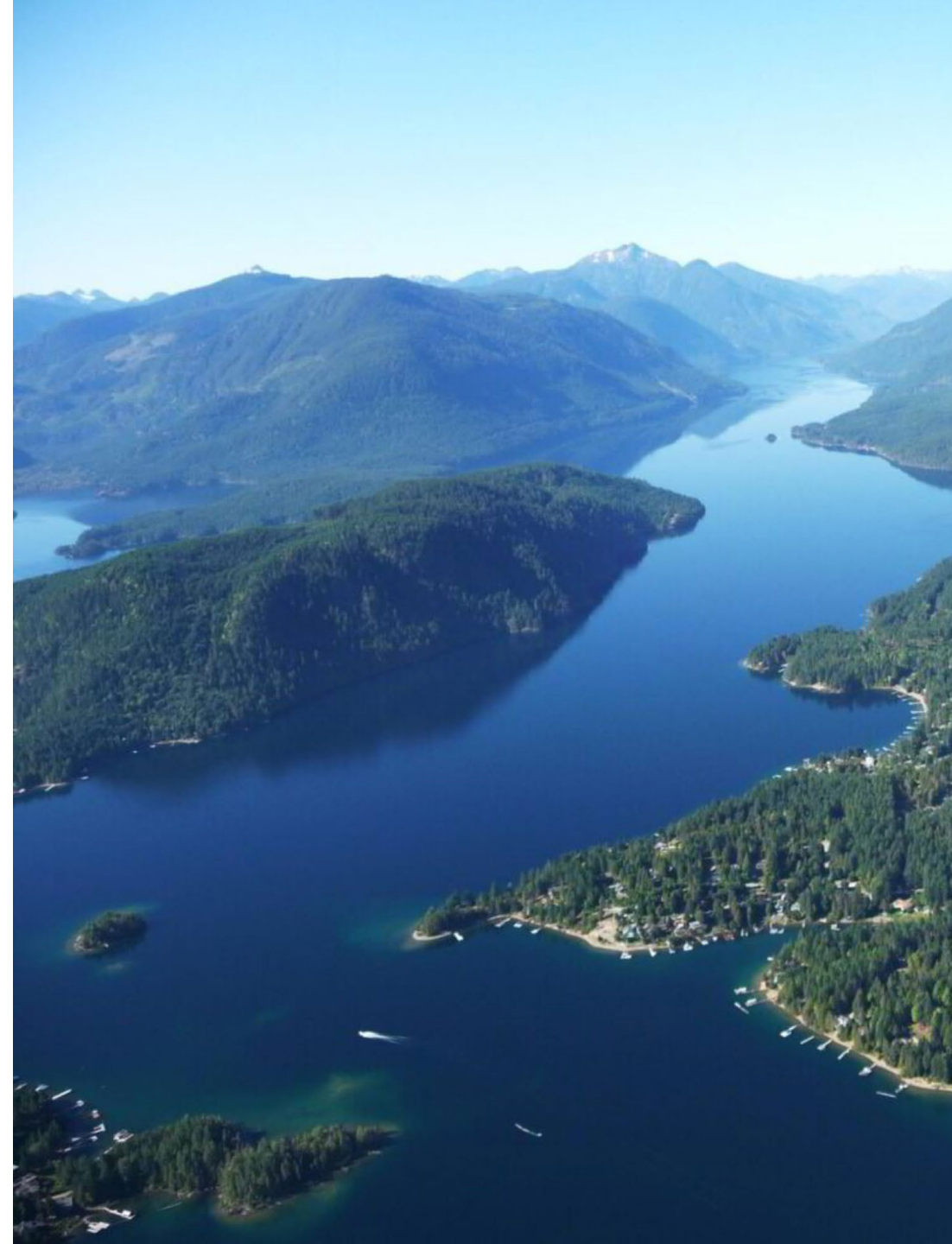
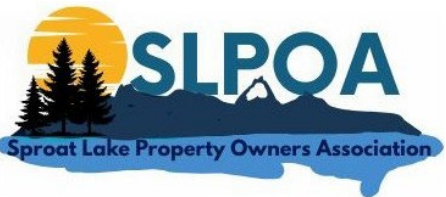


Sproat Lake Town Hall

May 31 2025

WELCOME

- Board Introductions
- Past year's accomplishments
- Penny Cote
- Official Community Plan
- Sproat Lake Incorporation Study
- Transit and Development
- Next Steps



Examples of OCP Policies that Increase Taxes & Costs

Policies increase taxes/costs

Docks-ACRD does not have jurisdiction, but want increased regulations, permits, environmental reports

Multi use pathways, extensive trails, alternative transport

Signage and other policies designed to increase park and lake access

Facilitate communal water and sewer systems

Form and Character of Buildings and Lots

Instead

Property owners group developing education and awareness for a neighbor-friendly, environmentally responsible dock

Lobby the provincial government for shoulders on our roads

Remove these expensive unwanted policies from OCP

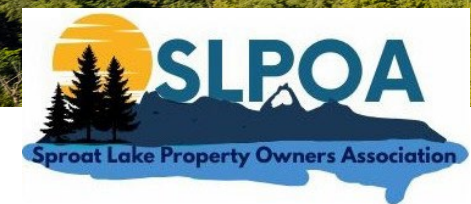
Eliminate policies that fall outside ACRD's jurisdiction. Many are also not wanted.

Do not include unnecessary policies that go beyond the OCP's scope.

Before the OCP can revised or approved:

- ☐ The issue of property tax equity must be resolved to our satisfaction**
- ☐ every OCP policy must have a detailed cost analysis on what it costs Owners in property tax, including costs for permitting and studies**

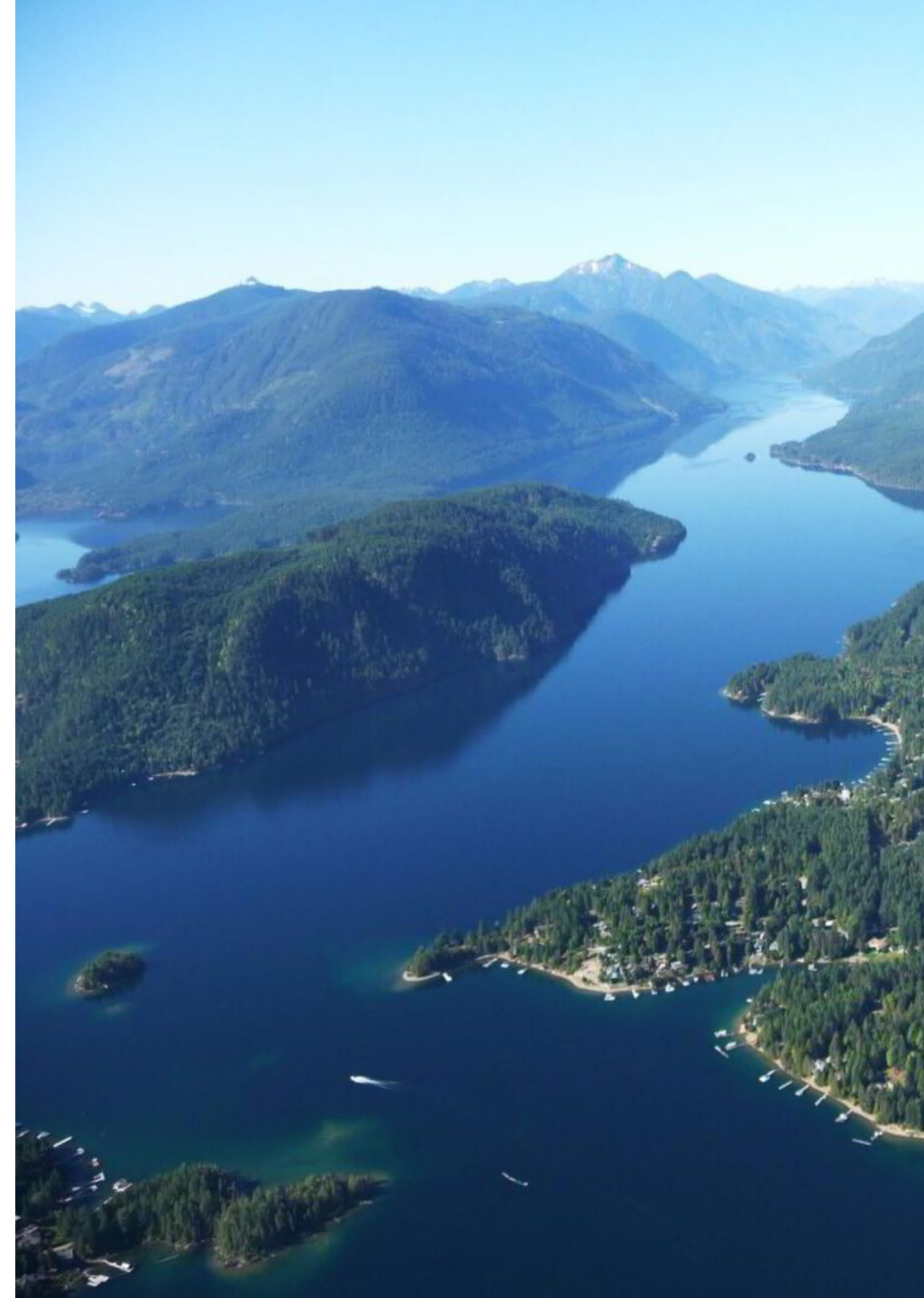
Sproat Lake Incorporation Information



SPROAT LAKE TOWN HALL COMMUNITY MEETING

Incorporation Information

- Sproat Lake 2007 Incorporation Study
- Updating the Study
- Services Affected
- Governance
- Property Taxes
- Next Steps

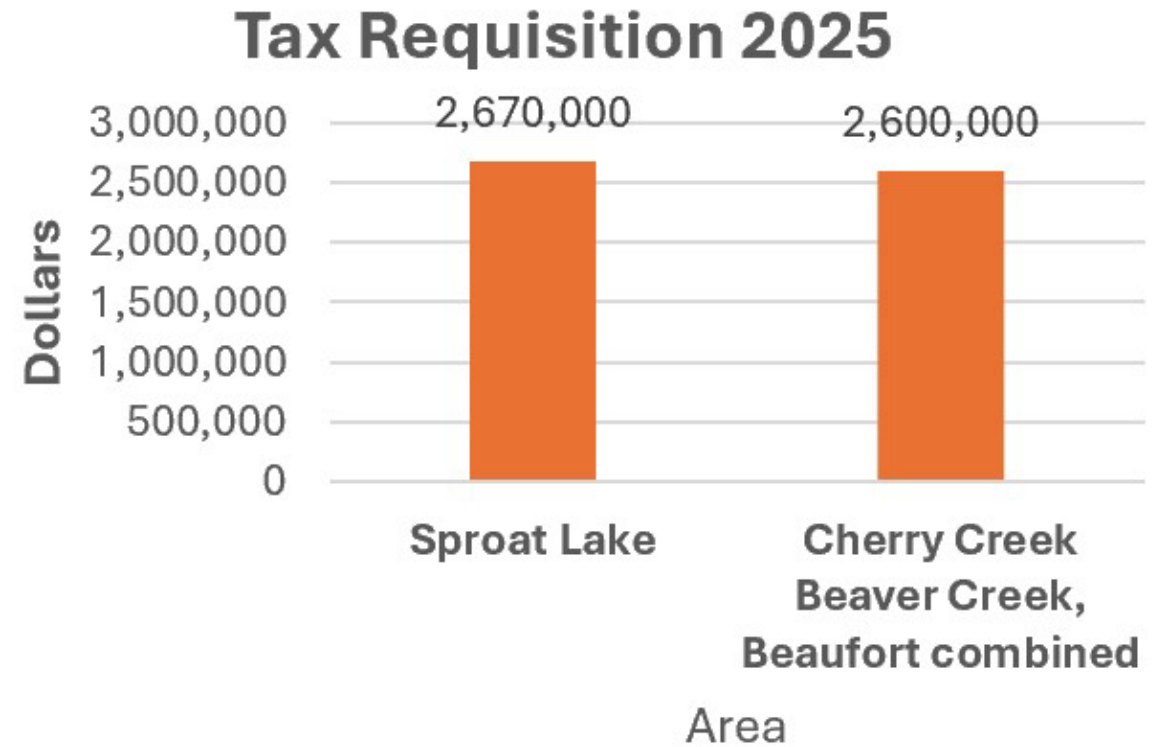
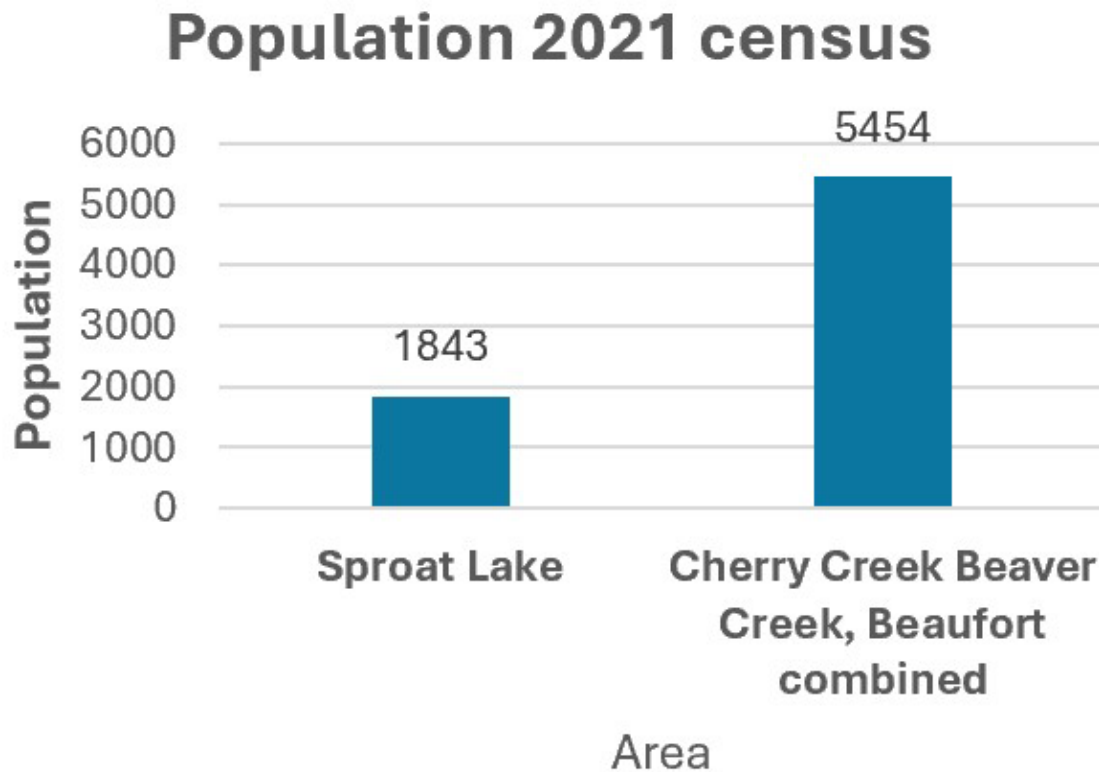


2007 STUDY

- ✓ A 2007 study explored the impact of becoming a Sproat Lake Municipality
- ✓ It was put on hold to be reconsidered in the future partly due to financial considerations
- ✓ Due to large property increases since then, Sproat Lake is now in a financial position to reconsider this option and reopen the study.



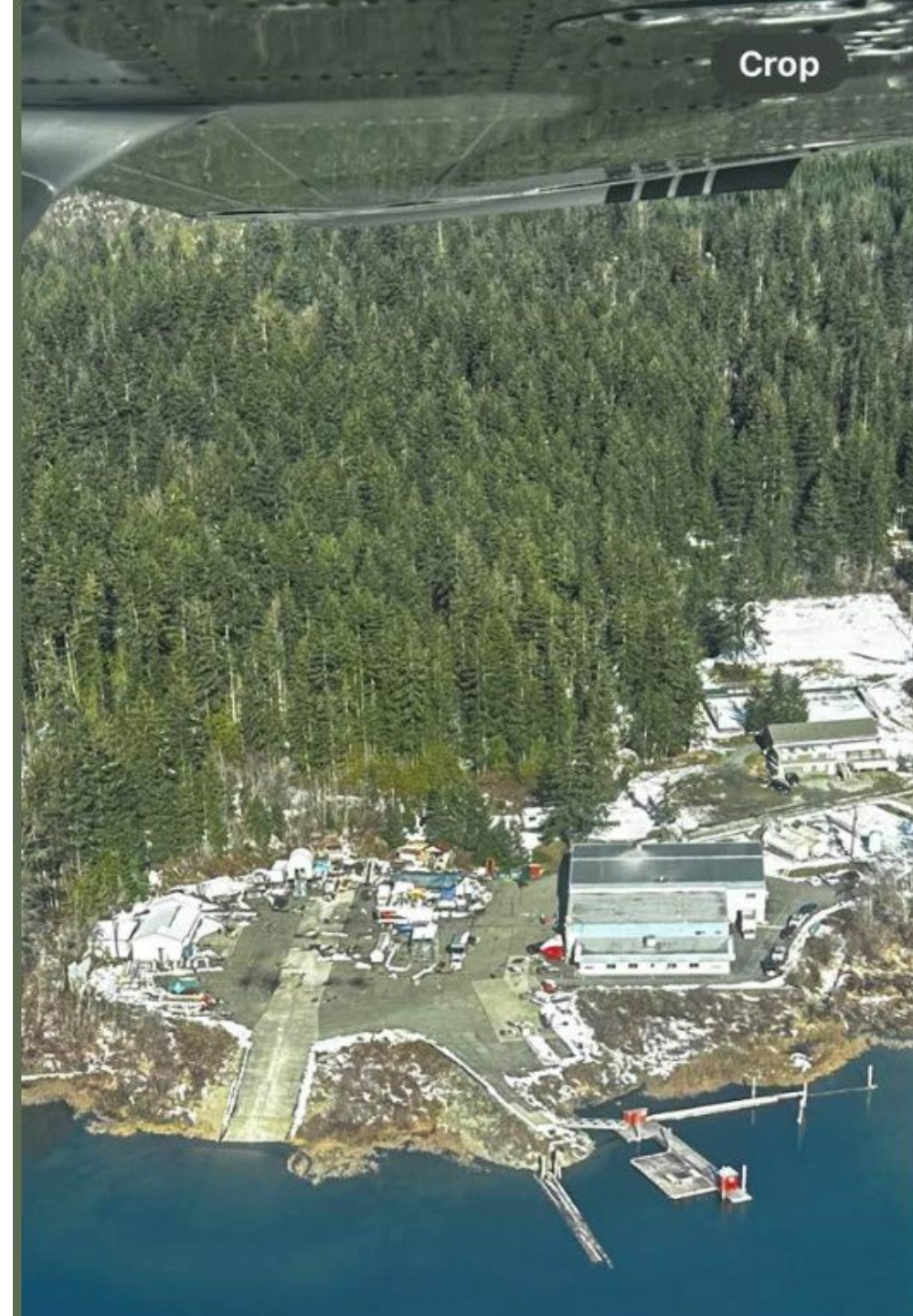
Property Taxes High and Not Equitable



Last year's tax requisition \$2,670,000 is double the tax requisition in 2006.

An Updated Study

- Would clarify the potential impact of establishing a Sproat Lake Municipality in terms of:
 - ✓ local government services and service provision
 - ✓ governance – that is, decision-making
 - ✓ costs and local property taxes



Become an Incorporated Municipality

Reasons to become a municipality:

Want service levels, priorities and decisions made by a locally elected council. This includes local roads, land use planning, decisions about flood plain levels, building inspection, utilities, parks and recreation, bylaw enforcement and others.

Want decisions on services, development policies and approvals, and other community matters made in the community by a locally elected Council.

View Sproat Lake District as a single community with service needs and priorities different from other electoral areas.

Want greater control over community's finances, property taxes and tax allocation and rate decisions set by the council.

Want Sproat Lake Official Community Plan (OCP) and bylaws developed by community property owners and a locally elected Council.

Want the community, not the province, set the local road standards and provide road maintenance.

Seek greater access to provincial grant programs to address future needs. Wish to benefit from new revenue sources available only to municipalities, and new legislative authorities (such as the ability to establish a business improvement area).

Want greater control over local decisions such as the Sproat Lake Fire Department, parks, transit, and active transport.

Remain an Electoral Area

Reasons to remain an electoral district:

Satisfied to leave responsibility for local services with the ACRD, including responsibility for land use policies, flood plain level decisions, development approvals, bylaw enforcement, and building inspection.

Do not see the need for or value of a new local government — are content to rely on the Regional District Board to make decisions for the community.

Do not view Sproat Lake District as a single community with goals and priorities different from those of the other electoral areas.

Satisfied with the ACRD's record of financial management — a record that has included the establishment of adequate service reserves—and don't want more control over increasing taxes or local control over services and decisions.

Content to have the ACRD develop Sproat Lake District Official Community Plan (OCP) bylaws and general bylaws.

Content to rely on the Ministry of Transportation and Infrastructure to maintain and upgrade local roads.

Believe that, in the future, Sproat Lake can be well-governed and appropriately serviced as part of Electoral Area D in the Regional District.

Content with the ACRD board and staff making local decisions about areas such as the Sproat Lake Fire Department, parks, transit, and active transport.

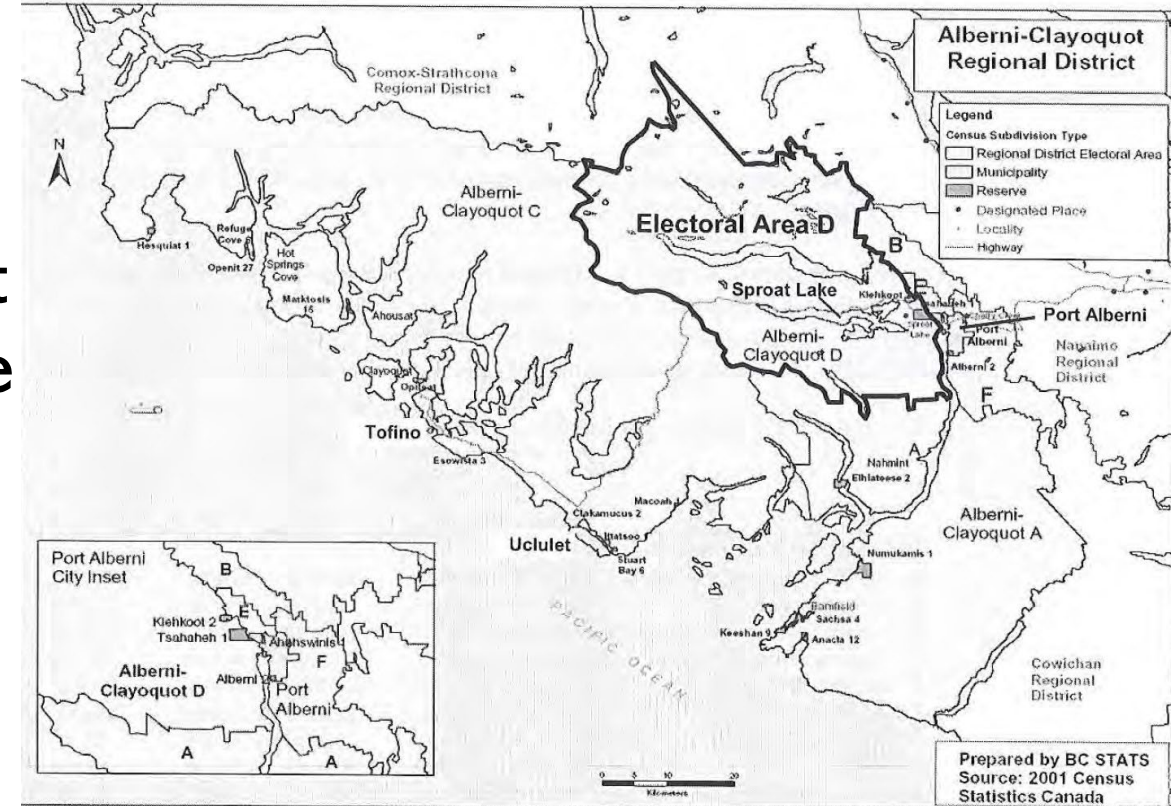
Current Situation

- Sproat Lake is currently part of Electoral Area "D" in the ACRD
- ✓ ACRD is the local government
- ✓ services provided by ACRD, but also by the BC government
- ✓ Represented on 14-member governing body by one EA Director
- ✓ Property taxes paid to ACRD & BC



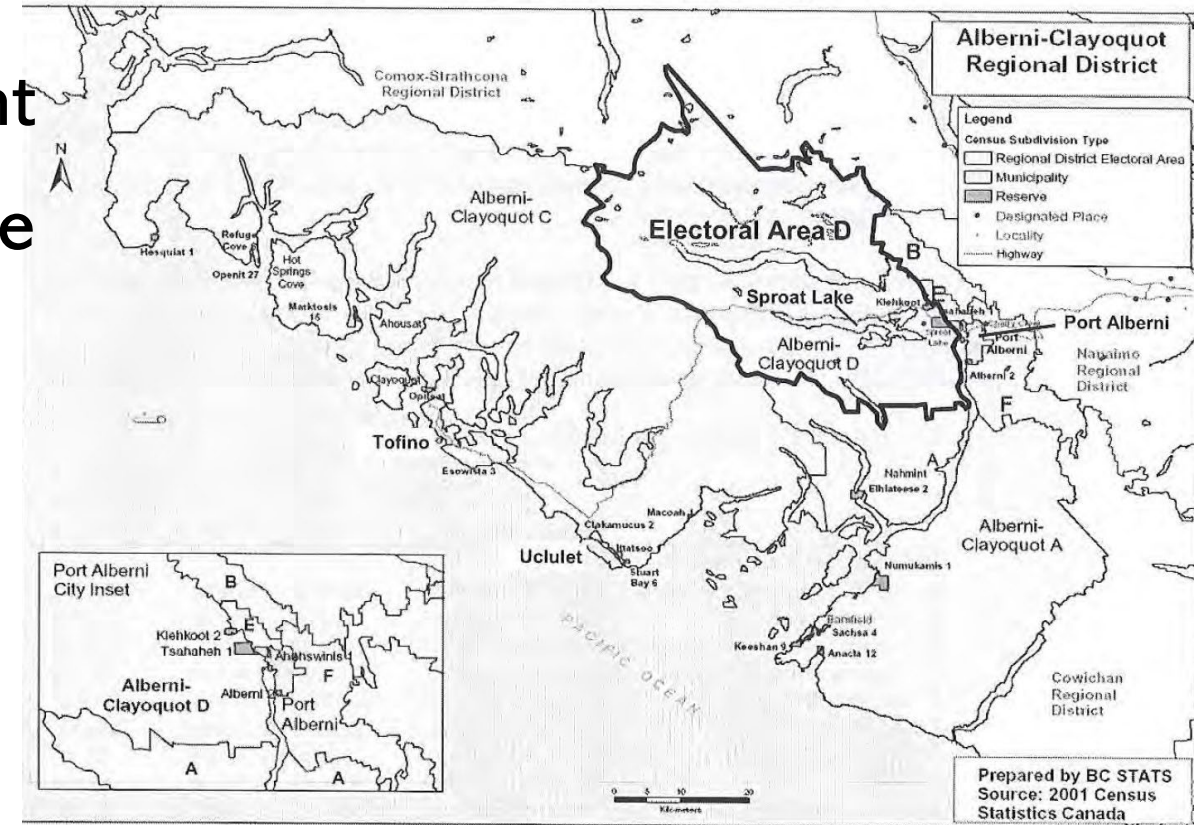
If We Became a Municipality

- If incorporated, Sproat Lake would become a separate municipality
- ✓ Municipality would be local government
- ✓ Services provided by municipality; some by ACRD and province
- ✓ Municipal Council would be the governing body; one Mayor, four Councillors
- ✓ Property taxes paid to the municipality; some to ACRD and BC



If We Became a Municipality

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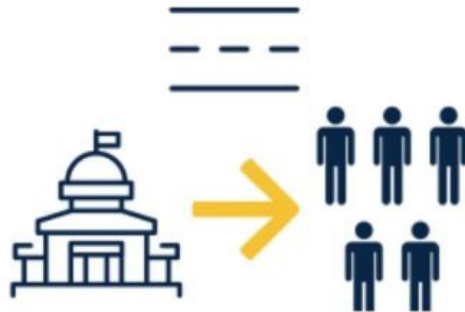
SERVICES

- What would incorporation mean for local government services in Sproat Lake?

Local Services in Sproat Lake Area



Decisions about local services would be made by the local council rather than the 14 person ACRD board.



Sproat Lake Municipality would have authority over local roads, rather than the provincial government.



Sproat Lake Municipality would have authority over zoning rather than the ACRD board.



Sproat Lake Council would make spending decisions within a flexible municipal budget.

SERVICES

- **What would incorporating mean for local government services in Sproat Lake?**
- ✓ In a Sproat Lake Municipality, municipality would be primary provider
- ✓ Province would remain active in policing, primarily
- ✓ Some other services providers would continue
- ✓ 36 km of roads would be maintained by Municipality



SERVICES

- **Decisions to provide new services, to eliminate services or to change services levels made by Council**



GOVERNANCE

- How would decision-making change?
- ✓ All municipal service decisions made by Council
- ✓ Key decisions on planning, development, parks/recreation, infrastructure, finance made by Council
- ✓ Council consist of five elected members, accountable to voters of Sproat Lake



GOVERNANCE

➤ How would decision-making change?

- ✓ Decisions on ACRD regional services would be made by ACRD Board
- ✓ Sproat Lake Municipality would have own representative on the Board
- ✓ Decisions on policing would be made by the Province (as today)



PROPERTY TAXES

- How would a incorporation affect costs and local property taxes?
- ✓ Service costs would likely be similar to what we currently pay
- ✓ We decide on what services and level of services we want
- ✓ Services can be eliminated that we no longer want which could reduce some costs



Roads

- **After five years local road maintenance becomes the Municipalities responsibility.**
- ✓ Since 2007 our property taxes have increased dramatically
- ✓ As a result, Rural property tax the province collects for road maintenance has also increased
- ✓ The current amount spent to maintain our roads is likely less than what is being collected by the government



NEXT STEPS

► Do we want to

- ✓ Update the 2007 Incorporation Study
- ✓ Convene a Property Owners Group to update the study and discuss next steps





Join today!

www.sproatlakepoa.ca

Together we can make a difference!

