



**CCRD Governance & Service Delivery Study
Fact Sheets
September 2016**

PLANNING & ECONOMIC DEVELOPMENT

► What service is provided?

Planning and economic development services consist of:

- Land use planning (Official community plan, zoning, development applications);
- Economic development services;
- Street lighting (Valley street lighting and Townsite street light); and,
- House numbering.

Land Use Planning

This service consists of the preparation of land use plans, such as the Official Community Plan, zoning bylaw, dealing with applications such as rezonings and variances, and other land use issues.

In the CCRD, the only Official Community Plan covers the Bella Coola Valley, (portions of Area C, D and E, but does not include the Nuxalk reserves). The OCP dates back to 1999, and an OCP update is scheduled to get underway in 2017. The Zoning Bylaw applies to the Bella Coola Valley, extending from the Townsite along Highway 20 to Stuiie. A second bylaw provides for zoning in a small portion of Area A (Calvert Island, Pruth Bay).

Subdivisions in Electoral Areas C, D and E are governed by the *Bella Coola Valley Subdivision Control Bylaw No.72* which was adopted in 1984. The authority for review and subdivision approval rests with the Approving Officer at the Ministry of Transportation. The CCRD is a referral agency, and provides comments regarding consistency with the Region's OCP, Zoning and Subdivision Control bylaws.

While bylaw enforcement often forms a significant cost of land use planning services in some regions, the CCRD does not have any dedicated bylaw

enforcement staff or contractors. Voluntary compliance is emphasized and encouraged, and any enforcement complaints with respect to land use issues are investigated by staff on a case-by-case basis.

Economic Development

Economic development service is intended to encourage sustainable economic activity and investment in the entire region. Economic development services are intended to support the capacity building of residents to enable entrepreneurs to excel and succeed in the region, rather than focus on attracting any particular business or company to the area. The emphasis is on connecting residents and community groups with the resources they need to succeed and create their desired economic opportunities. Economic development activities in the past have included everything from supporting a night market, providing grant-writing workshops, workshops on marketing, support of Love Central Coast BC (an online shop local platform that gives independent locally-owned businesses a chance to increase their online presence), and supporting Bella Coola Valley Tourism, Denny Island Community Development Association, Bella Coola Trails Alliance and the Bella Coola Valley Sustainable Agriculture Society with various initiatives. A renewed economic development plan will be a component of the OCP review that is anticipated for 2017.

Street Lighting

The CCRD provides street lighting to two different service areas: the Valley service includes 24 street lights along Highway 20 through Area C, D and E, and a separate service area provides 46 street lights in the Bella Coola Townsite.

House Numbering

The CCRD assigns house numbers to properties in Electoral Area C, D and E. The addresses complement the existing house number program that was in place on the neighbouring Nuxalk reserve lands, and the house numbers are intended to assist emergency responders such as the RCMP, ambulance and fire service. Although each dwelling in the valley has been issued a house number, signage is voluntary.

➤ Who makes decisions?

Operational and policy decisions on planning, economic development and Bella Coola Townsite street lighting are made by the entire Board. Planning and economic development services are provided to all areas, and because the street lighting is only provided to a small local service area within one electoral area, the entire Board votes on the operation of that service (votes cannot be taken by just one electoral area director). Policy and operational decisions regarding house numbering and Valley street lighting, when they arise, are made by the Board of Directors.

All decisions on budget matters, financial plan, regulatory bylaws or borrowing are made by the full Board of Directors (5 directors).

There is no Advisory Planning Commission at the CCRD, however an advisory committee was struck in 2015 to tackle updating the Bella Coola Valley Official Community Plan (OCP). The committee was involved in the initial stages of the OCP review process, flagging issues regarding the current OCP and providing advice to the Board and staff on the review. The committee was comprised of 3 members, including a CCRD director and two citizens, and was supported by the Economic Development Officer. That committee is no longer active.

Given that a large portion of the Bella Coola Valley is within the Agricultural Land Reserve, the CCRD created an Agricultural Advisory Committee in 2007. The purpose of the Committee was to provide advice and recommendations on issues related to agriculture that are referred to the Committee by the Board of Directors. The committee has not been active for the past few years, but the original terms of reference are for a committee of 5 members, including 3 members of

the agricultural community, 1 CCRD director and 1 member at large.

Residents and the general public also play a role in planning decisions. Key land use policies, such as the Official Community Plan and Zoning Bylaws, can only be adopted or changed with a public hearing. Public hearings are legislated opportunities for residents to provide opinions and viewpoints to the CCRD Board. Certain types of planning applications, such as variances, also provide opportunities for public input. Rezoning and development applications, as well as changes to the planning documents have been infrequent over the past few years, with a total of 6 rezoning applications over the past 10 years.

On economic development matters, the CCRD created an Economic Development Advisory Committee (EDAC) that does not have decision-making authority, but provides recommendations and advice to the CCRD Board, and assists staff with implementing Board resolutions regarding economic development matters. Members are appointed by the Board for 1-year terms. The committee has a voting membership of 10 people, including 1 CCRD Board director, 1 representative from each of the Heiltsuk and Nuxalk First Nations, 1 representative from each community of Ocean Falls and Denny Island, a member of the Bella Coola Harbour Authority and 4 members at large.

➤ Who delivers the service?

The CCRD delivers the planning and economic development services, with the exception of subdivision approval, which is undertaken by the provincial Ministry of Transportation and Infrastructure. The Economic Development Officer and the Transportation & Land Use Coordinator provide the services. The CCRD also uses a planner, Kelly Gesner of Landworks Consultants Inc., on a contract basis to provide assistance on any development applications or planning matters.

The Public Works manager oversees the street lighting services, but essentially the service is delivered and maintained by BC Hydro, with CCRD collecting the taxes.

➤ **What is spent by CCRD on the service?**

The total cost of planning and economic development services are shown in Figure 1, and can be broken down into:

- 2016 budgeted cost of land use planning;
- 2016 budgeted cost of economic development
- 2016 budgeted cost of Valley street lighting;
- 2016 budgeted cost of street lighting (Area E); and,
- 2016 budgeted cost of house numbering (Area C, D and E).

The amounts in Figure 1 represent the total cost of these services in 2016, and not the portion paid for through user fees or taxes. In addition to the service costs, some services have built up surpluses that can be used to help fund future expenditures. Surplus totals are noted in Figure 2.

Service Component	Cost ¹
Land Use Planning ²	\$42,323
Economic Development ²	\$113,040
Valley Street Lights	\$5,794
Area E Street Lights	\$11,450
House Numbering	\$3,428
Total	\$176,035

1 Costs are from 2016 financial plan
2 The land use planning and economic development budgets are higher in 2016 due to the updated OCP and Economic Development Plan preparation.

The economic development budget was considerably higher than usual in 2016 due in part to the preparation of an economic development plan. In 2017 (and subsequent years) the service was expected to return to a budget of approximately \$79,000.

➤ **How are the costs recovered?**

Planning services are recovered using a variety of means. In general, local governments typically aim to recover the costs of processing planning

Fund/Service	Total ¹
Land Use Planning surplus	\$5,173
Economic Development surplus	\$48,403

1 Reserve/surplus totals are as at the end of 2015.

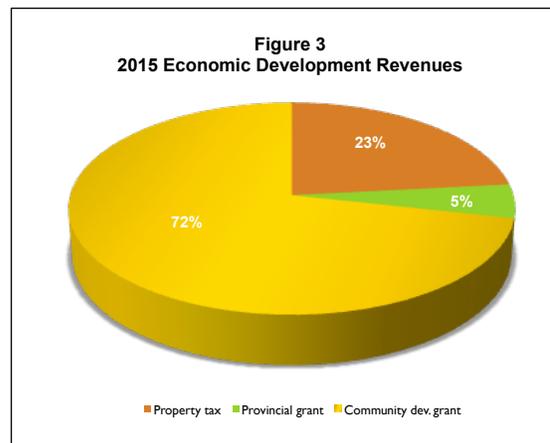
applications through application fees. Policy projects are recovered more through taxes.

Land Use Planning

In 2015 83% of the planning budget was recovered through property taxes levied on assessed values (land and improvements), with the other sources being prior years' surplus (17% in 2015). In some years, there are user fees from planning applications. In future years, when surpluses are depleted, it is expected that property taxes will cover 98% of the service costs, with user fees covering the remaining 2%.

Economic Development

The Economic Development costs were recovered in 2015 by a grant from Northern Development Initiative Trust and the Coast Sustainability Trust, property tax and a provincial grant (as shown in Figure 3). In 2016, another significant grant will be combined with user fees, property tax and the provincial grant, to offset the preparation of the economic development plan. In subsequent years (2017 and beyond), the portion recovered through taxes is expected to rise to \$36,752 in 2017, and double that amount in 2018.



Street Lighting

The street lighting services are recovered almost exclusively through property taxes on those properties within the service areas (land and improvements). The Area E (Bella Coola Townsite) streetlight service also receives some federal grants-in-lieu of taxes, and the Highway 20 streetlight service includes a small percentage of funds from the Ministry of Transportation and Highways through a cost sharing agreement. Previous year's surplus is also used when available.

House Numbering

House numbering service is recovered from property taxes. On occasion previous years' surplus is used to assist in covering costs. Property taxes are levied on land and improvements.

➤ What is the cost to a typical residence?

A residence assessed at \$150,000 located within Area C, D or E paid approximately \$47 in taxes in 2016 for planning, economic development, street lighting and house numbering services. Those located within the Townsite paid an additional \$99 for that same house value. Properties located in Areas A or B valued at \$150,000 paid about \$40 for land use planning and economic development in 2016, as shown in Figure 4.

Figure 4
Cost Impact on Typical Residence¹
2016

Service	Tax Req. ²	Res. Rate	Total
Planning ³	\$37,150	0.1682	\$25
Ec. Dev. ³	\$22,500	0.1019	\$15
Valley St. Lights ⁴	\$4,800	0.0373	\$6
Area E St. Lights ⁵	\$9,000	0.6610	\$99
House Numbering ⁴	\$2,109	0.7328	\$1

1 Impact is calculated on a home assessed at \$150,000
2 Tax requisition amount excludes 5.25% Surveyor of Taxes fee
3 All electoral areas
4 Electoral Areas C, D and E
5 Defined service area in Bella Coola Townsite within Area E