



SORRENTO-BLIND BAY INCORPORATION STUDY

UNDERSTANDING THE OPTIONS

January, 2022



INTRODUCTION

The Sorrento-Blind Bay Incorporation Study kicked-off in the fall of 2019 to examine the potential creation of a new municipality for Blind Bay and Sorrento. Over twenty months — a period during which the study was paused because of COVID-19 — the Incorporation Study Advisory Committee oversaw a detailed technical analysis aimed at outlining how a decision to create a new municipality would impact:

- responsibility for the provision of local services to the community
- how decisions on services are made, and by whom
- the cost of providing services, and the revenues available to fund the costs
- property taxes paid by residents

The Committee completed its analysis in June, 2021, and set out to share its findings with residents. Community engagement on the findings is a critical piece of the Incorporation Study, designed to ensure that all residents of Blind Bay and Sorrento have the information they need to fully understand the

Incorporation Option, as well as the Two Electoral Areas alternative that will result in the event that incorporation does not proceed.

Public health orders issued in September, 2021, prompted a second pause in the Committee's work. Limited online community engagement activities continued throughout the fall; however, in-person Open Houses and a Discussion Panel that were planned for September had to be postponed.

The Committee is now moving to complete its engagement efforts. This month (January, 2022), the Committee will be hosting the Open Houses and Discussion Panel that were previously postponed. It was hoped that these events could feature an in-person component. The worsening situation with the Omicron variant, however, has forced the Committee to resort to an all-online format. To complement the events, and to ensure that residents receive all of the information they need to understand what incorporation would mean to them, the Committee has developed this overview, titled *Understanding the Options*.

WHAT'S INSIDE

Understanding the Options is a comprehensive overview of the Incorporation Study findings. The publication begins by reviewing the current local government structure in place for Sorrento and Blind Bay. The Incorporation Option is then explained to help residents understand how service provision, governance and property taxes would change as a result of a decision to incorporate. The default, Two Electoral Areas Option is also outlined.

The projected property tax impacts that would result from incorporation are presented in a separate section of the text. Immediate tax changes are explained first, followed by longer-term changes that would occur once Sorrento and Blind Bay reached 5,000 population. The tax phase-in provision designed to soften anticipated tax increases is also explained. An additional section is included on property assessments to help readers understand the link between assessed values and property taxes.

The process going forward is outlined next, including key steps leading up to a possible April 30 referendum. The question "which option is best" is explored to end the overview. Reasons in support of the different options are put forward to help residents determine which individual option best represents their preferred future for the community.

THE PRESENT: ELECTORAL AREA C

Sorrento and Blind Bay exist today as unincorporated communities in Electoral Area C (South Shuswap) of the Columbia Shuswap Regional District. The CSRD is the local government for the communities, responsible for providing most of the local services on which residents depend, including water, fire response, planning and building inspection, parks and recreation, bylaw enforcement and others. Decisions related to these services are made by the CSRD Board of Directors. Blind Bay and Sorrento are represented on the Board by one director — the Electoral Area C Director — who is elected by and accountable to voters throughout Area C. In total, the Board has 11 Directors, ten of whom are in place to represent other parts of the Regional District.

Property taxes are requisitioned by the Regional District to pay the cost of providing services to Blind

REFERENDUM ON INCORPORATION

At the end of the study's community engagement phase, the Committee is expected to make a recommendation to the CSRD Board of Directors on the need for a referendum. If the Committee feels, based on community feedback, there is sufficient interest in incorporation, the Committee will recommend that a referendum be held. Alternatively, if the Committee finds that support for incorporation is non-existent, the Committee may recommend that no referendum be held.

Based on the advice of the Committee, the CSRD Board will make its own recommendation to the Minister of Municipal Affairs. Informed by the Board's input, the Minister will determine whether to order a referendum. If the order is issued, local electors in Sorrento and Blind Bay will go to the polls on April 30, 2022, to vote on whether or not to incorporate. Note that only voters who live within the Incorporation Study Area (i.e., in Sorrento and Blind Bay) will be entitled to vote.

It should be emphasized that incorporation would only happen if voters in Sorrento and Blind Bay chose the option in a referendum. If voters rejected the option, or if no referendum were held, incorporation would not proceed. Sorrento and Blind Bay would remain unincorporated as part of the new electoral area — Area C1 — that would automatically be created, as set out in Two Electoral Areas option.

Bay and Sorrento. Taxes are collected from residents by the provincial government on behalf of the region.

The Province is responsible for certain services in Blind Bay and Sorrento, including local roads and police. Decisions on these services are made by provincial ministries in Victoria. Property taxes are charged by the Province to help fund service costs.

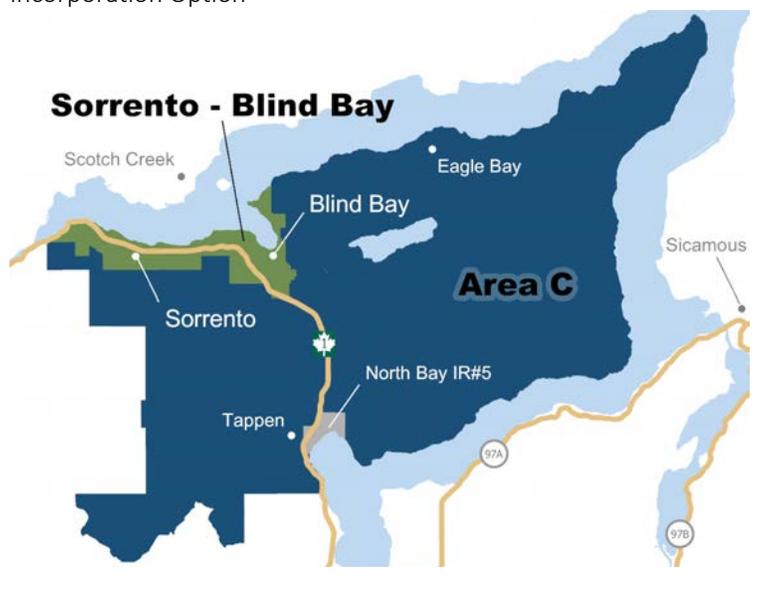
THE FUTURE: INCORPORATION

Municipal Boundary

A choice in favour of incorporation would result in the creation of a new Sorrento-Blind Bay Municipality, with an estimated population of 4,550 (see Figure 1). The Municipality's boundary — also

Figure 1

Sorrento-Blind Bay Municipality
Incorporation Option



Municipality would be the primary local service provider, responsible for providing most local services to residents, including all utilities, parks and recreation, land use planning and building inspection, bylaw enforcement, fire response, local roads, subdivision approval and others.

The Municipality would automatically be a member municipality of the CSRD, along with Salmon Arm, Sicamous, Revelstoke and Golden. Post-incorporation, some of the regional district services currently provided to Sorrento-Blind Bay would continue to be provided by the CSRD. In certain cases — Solid Waste Management Planning and CSRD General Government are examples — continued provision by the regional district would be required by law. In other cases — E911 Call Response, Emergency Preparation and GIS stand out — continued reliance on the CSRD would make financial sense.

referred to as the Incorporation Study Area — was selected by the Ministry of Municipal Affairs prior to the beginning of the Incorporation Study, based on the results of a *Boundary Analysis*. The boundary was designed to:

- create a compact municipality, while also providing sufficient area for future growth
- capture the existing Sorrento Village Centre and Blind Bay Centre
- minimize the amount of ALR land in the municipality, and exclude as much Class 9 farm land as possible
- contain all local water service areas, the entire Shuswap Lake Liquid Waste Management Plan area, and the bulk of the existing Shuswap Volunteer Fire Department service area
- include only the roads necessary to create a strong local road network
- include lands in a variety of property assessment classes
- capture an assessment base that is as sizable and diverse as possible

Service Provision

The Sorrento-Blind Bay Municipality would become the local government for the community. The

The provincial government would no longer be responsible for providing local road services after incorporation. Responsibility for the planning, maintenance (including snow removal) and upgrading of local roads would shift to the Municipality. The Province would retain responsibility, however, for providing local police service until the Municipality's population, as recorded by the Census, exceeded 5,000. At that time, responsibility for the police service would shift to the Municipality.

Governance

The governing body for the Sorrento-Blind Bay Municipality would be the Municipal Council, comprised of one Mayor and six Councillors. Each of the seven members would be elected at-large by voters to represent the community as a whole. Council would be responsible for making all major decisions, including those related to:

- existing services for which the Municipality would be responsible (including local roads and road maintenance standards)
- the establishment of new services

CSRD.BC.CA

All of the information used to create this *Understanding the Options* publication is on the CSRD website — CSRD.BC.CA. Click on "Sorrento Blind Bay Incorporation" under Quicklinks. Residents can review:

- > a list of Frequently Asked Questions
- > the full set of 19 Service & Issue Sheets
- > sample Property Tax notices
- > the Provincial Offer of Assistance
- > several other information items

The study website is overseen by the Committee, and is the official source of information on the Incorporation Study.

- the review and approval of major development applications and the development of land use planning policies
- the passing of the Municipality's annual operating and capital budgets
- the setting of tax rates for all classes of property

The CSRD Board of Directors would make decisions on regional district services provided to the Municipality. The Municipality would be represented on the Board by one Municipal Director who would be appointed to the position by Council. The Director would vote along with Directors from other CSRD local jurisdictions on services received by the Municipality, as well as on Regional District corporate and financial matters (e.g., establishment of a new service, adoption of the annual budgets).

The provincial government would not make any decisions related to local roads in the Municipality, since responsibility for the local road system would be transferred to Council. The Province would, however, continue to be responsible for and make decisions related to provincial highways, including the Trans Canada.

Policing decisions would rest largely with the Province and RCMP until the Municipality reached 5,000 population and assumed responsibility for the service. At that point, the Municipal Council would

be able to make some decisions and influence others. The decision to contract with the RCMP, for example, would fall to Council, as would the decision to build (or not build) a local detachment. Decisions related to policing priorities and authorized strength, by contrast, would be made by the Province and RCMP with some input from Council.

Property Taxes

A decision to incorporate would give the Sorrento-Blind Bay community, through its locally-elected Municipal Council, greater control over local services, including roads and road maintenance standards, planning policies, development approvals, parks and recreation services, and others. Along with greater control, however, would come higher property taxes.

The Committee has developed a number of sample property tax notices to show the estimated tax impact of incorporation for residents and businesses (posted at csrd.bc.ca). Three notices show the tax impact for residences assessed at \$400,000 in the different neighbourhoods; a fourth provides the impact for a home assessed at \$600,000 in Blind Bay.

CONCERNS OVER DUPLICATION

A decision to incorporate would result in the election of six Councillors and one Mayor in place of one Electoral Area Director. The decision would also result in the establishment of a municipal administration with close to 15 staff members across all services. All of these positions are outlined in the various Service Sheets.

The new municipality would be responsible for paying all of the costs associated with the Council and administration. Many of these costs and the positions they represent, however, would replace rather than duplicate existing staff and costs associated with the CSRD. Governance and service delivery responsibilities that would be taken on by the municipality are responsibilities that, by and large, rest today with the CSRD. Taxpayers of Sorrento-Blind Bay would begin to pay the municipality for the services transferred from the CSRD. At the same time, taxpayers would stop paying the CSRD for the services.

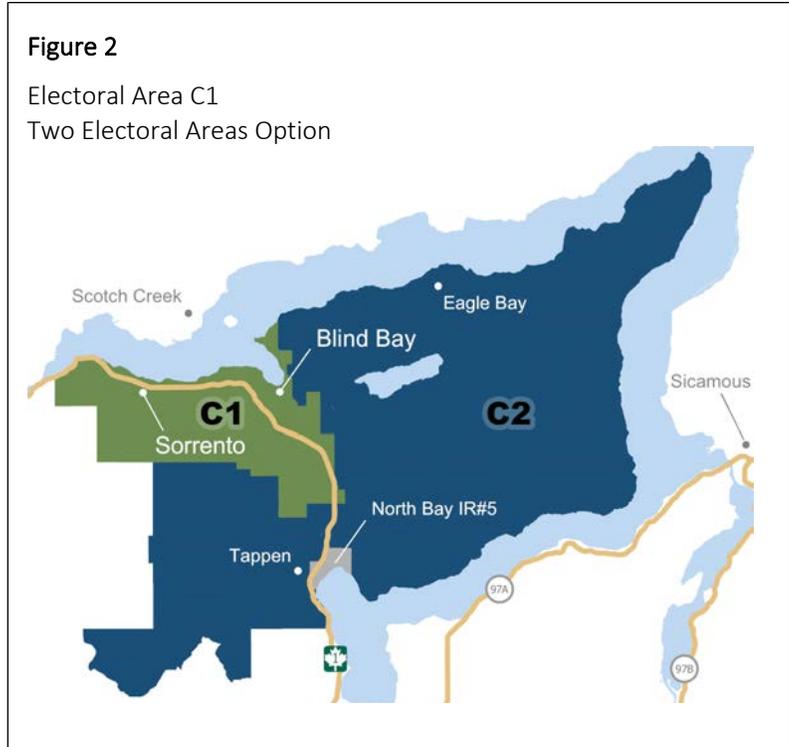
A summary of the information from the \$600,000 residence is provided later in this publication, following a description of the Two Electoral Areas option.

THE FUTURE: TWO ELECTORAL AREAS

If voters in Blind Bay and Sorrento rejected incorporation, or if the Committee determined that there were insufficient interest to recommend a referendum, Electoral Area C would be split into two separate electoral areas — Areas C1 and C2. Sorrento and Blind Bay, along with Notch Hill, Balmoral and Carlin, would become part of Electoral Area C1, and would be represented on the CSRD Board by its own Area C1 Director. This option, to be clear, is the default option that would result in the event that incorporation did not proceed.

The provision of local services would be very similar to the situation in Sorrento and Blind Bay today. The CSRD, as the community's local government, would be the primary local service provider, responsible for providing most local government services, including planning and building inspection, utilities, fire response, bylaw enforcement, parks and recreation, and others. The provincial government would also play a significant role in local services. Through the Ministry of Transportation and Infrastructure, the Province would continue to manage the local road network and set road maintenance standards. Local policing would also fall to the Province.

The CSRD Board of Directors would be the governing body for the community. The Board would make all decisions for CSRD services in which Area C1 participated, including decisions on planning policies and approvals, parks and recreation priorities, and other matters. Area C1 would be represented on the Board by its own Electoral Area Director, who would participate in all votes related to Area C1 services. Directors from other jurisdictions would also participate in these votes, as they do today for



decisions that affect Electoral Area C.¹ Decisions on roads, road priorities and standards would be made by the provincial government, as would decisions on local policing.

Property taxes charged in Area C1 would be essentially the same as those charged today in Electoral Area C. The Area C1 taxes are outlined in the following section along with those for the Incorporation Option.

PROPERTY TAX IMPACTS

In considering the option to incorporate, it will be important for residents of Blind Bay and Sorrento to understand how responsibility for local services would shift from the CSRD and Province to the new Municipality. It will also be important to understand the implications for governance — more specifically, the transfer of a considerable amount of decision-making control to the Municipal Council. Residents will need, then, to consider the changes to service provision and decision-making against the estimated changes to property taxes.

¹ The total number of other Directors involved would depend on the service in question and the type of decision. In some instances, the entire Board would

vote. In all instances, at least one other Director from a different jurisdiction would vote.

As noted, the Committee has developed property tax notices for a range of property types at different assessed values (csrd.bc.ca). One notice has been created for a residential property assessed at \$600,000 (2020 assessment), and serviced by the Cedar Heights water system in Blind Bay. A simplified version of the tax notice is presented in Figure 3. The tax amounts identified in the Area C1 column reflect the costs incurred by the CSRD and Province today to provide local services to Sorrento and Blind Bay. The costs listed in the Municipality column take into account:

- all costs that the Municipality would incur to provide the services for which it would be responsible
- the cost of all municipal staff and equipment
- the cost of the Municipal Hall
- the provincial Police Tax that would be charged at a higher rate than at present, for as long as the community remained below 5,000 people
- the payments that the Municipality would make to the CSRD for regional services

The costs also take into account the Provincial Offer of Assistance, which would be used by the Municipality to build close to \$15 million in reserves and to phase-in the projected tax increase.

Finally, it is important to note that all of the figures, for both options, are in almost all cases based on the existing level of service provided to the community. The local roads service stands out as an exception to this general rule. The Committee has assumed that the basic level of rural road maintenance in place today in Blind Bay and Sorrento would increase as a

Figure 3

Property Taxes
Residential Property in Blind Bay (Cedar Heights Water)
2020 Assessed Value of \$600,000

SERVICES	MUNICIPALITY	AREA C1
Municipal Services		
Municipal Services	\$1,382.35	-
Blind Bay Street Lights	\$19.74	-
Cedar Heights Water (parcel tax)	\$114.00	-
CSRD Services		
Regional District Services	\$286.88	\$1,132.14
Blind Bay Street Lights	-	\$19.74
Cedar Heights Water (parcel tax)	-	\$114.00
Liquid Waste (parcel tax)	\$6.19	\$6.19
Provincial & Other Services		
Local Roads	-	\$282.00
Local Police	\$144.46	\$70.78
School, Hospital, Other	\$1,425.96	\$1,425.96
	Sub-total	\$3,379.58
	Less Home Owner Grant*	(\$770.00)
	TOTAL	\$2,609.58
	Difference	\$328.77

* The Basic Home Owner Grant is shown in the figure. The Seniors Home Owner Grant of \$1,045.00 would be available to eligible homeowners under both options. The Cedar Heights Water user fee of \$344 would be billed separately under both options at the same amount.

result of incorporation. This assumption is based on a review of other small municipalities, including some recently-incorporated ones.

Police Costs

The new Sorrento-Blind Bay Municipality would have a starting population of about 4,550. Local policing in the Municipality would remain the responsibility of the Province for as long as the municipal population remained below 5,000. At the 5,000

mark, however, responsibility for the service would shift to the Municipality, as would a greater share of policing costs.

Figure 3 shows the expected tax impact at the current estimated population of 4,550. Figure 4 adjusts the tax notice to show the impact of policing costs at a population of over 5,000 — a number that could be recorded in the 2026 Census. The figure shows local policing as a municipal service at a higher cost.²

Tax Increase Phase-in

Figures 3 and 4 show that property taxes would increase as a result of incorporation. Higher property taxes are the trade-off that the community would need to accept in exchange for control over key services and decisions.

To soften the impact on taxpayers, transition funds provided by the Province would be applied to phase-in the projected tax increase. Figure 5 shows how the phase-in would change annual tax payments for the sample Blind Bay residence (\$600,000 assessment) over seven years, beginning 2023. For each year in the figure, the amount of increase over the previous year's tax payment is also shown.

ASSESSED VALUE

When reviewing tax notices, it is important to understand the link between property assessments and taxes owing.

Every year BC Assessment assesses and assigns a value to each parcel of property in British Columbia.

Figure 4

Property Taxes (Municipal Population Over 5,000)
Residential Property in Blind Bay (Cedar Heights Water)
2020 Assessed Value of \$600,000

SERVICES	MUNICIPALITY	AREA C1
Municipal Services		
Municipal Services	\$1,382.35	-
Blind Bay Street Lights	\$19.74	-
Cedar Heights Water (parcel tax)	\$114.00	-
Local Police	\$359.24	-
CSRD Services		
Regional District Services	\$286.88	\$1,132.14
Blind Bay Street Lights	-	\$19.74
Cedar Heights Water (parcel tax)	-	\$114.00
Liquid Waste (parcel tax)	\$6.19	\$6.19
Provincial & Other Services		
Local Roads	-	\$282.00
Local Police	-	\$64.02
School, Hospital, Other	\$1,425.96	\$1,425.96
Sub-total	\$3,576.36	\$3,050.81
Less Home Owner Grant*	(\$770.00)	(\$770.00)
TOTAL	\$2,806.36	\$2,280.81
Difference	\$525.55	

* The Basic Home Owner Grant is shown in the figure. The Seniors Home Owner Grant of \$1,045.00 would be available to eligible homeowners under both options. The Cedar Heights Water user fee of \$344 would be billed separately under both options at the same amount.

² All costs in Figure 4 reflect existing service levels and use constant, 2020 dollars.

Figure 5

Phase-in of Property Tax Increase
Residential Property in Blind Bay (Cedar Heights Water)
2020 Assessed Value of \$600,000 · Basic HOG (\$770) Applied



Every year, local governments requisition only what is required in property tax revenue to fund the costs incurred by the local government to function and provide services. To ensure that revenues do not exceed budgeted needs, local governments automatically adjust tax rates downward to offset increases in assessed values.

The dollar amount of taxes charged to property owners each year will go up in most communities to cover cost-of-living and other possible increases to the cost of providing local services. In high-growth areas such as the South Shuswap, however, the annual percentage increase in tax payments will be much smaller than the percentage increase in property assessments.

Class 6 Business). Local governments determine through their budget processes how much tax revenue is required to be raised from the different classes of property to cover the cost of services provided. For each class, the total amount — referred to as the tax burden — is divided by the class' assessment base to calculate the property tax rate to charge.

All property owners in a given property class pay the same tax rate. The actual dollar amount of tax paid by an individual owner, however, will depend on the assessed value of the owner's property. A property with a high assessed value, relative to that of others, will pay more tax than a property in the same class with a lower value.

Increasing Assessments

In Sorrento and Blind Bay, as in most British Columbia municipalities, the assessed value of most properties increase each year, as does the size of the total assessment base. Increases in property assessments, however, do not necessarily result in any change to the amount of tax owing.

Sorrento and Blind Bay Properties

Figures 3 and 4, shown earlier on pages 6 and 7 respectively, feature a residential property with an assessed value of \$600,000. This value, it should be emphasized, represents the 2020 property assessment. In that year, the average residential assessment was lower than \$600,000.

It is also important to emphasize that the 2020 taxes paid by the sample property, along with those paid by all other properties, were calculated to collect sufficient funds to pay the local government budgeted costs identified for 2020.

Finally, it is important to note that the amounts paid under the options in Figures 3 and 4 reflect property tax rates that have been calculated based on the size of the 2020 Sorrento-Blind Bay assessment base, and the amount of tax revenue required to cover 2020 costs. Changes to the property assessments in 2021 and 2022, coupled with changes to the budgeted costs in those years, would result in different rates.

WHAT WOULD YOU PAY IN PROPERTY TAX?

If your 2020 residential property assessment was less than \$600,000, your tax bill would show lower payments under both options than the payments identified in Figures 3 and 4. Conversely, if your 2020 assessment exceeded \$600,000, your payments under both options would be higher.

To estimate the tax impact of incorporation on a specific residence in a Sorrento-Blind Bay Municipality with fewer than 5,000 people, take the following five steps:

- a. find your 2020 assessed value
- b. divide the 2020 assessment by 1,000
- c. multiply the resulting amount by \$5.43
- d. add in any parcel taxes owing
- e. subtract the Home Owner Grant (assuming you are eligible)

To estimate the tax impact of joining Area C1 (the default option), follow the same steps, but use \$4.89 instead of \$5.43. In a Sorrento-Blind Bay Municipality with a population over 5,000, a value of \$5.76 should be used.

This approach requires you to use your 2020 assessment, not your 2021 assessment or your recently-received 2022 assessment. If you use your more recent values, the tax rate multipliers used here will be too high. Remember that as assessment bases increase, local governments adjust tax rates downward to collect only what is needed to cover budgeted costs.

*Example of House in Sorrento
Sorrento Water
Municipal Population < 5,000*

Follow the five steps:

- a. 2020 Assessed Value of \$455,000
- b. $\$455,000 \div 1,000 = \455
- c. $\$455 \times \$5.43 = \$2,471$
- d. $\$2,471 + \$138 \text{ (water)} + \$6 \text{ (lwmp)} = \$2,615$
- e. $\$2,615 - \$770 = \$1,845$

Estimated Taxes Owing:

*Municipality = \$1,845
Area C1 = \$1,599*

At every 2020 assessment value, the \$5.43 (incorporation) and \$4.89 (Area C1) values will give you estimates of the taxes that would be owing under each option. The difference between these values is \$0.54 — put differently, a difference of 54¢ per \$1,000 in assessed value.

With a municipal population over 5,000, the values would be \$5.76 (incorporation) and \$4.89 (Area C1) — a difference of 87¢ per \$1,000 in assessed value.

These values, it must be stressed, will generate estimates of the tax impacts on your property.

PROCESS GOING FORWARD

Figure 6 outlines the process going forward. During the month of January, 2022, the Committee will host three community engagement events:

- **Online Open House**
Monday, January 17, 6:00 pm to 8:30 pm
Zoom Link at csrd.bc.ca
- **Online Open House**
Thursday, January 20, 6:00 pm to 8:30 pm
Zoom Link at csrd.bc.ca

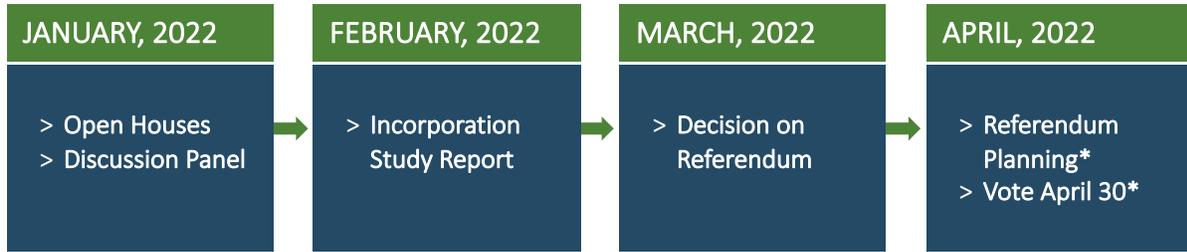
- **Online Discussion Panel**
Saturday, January 29, 1:00 pm to 3:30 pm
Zoom Link at csrd.bc.ca

Each event will be recorded for review by residents who are unable to participate at the specified times. All recordings will be posted at csrd.bc.ca in the days following the events.

During the month of February, the Committee's consultants will compile all Service Sheets, budget materials, property tax projections and other

Figure 6

Process Going Forward (January, 2022, through April, 2022)



* If Minister orders referendum

information to produce the *Sorrento-Blind Bay Incorporation Study Report*. The Committee will receive the *Report* at the end of February, then meet in early March to determine its recommendation to the CSRD Board on an incorporation referendum.

The CSRD Board will receive the recommendation on March 17, 2022. Based on the Committee's advice, the Board will make its own recommendation to the Minister of Municipal Affairs. If, based on the input

from the Committee and Board, the Minister orders a referendum, local electors in Sorrento and Blind Bay will vote on incorporation on April 30, 2022.

Complete information on the referendum, including the ballot question to expect, location of voting places, times of voting, voter eligibility and other factors, will be made available by the Ministry and CSRD, as necessary, throughout the month of April.

WHICH OPTION IS BEST?

If, based on a recommendation from the Committee, the Minister of Municipal Affairs orders a referendum on incorporation, local voters in Blind Bay and Sorrento will be asked to choose between creating a new municipality, and remaining unincorporated in Electoral Area C1. Both options, it should be emphasized, are entirely feasible in terms of service provision, decision-making, tax base and finances. The options, however, are distinct from one another — each will appeal to different voters for different reasons.

It is not the role of the Committee to recommend one option over the other, or to move voters in a particular direction. It may be helpful for the Committee, however, to highlight some of the characteristics of each of the options that may resonate with voters, and that may help voters make informed decisions. Figure 7 on the following page presents some points to consider.

INCORPORATION STUDY ADVISORY COMMITTEE

The Sorrento-Blind Bay Incorporation Study is overseen by the Sorrento-Blind Bay Incorporation Study Advisory Committee, a citizen-based group of eight residents.

The Committee is an impartial body, responsible for ensuring that the community has all of the information it needs to choose whether to incorporate as a municipality, or remain unincorporated in Area C1. The Committee members include:

- John Smith (Chair)
- Brian Butcher
- Rose Fritz
- Sandra Heschuk
- Lorrie Kelsey
- Darlene Lincoln
- Michael Shapcott
- Larry Stephenson

Area C Director, Paul Demenok, is a non-voting, *ex officio* member of the Committee.

Figure 7

Which Option is Best?

Reasons in Support of Each Option

INCORPORATION OPTION	TWO ELECTORAL AREAS OPTION
<p>The Incorporation Option, which would result in the creation of a new Sorrento-Blind Bay Municipality, may appeal to voters who:</p> <ul style="list-style-type: none"> > wish to have the community take responsibility for local services, including local roads, land use planning, building inspection, utilities, parks and recreation, bylaw enforcement and others > wish to have the community, not the Province, set the local road standards and provide road maintenance > want decisions on services, development polices and approvals, and other community matters made in the community by a locally-elected Council > view Sorrento and Blind Bay as a single community with service needs and priorities that are different from those in the rest of Area C > seek greater access to provincial grant programs to address future needs > wish to benefit from new revenue sources available only to municipalities, and new legislative authorities (such as the ability to establish a business improvement area) > wish to control the community's finances, including decisions on the creation of reserves for future needs and priorities > want tax allocation decisions and tax rate decisions set by Council > accept the need to pay higher property taxes in exchange for greater local control over services and decisions 	<p>The Two Electoral Areas Option, which would place Blind Bay and Sorrento in Electoral Area C1, may appeal to voters who:</p> <ul style="list-style-type: none"> > are content to receive local services at a basic level, characteristic of service provision in electoral areas > are satisfied to leave responsibility for local services with the CSRD, including responsibility for land use policies and development approvals, utilities, parks and recreation, bylaw enforcement, building inspection and others > are content to pay and rely on the Ministry of Transportation and Infrastructure to maintain and upgrade local roads > do not view Blind Bay and Sorrento as single community with shared goals and priorities that are different from those in other parts of the electoral area > do not see the need for or value of a new local government — are content, instead, to rely on the Regional District Board to make decisions for the community > are satisfied with the CSRD's record of financial management — a record that has included the establishment of adequate service reserves, and has avoided significant unexplained shifts in property taxes > value low taxes more than local control over services and decisions > believe that, in the years ahead, Blind Bay and Sorrento can be well-governed and appropriately-served as part of Electoral Area C1 in the Regional District

Sorrento-Blind Bay Incorporation Study
csrd.bc.ca

