

City of Duncan Boundary Restructure Study

April 2006

Sussex
Consultants Ltd.

The study process

1	Current situation	<i>How do things work now? What are the issues?</i>
2	Impacts	<i>What would boundary extension change?</i>
3	Discussion	<i>What questions and comments do people have?</i>
4	Direction	<i>Should this proceed to a vote?</i>
5	Decision	<i>What do the people say?</i>

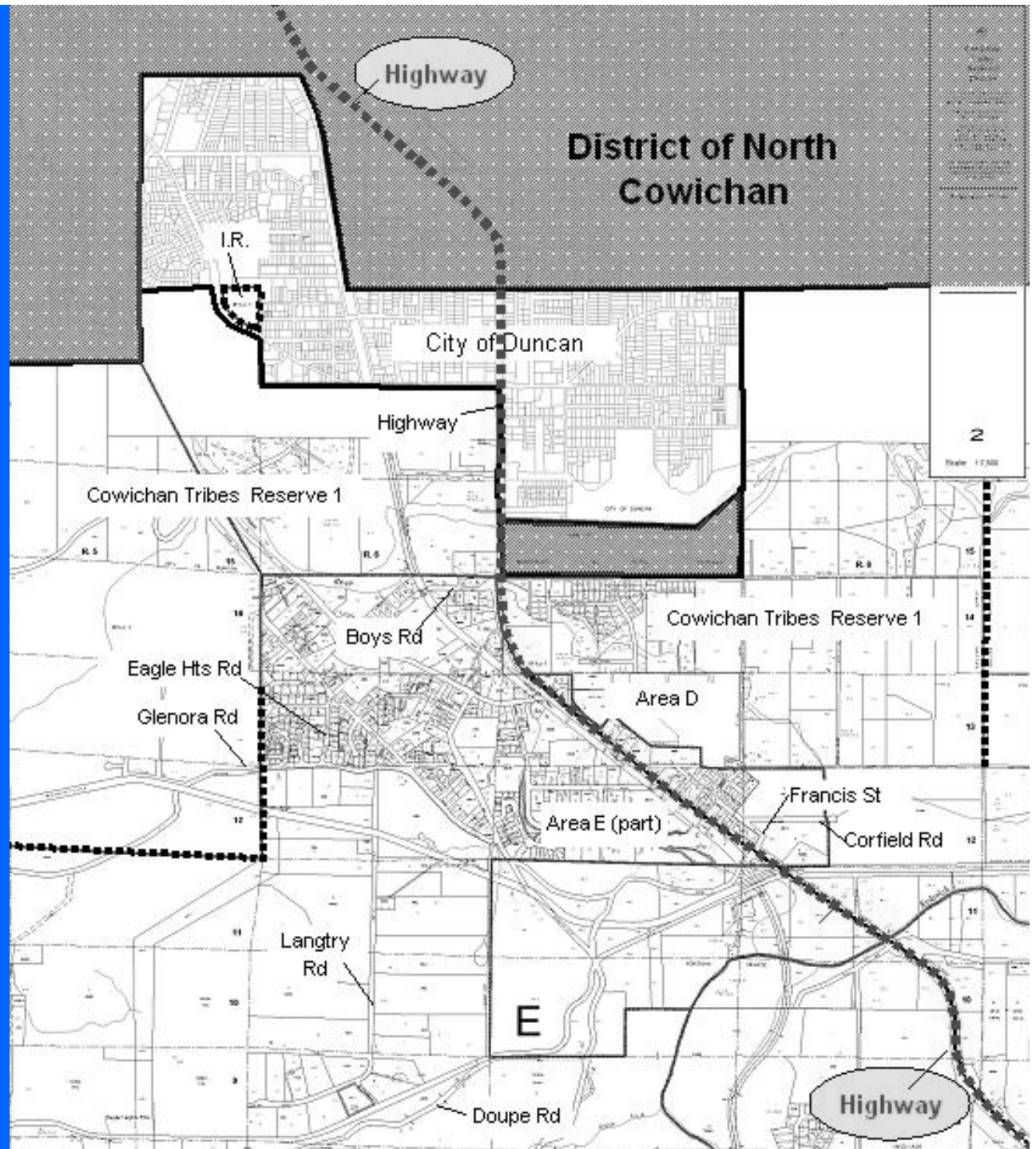
Why look at this?

- Complicated local gov't system now
- Uneven control and influence
- Shared community values
- Shared responsibility
- Reliance on City services
- Influence on who makes City decisions
- Influence on City policies

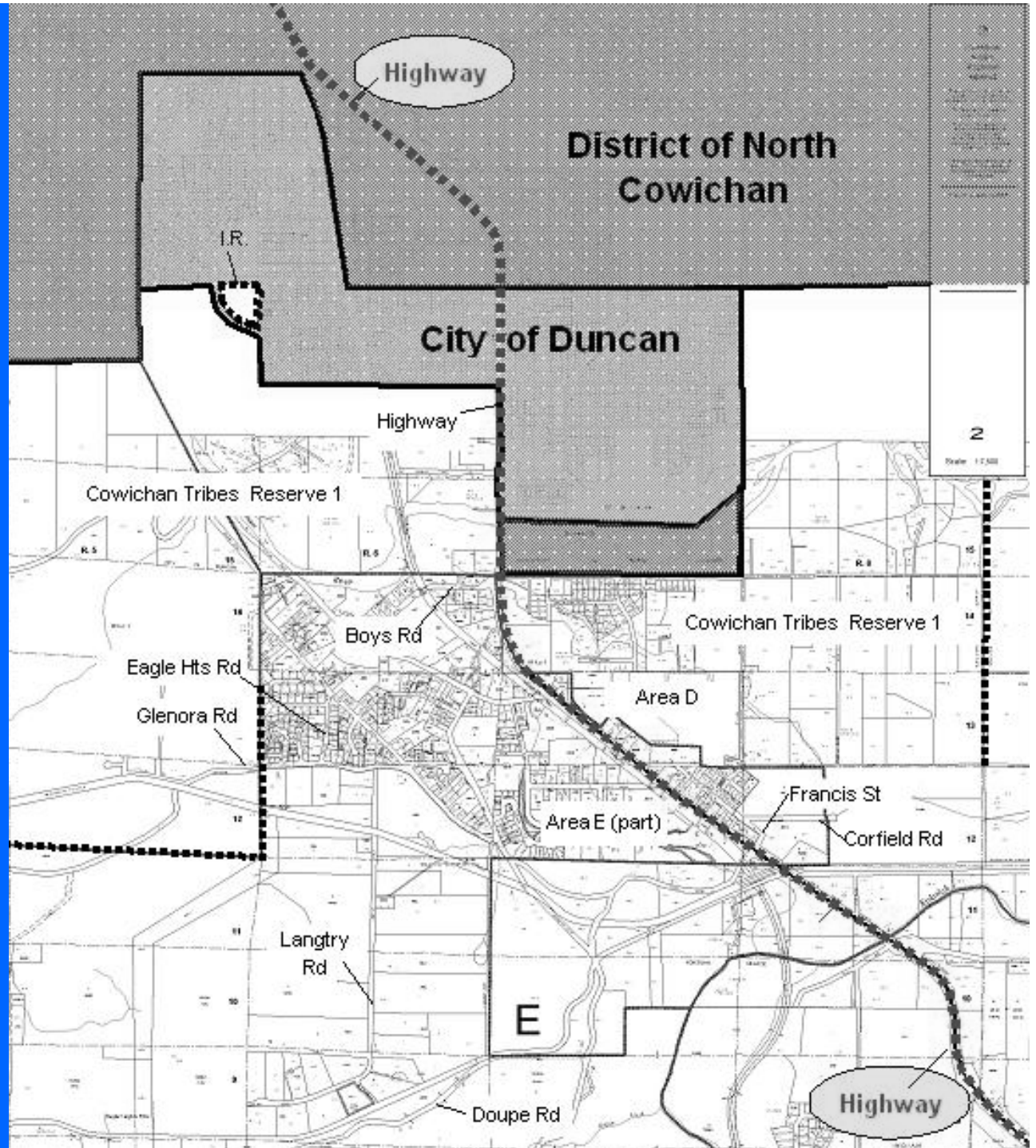
Who will decide?

- Province sets the rules
- City can't change its own boundaries
- Province has long history of letting voters decide
- Almost certainly a vote for study parts of Area D + E
- Could be a vote for City electors too
- *Matter might not proceed that far*

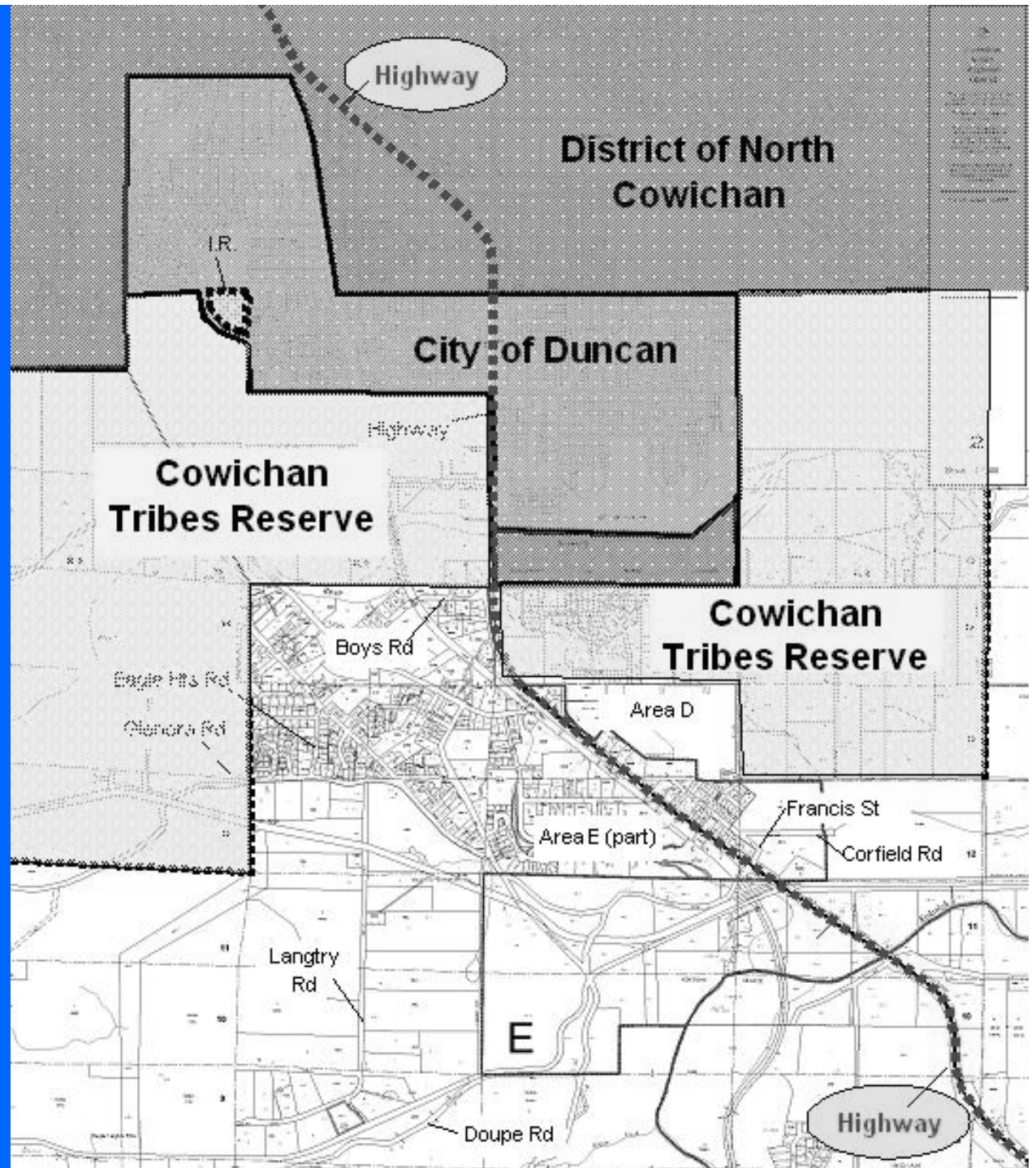
The area



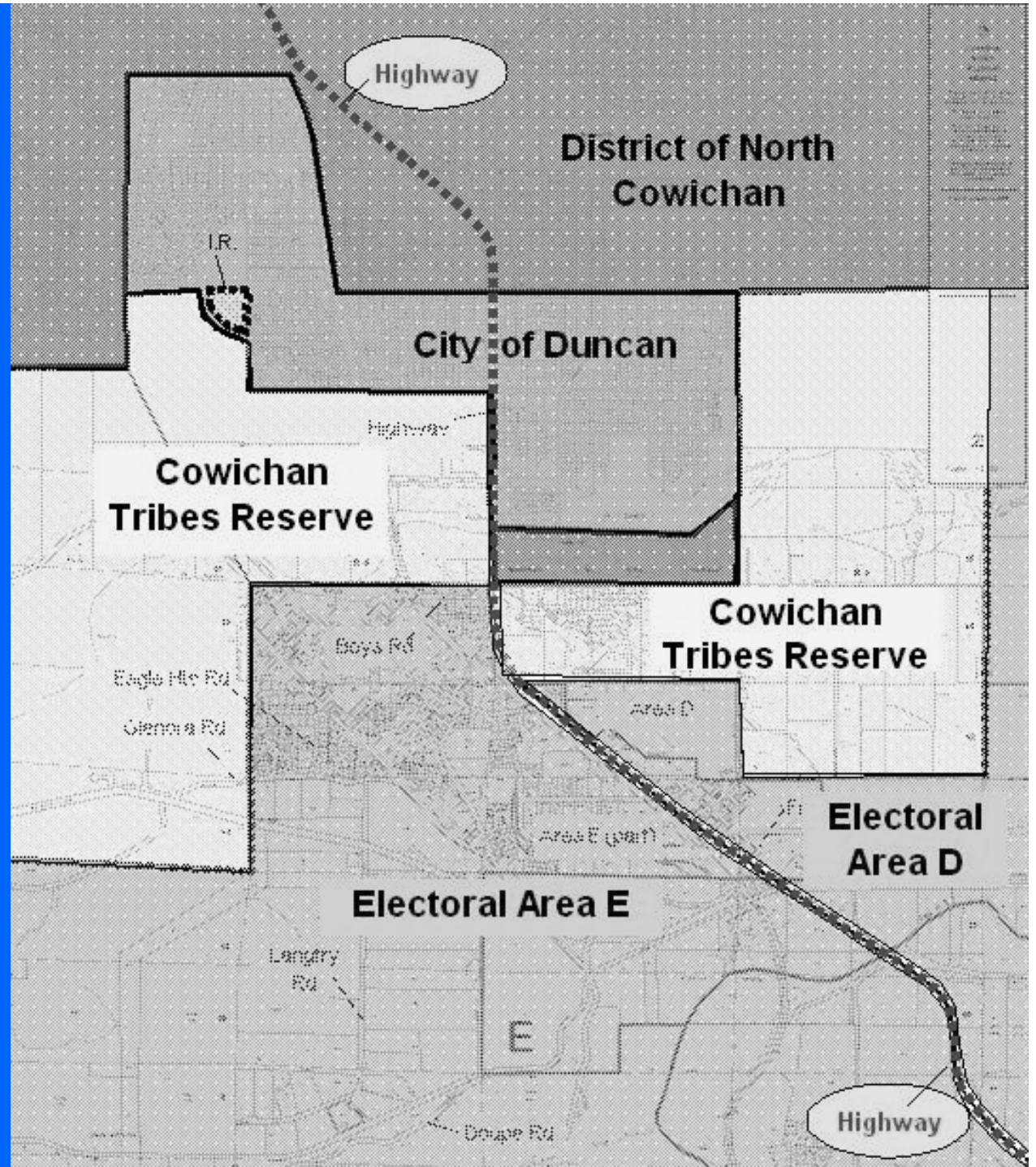
The area



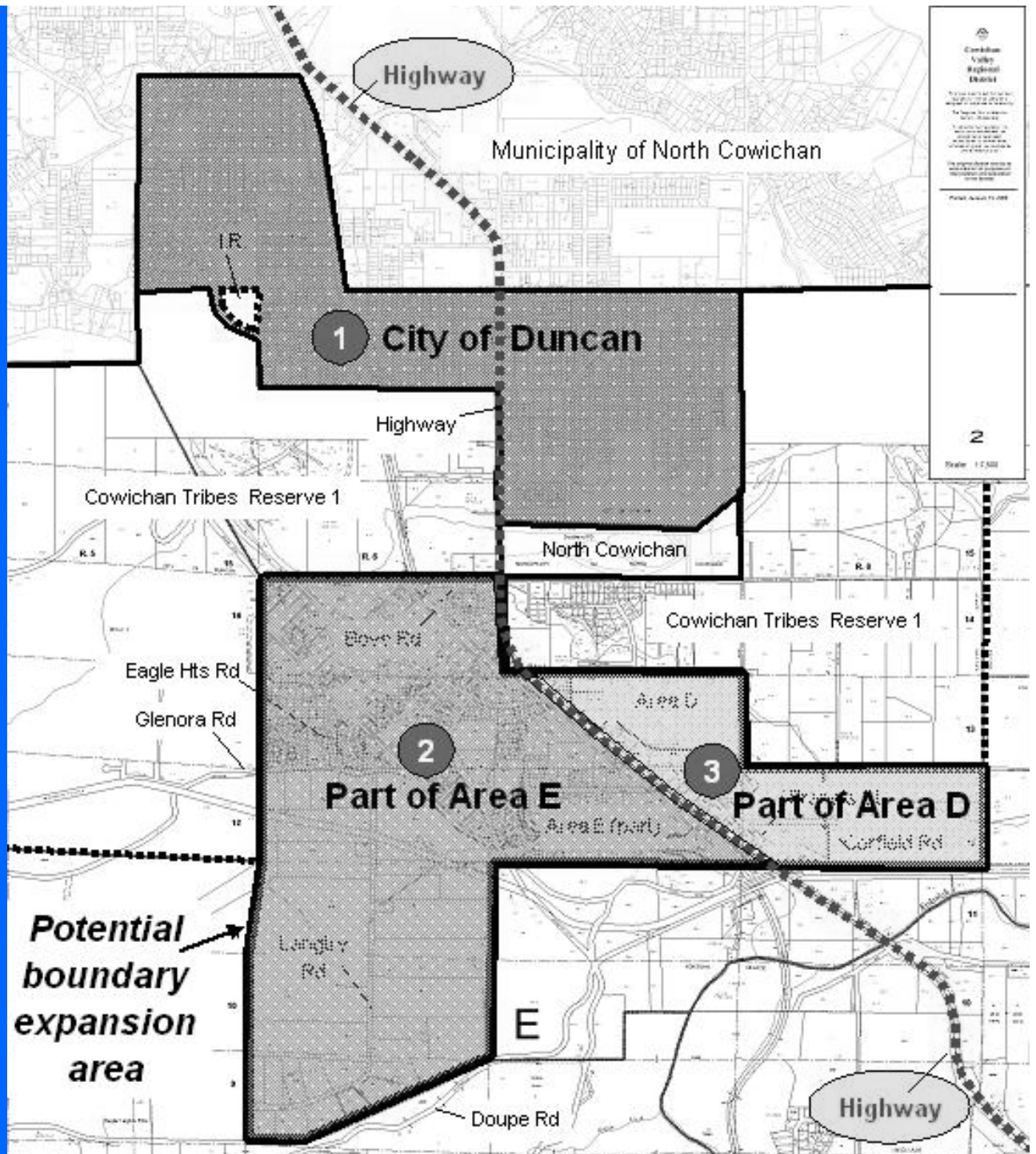
The area



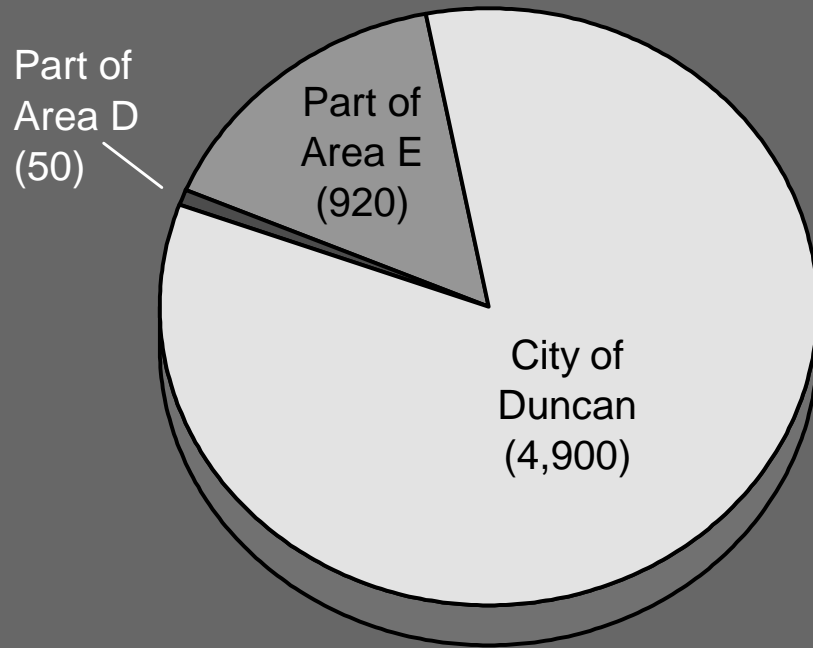
The area



Our study area

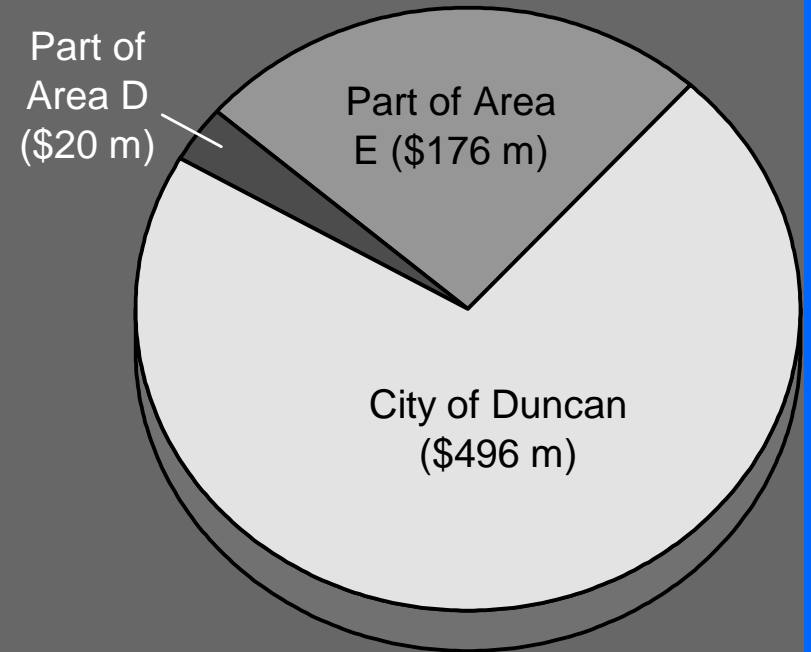


Population



Excludes population of Indian Reserves

Tax Base



** Weighted to reflect business and industry's higher tax rates*

15-Member regional board



District of North Cowichan



Town of Ladysmith



Town of Lake Cowichan



City of Duncan



Area A: Mill Bay/Malahat



Area B: Shawnigan Lake



Area C: Cobble Hill



Area D: Cowichan Bay



Area E: Cowichan Station/
Sahtlam/Glenora



Area F: Cowichan Lake South/
Skutz Falls



Area G: Saltair/Gulf Islands



Area H: North Oyster/Diamond



Area I: Youbou/Meade Creek

Key:



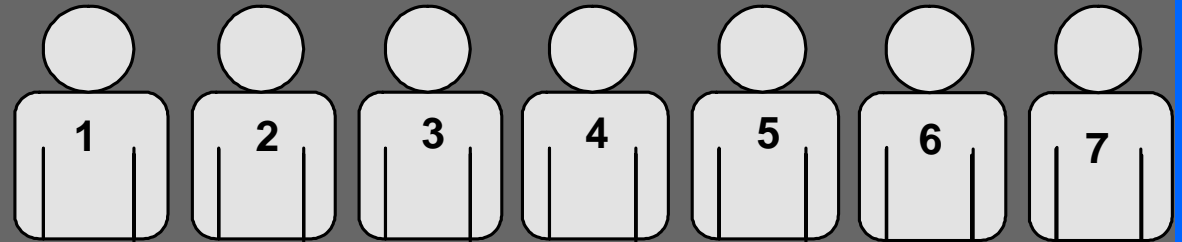
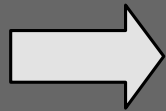
Municipality



Electoral area

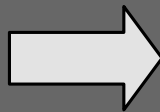
City of Duncan

Elected
City
Council



Mayor

Still part
of the
regional
district



The Mayor represents the
City on the regional board

Some differences

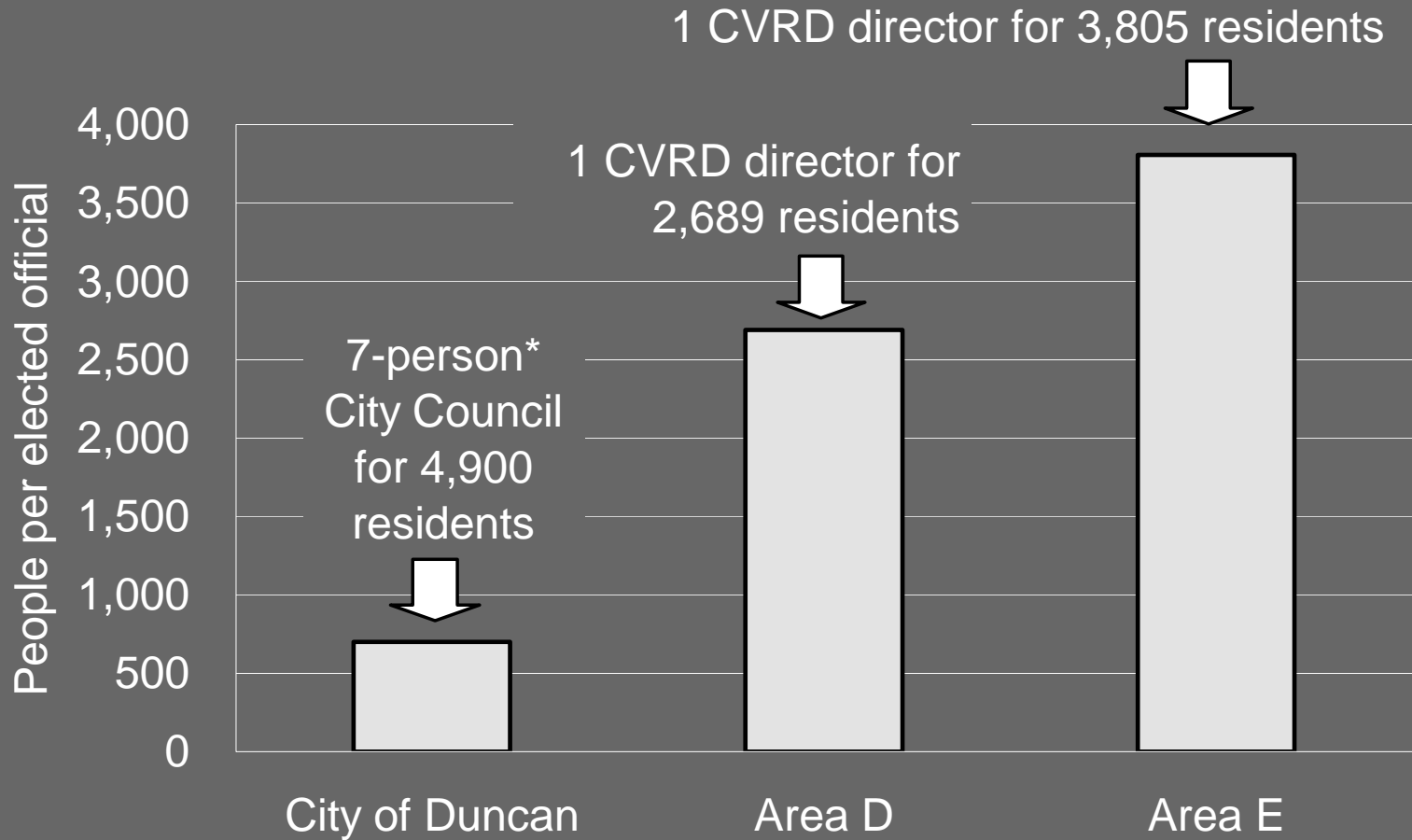
Regional District

- ◆ Federation of different areas
- ◆ Mainly under the *Local Government Act* rules
- ◆ Separate taxes for each service and function
- ◆ Narrower service authority
- ◆ Fewer service obligations
- ◆ Service enactment requires approval of other RD members

Municipality (City)

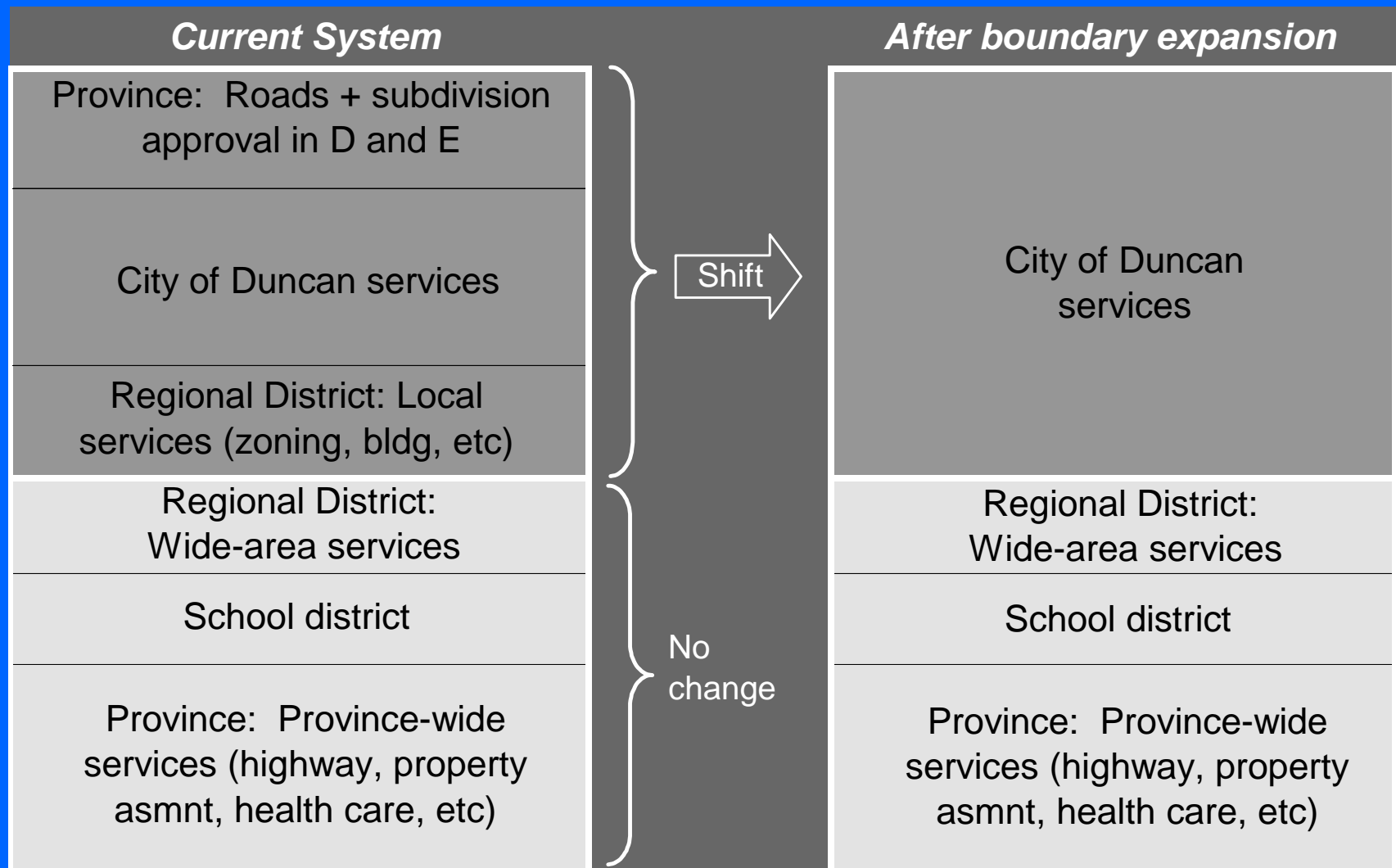
- ◆ Focus on one area
- ◆ Under *Community Charter* and *Local Government Act*
- ◆ One tax for multiple services and functions
- ◆ Broader service authority
- ◆ More service obligations
- ◆ Service enactment up to municipality alone

Elected local officials



* Mayor and 6 other councillors

Layers of local government



Land use controls

	Current system		After expansion
	In the City of Duncan ↓	In Areas D + E ↓	In all 3 areas ↓
Local zoning bylaws	City council	Regional board	City council
Official community plans	City council	Regional board	City council
Subdivision approval	City staff	Provincial staff (consults with CVRD)	City staff
Agricultural Land Reserve designation	Agricultural Land Commission	Agricultural Land Commission	Agricultural Land Commission

Existing CVRD zoning and OCP bylaws would still apply after expansion

12 Things that would change

	In Duncan now	<i>In the study portions of Area D and E</i>	
		Before	After
1 Local roads	City	Province	City
2 Zoning + OCP	City	CVRD	City
3 Subdivision approval	City	Province	City
4 Policing	Province	Province	City
5 Sewage collection	City	CVRD	City
6 Water system	City	CVRD + City	City
7 Property tax collection	City	Province	City
8 Storm drainage	City	Province	City
9 Garbage collection	City	RD contractor	City
10 Local parks	City	CVRD	City
11 Building permits	City	CVRD	City
12 Bylaw enforcement	City	CVRD	City

12 Things that wouldn't change

- 1** Highway responsibility Stays with province
- 2** 911 Service Remains a CVRD service
- 3** Regional parks Remains a CVRD service
- 4** Landfills Remains a CVRD service
- 5** Fire service Area covered could stay as is
- 6** Sewage treatment Remains a shared service
- 7** Sewer areas Only served areas pay (like now)
- 8** Water areas Only served areas pay (like now)
- 9** Property assessments Stays with BC Asmnt Authority
- 10** School + hospital taxes Not affected at all
- 11** Library service Stays with the V.I. Library District
- 12** Agricultural land designation .. Stays with Agricultural Land Commission

What about zoning?

- OCP + zoning bylaws already in place
- Existing CVRD bylaws would become City bylaws
- Bylaws could be changed by City – just like CVRD board can change them under current system

Water and sewer

- Only the users would pay (same as now)
- No subsidies from non-users (like now)
- Sewer charges not affected much by boundary restructure
- Water charges could be affected slightly

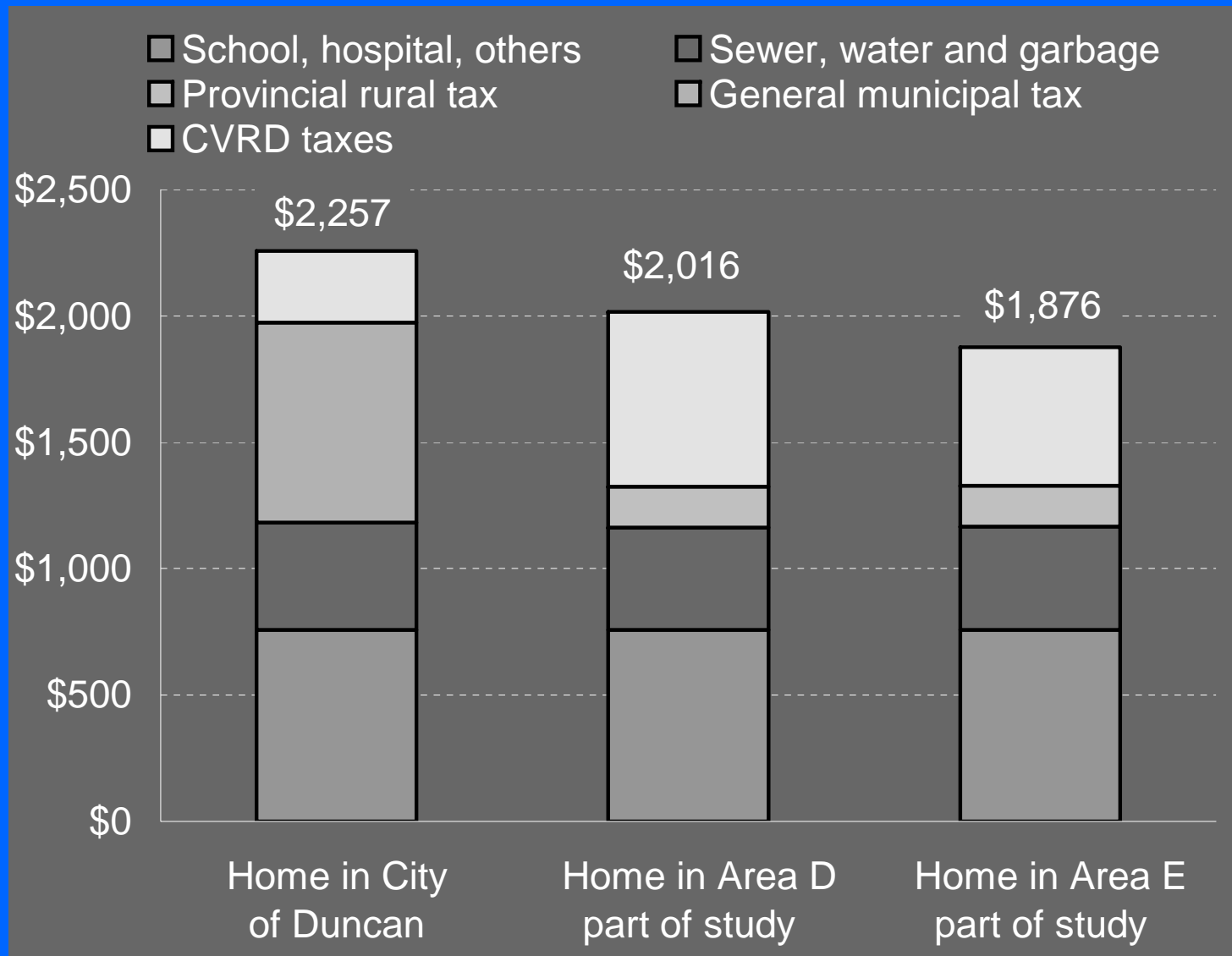
Local service areas

- Some already in place
- Only homes in the area pay for the service
- Service areas could stay same for:
 - Fire protection (outside study area)
 - Sewer service area boundaries
 - Water service area boundaries

Provincial assistance

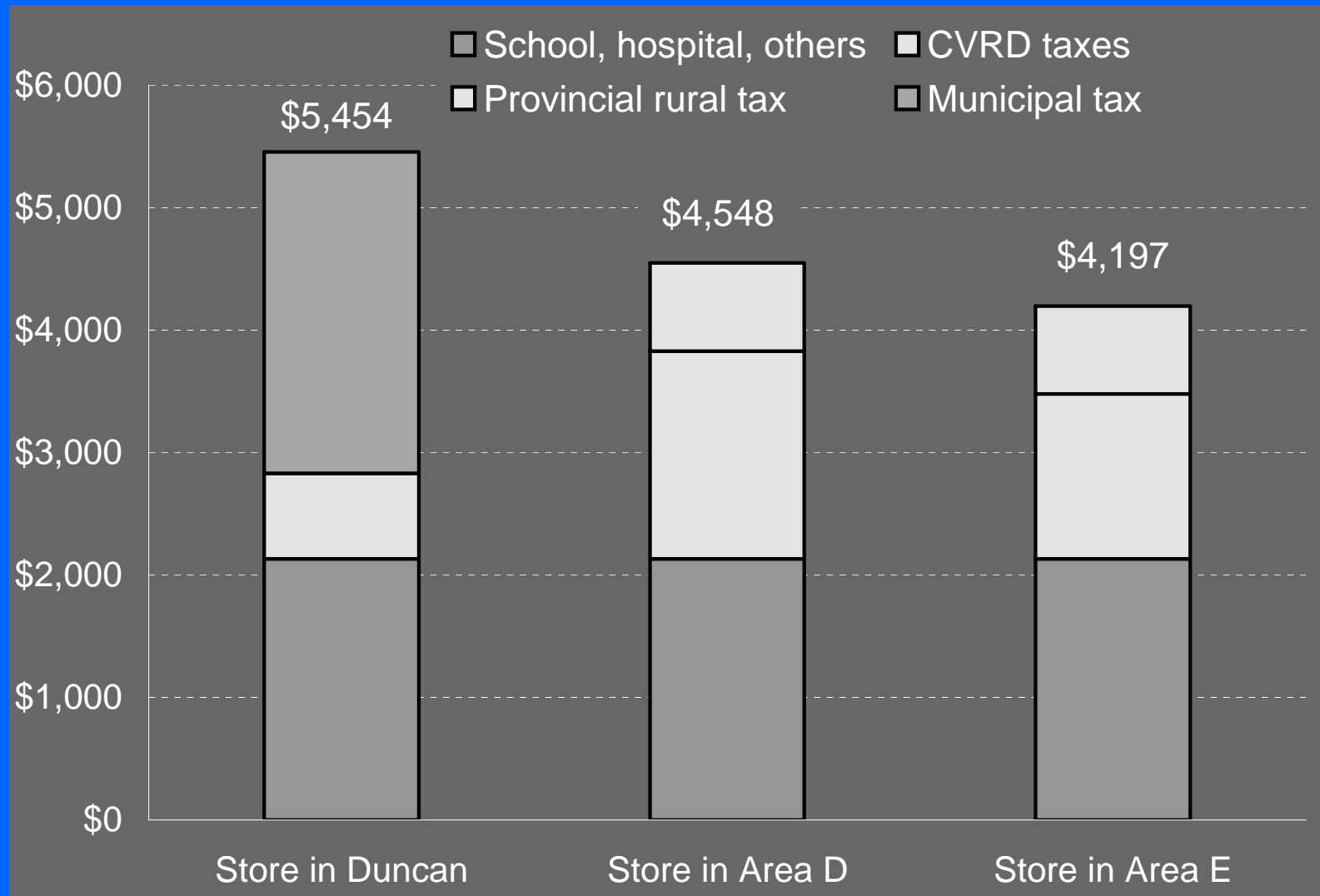
- Would be confirmed before a referendum
- Short-term assistance components:
 - Start-up grants based on population
 - 5 yrs free road maintenance
 - Rebate of rural tax
- No grants for road improvements
- Long-term: Highway remains provincial

2005 Taxes on a \$200,000 home



\$200,000 BC Asmnt Authority value; taxes vary with property value

Taxes on a \$200,000 business



\$200,000 BC Asmnt Authority value; taxes vary with property value

Why are taxes different

- More extensive services in City
 - Sidewalks, street lights, curbs and gutters
 - Roads, boulevards, storm drainage
 - Parking management
 - More parks
- Uneven sharing of CVRD costs
 - Cowichan Centre
 - Transit
- Different tax shifting (tax rate multiples)
- Different links between costs and taxes

End