

ABOUT THE PROPOSED DEVELOPMENT

The proposed Copper Sky Development would provide approximately 800 new housing units, including single-family homes, townhouses, and apartments. The project would also include amenities such as parks, trails, and infrastructure. The proposed project would help address the housing demand and affordability challenges in the city while expanding the City's tax base.

HELPFUL LINKS

Project Webpage:

<https://www.grandforks.ca/2023-boundary-extension/>

Municipal Boundary Extension Process Guide:

https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/governance-powers/municipal_boundary_extension_process_guide.pdf

BOUNDARY EXTENSION OPEN HOUSE



Original peaceful living.

February 21, 2024

Q & A

What happens during a Boundary Extension?

A Boundary Extension is a change where one municipal boundary may increase while the adjacent boundary is reduced. This could include municipalities, electoral areas, or regional districts. A Boundary Extension may involve changes to taxation, revenues, infrastructure, and overall service provision by the local governments involved. The proposed boundary change would extend the boundary for the City of Grand Forks and reduce the boundary for the Regional District of Kootenay Boundary's Electoral Area D.

How long does the Boundary Extension process take?

The timing for the Boundary Extension process is based on provincial requirements and consultation. The process is expected to take approximately 12 – 18 months to complete from the initial consultation as part of the proposal submission stage. Depending on comments received through the consultation process and input from the Province, we anticipate being able to present a proposal for electoral approval in mid 2024 and then, if approved by the electors, submit for provincial approval thereafter.

Q & A

What do you propose to ensure safe sharing of Prospect Road?

Prospect Drive is built within a standard 20m road right of way (ROW). We're considering adding a pathway along its boundary if traffic conflicts arise. Our site visits show diverse users accessing Copper Sky from various directions, and we aim to respect these routes during construction.

Residents of Copper Ridge have asked where a second access road would be built?

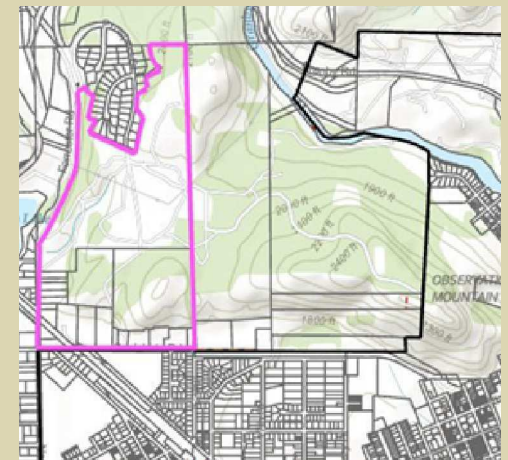
At this time the developer has identified 3 possible routes, one to the west, one to the east and one to the South. All three routes will be looked at with the Ministry of Transportation and Civil Engineering Consultants to determine the potential location.

Are there any costs assumed for current taxpayers to install/maintain any piping or infrastructure relating to the wastewater infrastructure including the proposed treatment facility?

We anticipate that NO costs associated with the above cited systems/utilities will be passed along to current taxpayers.

PROJECT OVERVIEW

The proposed municipal boundary extension is being explored to support the provision of a wider range of housing choices and better meet the housing needs of current and future residents in the community. The City initiated the process to explore the municipal boundary extension after receiving a request from a landowner who is proposing a multi-phase residential development located to the northwest of the City's current boundaries.



OPEN HOUSE INFORMATION

Where: Grand Forks Senior Society Centre, 565 – 71st Ave in City Park

When: February 21, 2024, from 3:00pm to 7:00pm

What to Expect: The facility will be open for an extended amount of time so you can drop-in when it is convenient to you. No formal presentation is planned, and multiple stations will be set up to discuss the various topics. Each station will be supported by individuals familiar with the boundary extension process.

QUESTIONS?

Contact: boundaryextension@grandforks.ca

PROPOSED BOUNDARY EXTENSION AREA



FAQ

2023 Tax Rate Comparison Rural to Municipal Address					
Rural Tax Rates			Municipal Tax Rates		
School	1.75250	\$	School	1.75250	\$
Rural (Provincial)	0.34000	\$	Municipal (City)	3.31280	\$
Fire	0.71058	\$	Fire	included in municipal	
Police	0.14570	\$	Police	0.26080	\$
RDKB	2.14830	\$	RDKB	1.73840	\$
Hospital	0.16184	\$	Hospital	0.16180	\$
MFA	0.00020	\$	MFA	0.00020	\$
BCA	0.03360	\$	BCA	0.03360	\$
St. Name & #	0.00407	\$			
Total:		\$			\$

Residential 4 Zoned Property assessed at \$400,000	Existing taxes	Following Boundary extension taxes
RDKB Rural properties in the proposed boundary extensions area	\$2,119	\$2,904

Costs for Affected Property Owners: Property owners in the proposed extension area will see a 37.1% tax increase for Residential 4 properties. City Council passed a motion that sets a tax rate limit of up to 15 years for all properties in the extension.

Land Usage for Affected Property Owners: The current RDKB zoning continues as if it were a City bylaw post-extension, unaffected initially. To subdivide or develop Residential 4 properties, the City's Bylaw No. 1970 (SDS) applies.

PROJECT TIMELINE

Activity	Public Engagement	Tentative Date
Kick off Meetings		August 2023 - complete
Develop Communications and Engagement Plan		August 2023 – complete – will continue to evolve
Develop Communications Materials		August / September 2023 complete – will continue to evolve
Landowner Resident Information Package – Initial contact		September 2023 - complete
Engagement with Local Governments / Indigenous Communities / etc. as per provincial requirements in Step 1 – First Nations engagement extended by 60 days	Yes (specific)	September / October / November / December 2023 / January 2024
Landowner Resident Information Package – Full package		October 2023
Landowner Interviews (for affected property owners)	Yes (specific)	November / December 2023
Deadline for written feedback for first phase of engagement		December 14, 2023
In Person Open House	Yes	February 21, 2024
What we heard Summary		March 2024
Council Meeting to determine if all information has been collected for submission to the Province		March 2024
Combine all information and Submit to the Province (Step 2 of Provincial Guide)		March / April 2024
Ministry Review (Step 3) – unknown time frame, reaching out to the Province for feedback on that timeline		TBD
Communications Material Update		Continuous
Virtual Information Session	Yes	TBD
Prepare Information Packages for electoral Approval		TBD
Electoral Approval Process (timeline depending on Ministry Review) (Step 4)	Yes	TBD
Prepare Package for final Provincial Approval		TBD
Submission to the Province (Step 5)		TBD

FEEDBACK

Engagement:

- Landowners in the affected area
- First Nations
- the Regional District of Kootenay Boundary, Grand Forks Irrigation District
- Emergency services
- Provincial ministries
- The local community as part of the engagement process.

Positive & Negative Feedback:

the City is collecting feedback including both support and objections to the Boundary Extension.

All feedback submitted will be included in the package submission for provincial approval.

STAY INFORMED @

[HTTPS://WWW.GRANDFORKS.CA/2023-BOUNDARY-EXTENSION/](https://www.grandforks.ca/2023-boundary-extension/)

PROVINCIAL REVIEW & APPROVAL

STEP 1: Council Resolution to Begin Process

➡ STEP 2: Proposal Development and Referrals

STEP 3: Ministry Review

STEP 4: Elector Approval (Alternate Approval Process or Referendum)

STEP 5: Provincial Approval

STEP 6: Implementation