

# Local Government Economic Development Tools

Ministry of Municipal Affairs and Housing

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Small Business Week

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# Presentation Summary

- Ministry overview
- Local government legislation
- Local government economic development tools
- Local government planning system

# Ministry Structure

- Local Government Division, Office of Housing and Construction Standards, Community and Legislative Services
- Governance and Structure Branch
  - Governance Relations Unit
    - Local government/First Nations relationships
    - Economic and social development support to local governments
      - Crown Grant Sponsorship
      - Business Improvement Areas
      - Environmental Assessments
      - Resort Development Support

# Overall context

- BC provincial system is enabling
- Local governments are independent, accountable and autonomous
- Local governments determine community and regional interests



# Legislation

## ■ *Community Charter (CC)*

- Service establishment - municipalities
- Partnerships, corporations, commissions

## ■ *Local Government Act (LGA)*

- Provides the framework for local and regional planning, other land use management tools
- Service establishment – regional districts
- Corporations, partnerships, commissions

# Key Economic Development Tools

- Broad Powers
- Partnerships
- Revitalization Tax Incentive
- Service Provision
- Business Improvement Area
- Corporations, Commissions and Societies
- Planning Tools

# Broad Powers (1)

- **Broad service powers** *CC s. 8(2), LGA s. 332*

*May provide any service considered necessary or desirable*

- **Partnering agreements:**

*and may do this directly or through another public authority, or another person or organization*

# Broad Powers (2)

- ***Corporate powers*** *CC s. 8(1), LGA s. 263*
  - Enter into agreements
  - Create corporations and societies
  - Delegate
  - Own & dispose of land and other assets
- **Cost recovery powers** *CC s. 194, LGA s. 397*
- **Regulatory powers** *CC s. 8(3-6), LGA ss. 297-331*



# Assistance to business

- **Prohibition against assistance to business** *CC s. 25(1), LGA s. 273*

*a council/board must not provide a grant, benefit, advantage or other form of assistance to a business*

- **Partnering agreements** *CC s. 21, LGA s. 274*

*may provide assistance under a partnering agreement for the provision of services*

# Partnerships

<b>Statute</b>	<p>CC s. 21, LGA s. 274: partnering agreement</p> <p>CC s. 175, LGA s. 403: liabilities under agreement</p> <p>CC s. 179(1), LGA s. 406(1): borrowing to lend, or guaranteeing debt, under an agreement</p> <p>CC s. 225, LGA ss. 392-396: tax exemption agreements</p> <p>CC s. 24, LGA s. 272: notice of assistance</p>
<b>Purpose</b>	<ul style="list-style-type: none"> <li>■ Local governments can enter into agreements with a private partner to provide a service</li> <li>■ Can provide assistance in terms of loans, guarantees or tax exemption</li> </ul>
<b>Process</b>	<ul style="list-style-type: none"> <li>■ Provide notice of assistance</li> <li>■ Need elector approval if liability under agreement or borrowing or guaranteeing</li> <li>■ Need prov. approval if borrowing or guaranteeing</li> </ul>

# Revitalization Tax Exemptions

<b>Statute</b>	■ <i>Community Charter</i> ss. 226 & 227
<b>Purpose</b>	<ul style="list-style-type: none"><li>■ Broad range of community purposes</li><li>■ Provide a full/partial tax exemption</li></ul>
<b>Process</b>	<ul style="list-style-type: none"><li>■ General scheme laid out in bylaw</li><li>■ Notice to public</li><li>■ Agreement with property owner</li><li>■ Certificate issued once conditions met</li><li>■ No provincial or public approval</li></ul>

# Partnerships with First Nations

<b>Statute</b>	CC s. 23, LGA s. 263(1)(b): agreements with public authorities
<b>Purpose</b>	<ul style="list-style-type: none"><li>■ Local governments can enter into agreements with First Nations respecting:<ul style="list-style-type: none"><li>❑ Services</li><li>❑ Operation and enforcement in relation to regulatory authority</li><li>❑ Management of property or an interest in property</li></ul></li></ul>
<b>Process</b>	<ul style="list-style-type: none"><li>■ Public notice not required</li><li>■ Public approval not required but advisable</li></ul>

# Pitt Meadows – Katzie First Nation



# Local Services

<b>Statute</b>	<i>Community Charter s. 8</i>
<b>Purpose</b>	Provide any service that Council considers necessary or desirable
<b>Process</b>	<ul style="list-style-type: none"><li>■ Bylaw not required, unless in only part of the municipality</li><li>■ Pass a resolution</li><li>■ Include in financial plan</li></ul>
<b>Cost Recovery</b>	Costs can be recovered by property tax, user fees, other means

# Business Improvement Areas

<b>Statute</b>	<i>Community Charter</i> s. 215
<b>Purpose</b>	<ul style="list-style-type: none"><li>■ Broad power for business promotion</li><li>■ Exception to prohibition against aid</li></ul>
<b>Process</b>	<ul style="list-style-type: none"><li>■ Petition or council initiative</li><li>■ No provincial approval</li></ul>
<b>Cost Recovery</b>	<ul style="list-style-type: none"><li>■ Parcel or property value tax</li><li>■ Tax on another basis set out in bylaw (e.g. dollar amount per square foot)</li></ul>



# Business Improvement Areas





# Regional District Services

<b>Statute</b>	<i>Local Government Act s. 332</i>
<b>Purpose</b>	Provide any service the Board considers necessary and desirable for all or part of the regional district
<b>Process</b>	<ul style="list-style-type: none"><li>■ Created by assent vote, alternative approval process, petition or participating area consent</li><li>■ Most services require establishing bylaw</li><li>■ Provincial approval is required</li></ul>
<b>Cost Recovery</b>	Costs can be recovered by property tax or parcel tax and other means

- Service of the Regional District of Central Okanagan
- Provides economic development services to all areas within the regional district
- Programs for business enhancement, investment attraction, technology expansion, arts/culture/tourism, agriculture support



# Commissions

<b>Statute</b>	<i>Community Charter</i> ss. 143 & 154 <i>Local Government Act</i> ss. 229 & 263
<b>Purpose</b>	<ul style="list-style-type: none"><li>■ Local governments can establish and appoint commissions to:<ul style="list-style-type: none"><li>□ Operate services</li><li>□ Undertake operation and enforcement in relation to regulatory authority</li><li>□ Manage property or an interest in property</li></ul></li></ul>
<b>Process</b>	<ul style="list-style-type: none"><li>■ Commission establishment bylaw</li><li>■ Delegate power by bylaw</li><li>■ No provincial or public approval</li></ul>

# Corporations

<b>Statute</b>	<i>Community Charter</i> s. 185 <i>Local Government Act</i> ss. 263 & 265
<b>Purpose</b>	Local governments can incorporate a corporation or acquire shares in a corporation
<b>Process</b>	Provincial approval required  Public process – public meetings, referendum, consultation

# Lower Columbia Initiatives

Economic  
Development



# Societies

<b>Statute</b>	<i>Community Charter s. 8</i> <i>Local Government Act s. 263</i> <i>Societies Act s. 3</i>
<b>Purpose</b>	Local governments become member of existing society or incorporate their own
<b>Process</b>	If incorporated, process under the <i>Societies Act</i>



# Gibsons Community Building Society

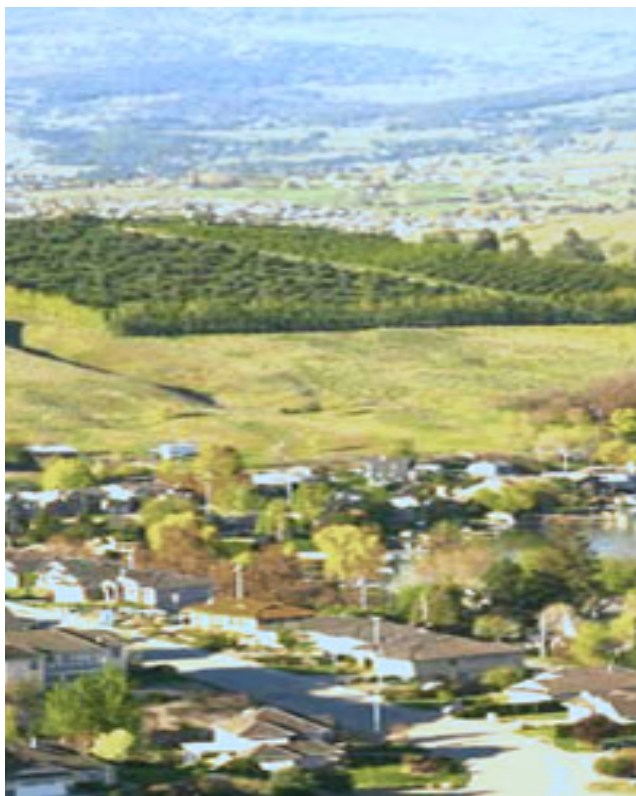


# Land Use Planning

- BC's system emphasizes local autonomy
- Framework for growth and development
- Clear direction and certainty for investment
- Attractive communities attract business
- Legislation requires some specific content, e.g. residential, commercial, industrial, agricultural, recreation, public utility and infrastructure



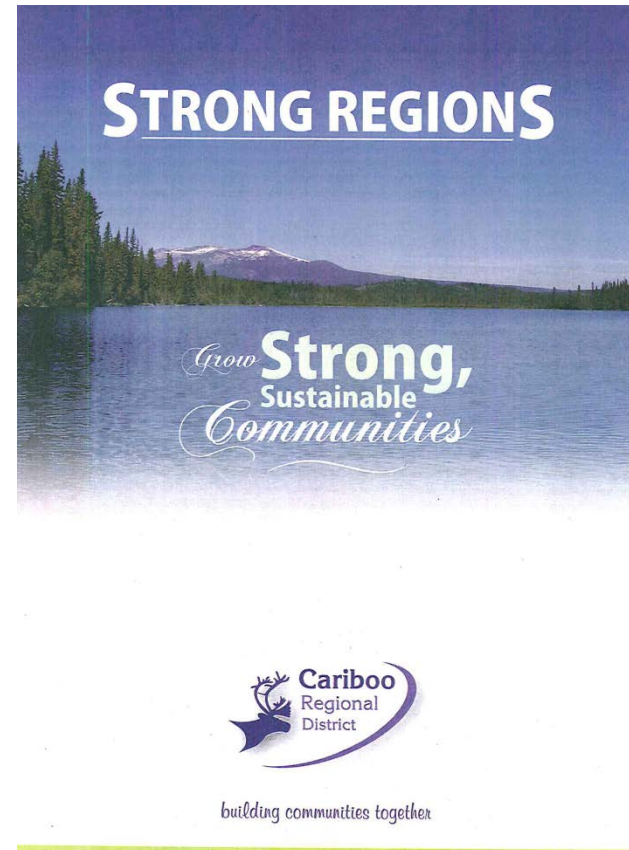
# Regional Growth Strategies



- Collaborative regional planning exercise
- Focus on private land use management to build compact, complete communities
- Mandatory Content: economic development; housing; transportation; parks and natural areas; and climate change

# Other Regional Strategies

- Regional Development
- Agriculture
- Tourism
- Parks



# Official Community Plans

- OCP's and Neighbourhood Plans
- Legislation sets out required and optional content
- Communities use these plans/documents to express their long-term vision and interests
- Carried out in municipalities and in unincorporated communities managed by regional districts
- Consultation with First Nations and Provincial Agencies



# Development Approvals Process Review

- Reviewing the current system
- Identifying challenges and opportunities
- Maintain respect for the principles of our system – local autonomy, transparency
- Healthy and safe development decisions that reflect community values

# Implementation Tools

- Zoning
- Subdivision standards and approvals
- Service Agreements
- Phased development agreements
- Development cost charges
- Development permits



# Contact Us

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# Resources

## Local government legislation

- <https://www2.gov.bc.ca/gov/content/governments/local-governments/facts-framework/legislative-framework>

## Local government powers

- <https://www2.gov.bc.ca/gov/content/governments/local-governments/governance-powers>

## Partnering agreements

- <https://www2.gov.bc.ca/gov/content/governments/local-governments/governance-powers/powers-services/partnering-agreements-for-service-delivery>

## Local government-First Nations partnerships

- <https://www2.gov.bc.ca/gov/content/governments/local-governments/governance-powers/collaborating-building-relationships/relations>

# Resources

## Revitalization tax exemptions

- <https://www2.gov.bc.ca/gov/content/governments/local-governments/finance/requisition-taxation/tax-exemptions/permissive-tax-exemptions/municipal-revitalization-tax-exemptions>

## Local area services

- <https://www2.gov.bc.ca/gov/content/governments/local-governments/governance-powers/powers-services/municipal-powers-services/services/local-area-services>

## Regional district services

- <https://www2.gov.bc.ca/gov/content/governments/local-governments/governance-powers/powers-services/regional-district-powers-services>



# Resources

## Business Improvement Areas

- <https://www2.gov.bc.ca/gov/content/governments/local-governments/governance-powers/economic-development/municipal-business-promotion/business-improvement-areas?keyword=Business&keyword=Improvement&keyword=Areas>
- <http://www.bia.bc.ca/>

## Corporations

- <https://www2.gov.bc.ca/gov/content/governments/local-governments/governance-powers/economic-development/local-government-corporations>

# Resources

## Commissions

- <https://www2.gov.bc.ca/gov/content/governments/local-governments/governance-powers/powers-services/regional-district-powers-services/committees-commissions>
- <https://www2.gov.bc.ca/gov/content/governments/local-governments/governance-powers/powers-services/municipal-powers-services/delegation-of-powers-or-duties>

## Societies

- <https://www2.gov.bc.ca/gov/content/employment-business/business/not-for-profit-organizations/societies>

# Resources

## Land use planning

- <https://www2.gov.bc.ca/gov/content/governments/local-governments/planning-land-use/local-government-planning>

## OCPs

- <https://www2.gov.bc.ca/gov/content/governments/local-governments/planning-land-use/local-government-planning/official-community-plans>

## RGS

- <https://www2.gov.bc.ca/gov/content/governments/local-governments/planning-land-use/local-government-planning/regional-growth-strategies>