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South Revelstoke Diagnostic Inventory

CSRD Board Meeting

February 15, 2018

Presented by:

John Dumbrell



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**CITY OF
REVELSTOKE**



**BRITISH
COLUMBIA**

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Motivation for Diagnostic Inventory

- Individual requests for boundary extension
- Case-by-case review
- Current approach makes long-term planning challenging
- Need for baseline information on governance and service delivery to help inform a City-CSRD strategy on boundary extension

Our Process

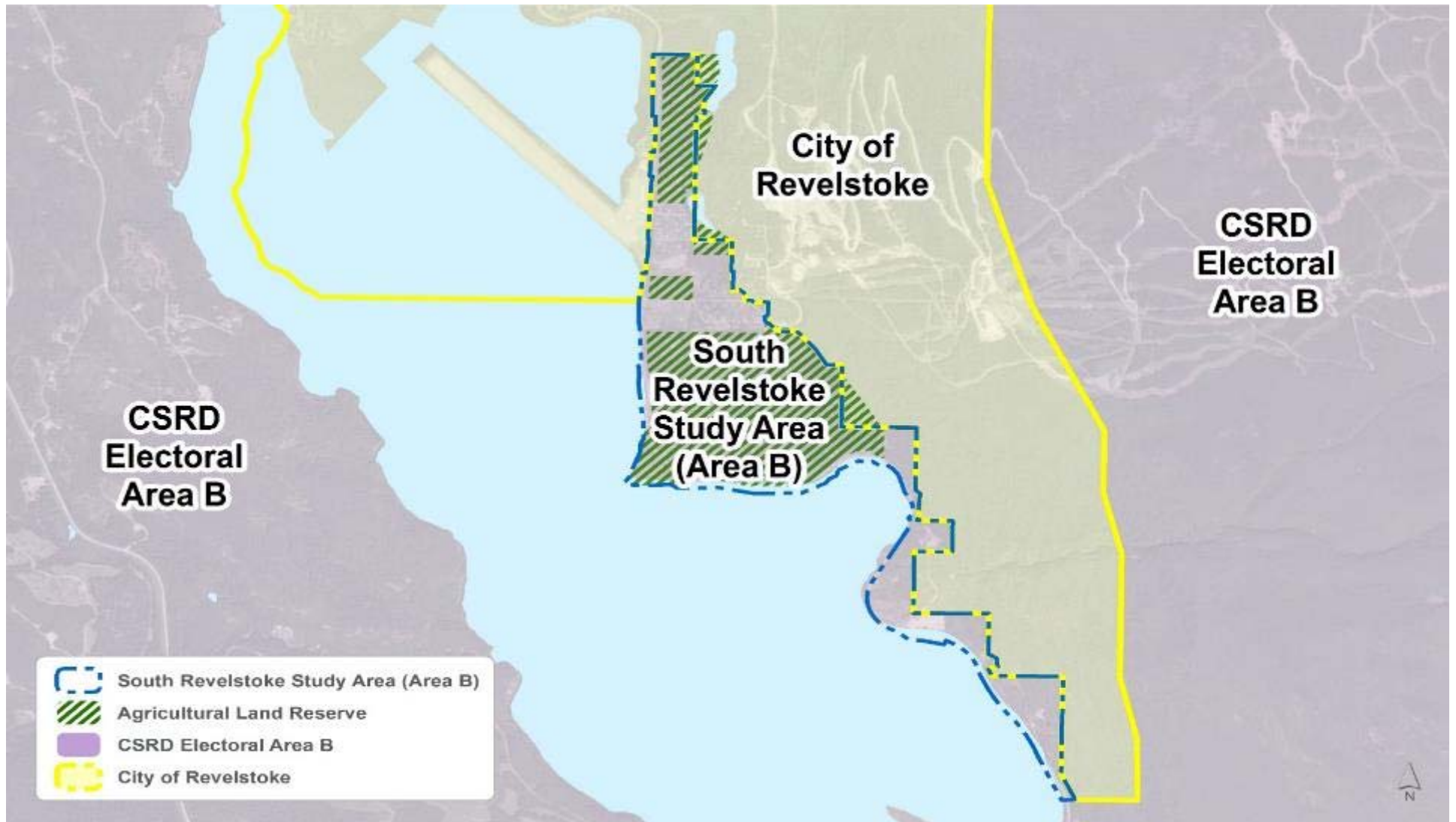


What this Study is *Not*

- Development or analysis of options for boundary extension
- Recommendation for or against boundary extension



Study Area

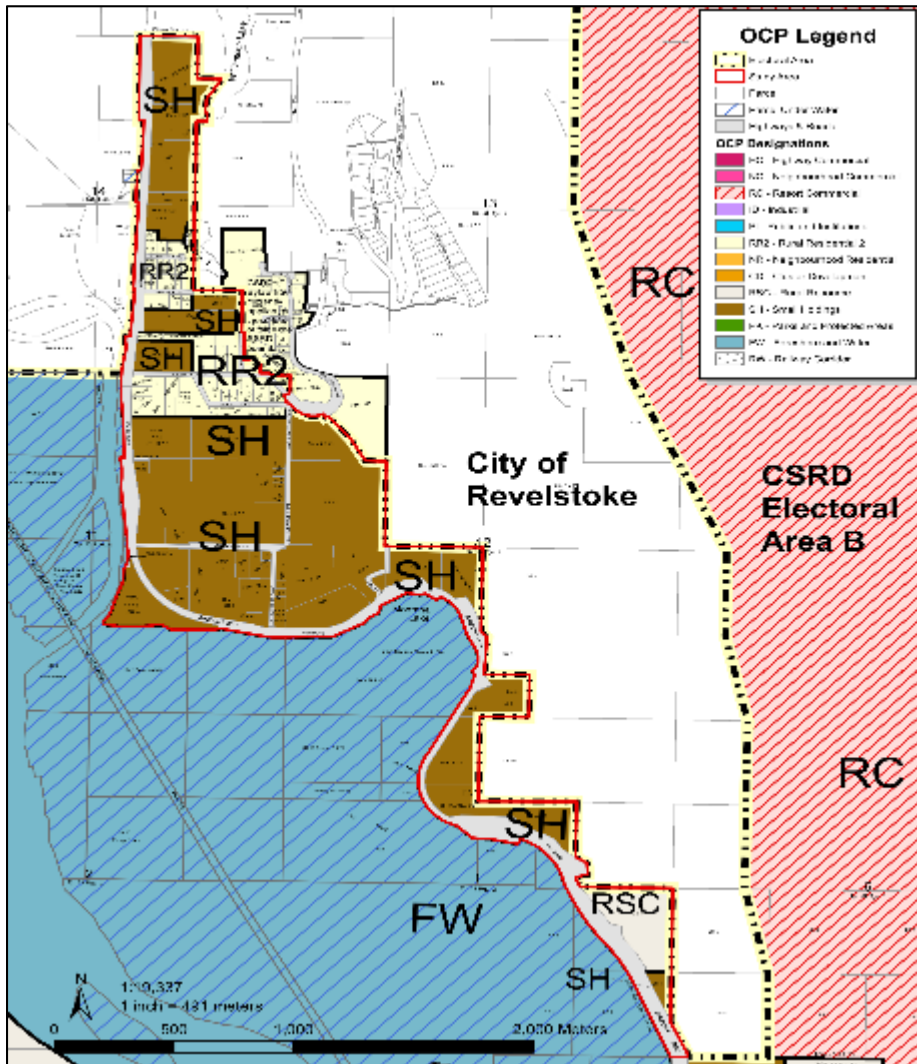


Local Government

- Part of Electoral Area B
- Local government through CSRD (Electoral Area B Director)
- Local services provided by:
 - Province
 - CSRD
 - City (through contract with CSRD)

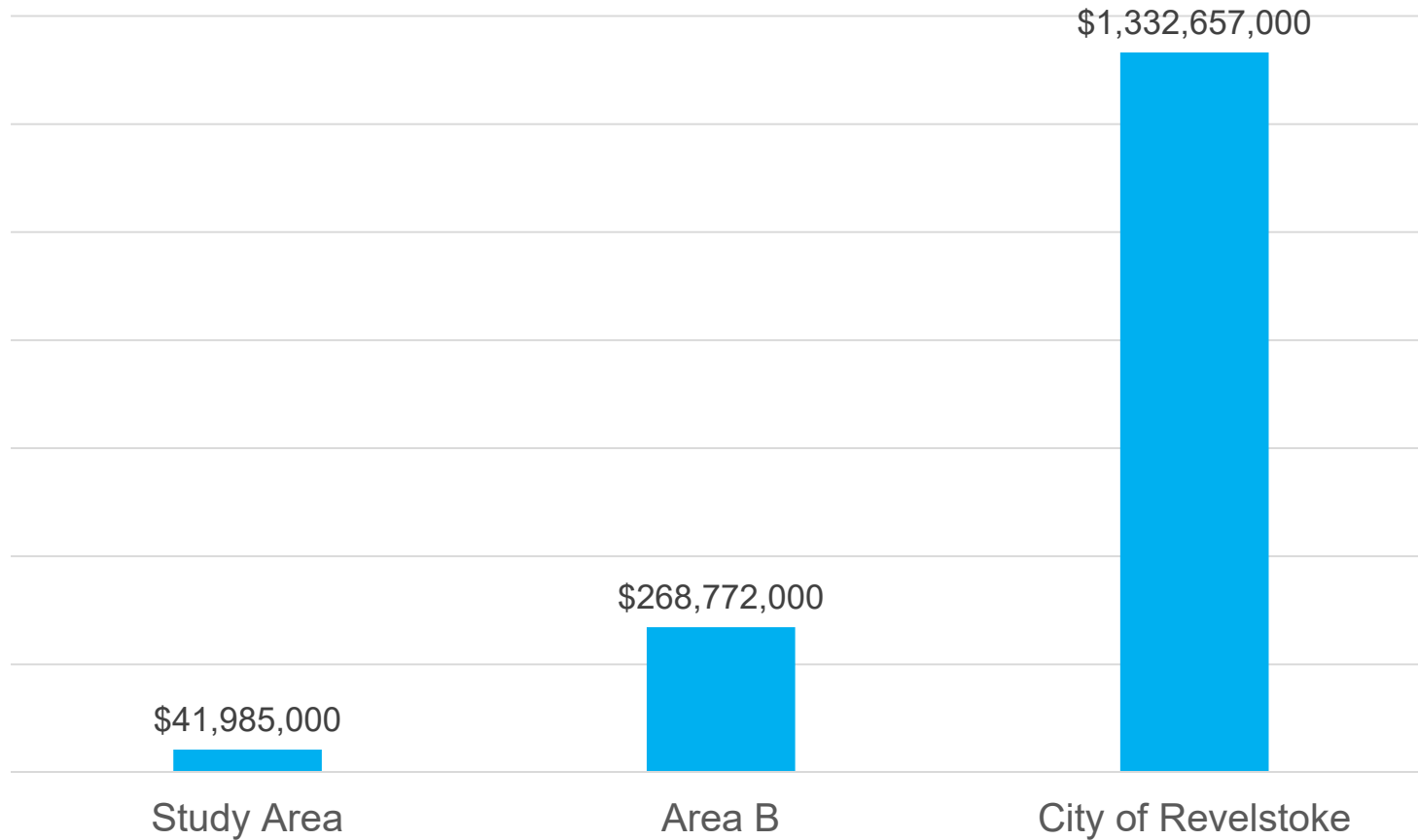


Land Uses

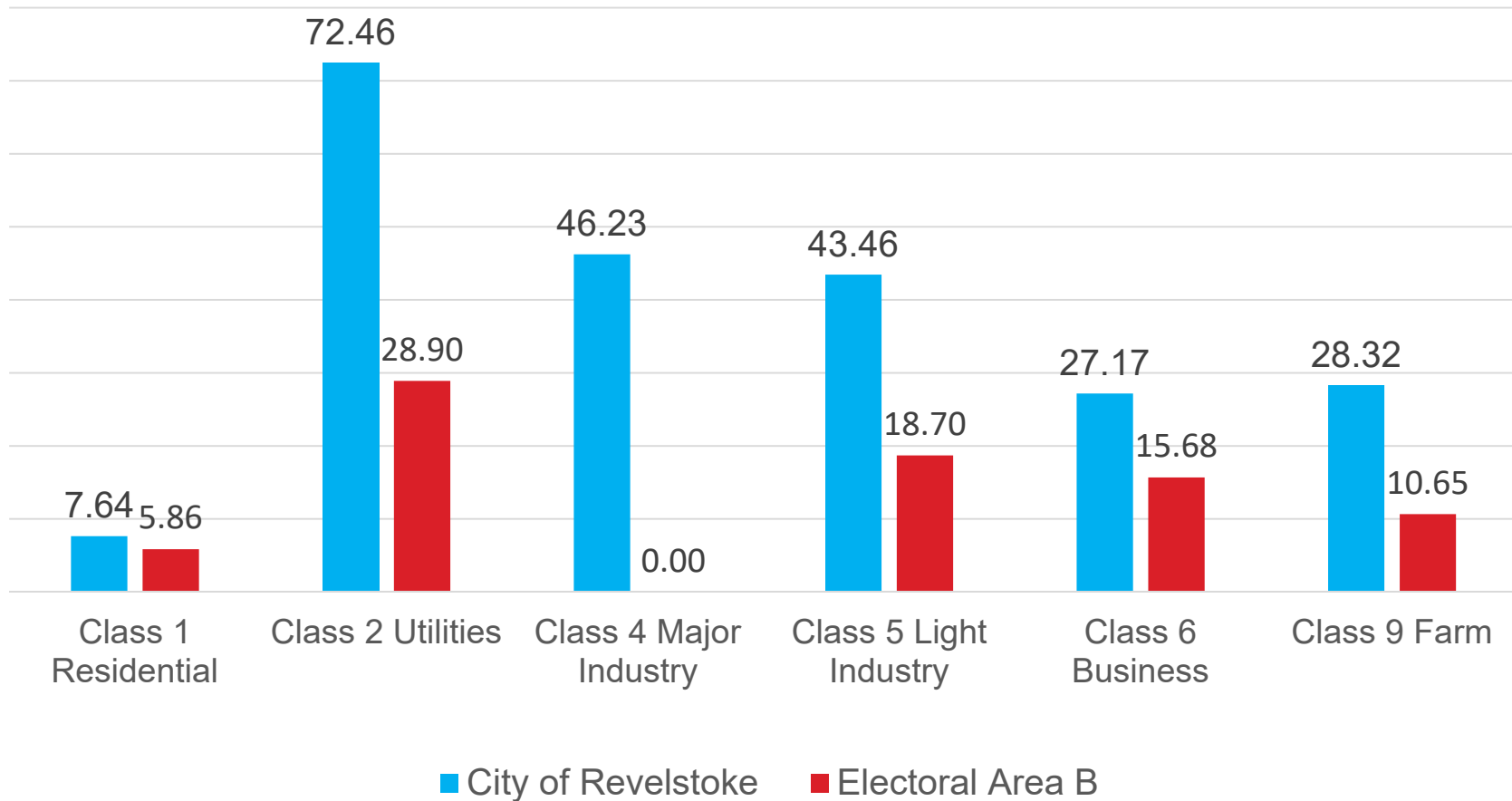


- Residential
- Some home business
- Minor agricultural
- Outdoor recreation nearby

2017 Property Assessments



2017 Tax Rates



History of Boundary Extensions

Mid-2000s	Revelstoke Mountain Resort base
2008	Area B OCP (incl. recognition of resort potential of Upper Bench Lands)
2015	Camozzi Road property (Tree House Hotel)
2016	Thomas Brook community
Ongoing	Requests for boundary extension study

Community Engagement

Activity	South Revelstoke Residents	City Residents	Other
Community Meeting	59	64	7
Online Survey	191	335	n/a



Community Meeting - Themes

- Financial
 - Tax impacts
 - Cost of infrastructure connection
- Process
 - Definition of study area
 - Survey format and questions
 - Process for formal boundary extension consideration

Community Meeting – Themes

(continued . . .)

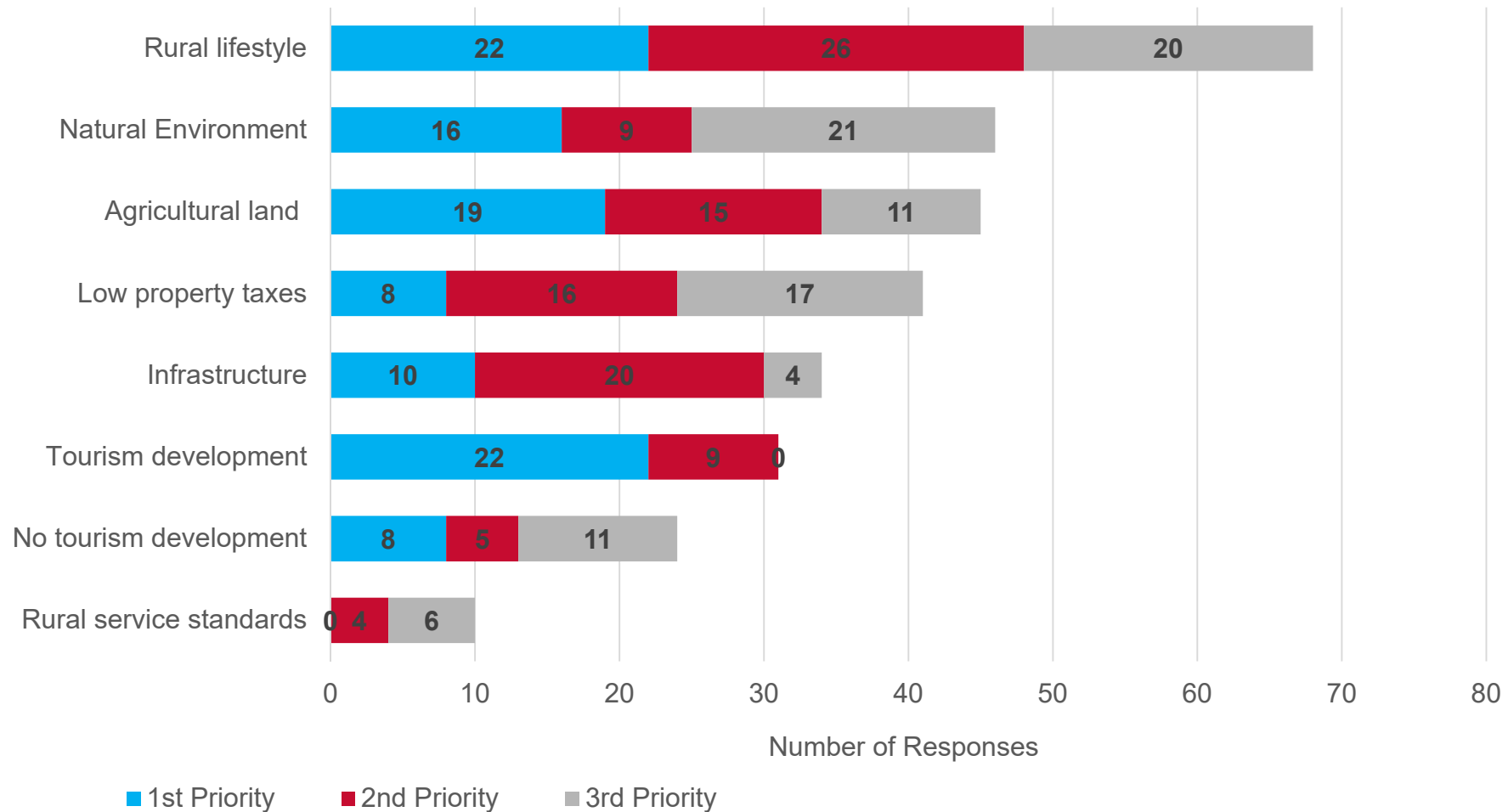
➤ Land Use

- Development sprawl
- Land use regulation without and with extended boundaries

➤ Other Themes

- Agricultural land protection
- Development impacts on groundwater
- Housing availability
- City debt capacity

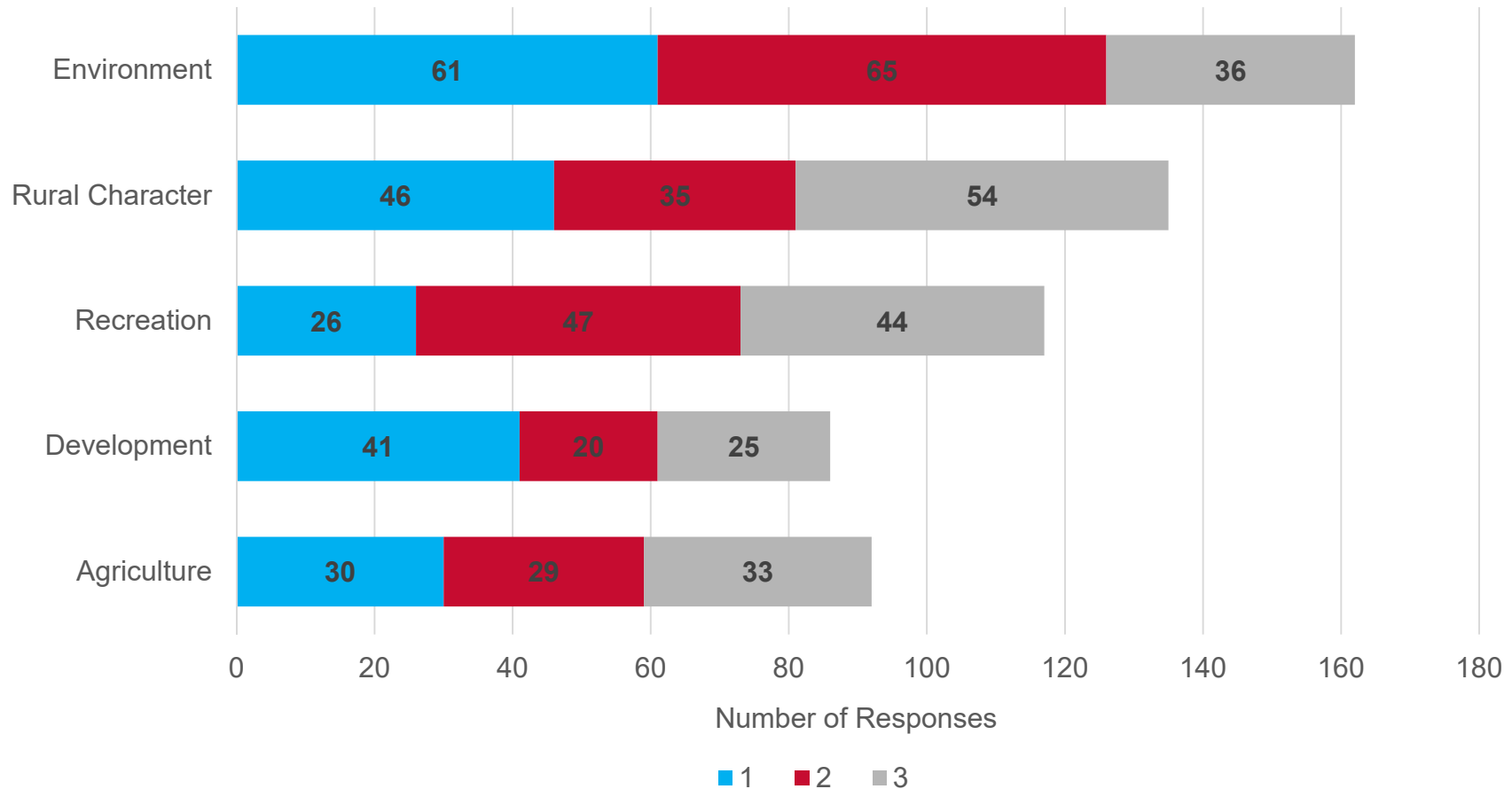
Online Survey Responses – South Revelstoke Study Area Priority Ranking



Online Survey Responses – South Revelstoke Study Area *(continued . . .)*

- Retain Agriculture?
 - 50% say important; 42% say unimportant
- More Development?
 - 61% say no; 38% say yes
- More Services?
 - 48% say no; others would like City water and sewer and curbside garbage collection (including recycling)
- More Taxes
 - 56% say no; 44% say yes

Online Survey Responses – City of Revelstoke Study Area Priority Ranking



Online Survey Responses – City of Revelstoke Study Area *(continued . . .)*

- Retain Agriculture?
 - 59% say important; 32% say unimportant
- More Development?
 - 55% say no; 42% say yes

Conclusions

- Boundary extension polarizing issue in study area and City
- Some want more development and services (including City utilities)
- Others want rural character and lower taxes
- Apparent that boundary extension to full study area would not be supported by majority

Potential Next Steps

- Formal mail-out survey to gauge interest in boundary extension study
- Recommend boundary extension study to Province
- City – CSRD agreement on fringe area management
- Combinations of above

Recommendations

- City – CSRD communication protocol for boundary extension and land use proposals
- Future land use plans – City housing market demand; CSRD Electoral Area B OCP focus on City/South Revelstoke interface
- Boundary extension applications – comprehensive, and contiguous to City
- If boundary extension study undertaken, joint CSRD – City initiative



Thank you!

Questions?

John Dumbrell