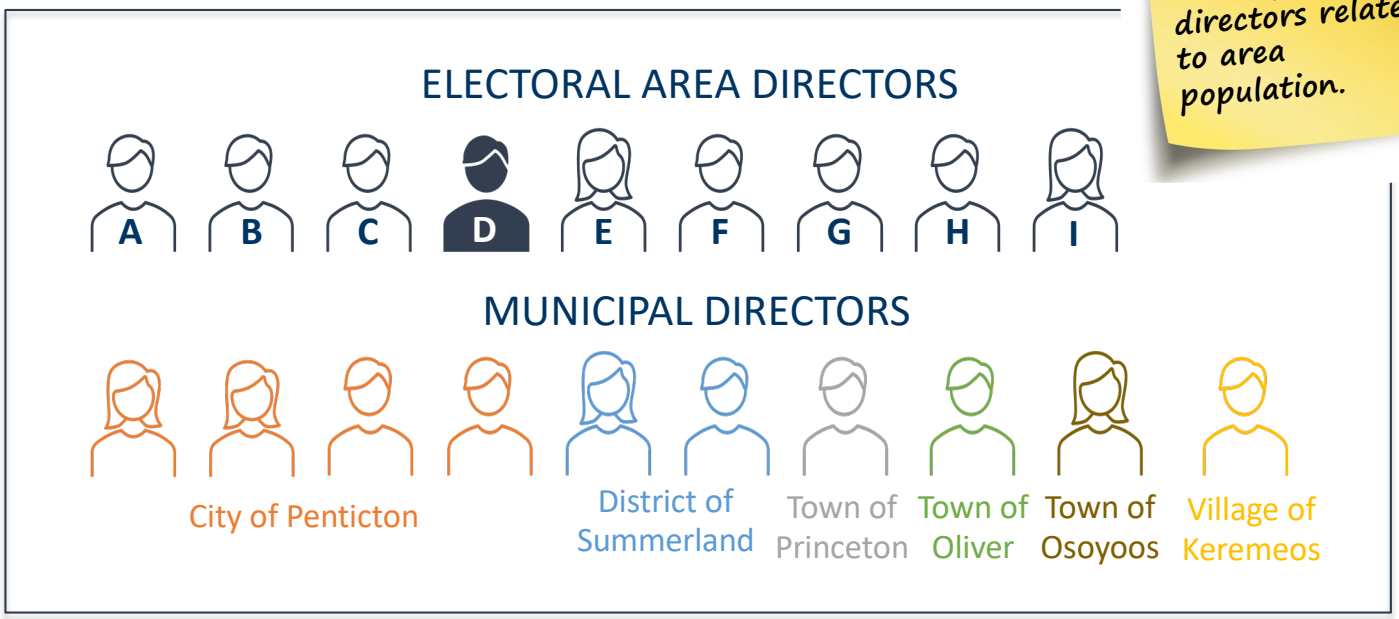


Who is on the RDOS Board of Directors?

The RDOS Board of Directors is comprised of

- 9 electoral area directors, each elected by voters within the electoral area
- 10 municipal directors, appointed by local municipal Councils to the Board

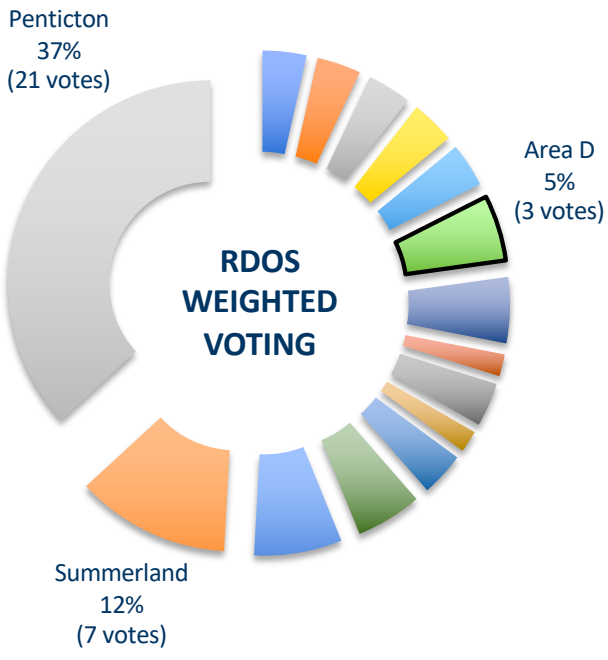
The number of municipal directors relates to area population.



How are decisions made by the RDOS Board?

Decisions are made using different types of votes on the RDOS Board, depending on the topic. Some votes are "unweighted" where each director receives one vote. Other votes are "weighted" based on the population within each electoral area or municipality.

- Some decisions (e.g. creation of a new service) are voted on by the full Board (1 director = 1 vote). For these decisions Area "D" has 1 of 19 votes.
- Other decisions are made with weighted votes based on voting strength (e.g. budget, borrowing money). Area "D" has 3 of the Board's 57 weighted votes.
- Some service decisions (e.g. recycling and garbage collection) are made by only those directors who represent areas that participate in that service, so votes depend on the number (and population) of participants.



How is an incorporation study boundary determined?

Prior to initiating an Incorporation Study, the Province establishes an incorporation study area boundary. A set boundary allows an Incorporation Study to identify services provided to the area, quantify the assessment base, and calculate the associated tax impacts of each option. Only those residents inside the Incorporation Study Area would have the opportunity to vote if an Incorporation Study is initiated, and results in a referendum.

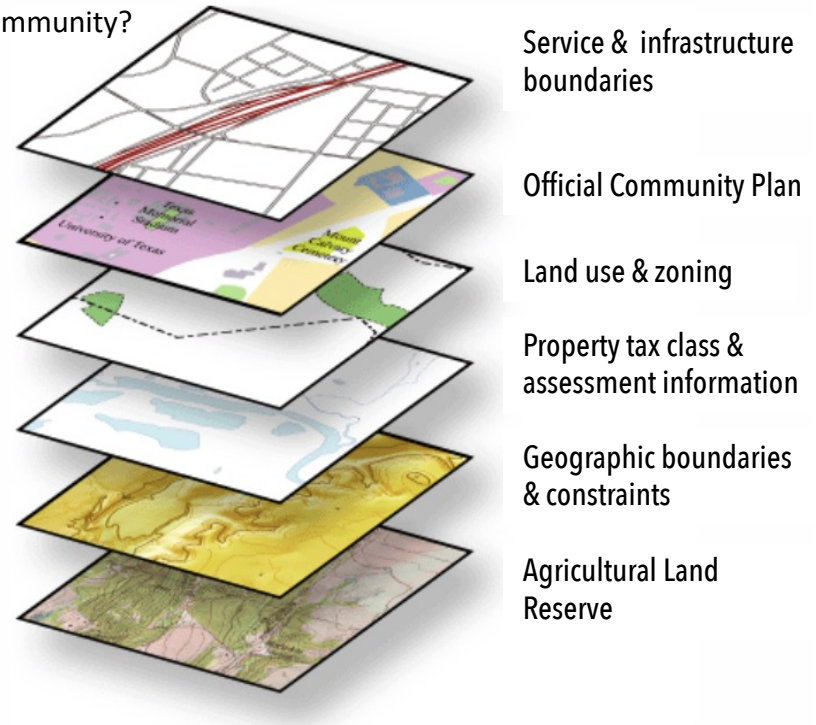
How is an Incorporation Study Area boundary established?

Establishing an Incorporation Study Area boundary involves considerable amount of data collection regarding land uses, infrastructure, service areas, and property assessment. The technical analysis of that data is combined with community input, to result in boundary recommendations.



What are some of the considerations?

- Is the area identified for growth in the Regional Growth Strategy or Official Community Plan?
- Is there room for future growth of the community?
- Is there a range of property classes?
- Include entire service areas for utilities or infrastructure (e.g. water & sewer)
- Include only those local roads needed for transportation, land use planning and community needs
- Ensure a sufficient tax assessment base to support municipal needs
- Ensure sufficient population base to sustain a resilient community
- Consider community preferences and avoid dividing areas that identify as a community with common goals and aspirations



- Consider whether incorporation is a potential solution to issues identified by the community regarding services, service levels and/or governance

Who determines the incorporation study boundary?

REPORT RECOMMENDATION
- Area "D" Service & Boundary Configuration Study report
- Boundary recommendation

STUDY COMMITTEE RECOMMENDATION
- Whether to recommend an incorporation study
- Recommend boundary

RDOS BOARD RECOMMENDATION
- Whether to request an incorporation study
- Recommend boundary

PROVINCE DECISION
- Approve incorporation study request
- Establish study area boundary

How would incorporation impact services and governance?

	CURRENT	POST INCORPORATION
SERVICES	• Most services provided by RDOS • 4 Irrigation/improvement districts provide some services • Province provides policing, local roads, subdivision approval & tax collection	• Most services provided by municipality • Municipality provides local roads, subdivision approval, tax collection • Irrigation districts within municipal boundaries dissolved • Municipal hall required
GOVERNANCE	• Full RDOS Board (19 directors) makes most service, and all budget decisions • Area "D" has 1 director • Province decides on road maintenance, subdivisions, policing levels	• Locally elected council (5 or 7 members) makes most decisions • Municipality has 1 director on RDOS Board (1 of 20 directors) • Province makes policing decisions
FINANCE	• Residents pay 5.25% tax collection fee • Irrigation/improvement Districts not eligible for grants • Tax ratios cannot be changed • Many service costs shared amongst all electoral areas	• Council can adjust tax ratios • Council can apply for grants • New revenue options (Fortis franchise fee, utilities tax) • Service costs may change depending on tax base • Water/sewer still paid by those who receive service

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

Questions to Consider

Services

- In general, do you receive good value for the taxes you pay for your local services?
- Do you get the local services – type and level – that you need? Are there ones you would like to receive that you don't currently have?
- What are your views on local roads services, which are provided in Area "D" by the Province?

Governance

- Does one electoral area director for Area "D" provide sufficient representation and influence in decision-making for your community?
- Is there any need to consider a change in the form of local government to address current issues and/or future challenges facing Area "D"?
- How important is local control and influence over decision-making?

Incorporation Impact & Boundary Considerations

- 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?
- What would be the benefits to your community of being part of a municipality?
- What would be the drawbacks to your community of being part of a municipality?

Thank you for attending!
Don't forget to fill out an Open House Feedback Form to share your input!
Have your say!