

# WELCOME TO THE GRAND FORKS BOUNDARY EXTENSION OPEN HOUSE

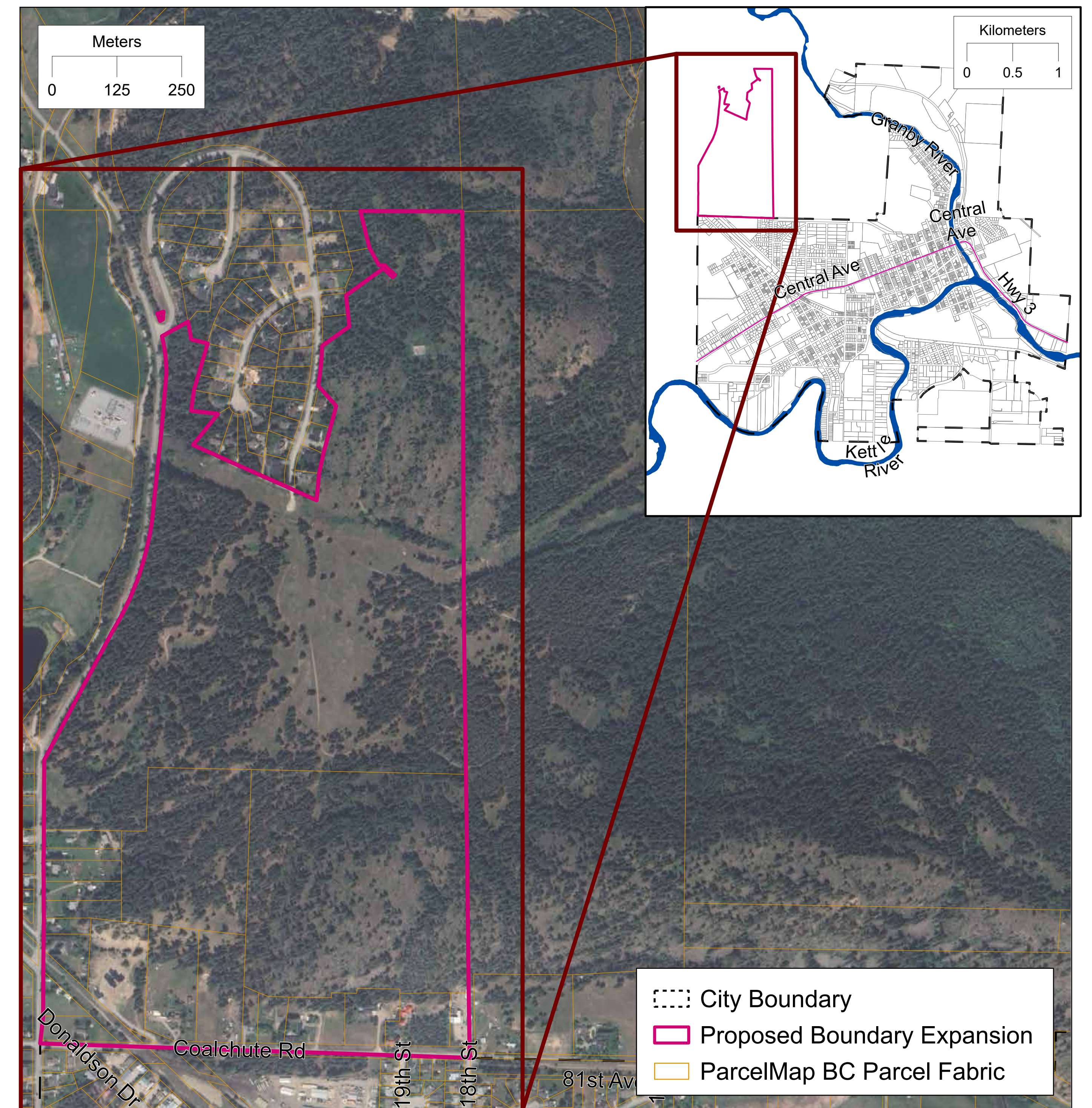
Council for the City of Grand Forks is considering a Boundary Extension North of Coalshute Road to support the provision of a wider range of housing options and better meet the housing needs of current and future residents in the community.

## What is a Boundary Extension?

A boundary extension expands the City of Grand Forks' border by incorporating properties and land currently located in Area D of the Regional District of Kootenay Boundary.

## Why is the City of Grand Forks doing this now?

To support a wider range of housing options available to current and future residents in the community, City Council initiated a process for a municipal boundary extension after receiving a request from a landowner who has proposed a multi-phase residential development located to the northwest of the City's current boundaries.



# WHAT ARE THE STEPS FOR A BOUNDARY EXTENSION?

A boundary extension is a provincially regulated process that goes through a series of six steps outlined by the Province of British Columbia.

## 1 Council Resolution to Begin Process

### CURRENT STEP

## 2 Proposal Development and Referrals

- a. Engaging property owners in the proposed area, service providers, First Nations and City Residents.
- b. Evaluating service delivery and infrastructure and financial impact to the City.
- c. Submit proposal.

## 3 Ministry Review

## 4 Electoral Approval (Alternate Approval Process or Referendum)

## 5 Provincial Approval

## 6 Implementation

# WHO HAVE WE ENGAGED WITH AND WHAT HAVE WE HEARD?

To date, we have engaged with property owners in the proposed area, service providers, health and emergency services, and First Nations. These initial groups provided information on the impacts of the potential boundary extension on quality of life, traffic, safety, taxation, infrastructure, and services.

## We heard from property owners

- Questions on taxation, land use, water, sewer and ability to subdivide, the impact of increased development on health services, policing, and emergency services.
- Concern for increased taxes, traffic and impact to rural lifestyle, space and privacy, impact on the environment, wildlife and the development infringing on properties and losing the rural quality of life.
- Opposition and a request to be excluded.

## What we heard from RDKB, health, emergency, and service providers

- No concerns were shared regarding the change of boundaries from the RDKB to the City. Services would not be disrupted or changed.
- Considerations were raised regarding cost formulas for policing as the population size increases.
- Ensure access points for emergency services and that water requirements meet the needs for life safety.
- It was also noted the northeast quadrant of the extension boundary includes the water reservoir.

## What we heard from First Nations

First Nations identified the requirement for archaeological assessments prior to development and to be kept informed. The Developer has indicated that some archeological assessments have been completed in the past.

# WHAT DOES THIS MEAN TO ME AS A RESIDENT OF GRAND FORKS?

## Taxes & City Services

- The tax base will grow at once by adding 20 additional properties to the City.
- Additional tax revenue will occur as the area further develops.
- Only incremental tax increases are anticipated as a result from the Boundary Extension for current residents of the City. Any increases to service costs would be offset by any new development.
- Council is conscious of any costs to the tax payer and ensured that the developer fund the consultation of the Boundary Extension process.
- The developer intends to pay for all costs related to the installation and maintenance of water and sewer infrastructure for the development.
- Any costs for maintaining roads and sidewalks after the development is complete would be an incremental cost to the City, which would be offset by the additional tax revenue from the development.

## Housing

- The Boundary Extension area has a proposed development including up to 800-units of housing, parks, roads, and trails.
- The proposed development would help address the housing demand.

## Property values

- BC Assessment provides annual assessments for properties throughout BC.
- There are a number of considerations that are taken into account by BC Assessment when determining a property's market value.

# WHAT DOES THIS MEAN TO LANDOWNERS WITH A PROPERTY LOCATED WITHIN THE BOUNDARY EXTENSION AREA?

## Taxes

- Properties currently zoned “Residential 4” in the proposed boundary extension area would see an increase in taxation upon becoming part of the City.
- Council has recommended to the Province that tax increases be phased in over a 15 year period, which is subject to provincial approval.

## Zoning

- No drastic changes are anticipated for current land use and water/ sewer servicing requirements, and landowners would continue to use their properties as they do today.
- Over time, a Council could determine other allowable uses through zoning and OCP amendments.
- City residential zoning allows wells and septic tanks in zones R4 and R4A and do not require water and sewer connections.
- Subdividing or developing R4 properties is possible under the City’s Subdivision, Development, and Servicing (SDS) Bylaw. (Please contact City Hall to determine feasibility for your property.)

## City Services

- Weekly pick up for garbage, compost and bi-weekly for recycling.
- Landowners would become residents of Grand Forks, accessing and using services and facilities, and participating in City and Civic activities.



# ABOUT THE PROPOSED DEVELOPMENT?

The proposed Copper Sky Development includes new housing units, such as single-family homes, townhouses, and apartments. The proposal also includes amenities such as parks, trails, and infrastructure such as roads, hydro, water, and wastewater. The proposed project would help address the housing demand and affordability challenges in the city while expanding the City's tax base.

The development permit approval of Copper Sky is a separate process from the Boundary Extension.

## FAQ's and Comments from the Developer

### Who will pay for a sewer treatment plant for the development? What about sidewalks, roads and other infrastructure? What about a second access road?

- The developer will pay the cost of installing the wastewater treatment system which would become a strata fee paid by homeowners. City taxes will not subsidize any portion of the construction, operation or maintenance.
- We anticipate, NO costs for other infrastructure will be passed on to tax payers.
- Our investigations of the site suggest that there are likely three (3) possible routes for a secondary road up to the developable area of Copper Sky; one to the west, one to the east and one to the south.

### Other residential developments have been proposed but not much “action” has occurred – what would be the timeline for construction to start if the extension is approved?

If the boundary extension is approved, the developer anticipates construction in late winter 2024 or spring 2025.

### Additional Traffic Concerns:

Safety of pedestrians and bikes using Prospect Drive with the potential of increased traffic.

- The developer is aware of this and has identified a possible pathway along the road.
- Alternative access points are also being explored to reduce traffic on Prospect Drive.



# BOUNDARY EXTENSION

PLEASE ADD A COMMENT TO SHARE YOUR FEEDBACK ON THE BOUNDARY EXTENSION.

PLEASE SIGN IN AT THE RECEPTION DESK TO RECEIVE STICKY NOTES FOR COMMENTING.

SUPPORT	DO NOT SUPPORT	COULD SUPPORT IF...



## NEXT STEPS

- Boundary Extension proposal submission prepared and reviewed by the council.
- If approved by council, the proposal will be submitted to the province.
- If approved by the province, the proposal advances to electoral review.
- If approved by the electorate, the final submission will be made to the province.
- If approved by the province, the Boundary Extension will be implemented.

### For more information:

Visit the project website at <https://www.grandforks.ca/2023-boundary-extension/>

Contact: [boundaryextension@grandforks.ca](mailto:boundaryextension@grandforks.ca)



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# BOUNDARY EXTENSION