



Municipal Boundary Extension: Open House

Project Overview

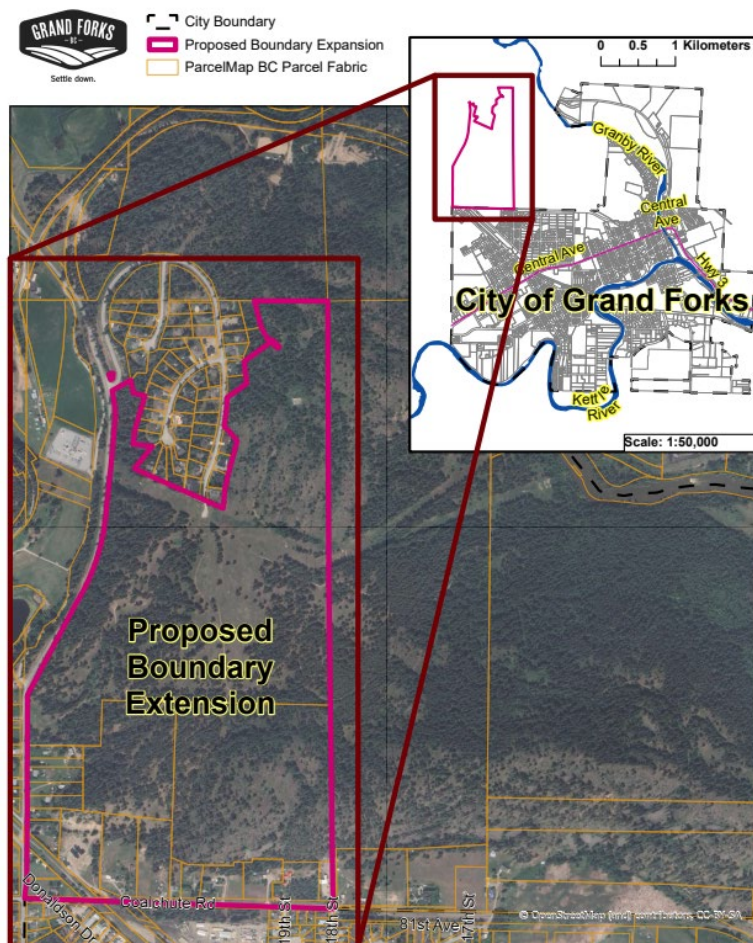
The proposed municipal boundary extension is being explored to support the provision of a wider range of housing choices and better meet the housing needs of current and future residents in the community.

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. The proposed extension area is approximately 95 ha (234 ac) in size, is located in the Regional District of the Kootenay Boundary along North Fork Road north of Coalchute Road and would affect approximately 20 landowners (see map below).

City Council gave approval to initiate exploring a municipal boundary extension at a Council Meeting on April 17, 2023. As part of this exploration, a formal process, set by the Province, must be followed.

It involves consultation with affected landowners, First Nations communities, adjacent governments, and other affected parties, in addition to detailed analyses of potential impacts such as tax rates, cost implications, servicing, access, emergency services, and zoning.

To date, we have met with landowners located within the proposed boundary extension area, interested parties including First Nations, the Regional District of Kootenay Boundary, Grand Forks Irrigation District, emergency services, provincial ministries, and are now engaging City residents.



FAQ's

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.

Why is the City of Grand Forks exploring extending its boundary?

The proposed municipal Boundary Extension is being explored to support the provision of 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.

How are Boundary Extensions funded?

It can vary from community to community depending on what initiates the process. In this process, Council negotiated that the developer funds the proposed Boundary Extension process and ensured that the costs to the taxpayers would be limited.

What studies are part of the Boundary Extension process?

Information such as rationale to justify the extension, impacts to land use, and comments from the consultation will be included as part of the initial proposal that will be submitted to the Province to consider the request for a municipal Boundary Extension.

What are the steps for a Boundary Extension?

A Boundary Extension is provincially regulated process which includes engaging all affected partners, evaluating existing infrastructure and service delivery, and assessing the financial impacts of the extending services through a Boundary Extension. The process outlined by the Province includes the following six steps:

- 1. Council resolution,*
- 2. Proposal development including rationale and implications, and Public, affected party, and First Nations engagement,*
- 3. Provincial Review,*
- 4. Electoral approval,*
- 5. Provincial approval, and*
- 6. Implementation by the City and Regional District.*

For more information or to learn more about the process outlined by the Province see the Municipal Boundary Extension Process Guide.

Has the City of Grand Forks already decided it will extend its boundary?

No. No decisions have been made. A Boundary Extension is a provincially regulated process with a number of steps starting with a council resolution to start the process to explore expanding its boundary. Council agreed to proceed on April 17, 2023.

The City has been working with a third-party consultant to engage with affected parties, evaluating existing infrastructure and service delivery, and assessing the financial impacts of a potential municipal Boundary Extension. It is important the City hears from affected parties through this process.

Who makes the final decision on a Boundary Extension in the Province of British Columbia?

The Local Government Act (section 20) requires the Lieutenant Governor in Council (Cabinet) to approve municipal Boundary Extension requests.

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.

What is the timing for the proposed Boundary Extension (subject to change based on provincial requirements and consultation)

Spring 2023	Proposal for the Copper Sky Project was made to Council on April 17, 2023, at the Committee of the Whole meeting.
Summer 2023	City of Grand Forks retained ISL Engineering and Land Services, a third-party consultant, to design and implement the engagement process in alignment with provincial requirements
Fall 2023 - current	Engagement with affected parties, public, landowners, regional and provincial governments, First Nations, emergency services and utility providers. (Step 1)
March / April	Submission to the proposal to the province (Step 2)
TBD	Provincial review (Step 3)
June / July 2024	Municipal Electoral Approval Process (Step 4) *timeline dependent on provincial review
July / August 2024	Prepare package for provincial approval
TBD – Possibly July / August 2024	Final Submission to the Province (Step 5) for Approval

What is the size of the proposed Boundary Extension and where is it located?

The Boundary Extension area, shown in the map above includes a 94.52-hectare (233.57 acre) area currently located in the Regional District of the Kootenay Boundary (RDKB), north of Coalchute Road.

Is there a development proposed for this area?

A landowner is proposing a multi-phase development, Copper Sky Development, which will consist of approximately 800 units located on 100 acres. An additional 30 acres is proposed for public transportation, green space amenities, and infrastructure. On January 9, 2023, Council received a presentation from Copper Sky Associates requesting Council consider a boundary extension to incorporate the proposed development into the municipal boundaries of Grand Forks. For more information on the proposed development, visit: www.copperskyliving.com

At this time, the developer has indicated that all water and sewer infrastructure will be installed and maintained at the cost of the developer and future residents of the development area. If the Boundary Extension process is successful, City development processes and applicable bylaws would apply. Through this process, the City would have opportunities to discuss and negotiate these items in detail. Council could also apply legislative tools such as Development Permit Areas as part of an Official Community Plan amendment to further guide the development and align with Council's and the community's vision.

How does the City of Grand Forks plan for development?

The City's plans for growth and development are guided through our Official Community Plan which recently underwent a review and update. Official Community Plans set a community's long-term vision for the future and describe objectives on how the vision will be achieved. Our Zoning Bylaw implements the vision from our Official Community Plan by assigning zones and associated requirements to regulate how land, buildings, and other structures may be used.

My land is located near the proposed Boundary Extension area but not included in the Proposed Boundary Area. Is the City planning to extend the boundary further in the future?

The proposed Boundary Extension area includes the 94.52-hectare (233.57 acre) area currently located in the Regional District of the Kootenay Boundary (RDKB), north of Coalchute Road. The City has no plans to change the proposed Boundary Extension area at this time to extend beyond this section of land.

Landowners located in the Boundary Extension area

How many landowners will be affected by the proposed boundary extension area and how is their feedback being collected?

There are approximately 20 properties which will be affected by the proposed municipal boundary extension. The consultant met with landowners to hear their concerns and capture their feedback to include in the provincial package.

How will taxes change for landowners within the Boundary Extension area?

Properties currently zoned as “Residential 4” in the proposed boundary extension area would see an increase in their taxation to align to the taxation levels within the municipality. Municipal tax levels are proposed to be phased in over a 15-year period, pending provincial approval. Overall, this would result in a \$60 average increase of taxes per property per year for 15 years.

What services will change if my property is included in the Boundary Extension?

During the consultation process, the City has been consulting with the Regional District of Kootenay Boundary, Grand Forks Irrigation District, emergency services, and provincial ministries and services will not change. The City will provide weekly pick up for garbage and composting and bi-weekly pick up for recycling.

Will I still be able to use my land the same way I’m currently using it?

If the boundary extension is successful, at this time, no drastic changes to the current land use and water/sewer servicing requirements are anticipated. Landowners can continue to use the properties as they do today until Council determines that a zoning and OCP change are desirable.

Under the Regional District’s Zoning Bylaw, I’m not able to subdivide my land. If the proposed Boundary Extension is approved, would I be able to subdivide my land?

Should the proposed Boundary Extension be approved, the City’s Zoning Bylaw would at a later time apply to properties located in the Boundary Extension area.

If a property owner is interested, they would be able to explore future subdivision and re-zoning through City processes. This would only be initiated based on a property owner’s interest. Subdivision would not be a requirement should the Boundary Extension be approved.

Costs

What value does the Boundary Extension have to the City of Grand Forks?

The proposed municipal Boundary Extension is intended 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 tax base of the City will grow with 20 added properties which are estimated to contribute additional tax revenue, phased in over time, to the community. Based on 2023 tax calculations, the total 2023 value would have been roughly \$29,564. Additional tax revenue will also be achieved as the area develops further.

How will property values for landowners adjacent to the proposed Boundary Extension area be affected if this is approved by the province?

BC Assessment provides annual assessments for properties throughout BC. There are several considerations that are taken into account by BC Assessment when determining the market value.

For more information see: <https://info.bccassessment.ca/about-us/how-BC-Assessment-works>

Feedback

Who have you engaged with?

Landowners in the affected area, First Nations, the Regional District of Kootenay Boundary, Grand Forks Irrigation District, emergency services, provincial ministries, and the local community as part of the engagement process. The last group to consult is the broader community including all residents of Grand Forks.

How does the City address objections to the Boundary Extension?

As part of the engagement process, the City will be collecting feedback including both support and objections to the Boundary Extension. As questions and concerns are raised through this process, we'll do our best to get answers and mitigate concerns. All feedback submitted will be included in the package submission for provincial approval.

How can I stay informed and find more information?

We're committed to updating the project website (<https://www.grandforks.ca/2023-boundary-extension/>) on a regular basis as new information and details are confirmed. Please let us know if you have any specific questions or information you're interested in, and we'll do our best to get answers.

Contact: boundaryextension@grandforks.ca