



Date

Name

Address

City, Province, Postal Code

Dear Name,

**Information Package and Meeting Request: Proposed Municipal Boundary Extension City of Grand Forks**

As a property owner of Address (Legal Description) located within the proposed municipal boundary extension area, we have prepared the attached information package for you to assist in understanding the process and potential impacts and to provide you with information on how you can provide feedback.

We are currently in the proposal development stage which includes engaging and hearing from property owners. The City is committed to listening to your perspective, understanding your concerns, and answering your questions while keeping you informed every step of the way.

After reviewing the information package, we invite you to share your thoughts or concerns in writing and/or by scheduling a one-on-one virtual meeting with our consultant any time between November 6, 2023 - December 8, 2023. If virtual meetings are not convenient or if you prefer a different date, please contact us. We're committed to making sure you have the opportunity to share your feedback in a way that works best for you.

If you have no comments or prefer not to meet, we kindly request that you acknowledge receipt of this information by signing the attached acknowledgement form by December 8, 2023 and returning in the pre-paid envelope.

Boundary extensions are a provincially regulated process, and no decisions have been made other than to explore the possibility of expanding the municipal boundary.



We invite you to visit the project website at [www.grandforks.ca/2023-boundary-extension](http://www.grandforks.ca/2023-boundary-extension) to learn more. This website contains information and FAQs which will be updated throughout the consultation and possible application process as information becomes available.

**To schedule your virtual one on one meeting** with the consultant, or if you have any questions, please contact Daniel Drexler, Corporate Officer at 250-442-8266 or [boundaryextension@grandforks.ca](mailto:boundaryextension@grandforks.ca).

If you are a property owner with tenants, you are welcome to share this information package with your tenant(s).

**Thank you for your time and consideration.**

Kind regards,

City of Grand Forks



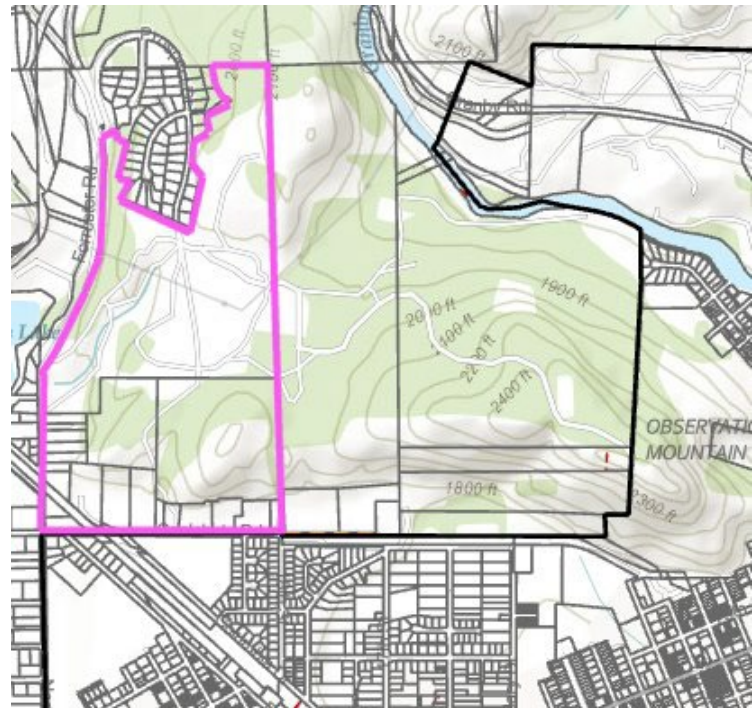
## Property Owner Information Package

### Proposed Municipal Boundary Extension

#### What is happening?

The City of Grand Forks has proposed a Boundary Extension to extend the perimeter of the City of Grand Forks and reduce the area of the Regional District of Kootenay Boundary's Electoral Area D. The Boundary Extension area, shown in the map below, includes a 94.52-hectare (233.57 acre) area currently located in the Regional District of the Kootenay Boundary (RDKB), north of Coalchute Road. Approximately 20 properties currently located within the RDKB, including Razansoff Road are proposed to become a part of the City of Grand Forks.

The proposed Boundary Extension will include changes to taxation, revenues, infrastructure, and overall service provision. During the proposal development process, which is the current stage of the project, the City has been consulting with the Regional District of Kootenay Boundary, Grand Forks Irrigation District, emergency services, and provincial ministries to determine what services may be impacted by the proposed Boundary Extension.



#### How will the proposed boundary extension impact property taxes for affected properties?

The chart below compares rural tax rates and user fees for boundary extension area residents to those in the City of Grand Forks. The example uses a property assessed at a value of \$400,000, including land and buildings.

The City taxes and user fees offer an idea of approximate rates boundary extension area residents should expect to be charged compared to current tax rates and user fees (again, based on a property with a total value of \$400,000).

Individual property tax implications are outlined below.



For comparison, using 2023 rates for both before and after a boundary extension the total in gross taxes associated with a property assessed at \$400,000:

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

The proposed boundary extension area will see an increase in taxes of 37.1% for Residential 4 zoned properties.

After reviewing the impact to property owners in the proposed boundary extension area, the City of Grand Forks Council passed a motion on October 10, 2023 that recommends, if the proposed boundary extension proceeds, that the Province use an up-to 15-year tax rate limit for all properties in the proposed boundary extension area to phase in property tax increases in small yearly steps. In this example, this would result in an \$52 increase year over year until we reached the total amount by year 15.

*As an example, a property valued at \$400,000 will see the following:*

- Existing Rural tax rates* \$2,119
- Following Boundary extension* \$2,904
- City tax rates*
- What this property will pay in 2024* \$2,119 \*Current rate + \$52 increase annually for 15 years.



**What are the Property Tax Implications for Address?**

- An increase of \$XXX.XX for Address (Legal Description) or 37.1% <sup>1</sup>see below for details
- The City plans to recommend to the province a gradual annual increase in taxes over a period of 15 years, which is estimated at \$XX per year (at current 2023 taxation levels).

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	\$			
<b>Total:</b>		<b>\$</b>			<b>\$</b>

<sup>1</sup> Please note, all taxation figures above do not factor in the annual Provincial Home Owner Grant (HOG) reduction. Your HOG entitlement and amount will not change with a boundary expansion.



## Land use and services

### ***How would this impact how I currently use my land and how would it change my current zoning/servicing requirements?***

All affected residential properties are currently zoned “Residential 4” in the RDKB Zoning Bylaw which is similar to the City’s R4 (Rural Residential) zone. The City’s R4 and R4A zones do not require water and sewer connections and do allow wells and septic tanks. The RDKB zoning that is in effect before the boundary extension would continue to be in force as if they were a bylaw of the City, until amended or repealed by Council.

At this stage there would be no effect on the properties if the boundary extension process is successful. However, if the landowner would like to subdivide or develop their Residential 4 properties, the City’s Subdivision, Development, and Servicing Bylaw No. 1970 (SDS) would apply. The rules in the SDS Bylaw have no immediate effect because they only matter when a person wants to subdivide or develop land, but until the properties are rezoned from “Residential 4” under the legal RDKB zoning to “R4” (or another zone) under the City’s zoning, the City’s SDS bylaw might appear to require works and services to a more urban standard that the City may not actually consider appropriate for the area.

On October 10, 2023, the City of Grand Forks Council passed a resolution to advise the affected Residential 4 landowners that, if the boundary extension is successful, no drastic changes are anticipated to the current land use and water/sewer servicing requirements.

### ***Will there be any impact to emergency services?***

Through this proposal development process, we are engaging the City’s Fire Department, RCMP, and BC Ambulance to get a better understanding of what, if any, impacts a municipal boundary extension would have on the provision of emergency services.

### ***What services will the City of Grand Forks provide that are not being provided through the RDKB?***

Additional services provided by the City will include weekly pick-up for garbage and compost and bi-weekly pick-up for recycling.



## How can you have your say?

### ***How to provide feedback***

The potential Boundary Extension is currently in the proposal development stage. We want your feedback! Please review the contents of this information package including specific information provided to you as a property owner in the boundary extension area.

We want to understand your concerns and questions and ensure you have the information you need to understand the process and have the opportunity to engage with us so that your input can be given due consideration at each stage.

We invite you to:

- **Respond in writing**, submitted to the City no later than December 8, 2023. Submit via email to: [boundaryextension@grandforks.ca](mailto:boundaryextension@grandforks.ca); and via regular mail to: Box 220, Grand Forks, BC, V0H 1H0 by using the prepaid envelope."
- Attend a **one-on-one virtual meeting** with the consultant between November 6, 2023 - December 8, 2023. To schedule your meeting, please email [boundaryextension@grandforks.ca](mailto:boundaryextension@grandforks.ca) or contact Daniel Drexler by at 250-442-8266, ext. 60117 with your preferred date and time. If you do not have access to connect for a virtual meeting or require a different date, please let us know and we will work with you to make other arrangements to ensure you have an opportunity to share your feedback.
- If you prefer not to meet or have no comments for the City, we ask that you **acknowledge you have received this information** by signing the attached form by December 8, 2023 and submitting it using the prepaid envelope or by scanning and emailing the form to [boundaryextension@grandforks.ca](mailto:boundaryextension@grandforks.ca).

### ***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 for 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 for provincial review.

All feedback collected, both support and objections, will be provided to the Province for consideration during the review process.



## ***How can I stay informed and find more information?***

Because we're only just starting to explore the proposed municipal Boundary Extension there are still some details we need to confirm. We're committed to updating the project website (<https://www.grandforks.ca/2023-boundary-extension/>) and a **Frequently Asked Questions** section is updated 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](mailto:boundaryextension@grandforks.ca)

## **Additional Information and FAQs**

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

A housing crisis is being experienced across Canada, British Columbia and in the local region. In 2018, the City of Grand Forks experienced a flooding event that further worsened the housing crisis locally. The proposed municipal Boundary Extension is intended 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. The request for a Boundary Extension was initiated by a private landowner in the area who is interested in developing their land for more urban uses, including increased housing options.

### ***What is the approval process?***

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 (Review the proposal and Council Resolution [here](#)). The City is now working with a third-party consultant as part of the proposal process which includes engaging all 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.

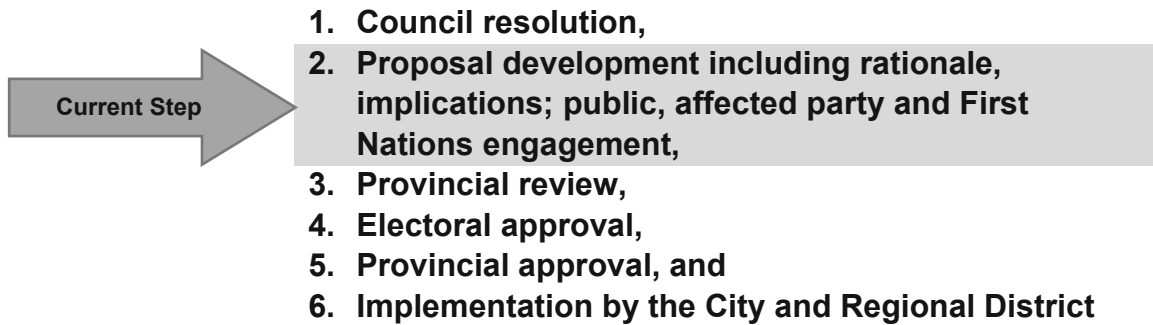




***What are the steps for a Boundary Extension?***

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 extending services through a Boundary Extension.

The City of Grand Forks municipal Boundary Extension process will follow the process outlined by the Province which includes the following six steps:



For more information or to learn more about the process outlined by the Province see the [Municipal Boundary Extension Process Guide](#)

***How long does this process take?***

The timing for the Boundary Extension process is based on provincial requirements and consultation. The official request by a private landowner to explore a Boundary Extension was made to Council on April 17, 2023 at the Committee of the Whole meeting. Review the proposal [here](#) and the Council Resolution to proceed with exploring a municipal Boundary Extension.

The review of the proposal to extend the City’s boundary will take approximately 12 – 18 months to complete from the initial consultations to the proposal submission stage. Depending on comments received through the consultation process and input from the Province, we anticipate submitting the proposal for electoral approval to submit in early 2024 and then proceed to provincial review and consideration in the spring of 2024.



Acknowledgement Letter

Date

Name

Address

City, Province, Postal Code

Dear Name,

**Property Owner Acknowledgment Letter : Proposed Municipal Boundary  
Extension City of Grand Forks**

The undersigned hereby acknowledges that I have been advised of the proposed Municipal Extension including the process, timeline, delivery of services and estimated property taxes, for Lot XXX if it were included in the City of Grand Forks if the proposed Boundary Extension is approved.

NAME:

DATE:

NAME:

DATE: