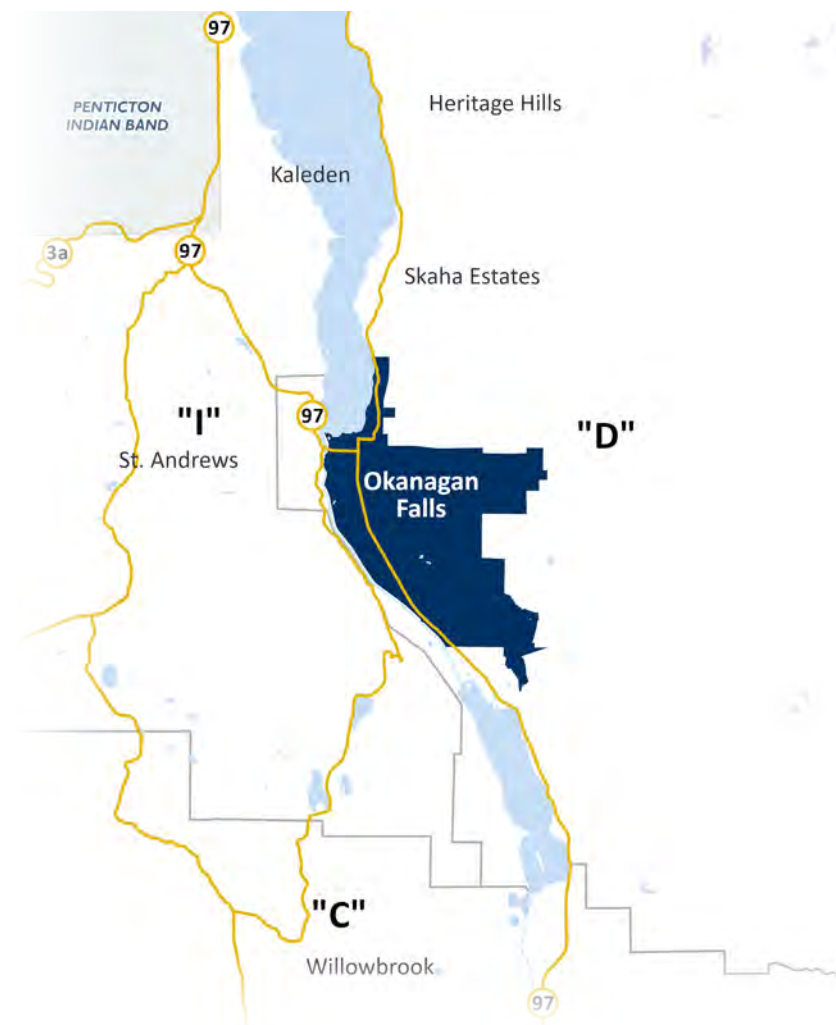


Governance Option #1: Okanagan Falls Municipality



If Okanagan Falls were to incorporate into a new municipality, the community would be governed by a new Council made up of four (4) Councillors and one (1) Mayor. The Council would be the locally-elected body responsible for making decisions on local services like roads, water, sewer, parks, recreation, bylaw enforcement, and planning.

This option may appeal to you if you:

- Want service levels, priorities, and decisions made by a locally-elected Council
- Want greater control over the community's finances (including the ability to create reserve funds for future needs and priorities)
- Do not wish to rely on the Province for local road maintenance
- Want greater access to grant programs (that could be granted directly to a municipality, rather than to a regional district to decide how to distribute)
- Want access to provincial financial incentives that are given to communities that incorporate
- Are comfortable paying slightly higher local property taxes in exchange for greater local control over services and decisions

Governance Option #2: Remain Part of RDOS Electoral Area "D"



If Okanagan Falls remains part of RDOS Electoral Area "D," the entire Area "D" community would continue to elect one (1) electoral area director to the RDOS Board of Directors. The 20-person Board (9 electoral area directors and 11 municipal directors) would continue to make decisions about services and priorities in Okanagan Falls.

If there is not enough interest in incorporation to hold a community vote, or if a vote is held and incorporation is not supported, Okanagan Falls will automatically remain as part of Electoral Area "D."

This option may appeal to you if you:

- Are satisfied to leave local service delivery, priority setting, and decisions with RDOS' 20 directors, with one (1) electoral area director representing Area "D" (including Okanagan Falls)
- Are content to continue to pay and rely on the Province for local road maintenance
- Are satisfied with the range and level of local services provided to the community (including planning and development approvals, utilities, parks and recreation, bylaw enforcement, building inspection and economic development)
- Are satisfied to have RDOS to continue to have responsibility over local financial management, including reserve funds and property taxes
- Seek the lowest-cost local property taxes
- Believe that, in the years ahead, Okanagan Falls can be well-governed and appropriately serviced as part of Electoral Area "D" in the RDOS

Tax Comparison – Okanagan Falls Single Family Residential (\$500,000)

SERVICE/TAX CATEGORY	OPTION 1: INCORPORATION			OPTION 2: RDOS ELECTORAL AREA “D”		
	Tax Rate	Assessment	TOTAL OWING	Tax Rate	Assessment	TOTAL OWING
SCHOOL, HOSPITAL, BC ASSESSMENT & MFA						
School Tax	1.5521	\$500,000	\$ 776.05	1.5521	\$500,000	\$ 776.05
Hospital District Tax	0.1836	\$500,000	\$ 91.81	0.1836	\$500,000	\$ 91.81
BC Assessment	0.0347	\$500,000	\$ 17.35	0.0347	\$500,000	\$ 17.35
Municipal Finance Authority	0.0002	\$500,000	\$ 0.10	0.0002	\$500,000	\$ 0.10
SUBTOTAL			\$ 885.31			\$ 885.31
LOCAL GOVERNMENT SERVICES						
Municipal Tax	2.3979	\$500,000	\$ 1,198.94	n/a	n/a	n/a
RDOS & Okanagan Regional Library Taxes	0.3563	\$500,000	\$ 178.14	1.6710	\$500,000	\$ 835.49
Parcel Tax + Improvement/Land Only Taxes			\$ 23.09			\$ 53.09
USER FEES						
Recycling & Garbage Collection			\$ 135.00			\$ 135.00
Water - OK Falls			\$755.12			\$ 755.12
Sewer - OK Falls			\$ 1,018.00			\$ 1,018.00
LOCAL GOVERNMENT TAX + USER FEE SUBTOTAL	\$ 3,308.30			\$ 2,796.70		
PROVINCIAL TAXES						
Provincial Rural Tax	n/a	n/a	n/a	0.3600	\$500,000	\$ 180.00
Police Tax	0.1062	\$ 500,000	\$ 53.10	0.0962	\$500,000	\$ 48.10
Surveyor of Taxes	n/a	n/a	n/a			\$ 46.65
PROVINCIAL SUBTOTAL	\$ 53.10			\$ 274.75		
TOTAL	\$ 4,246.71			\$ 3,956.76		
HOME OWNER GRANT	REGULAR (\$770)		\$ 3,476.71	REGULAR (\$770)		\$ 3,186.76
HOME OWNER GRANT	ADDITIONAL GRANT (\$1,045)		\$ 3,201.71	ADDITIONAL GRANT (\$1,045)		\$ 2,911.76
TOTAL IMPACT: Option 1 total (Incorporation) MINUS Option 2 total (RDOS) = \$289.94						
COST IMPACT OF INCORPORATION \$289.94						

Check out the tax impact calculator to estimate the impact on your residential property:

rdosregionalconnections.ca/okanagan-falls-incorporation-study



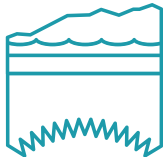
Okanagan Falls Incorporation Study

Who's Doing What?



Province of B.C.

Oversees, supports and funds the Incorporation Study. Conducts First Nations consultation. Prepares a provincial offer of assistance as part of the analysis. Minister of Municipal Affairs makes decision to hold referendum on incorporation, if the RDOS Board requests a referendum.



Regional District of Okanagan-Similkameen

Hires technical consultants and establishes the community Committee to lead the Study. Supports the technical research by sharing information about RDOS services. At the end of the Study, the RDOS Board receives the community Committee's recommendation and determines whether to request the Minister to order a referendum (vote). If a referendum occurs, RDOS would conduct the process.



Electors in the Study Area

Learn about the impacts of incorporation through articles, events, website, printed materials, social media, and talking to friends, neighbours, and community Committee members. Ask questions and engage in discussions. If a referendum (vote) proceeds, electors in the Study Area vote on whether to incorporate.



Community Committee

10 residents of Okanagan Falls (within the Study Area) who guide the work of the technical consultants and engage the community. Members remain neutral on the question of incorporation and ensure that the technical analysis is thorough and unbiased. Members distribute information to the community. At the end of the Study, members recommend to the RDOS Board whether an incorporation referendum (vote) should proceed.



Technical Consultants

Research and analyze implications of incorporation related to services, decision-making, and costs. Prepare an estimated budget and calculate estimated tax impacts. Discuss research with the community Committee and work with the Committee to share information to Study Area residents.



Okanagan Falls Incorporation Study

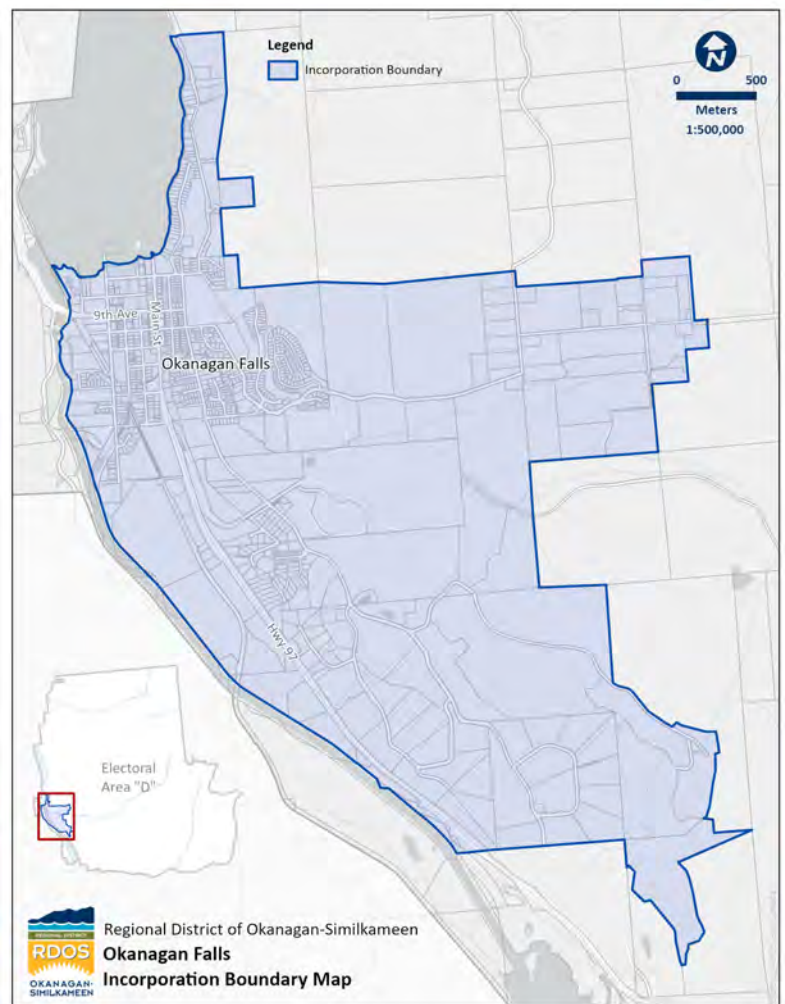
What is the Incorporation Study about?

The Okanagan Falls Incorporation Study examined how incorporating as a municipality would affect Okanagan Falls' local services, taxation and governance.

Okanagan Falls is currently an unincorporated community of 2,760 people within the Regional District of Okanagan-Similkameen's (RDOS) Electoral Area "D."

Incorporation is the process through which an unincorporated area becomes recognized as a municipality (village, town, city, or district) that is governed by its own mayor and council.

Incorporation is only being considered for the Study Area shown to the right. The Study Area encompasses Okanagan Falls and some surrounding areas but does not include Skaha Estates.



Two options

The Incorporation Study has considered two options:



Key Incorporation Study findings

Governance

If Okanagan Falls remains part of RDOS Electoral Area "D":

the current local governance structure will continue. Currently, one (1) Electoral Area "D" Director is elected to represent Okanagan Falls and the rest of Area "D" on the 20-person RDOS Board. Under this model, the provincial government has authority over roads, policing, and subdivision approval.

If Okanagan Falls incorporates: a local Council, consisting of a mayor and 4 councillors, would be elected to make decisions for Okanagan Falls. The locally-elected Council would be responsible for making decisions over local government services. Under this model, the municipality would have authority over roads and subdivision approval. The provincial government would still make decisions about local policing.

Taxation

If Okanagan Falls remains part of RDOS Electoral Area "D":

decisions about services and budgets would be made by the 20-person RDOS Board, which is responsible for setting tax rates. Local taxes would remain consistent with current levels set by the RDOS.

If Okanagan Falls incorporates:

setting the budget and tax rates would be the responsibility of the local council. Municipalities have more financial flexibility than regional districts to respond to local needs and priorities. For a residential property valued at \$500,000, incorporation would increase taxes by approximately \$289.

Scan the QR code to view the tax estimator tool and estimate the change to your local taxes as a result of incorporation.



Local Services

If Okanagan Falls remains part of RDOS Electoral Area "D":

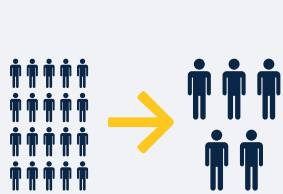
decisions to establish new local services in Area "D," and decisions about the budget, operations, and administration will continue to be made by the full 20-person RDOS Board. Decisions about sub-regional services will continue to be made only by the directors of the participating jurisdictions. Decisions about roads, subdivisions, and policing will continue to be made by the provincial government.

If Okanagan Falls incorporates:

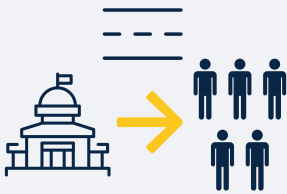
a local Council would make decisions about new services or changes to existing services. The municipality would made decisions about local roads and subdivision approval. The provincial government would still make decisions about local policing.

Note: the Incorporation Study assumed that a new municipality would continue to provide the same local services that are currently provided to Okanagan Falls by RDOS.

How would incorporation affect local services in Okanagan Falls?



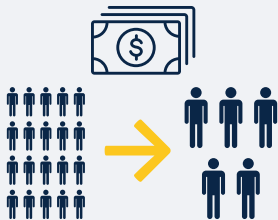
Decisions about local services would be made by a local Council, rather than by the 20-person RDOS Board.



The Okanagan Falls municipality would have authority over local roads, rather than the Provincial government.



The Okanagan Falls municipality would have authority over subdivision approvals, rather than the Provincial government.



The Okanagan Falls Council would make spending decisions within a flexible municipal budget.

What happens next

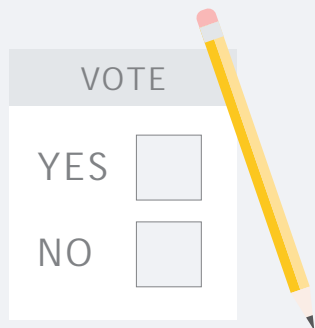


By the end of 2024, the Incorporation Study Committee will provide a report to the RDOS Board advising whether a community vote (referendum) is recommended.

The RDOS Board will receive the report and recommendation from the Study Committee and the technical consultants. The Board will decide whether to request approval for a referendum from the Ministry of Municipal Affairs.

Spring 2025 is the earliest that an incorporation vote would be held.

How would a referendum work?



If a referendum is held, it would ask a single question: whether residents want incorporation to proceed.

Only residents within the Incorporation Study Area would be able to vote.

A referendum would be decided by the majority of votes cast. If more than 50 percent of votes were in support of incorporation, then Okanagan Falls would incorporate into a municipality. If more than 50 percent of votes were against incorporation, then Okanagan Falls would remain part of RDOS Electoral Area "D."

For more information

All Study documents are available on the project website:
rdosregionalconnections.ca/okanagan-falls-incorporation-study



Hard-copies of key Study documents are available at the Okanagan Falls Library and the RDOS Community Services Office (1109 Willow Street).

