



**Okanagan Falls**  
Incorporation Study

**OKANAGAN FALLS COMMUNITY OPEN HOUSE**

Okanagan Falls • August 17, 2024



# WELCOME

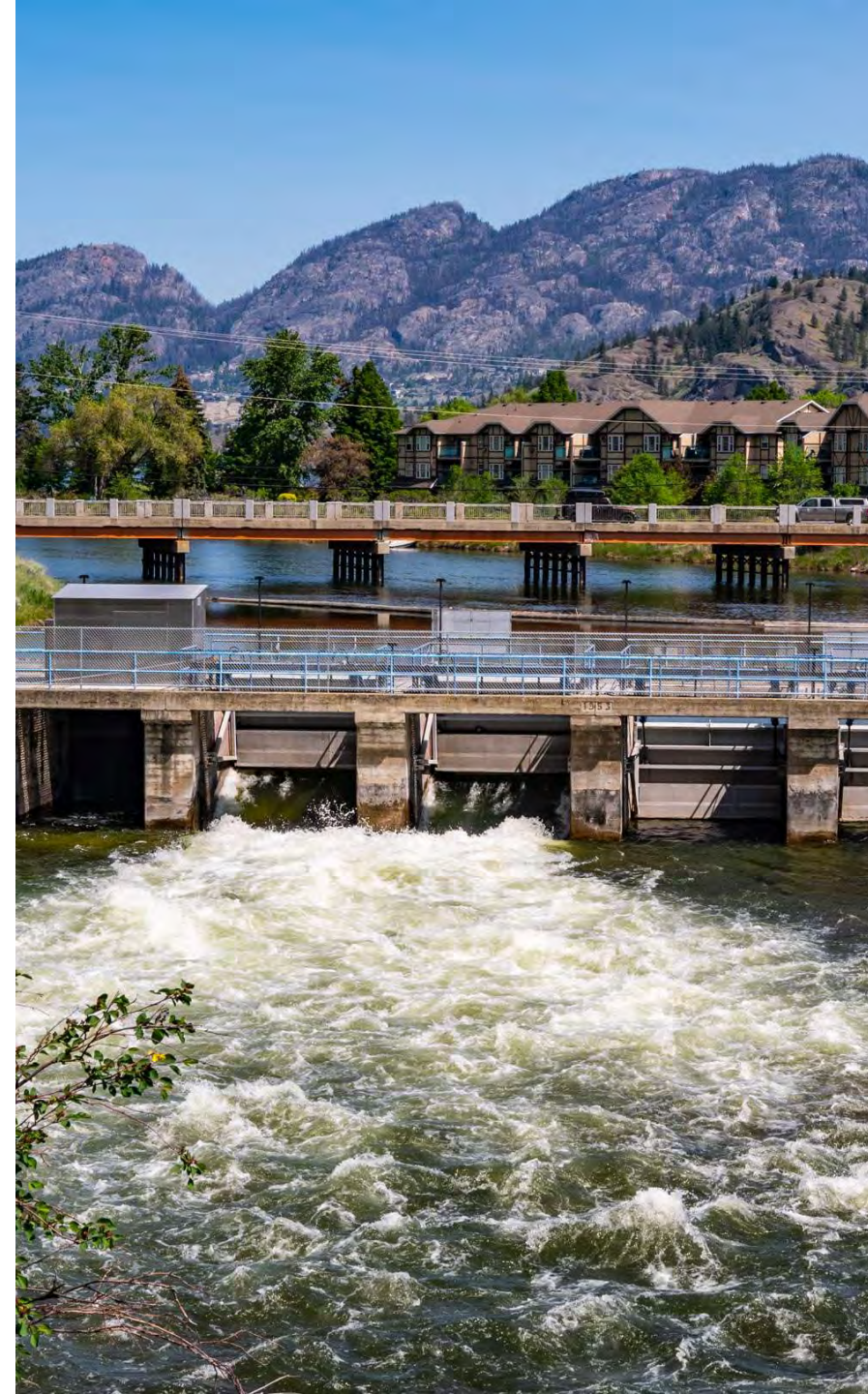
- Okanagan Falls Incorporation Study
- Study Findings
- Considerations
- Information Opportunities
- Next Steps





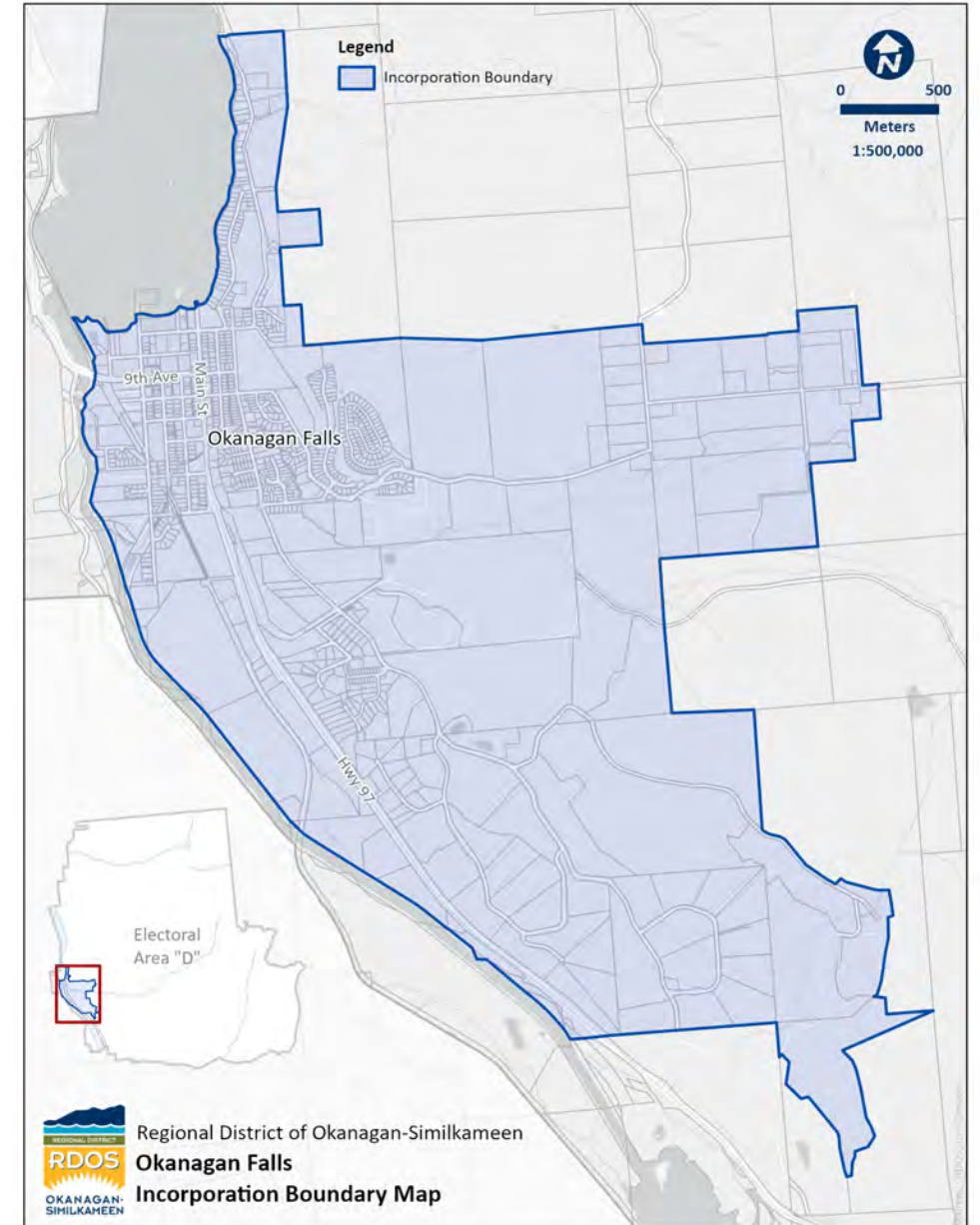
# THE STUDY

- ▶ Study set out to determine what a decision to create an Okanagan Falls Municipality would mean to the community in terms of:
  - ✓ local government services and service provision
  - ✓ governance – that is, decision-making
  - ✓ costs and local property taxes



# THE STUDY

- Incorporation Study Area determined in *Services and Boundary Configuration Study*



# THE STUDY

- Okanagan Falls is currently part of Electoral Area "D" in the RDOS
  - ✓ RDOS is the local government
  - ✓ services provided by RDOS, but also by the Province of British Columbia
  - ✓ Represented on 20-member governing body by one EA Director
  - ✓ Property taxes paid to RDOS & BC





# THE STUDY

- Okanagan Falls would become, if incorporation were supported, a separate municipality
  - ✓ Municipality would be local government
  - ✓ services provided by municipality; some by RDOS and province
  - ✓ Municipal Council would be the governing body; one Mayor, four Councillors
  - ✓ Property taxes paid to municipality; some to RDOS and BC



# THE STUDY

- ▶ Okanagan Falls would become, if incorporation were supported, a separate municipality
  - ✓ Representation on 21-member governing body by one Municipal Director



# Incorporation Study Timeline

## Initiate incorporation study

- Province of BC approves/funds the Study
- RDOS selects Study consultants
- RDOS establishes community committee to oversee process

## Community conversations

- Community events and written communications to share information about incorporation and answer questions

## Next steps

- If a referendum is recommended, Province of BC initiates a vote
- Electors in the Incorporation Study Area vote whether to incorporate

**FALL 2022 -  
SUMMER 2023**  
COMPLETE

**FALL 2023 -  
SPRING 2024**  
COMPLETE

**SUMMER -  
FALL 2024**  
CURRENT PHASE

**END OF 2024**

**SPRING 2025**

## Analysis to determine incorporation impacts

- Consultants assess service, governance, and tax impacts
- Committee ensures community interests are considered

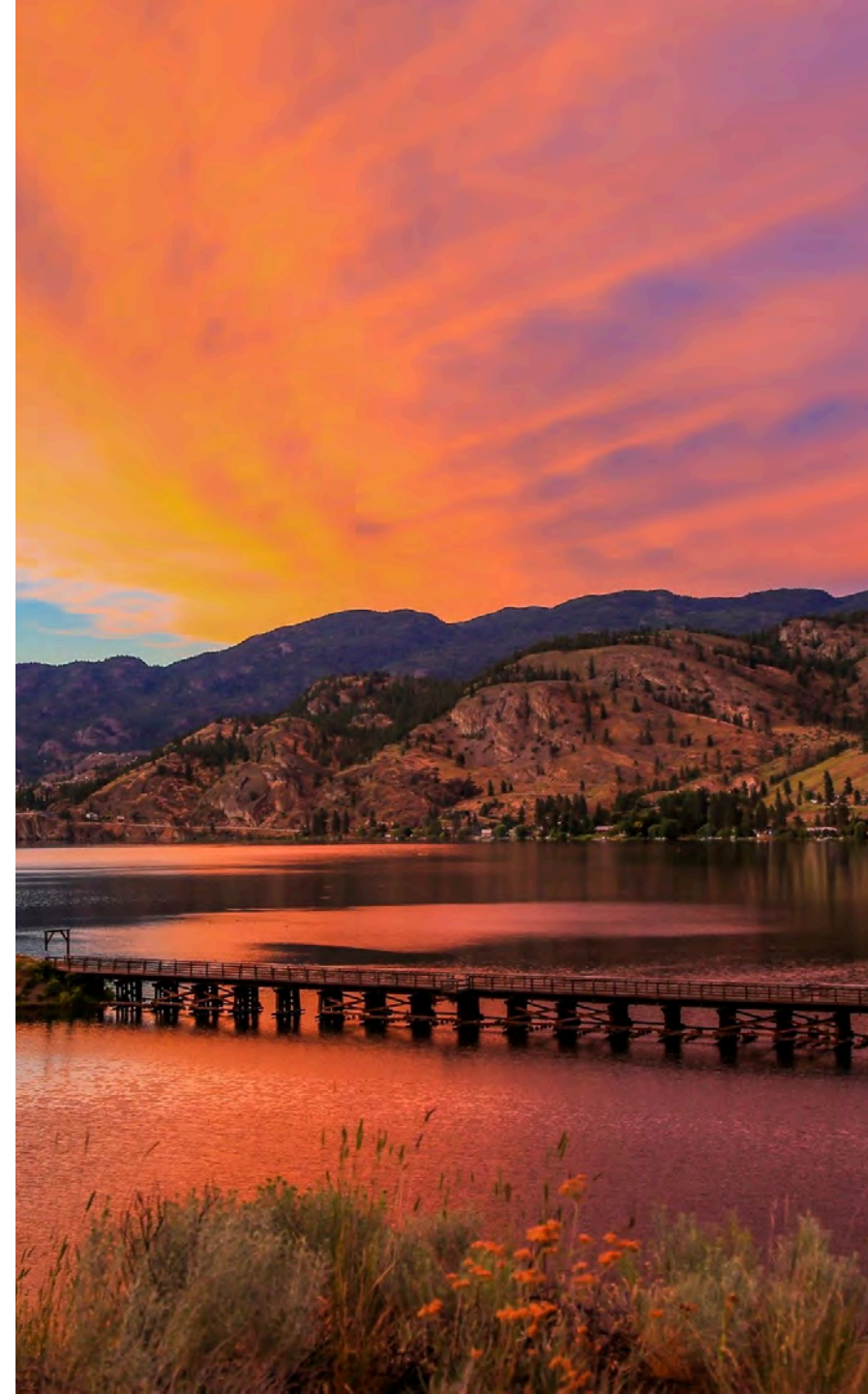
## Final report on incorporation

- Consultants submit report to Committee and RDOS Board
- Committee recommends whether to proceed with referendum
- RDOS accepts or rejects recommendation



# FINDINGS

- Findings cover three separate topics:
  - ✓ Local government services and service provision
  - ✓ Governance – that is, decision-making
  - ✓ Costs and local property taxes



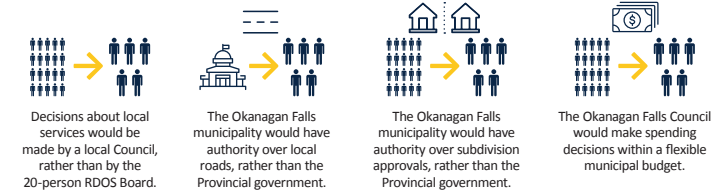
# SERVICES

➤ What would a decision to incorporate mean for local government services in Okanagan Falls?

- ✓ Over 40 services examined in series of Service Sheets
- ✓ Wherever possible, study assumes constant service level

## Local Services in Okanagan Falls

How would incorporation affect local services in Okanagan Falls?



### Here are the local services currently provided to Area D residents:

(\*note: services with an asterisk(\*) would likely continue to be delivered by RDOS after incorporation)

- |   |  |   |
|---|--|---|
| <ul style="list-style-type: none"> <li>Library services (provided by ORL in both scenarios)</li> <li>Mosquito control*</li> <li>Invasive species*</li> <li>Environmental conservation*</li> <li>Nuisance Starling*</li> <li>Okanagan – Kootenay Sterile Insect Release program</li> <li>Planning and subdivision</li> <li>Regional growth strategy*</li> <li>Building inspection</li> <li>Subdivision servicing</li> <li>Animal control*</li> <li>Bylaw enforcement</li> <li>Business licencing</li> <li>Okanagan Falls fire protection</li> <li>Emergency planning*</li> </ul> | <ul style="list-style-type: none"> <li>911 Call System*</li> <li>Victim services</li> <li>Regional transit*</li> <li>Area “D” transit*</li> <li>Regional economic development*</li> <li>Garbage*</li> <li>Waste management*</li> <li>Illegal dumping*</li> <li>Regional parks &amp; trails*</li> <li>Okanagan Falls parks and recreation</li> <li>Okanagan Falls cemetery</li> <li>Okanagan Basin Water Board</li> <li>Septic Waste Receiving/Dumping</li> <li>Okanagan Falls street lights</li> <li>Region-wide General government*</li> <li>Electoral Area administration</li> </ul> | <ul style="list-style-type: none"> <li>Rural projects</li> <li>Grants-in-Aid</li> <li>Roads (Provincial)</li> <li>Policing (Provincial)</li> <li>Local area services (delivered to specific areas only):               <ul style="list-style-type: none"> <li>→ OK Falls Water</li> <li>→ Sun Valley Water</li> <li>→ Rolling Hills (service provided by Rolling Hills Improvement District)</li> <li>→ Okanagan Falls Sewer</li> </ul> </li> </ul> |
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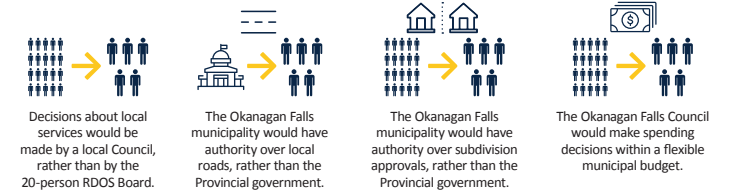
# SERVICES

➤ What would a decision to incorporate mean for local government services in Okanagan Falls?

- ✓ Services today provided primarily by RDOS (local government)
- ✓ Province plays significant role since Okanagan Falls is unincorporated
- ✓ Some other services providers active

## Local Services in Okanagan Falls

How would incorporation affect local services in Okanagan Falls?



### Here are the local services currently provided to Area D residents:

(\*note: services with an asterisk(\*) would likely continue to be delivered by RDOS after incorporation)

- |   |  |   |
|---|--|---|
| <ul style="list-style-type: none"> <li>Library services (provided by ORL in both scenarios)</li> <li>Mosquito control*</li> <li>Invasive species*</li> <li>Environmental conservation*</li> <li>Nuisance Starling*</li> <li>Okanagan – Kootenay Sterile Insect Release program</li> <li>Planning and subdivision</li> <li>Regional growth strategy*</li> <li>Building inspection</li> <li>Subdivision servicing</li> <li>Animal control*</li> <li>Bylaw enforcement</li> <li>Business licencing</li> <li>Okanagan Falls fire protection</li> <li>Emergency planning*</li> </ul> | <ul style="list-style-type: none"> <li>911 Call System*</li> <li>Victim services</li> <li>Regional transit*</li> <li>Area “D” transit*</li> <li>Regional economic development*</li> <li>Garbage*</li> <li>Waste management*</li> <li>Illegal dumping*</li> <li>Regional parks &amp; trails*</li> <li>Okanagan Falls parks and recreation</li> <li>Okanagan Falls cemetery</li> <li>Okanagan Basin Water Board</li> <li>Septic Waste Receiving/Dumping</li> <li>Okanagan Falls street lights</li> <li>Region-wide General government*</li> <li>Electoral Area administration</li> </ul> | <ul style="list-style-type: none"> <li>Rural projects</li> <li>Grants-in-Aid</li> <li>Roads (Provincial)</li> <li>Policing (Provincial)</li> <li>Local area services (delivered to specific areas only):               <ul style="list-style-type: none"> <li>→ OK Falls Water</li> <li>→ Sun Valley Water</li> <li>→ Rolling Hills (service provided by Rolling Hills Improvement District)</li> <li>→ Okanagan Falls Sewer</li> </ul> </li> </ul> |
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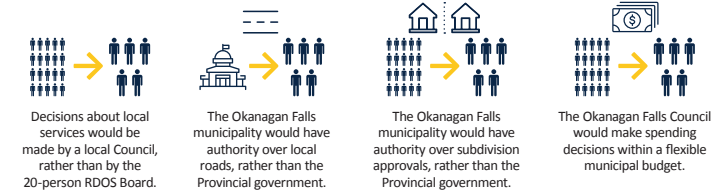
# SERVICES

➤ What would a decision to incorporate mean for local government services in Okanagan Falls?

- ✓ In an Okanagan Falls Municipality, municipality would be primary provider
- ✓ Province would remain active in policing, primarily
- ✓ Some other services providers would remain active

## Local Services in Okanagan Falls

How would incorporation affect local services in Okanagan Falls?



### Here are the local services currently provided to Area D residents:

(\*note: services with an asterisk(\*) would likely continue to be delivered by RDOS after incorporation)

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|---|--|---|



# SERVICES

- ▶ Decisions to provide new services, to eliminate services or to change services levels would be made by Council



# GOVERNANCE

- How would decision-making change as a result of a decision to incorporate?
  - ✓ For all municipal services, decisions would be made by Council
  - ✓ Key decisions on planning and development, parks and recreation, infrastructure, finance
  - ✓ Council would consist of five members, all elected by and accountable to voters of Okanagan Falls





# GOVERNANCE

- How would decision-making change as a result of a decision to incorporate?
  - ✓ Decisions on RDOS services would be made by RDOS Board
  - ✓ Okanagan Falls Municipality would have own representative on the Board
  - ✓ Decisions on policing would be made by the Province (as today)



# PROPERTY TAXES

- What would a decision to incorporate mean in terms of costs and local property taxes?
  - ✓ Some costs would remain same, some slightly lower, some higher
  - ✓ Overall, would anticipate a tax increase of \$290 per year on a typical residence
  - ✓ Linked primarily to roads







## Okanagan Falls Incorporation Study

SERVICE	RDOS <sup>1</sup>	MUNICIPAL <sup>1</sup>	CHANGE
Library (ORL)	\$55.92	\$59.72	\$3.80
Destruction of Pests	\$0.00	\$0.00	-
Mosquito Control	\$2.40	\$2.40	-
Invasive Species	\$0.85	\$0.85	-
Enviro. Conservation	\$7.25	\$7.25	-
Nuisance Starling	\$0.31	\$0.31	-
OKSIR <sup>2</sup>	\$15.32	\$15.32	-
Planning & Subdivision	\$58.91	\$84.54	\$25.63
Regional Growth Strategy	\$0.66	\$0.66	-
Building Inspection	\$12.10	\$13.95	\$1.85
Heritage Conservation	\$0.00	\$0.00	-
Animal Control	\$8.14	\$8.14	-
Bylaw Enforcement	\$12.26	\$23.48	\$11.22
Business Licensing	n/a	\$0.00	-
OK Falls Fire	\$122.33	\$134.75	\$12.42
Emergency Planning	\$4.11	\$4.11	-
911 Call System	\$12.68	\$12.68	-
Victim Services	\$0.80	\$0.80	-



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						

# CONSIDERATIONS

- Each of the options has its perceived advantages and disadvantages
- What factors may make the different options appealing?





# INCORPORATION OPTION

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

# ELECTORAL AREA OPTION

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



# INFORMATION

➤ How to get better informed



## Study website

View Study findings and try out the tax impact calculator to estimate cost impacts of incorporation on your residential property:  
[rdosregionalconnections.ca/okanagan-falls-incorporation-study](https://rdosregionalconnections.ca/okanagan-falls-incorporation-study)



## Mailouts

Delivered to addresses within the Study Area in **July** and **October 2024**.



## Booth at Music in the Park

Visit our booth at Centennial Park on **July 1, July 14, August 11, and August 25**.



## Open houses

Locations to be confirmed.

- **Saturday, August 17**, 2-4:30pm
- **Wednesday, September 11**, 6-8:30pm



## Discussion panel

Hear from other jurisdictions that have recently considered incorporation. Location to be confirmed.

- **Tuesday, October 8**, 6-8:00pm



## Small-group meetings

Presentations to community associations and other interested groups. To request a presentation for your group, email Rick at: [rewinder2@yahoo.com](mailto:rewinder2@yahoo.com).



## Information binders

Hard copies of all Study materials are available to review at the Okanagan Falls Library and the RDOS Community Services Office (1109 Willow Street).

Events will be advertised in Skaha Matters and the project website – please check these places to confirm event dates, times, and locations.

Scan the QR code to post a question on the Incorporation Study webpage and have a member of the project team respond.







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