



## Sorrento-Blind Bay Incorporation Advisory Committee

# MEETING SUMMARY

**TIME & PLACE:** Thursday, April 21, 2021  
6:00 PM – 8:30 PM  
Online Zoom Meeting

**PURPOSE:** The Sorrento-Blind Bay Incorporation Advisory Committee will meet as part of the analysis phase of the study. The Committee will review budgets, tax comparisons and boundary review assessment criteria.

*The Incorporation Committee, which includes the Electoral Area C Director as non-voting ex-officio, will provide oversight and direction on the study process. Once a report is prepared by the consultant, the committee will present the findings to the CSR D Board and then make a recommendation to the Directors on an incorporation referendum or giving further consideration to dividing Electoral Area C into two separate Electoral Areas. This was supported as an alternative option, should an incorporation process not proceed.*

*A decision on incorporation would have to get the approval of the electorate through a **referendum vote** before any change could be made.*

*The 'default option' of dividing Electoral Area C into two electoral areas, is in the event that incorporation of Sorrento-Blind Bay does not go ahead.*

**PRESENT:**

Committee Members:

Brian Butcher (Blind Bay)  
Patrick Earley (Blind Bay), Vice-Chair  
Lorrie Kelsey (Blind Bay)  
Darlene Lincoln (Blind Bay)  
Sandra Heschuk (Sorrento)  
Tracy Lundberg-Schimpf (Blind Bay)  
Michael Shapcott (Sorrento)  
John Smith (Blind Bay), Chair  
Larry Stephenson (Blind Bay)  
Paul Demenok, Director, Electoral Area C (non-voting ex-officio)

**ABSENT:**

Rose Fritz (Blind Bay)

**ALSO PRESENT:**

Allan Neilson, Neilson Strategies  
Sherry Hurst, Leftside Partners  
Jennifer Sham, Brad Payne, CSR D staff  
Tara Faganello, Assistant Deputy Minister, Local Government Division, Province of BC  
Erik Lachmuth, Ministry of Transportation & Infrastructure (MoTI), Province of BC  
Kailey Laidlaw, Ministry of Municipal Affairs & Housing, Province of BC.  
Marijke Edmondson, Director, Governance Structures, Province of BC

**PUBLIC ATTENDEES:** Members of the public attending varied from 13-17 during the meeting.

## 1. Call to Order at 6:05 PM

Chair Smith called the meeting to order and asked for the agenda to be adopted.

Director Demenok requested that the committee add item 8A – Discussion of public engagement.

### **ADOPTION OF AGENDA**

**Moved by Darlene Lincoln**

**Seconded by Patrick Earley**

THAT the agenda for the April 21, 2021 meeting be approved with the one noted change.

**CARRIED**

## 2. ADOPTION OF MEETING SUMMARY

**Moved by Michael Shapcott**

**Seconded by Brian Butcher**

THAT the meeting summary for the February 11, 2021 be approved.

**CARRIED**

## 3. Conditional Provincial Restructure Assistance Offer

Introduction of Guests

Tara Faganello, Assistant Deputy Minister, Local Government Division, Province of BC

Erik Lachmuth, Ministry of Transportation & Infrastructure (MoTI), Province of BC

Kailey Laidlaw, Ministry of Municipal Affairs & Housing, Province of BC.

Marijke Edmondson, Director, Governance Structures, Province of BC

- Assistant Deputy Minister Faganello introduced and did a short overview of the offer.
- Allan Neilson also offered a short overview.
- Discussion ensued about how the different amounts are arrived at, the history of similar offers, the potential fairness of the offer, the addition of an Indigenous collaboration grant for the first time and that this is the final offer and is not subject to negotiation.
- Some discussion about roads and how our area related to other potential incorporation areas such as Saltspring Island (our roads – 97 km, Saltspring roads – 270 km).
- The committee then discussed policing levels/costs and how that may relate to potential population increases. The costs rise dramatically for area populations over 5000. The Assistant Deputy Minister assured the committee that no changes would occur until, at the very earliest, April 2027 which would be the date of the census results after a possible incorporation.

## 4. Questions from the Public

- 3 questions during this segment.
- One asking if the province had any “pull” with excluding lands from the Agricultural Land Reserve (ALR) for a future city hall or RCMP station. This was answered by Allan Neilson, Director Demenok and provincial staff. Consensus was no. The province or other government levels have no influence over decisions made by the Agricultural Land Commission (ALC). Their mandate is to protect farmland and exclusions would be very rare.
- Second question was regarding the road review that occurred. Answer was that the road review done for the Sorrento/Blind Bay area was more extensive than normally occurs during an incorporation process.
- Third question was regarding policing. Allan answered the question and pointed to the police services sheet available online for further information.

## 5. Multi-year Budget and Tax Notes

Sherry Hurst presented an overview of the Multi-Year Budget sheet and what assumptions were made during its development. This is an overview of all expenses, revenues and capital reserves that would be required according to the previous service and issue sheets that the committee has reviewed.

## **6. Proposed Boundary Assessment Criteria**

Allan Neilson introduced a set of proposed boundary assessment criteria for the committee to consider in its review of requested changes to the Incorporation Study Area boundaries.

**Moved by Brian Butcher**

**Seconded by Michael Shapcott**

THAT representatives from the two neighbourhood groups that have requested exclusion be given the criteria that will be used by the committee in reviewing their requests. Also that they be invited to speak to the committee at the April 29, 2021 prior to the review.

**CARRIED**

## **7. Tax Notes**

Allan Neilson presented onscreen tax notice comparisons from a \$400,000 property within Blind Bay, one in Sorrento and one in Sunnybrae (a property that would be outside the potential incorporation area). Each tax comparison showed the estimated tax burden of a potential incorporation and of remaining with the CSRD but splitting Area C into 2 scenarios. These comparisons were not ready for circulation prior to the meeting but will be moved online next week.

## **8. Municipal Classification and Size of Council**

This item was moved to the April 29<sup>th</sup> meeting due to lack of time.

### **8A. Public Engagement**

This item was also moved to April 29<sup>th</sup> due to lack of time.

## **9. Timelines**

There was a very short discussion on current estimated timelines.

Committee meetings should wrap up by late May.

Public engagement would occur from July to September

Committee will make a recommendation to CSRD by end of September

Should the Committee and CSRD recommend proceeding, a referendum could be held in

October 2021.

## **10. Next Meeting**

**Thursday, April 29 2021, 6 pm to 9 pm, online**

## **11. Adjourn**

**Moved by Darlene Lincoln**

**Seconded by Brian Butcher**

THAT: The meeting be adjourned at 8:46 PM.

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Chair