

**BOUNDARY EXTENSION POLICY**  
**Council Policy No. 129/16**

**PURPOSE:**

To manage and accommodate growth requirements that cannot be met by vacant lands within the City's existing boundaries and to protect the strategic interests of the City with respect to future growth and development.

**GUIDING PRINCIPLES:**

Considerations that will be utilized when considering a boundary extension include:

- Undeveloped land preferable to developed property due to servicing logistics,
- Cost and ability to service parcels,
- Contiguous to existing boundaries,
- Accommodate future growth and foster a good growth pattern,
- Protect the strategic interests of the City in terms of future growth and development,
- Consistent with the City's Official Community Plan and the Peace River Regional District's North Peace Fringe Area Bylaw.

**POLICY:**

**Phased In Property Tax Rate**

In recognition of the difference between rural and urban property taxes, the following mitigation measures will be provided to those newly incorporated properties:

A maximum five year phased in property tax rate increase (20% increase per year over five years).

If any of the following situations arise within the five year period, the phased in tax rate will no longer apply and full City taxes will be levied for the following taxation year:

- Becomes a new parcel created as a result of subdivision or by instrument or any other method that occurs at the request of, or on behalf of the landowner,
- Is rezoned at the request of, or on behalf of the landowner, under the City's Zoning Bylaw to another designation,
- If the land use changes from what it is currently designated as at the request of, or on behalf of the landowner,
- Is connected to municipal water and sewer at the request of, or on behalf of the landowner,

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POLICY: (continued)

**Reduction in Rural Water Station and Sewer Transfer Station Charges**

Those rural properties that utilize the City's bulk water transfer station will be reimbursed the difference between the City and rural cubic metre rate. This request for reimbursement can be submitted to the City's Finance Department on a semi-annual basis.

Those rural properties that haul domestic sewer will be issued an account and pin number that will be used by the contractor utilizing the City's Sewer Transfer Station. The property owners will be invoiced at the City rate by the Finance Department for the volume discharged on a monthly basis when this service is used.

The City will not reimburse for truck hauling costs.

Once water and sewer connection is available to the property owner, this reimbursement will no longer be valid.

The City acknowledges that one or both of these services will be provided by the Peace River Regional District in the near future for its rural residents.

**Water and Sewer**

Regardless of local government jurisdiction the expense of new water and sewer infrastructure is borne by the affected property owner. Thus, this infrastructure cost will not be borne by City taxpayers to newly incorporated areas. The City will apply for any government grants that are available to offset large infrastructure projects to reduce the cost to the affected taxpayers.

**Zoning**

The existing land uses for occupied properties will be grandfathered until such time as the property is rezoned or the land use changes.