



Town of Borden-Carleton
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September 21, 2017

Dear Resident


The Town of Borden-Carleton is considering whether to apply to the Minister of Communities, Land and Environment to annex the areas served by the Borden-Carleton Fire Department through the Borden-Carleton Fire District, and the portion of the unincorporated community of Albany not served by the Borden-Carleton Fire Department, into the Town.

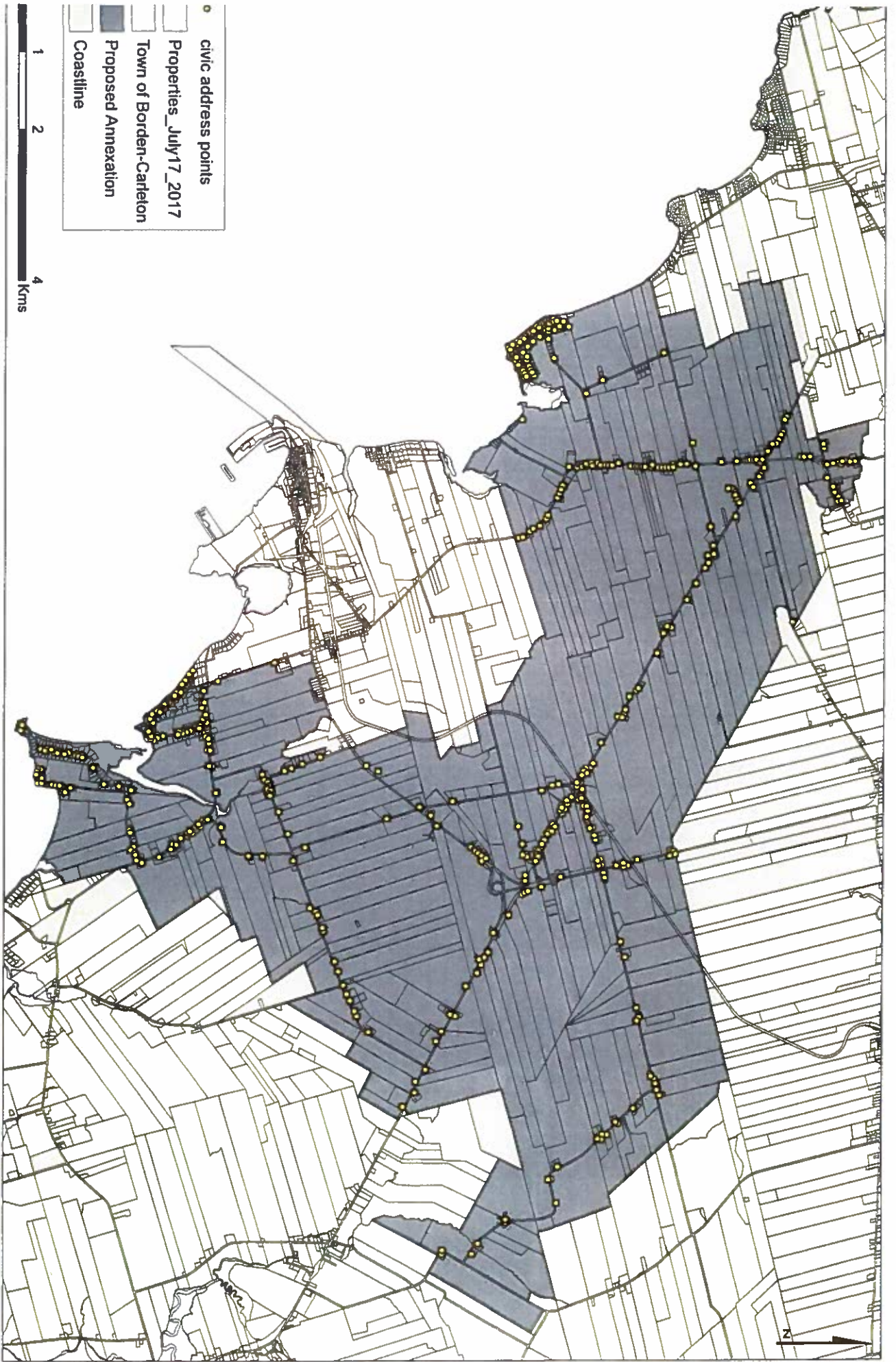
As a potentially affected resident you are being sent this package pursuant to the *Municipalities Act*. This package contains:

- a) A copy of the proposed annexation resolution,
- b) A map showing the area proposed to be annexed into the Town,
- c) A statement of the reasons for the proposed annexation,
- d) A statement of the municipal services to be provided, and
- e) A statement of the financial implications respecting real property tax and rates for municipal services.

The Town of Borden-Carleton is interested in hearing your thoughts on this proposal and welcomes you to forward them to the town office at one of the contacts above, or via email at bcadmin@borden-carleton.ca

Thank You


Dean Sexton
Mayor
Town of Borden-Carleton



- civic address points
- Properties_July17_2017
- Town of Borden-Carleton
- Proposed Annexation
- Coastline

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Kms

Proposed Resolution

It was duly moved and seconded that the Town of Borden-Carleton annex into the Town the area served by the Borden-Carleton Fire Department, known as the Borden-Carleton Fire District, and a portion of the unincorporated community of Albany not currently included in the Borden-Carleton Fire District, as shown on the map appended to the application to the Minister.

- Moved by Councillor _____
- Seconded by Councillor _____

CARRIED - 0-0 #2017-00-000

Reasons for Annexation

- 1) The Town of Borden-Carleton currently provides fire protection services to the area proposed to be annexed, excluding a portion of the unincorporated community of Albany, through the Borden-Carleton Fire District.
- 2) The portion of the unincorporated community of Albany not currently in the Borden-Carleton Fire District is an anomaly regarding fire protection in that it is covered by the Kinkora Fire Department for historic reasons; these reasons are no longer valid. Quicker fire and first response times, for residents and businesses, should be achieved by including this area under the Borden-Carleton Fire Department.
- 3) The area encompassed by the Borden-Carleton Fire District and the remaining portions of the unincorporated community of Albany represent a community of interest on a variety of fronts beyond fire service. Many residents of the area carry on business with merchants in the Town, and partake in activities within the Town including the utilization of many Town recreation programs, facilities and events. Further, the Amherst Cove Community School catchment area includes the areas proposed to be annexed. Borden-Carleton historically has been a hub for the area including for places of worship. The local development body, the Borden Area Development Corporation was established to serve the residents of the area proposed to be annexed.
- 4) The potential for the further establishment of businesses and residences on the periphery of the boundaries of the Town of Borden-Carleton such as the former McCain facility and Atlantic Beef Products, along with residential construction, are causes of concern for the municipality. When businesses and residences are established on the outskirts of a municipality there is a related increase in the use of municipal services and infrastructure with no corresponding increase in municipal revenue to support the continued provision of those municipal services and infrastructure.
- 5) Greater capacity for land use planning in the areas proposed to be annexed leading to:
 - a) greater resident control over the future development of the area,
 - b) reduction of land use conflicts and protection of property values,
 - c) preservation of agricultural land and scenic vistas, and
 - d) enhanced climate change and adaptation.

- 5) The current municipal property tax rates in the Town of Borden-Carleton are 47 cents per \$100 of assessment for non-commercial property and \$1.30 per \$100 of assessment for commercial property. These rates would not apply in the area proposed to be annexed.
- 6) At such time as the areas proposed to be annexed have representation on the municipal council, tiered tax rates would be established reflective of services received in the annexed areas and as approved by the new municipal council.
- 7) It is anticipated that municipal tax rates in the annexed areas, once the areas have council representation, will be in the range of 12-18 cents per \$100 of assessed non-commercial property value. For a sample non-commercial property, valued at \$100,000, that would equal a municipal tax bill of \$120-\$180 dollars per year, the breakdown for which would tentatively be as follows per \$100 of assessed non-commercial property value:
 - a) Fire Protection - 5-7 cents
 - b) Police - 2-3 cents
 - c) Planning - 2-3 cents
 - d) Recreation - 2-3 cents
 - e) Administration - 1-2 cents
- 8) Approximately \$50-\$70 of the total potential non-commercial increase, on a \$100,000 non-commercial property, is currently being paid by the property owner in the form of fire dues to the fire district; leaving a net increase of \$70-\$110 per year per property.
- 9) For the increased tax amount, property owners will be receiving enhanced police protection, land use planning, emergency measures planning, access to federal/provincial infrastructure programs and a stronger voice for their local concerns.
- 10) The relatively small potential increase in taxes will help ensure that the Town of Borden-Carleton can maintain the recreational facilities in the Town that are currently utilized and enjoyed by town residents and residents from the surrounding areas into the future; along with protecting and retaining the rural nature of the area proposed to be annexed.

General

- 1) Existing community names in the areas proposed to be annexed will be preserved.
- 2) People living in the areas proposed to be annexed will have a stronger voice through a strong municipal government when dealing with higher levels of government.
- 3) Wards with roughly equivalent populations would be established for the enhanced municipality in advance of the next municipal election in 2018.
- 4) Strong municipalities are better positioned to create conditions that support local economic development.
- 5) Rural areas in all parts of the country are increasingly challenged by issues such as depopulation in general, and an aging population among those who remain. Strong rural municipalities with appropriate capacity enable councils to provide the services and amenities that make communities attractive places to live, and establish services that are required to maintain the population base.

- 6) The impending proclamation of the new Prince Edward Island *Municipal Government Act* signals the direction the Province would like the municipal level of government to take in the Province. Borden-Carleton feels it would be in the interest of the residents of the Town and area to be at the forefront of these impending changes.

Municipal services to be provided to the annexed area

- 1) Fire protection as currently provided to the fire district and to the unincorporated community of Albany.
- 2) Enhanced policing presence; the Town of Borden-Carleton has an Extended Service Agreement with the RCMP.
- 3) Emergency Measures Planning.
- 4) Municipal planning and development services once the areas have been incorporated into the municipal official plan and development bylaw.
- 5) Parks and recreation facilities and services including: ice rink, ball park, tennis court, parks, library services, and special events including: Canada Day celebrations, Gateway Days, and a Winter Carnival among others.
- 6) Potential infrastructure projects and upgrades through various federal/provincial infrastructure programs to which the unincorporated areas currently do not have access.

Financial implications regarding tax rates

- 1) Two basic principles shall guide any taxation that may ultimately apply to the proposed annexation areas should they be annexed into the Town:
 - a) no taxation without representation, and
 - b) taxation only for services received.
- 2) The Town of Borden-Carleton proposes no change to the taxation rates in the areas to be annexed until such time as the areas have representation on a new municipal council; and taxes shall only be levied on properties for services received.
- 3) The Town of Borden-Carleton operates on a contractual basis with the Borden-Carleton Fire District and thus is currently unaware of the amount of total revenue that is currently collected by the fire district. Annexation could potentially result in a different rate for fire protection than is currently being paid by fire district residents.
- 4) The current fire dues paid by residents to the fire district would be converted to a tax rate per \$100 of assessment; it is estimated that the rate for non-commercial residents will be 5-7 cents per \$100 of assessment. A rate in this range would cost an average \$100,000 non-commercial property owner approximately \$50 - \$70 per year. This conversion would not take place until after the 2018 municipal election at which time all areas of the larger municipality would have elected representation on the municipal council. The fire district payment would stop at such time as the rate is converted.