

MEMORANDUM

September 9, 2015.

Dewdney Area Improvement District (DAID) Tax System

B.C. Assessment Authority (BCAA) "Fact Sheet" describes BCAA as a provincial Crown corporation (established in 1974 under the *Assessment Authority Act*) to determine the correct classification, actual value and exemption status of every property in British Columbia. BCAA provides taxation authorities (of which Dewdney Area Improvement District is one) annually with an assessment roll which lists all properties in the district, names of owners and taxable values of land and improvements (buildings).

Exceptions under the *Assessment Authority Act* include utility properties such as railways, pipelines, power lines and **farmland** (section 23). These properties, under *the Act* are valued at regulated rates. The "Fact Sheet" also tells us that property assessment and taxation in British Columbia is a **two-step** process involving BCAA and the various tax authorities in the province. BCAA determines the classification, value and exemption status of each property and the tax authorities then apply their tax rates to assessments to arrive at a tax amount.

Local Government Act section 757 subsections (1) to (9) authorizes boards of trustees to make bylaws in order to assess property, levy and collect taxes and to recover unpaid taxes. Reference to this section of the *Act* is also made on page 28 of the Ministry of Community Services improvement district manual section C: assessment and taxation.

The attached 6-page DAID dike tax bylaws summary reflects tax rates and systems of taxation over the years, covering the period July 18, 1974 (FIRST taxation bylaw) to 2015.

July 18, 1974 bylaws numbers 3 and 4 show that dike taxes were levied by DAID on property acreage (example: \$1.50 per acre) plus improvements at a mill rate (2.0 mills) on the assessed value of the buildings with a minimum tax payable of \$15.00 per property. At that time no distinction was made between "residential", "farm" or any "other property" classification. This system continued for 11 years from 1974 to 1985. Over the years the **minimum dike tax payable** varied between \$15.00 per property to \$50.00 per property each time regulated by way of a district bylaw. The current minimum charge of \$25 was introduced in 2005.

Records show that the DAID dike tax system transitioned on June 10, 1986 when bylaw numbers 27 and 28 passed to enact a **variable rate system** of taxation also referred to in the district's meeting minutes dated June 10, 1986. This variable tax rate system which is used to the present day provides a classification for each property with a variable tax rate (a "ratio") applied to six of the nine property classifications. It should be noted that the same tax rate is applied to both "residential" and "farm" properties. It has been argued that "farm" properties pay less tax than "residential" properties. The underlying reason is because "farm" properties are **taxed on BCAA regulated assessed values** as stated in the BCAA "Fact Sheet".

Example: 2015 variable tax rate system (reference bylaw #72)

<u>Property class</u>	<u>Tax rates (dollars per \$1,000 assessed taxable value)</u>		
	<u>Base</u>	<u>Ratio</u>	<u>Mill rate</u>
1. Residential	1.78	1.0:1	1.78
2. Utilities	1.78	3.5:1	6.23
3. Unmanaged forest land	1.78	4.0:1	7.12
4. Major industry	1.78	3.4:1	6.05
5. Light industry	1.78	3.4:1	6.05
6. Business and other	1.78	2.45:1	4.36
7. Managed forest land	1.78	3.0:1	5.34
8. Recreation property	1.78	1.0:1	1.78
9. Farm	1.78	1.0:1	1.78

Note: The minimum amount of taxation upon a parcel of real property will be \$25.00 (twentyfive 00/100 dollars).

Hopefully this background information on the district's past and current diking tax systems will provide the basis for further discussion on the subject as suggested by a ratepayer at the July 29 board meeting.

Attachments:

- B.C. Assessment Authority (BCAA) "Fact Sheet")
- DAID diking tax bylaw summary schedules (6 pages)
- Local Government Act section 757
- Ministry of Community Services improvement district manual section C page 28
- DAID June 10, 1986 meeting minutes
- DAID June 10, 1986 bylaw number 27
- DAID June 10, 1986 bylaw number 28
- DAID July 18, 1974 bylaw number 3
- DAID July 18, 1974 bylaw number 4

Summary: Dewdney Area Improvement District diking tax ByLaws.

<u>ByLaw date</u>	<u>ByLaw No.</u>	<u>Diking Tax Rates</u>
July 18 1974	4 Known as: FIRST TAXATION BYLAW	Land: \$1.50 per acre plus Improvements: 2 mills on assessed value Minimum tax payable: \$15.00
July 7 1975	6	Land: \$1.50 per acre plus Improvements: 2 mills on assessed value Minimum tax payable: \$15.00
May 31 1976	8	Land: \$1.50 per acre plus Improvements: 3.5 mills on assessed value Minimum tax payable: \$20.00
June 27 1977	10	Land: \$1.75 per acre plus Improvements: 4.25 mills on assessed value Minimum tax payable: \$20.00
August 10 1978	12	Land: \$2.00 per acre plus Improvements: 1.5 mills on assessed value Minimum tax payable: \$20.00
June 4 1979	14	Land: \$2.00 per acre plus Improvements: 1.5 mills on assessed value Minimum tax payable: \$20.00
April 30 1981	16	Land: \$4.00 per acre plus Improvements: 3.0 mills on assessed value Minimum tax payable: \$40.00
May 27 1982	20	Land: \$2.00 per acre plus Improvements: 2.0 mills on assessed value Minimum tax payable: \$30.00
May 24 1983	22	Land: \$2.00 per acre plus Improvements: 2.0 mills on assessed value Minimum tax payable: \$30.00

<u>ByLaw date</u>	<u>ByLaw No.</u>	<u>Diking Tax Rates</u>
May 22 1984	24	Land: \$2.00 per acre plus Improvements: 2.0 mills on assessed value Minimum tax payable: \$30.00
June 4 1985	26	Land: \$2.00 per acre plus Improvements: 2.0 mills on assessed value Minimum tax payable: \$30.00
June 10 1986	28	TRANSITION: Land & improvements: Residential property mill rate: 1.4 mills on total assessed values Farm property mill rate: 1.2 mills on total assessed values Minimum tax payable: \$30.00
June 18 1987	32	Land & improvements: Residential property mill rate: 1.4 mills on total assessed values Farm property mill rate: 1.4 mills on total assessed values Minimum tax payable: \$30.00
May 18 1989	34	Land & improvements: Residential property mill rate: 2.8 mills on total assessed values Farm property mill rate: 2.8 mills on total assessed values Minimum tax payable: \$30.00
May 22 1990	35	Land & improvements: Residential property mill rate: 1.4 mills on total assessed values Farm property mill rate: 1.4 mills on total assessed values Minimum tax payable: \$30.00
May 27 1991	36	Land & improvements: Residential property mill rate: 1.4 mills on total assessed values Farm property mill rate: 1.4 mills on total assessed values Minimum tax payable: \$50.00
May 11 1992	37	Land & improvements: Residential property mill rate: 1.4 mills on total assessed values Farm property mill rate: 1.4 mills on total assessed values Minimum tax payable: \$50.00

<u>ByLaw date</u>	<u>ByLaw No.</u>	<u>Diking Tax Rates</u>
June 01 1993	38	Land & improvements: Residential property mill rate: 1.0 mill on total assessed values Farm property mill rate: 1.0 mill on total assessed values Minimum tax payable: \$50.00
June 18 1994	39	Land & Improvements: Residential property mill rate: 1.0 mill on total assessed values Farm property mill rate: 1.0 mill on total assessed values Minimum tax payable: \$50.00
May 29 1995	40	Land & improvements: Residential property mill rate: 1.0 mill on total assessed values Farm property mill rate: 1.0 mill on total assessed values Minimum tax payable: \$50.00
May 30 1996	41	Land & improvements: Residential property mill rate: 1.0 mill on total assessed values Farm property mill rate: 1.0 mill on total assessed values Minimum tax payable: \$50.00
June 5 1997	42	Land & improvements: Residential property mill rate: 1.0 mill on total assessed values Farm property mill rate: 1.0 mill on total assessed values Minimum tax payable: \$50.00
May 25 1998	43	Land & improvements: Residential property mill rate: 1.0 mill on total assessed values Farm property mill rate: 1.0 mill on total assessed values Minimum tax payable: \$50.00
May 17 1999	44	Land & improvements: Residential property mill rate: 1.0 mill on total assessed values Farm property mill rate: 1.0 mill on total assessed values Minimum tax payable: \$50.00

<u>ByLaw date</u>	<u>ByLaw No.</u>	<u>Diking Tax Rates</u>
June 08 2000	45	Land & improvements: Residential property mill rate:1.05 mills on total assessed values Farm property mill rate: 1.05 mills on total assessed values Minimum tax payable: \$50.00
May 14 2001	48	Land & improvements: Residential property mill rate:1.05 mills on total assessed values Farm property mill rate: 1.05 mills on total assessed values Minimum tax payable: \$50.00
May 13 2002	50	Land & improvements: Residential property mill rate:1.05 mills on total assessed values Farm property mill rate: 1.05 mills on total assessed values Minimum tax payable: \$50.00
June 12 2003	51	Land & improvements: Residential property mill rate: 1.1 mills on total assessed values Farm property mill rate: 1.1 mills on total assessed values Minimum tax payable: \$50.00
June 7 2004	53	Land & improvements: Residential property mill rate: 1.1 mills on total assessed values Farm property mill rate: 1.1 mills on total assessed values Minimum tax payable: \$50.00
May 09 2005	54	Land & improvements: Residential property mill rate:1.16 mills on total assessed values Farm property mill rate: 1.16 mills on total assessed values Minimum tax payable: \$25.00
May 29 2006	55	Land & improvements: Residential property mill rate:0.97 mills on total assessed values Farm property mill rate: 0.97 mills on total assessed values Minimum tax payable: \$25.00

<u>ByLaw date</u>	<u>ByLaw No.</u>	<u>Diking Tax Rates</u>
May 07 2007	58	Land & improvements: Residential property mill rate:1.04 mills on total assessed values Farm property mill rate: 1.04 mills on total assessed values Minimum tax payable: \$25.00
April 28 2008	59	Land & improvements: Residential property mill rate:0.90 mills on total assessed values Farm property mill rate: 0.90 mills on total assessed values Minimum tax payable: \$25.00
June 08 2009	61	Land & improvements: Residential property mill rate:0.86 mills on total assessed values Farm property mill rate: 0.86 mills on total assessed values Minimum tax payable: \$25.00
May 09 2010	63	Land & improvements: Residential property mill rate:1.04 mills on total assessed values Farm property mill rate: 1.04 mills on total assessed values Minimum tax payable: \$25.00
May 09 2011	65	Land & improvements: Residential property mill rate:1.26 mills on total assessed values Farm property mill rate: 1.26 mills on total assessed values Minimum tax payable: \$25.00
May 28 2012	67	Land & improvements: Residential property mill rate:1.26 mills on total assessed values Farm property mill rate: 1.26 mills on total assessed values Minimum tax payable: \$25.00
April 24 2013	70	Land & improvements: Residential property mill rate:1.33 mills on total assessed values Farm property mill rates: 1.33 mills on total assessed values Minimum tax payable: \$25.00

<u>ByLaw date</u>	<u>ByLaw No.</u>	<u>Diking Tax Rates</u>
February 26 2014	71	Land & improvements: Residential property mill rate:1.33 mills on total assessed values Farm property mill rate: 1.33 mills on total assessed value Minimum tax payable: \$25.00
March 11 2015	72	Land & improvements: Residential property mill rate:1.78 mills on total assed values Farm property mill rate: 1.78 mills on total assessed values Minimum tax payable: \$25.00

fact sheet



Real Property Assessment and Taxation

What is BC Assessment?

BC Assessment is a provincial Crown corporation that determines the market value of all real properties in British Columbia. After determining the correct classification, actual value and exemption status of every property, BC Assessment provides taxing authorities with an Assessment Roll, which lists all properties, names of the owners and the taxable values of the land and any improvements (buildings).

History

The assessment and taxation of real estate in British Columbia has existed since before 1860. BC Assessment was established in 1974 to replace municipal and provincial government assessment offices. The independent, publicly-funded corporation was created under the *Assessment Authority Act* to produce and maintain uniform property assessments across the province. BC Assessment evaluates most properties in BC based on market value, which is considered the fairest way to assess property.

The Ad Valorem Tax System

British Columbia uses an ad valorem ("based on value") system of property taxation. Only real property value (land and buildings) is taxed. The value of personal property such as cars, jewelry and furniture is not taxed.

The Property Assessment and Taxation Process

Property assessment and taxation in British Columbia is a two-step process involving BC Assessment and the various tax authorities. BC Assessment determines the classification, value and exemption status of property. Tax authorities then apply their tax rates to assessments. This determines how the tax burden will be shared among all property owners – residential, commercial, industrial, farm, etc.

Property tax provides approximately 40 per cent of local government revenue in Canada. It is the major source of revenue controlled by local government.

Who are the tax authorities?

Tax authorities – the provincial government, municipalities and some First Nations – control most of the tax burden by setting rates to raise required revenues. Tax revenues are used to provide transportation, schools, health services, recreational facilities, police and fire protection, water, sewer systems and garbage disposal.

Other authorities (regional districts) raise money for services by providing their budgeted amount (requisition) to the local tax collectors. These amounts appear on your tax bill.

What is market value and how is it determined?

BC Assessment assesses all properties and sends an Assessment Notice to all property owners each year, informing them of the market value of their property as of the previous July 1.

This market value is determined by following generally accepted appraisal principles. Each year the assessor takes into account location, size, topography, shape, replacement cost, age, condition, rental income and sales of comparable properties in the area, as well as any other factors that might affect the property's value, to determine what the property would sell for. The market value of property is recorded on the annual Assessment Roll.

Why do assessments increase and decrease?

Changes in assessment reflect changes in market value. Market value can change for the following reasons:

- a property may have improved (e.g., a renovation or addition);
- demand for property in the neighbourhood may have caused prices and market values to rise or fall; and
- a change in zoning may have affected the value of the land.

How can similar properties have different values?

Similar properties may have different values because:

- the properties may be located in different neighbourhoods;
- the zoning for each property may be different; or
- an adjoining use may affect one property and not another (e.g., one property is located next to an industrial plant).

Principles

The *Assessment Act* requires that most land and improvements be assessed at market value. Exceptions include utility properties, such as railways, pipelines, power lines and farm land. These properties are valued at regulated rates.

Property tax is a tax on wealth, sales tax is a tax on consumption, and income tax is a tax on income. Considered together, these taxes generally insure that people with greater wealth or greater ability to pay, contribute more tax. For those who cannot afford to pay property taxes (e.g., some seniors and disabled persons), tax deferment and tax relief measures are available.

For more information, contact BC Assessment [here](#).

Updated 04/2009

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IMPORTANT INFORMATION**LOCAL GOVERNMENT ACT — Continued**
[RSBC 1996] CHAPTER 323**Part 23 — Improvement Districts****Division 1 — General****Definitions**

729 In this Part:

"assessor" means, except in section 756, the improvement district officer assigned responsibility for assessing land and improvements for the improvement district;

"board of trustees" means the trustees of an improvement district under section 736;

"collector" means, except in section 756, the improvement district officer assigned responsibility for collecting taxes for the improvement district;

"manufactured home" means a single family dwelling manufactured as a unit, or in units, intended to be occupied in a place other than that of its manufacture, and designed so that it may be drawn or moved from place to place;

"manufactured home park" means land used or occupied by a person to provide spaces for the accommodation of 2 or more manufactured homes and for imposing a charge or rental for the use of the space;

"owner" means an owner as defined in the *Water Act*.

Section Repealed

730 [Repealed 2000-7-67.]

Incorporation by letters patent

731 (1) The Lieutenant Governor in Council may, by letters patent, incorporate an area of land comprising 2 or more parcels, whether contiguous or not, and its owners into an improvement district, under a name and with objects that appear advisable and with powers considered necessary to carry out those objects.

(2) The letters patent for an improvement district

(a) may provide that some provisions of this Act or the *Water Act* do not apply to the improvement district and that other special provisions apply, and

the council of the municipality must impose and collect all taxes imposable by the improvement district on real property in the municipality.

(2) The board of trustees of the improvement district must notify the council of the municipality of the amount to be raised for improvement district purposes in the municipality for the current year.

(3) The Surveyor of Taxes must advise the council of the applicable rates for improvement district purposes, based on the net taxable value of land and improvements but excluding property that is taxable for school purposes only by special Act, to be applied throughout the area of the improvement district.

(4) The council must incorporate the rates under subsection (3) under section 197 (1) (b) [*property taxes for other bodies*] of the *Community Charter*.

(5) For the purposes of subsection (3) and section 756.2 (2) and (3),

(a) the definition of "improvements" in the *Assessment Act* applies, and

(b) the exemptions in sections 129 to 131 of the *School Act* apply.

Payments to improvement districts

756.2 (1) On demand, the council must pay to the board of trustees of the improvement district the amount to be raised in the municipality for improvement district purposes.

(2) The board of trustees of the improvement district may ask the council of the municipality to advance the sums necessary to meet the current authorized obligations of the improvement district and the council may advance those sums, but only on evidence of the money being needed for operations and obligations of the board of trustees.

(3) As a limit on subsection (2), the total of the advances that may be made under that subsection must be according to the ratio that

(a) the net taxable value of land and improvements of the property in the municipality that is in the improvement district, excluding property that is taxable for school purposes only by special Act,

bears to

(b) the net taxable value of land and improvements of the property in the improvement district as a whole, excluding property that is taxable for school purposes only by special Act,

according to the revised assessment rolls on which the tax will be imposed.

(4) The board of trustees of the improvement district must pay to the Minister of Finance, promptly on receipt, money received from the municipality that represents a share of advances made by the Minister of Finance on behalf of land and improvements in the municipality.

Levying of taxes by improvement district

757 (1) The trustees may, by bylaw, levy taxes to raise the funds considered necessary to meet the obligations of the improvement district and to carry out its objects.

(2) Taxes under subsection (1) may be established on the basis of parcels, groups of parcels, values or areas, or any combination of them and different rates of tax may be established for different grades or classes of land and improvements.

(3) A bylaw under subsection (1) may establish the minimum amount of taxes payable for a parcel or group of parcels and may provide for discounts or percentage additions to encourage prompt payment.

(4) Unless otherwise provided, a tax is deemed to have been levied and is owing on and from January 1 of the year for which the tax is levied.

(5) A person whose name appears on the assessment roll of an improvement district in any year as the owner of any land is liable to the improvement district for the taxes levied by the trustees for that year for that land.

(6) If the trustees levy a tax on the basis of values as referred to in subsection (2), they must adopt a variable tax rate system under which rates are separately determined and imposed for each property class.

(7) Section 199 [*property tax rates regulations*] of the *Community Charter* applies to a variable tax rate system under this section and, for these purposes, a reference to a municipality in that section is to be read as a reference to an improvement district.

(8) A tax bylaw or tax must not be questioned on the ground that the rate of the tax exceeds what is required for the purposes for which taxes may be levied.

(9) Any action in which the validity of a tax bylaw is questioned must be commenced within one month after registration of the bylaw.

Tax notices

758 (1) On registration of a tax bylaw, the trustees must have sent to every registered owner of assessed land a tax notice that

- (a) shows the amount of taxes owing by the assessed owner to the improvement district, and
- (b) provides sufficient information on assessment and the rates of tax to show how the taxes are computed.

(2) The obligation to send a notice under subsection (1) must be considered satisfied if a reasonable effort was made to mail or otherwise deliver the notice.

Lien for taxes and tolls

759 (1) Despite anything contained in any statute, every assessment made, every tax imposed or levied, accrued or to accrue on any land, and every toll or charge established under a bylaw of an improvement district forms a lien and charge on the land on which it has been imposed, levied,

COST RECOVERY

Assessment and Taxation

General

Sections 746 and 753 to 760 of the *Local Government Act* authorize the board of trustees to make bylaws in order to assess property, levy and collect taxes and to recover unpaid taxes.

Taxes are property charges fixed and payable by all landowners in the improvement district to which a service (or services) is provided, or can be provided in the future, if the property owner requests it. Monies raised through taxes are generally used to meet the annual debt costs, capital out of revenue and reserve fund allocations

Taxes may be fixed on the basis of parcels, groups of parcels, values or areas, or any combination of these. Most improvement districts use a simplified parcel tax system where the total costs are divided by the total number of benefiting parcels to determine a fixed parcel tax. Whatever the basis of taxation chosen, it should be based on an equitable allocation of costs that can be explained to the landowners.

Taxes are generally used in conjunction with tolls as a method of cost recovery for direct services such as water or garbage collection where there is an element of consumption. Taxes are generally used as the sole method of cost recovery for services that are provided more occasionally or indirectly such as fire protection, street lighting, or dyking. While an improvement district can levy taxes on properties that are not directly receiving a service, consideration must be given to whether the properties could receive the service in the future if the owner requested it. For example, if a water main fronts a property that is undeveloped, there is logic for it to be taxed as the money will be used to ensure the water system is maintained for when the owner wants to develop the property. If a property cannot be connected to a water line, there is no logic for taxing it as the owner will never benefit from the water system. If a property not receiving water is taxed, a capital expenditure charge will not usually be payable at the time a water connection is requested.

Bankruptcy and Collection of Charges

If an improvement district has outstanding taxes, tolls, or charges against a property where the owner has filed for bankruptcy, the improvement district should make a claim to the bankruptcy trustee in order to be added to the list of creditors. The claim should specify the amount owing to the improvement district, including any penalties or interest. The bankruptcy trustee will decide how much of the outstanding amount (if any) will be paid to the improvement district from the owner's assets.

Although outstanding improvement district charges automatically form a lien on the property, Federal bankruptcy legislation takes priority over provincial legislation. Therefore, once the bankruptcy proceedings are finalized, the lien is discharged and the improvement district will not have an opportunity to recover its outstanding amounts from subsequent property owners.

A tax sale cannot be undertaken for a property that is under bankruptcy.

Establishment

Tax bylaws must be passed by the board of trustees and registered with the Inspector of Municipalities to be in force and effect. A tax bylaw is the only bylaw enacted by a board of trustees that does not continue indefinitely. A new taxation bylaw must be passed by the board and registered with the Inspector every year, even if the amount of the taxes are unchanged from the previous year.

The following is an outline of steps a board of trustees must consider when carrying out the assessment and taxation processes.

General Steps to Carry Out Assessment and Taxation

The following steps apply where the improvement district is the assessor and collector for the services for which a tax is to be levied. If an improvement district is responsible for fire protection or street lighting, the improvement district can ask the province to levy and collect taxes for those services on its behalf.

1. **Assessor**
Assign the assessor duties to the corporate officer or the financial officer position. The duties of the collector are already assigned in legislation to the financial officer.
2. **Pass and register an Assessment Bylaw.**
An assessment bylaw sets out the basis for such assessment and authorizes the assessor to carry out an assessment and create an assessment roll.
3. **Prepare the preliminary assessment roll.**
Every parcel of land (if parcels are the basis of assessment) within the improvement district boundary needs to be listed, showing the name(s) of the registered owner the property address, the legal description of the property, and the classification into which the property is being placed. Information about the owners and the property may be available from the regional district, Government Agent office, or the local BC Assessment office.

4. Mail out the assessment notices.
Assessment notices must be sent out annually to every landowner whose property is assessed. The notice must include a description of the property and the assessment category into which it has been placed as well as the date, time and place for the Court of Revision. The Court of Revision must be held not be less than two weeks after the notice was mailed.
5. Appoint members of the Court of Revision.
The board of trustees must appoint three persons to constitute the Court of Revision. These may be trustees or other persons, but not the assessor. The members of the Court of Revision should be familiar with: the improvement district boundary; the basis of assessment used; the uses of property in the community; and, the extent of the improvement district's services.
6. Hold the Court of Revision.
On the date, time and place that has been appointed, the Court of Revision will sit to consider any complaints regarding assessment brought before it. Complaints by landowners may be made regarding their own assessment, or the assessment of other property. If the Court finds that the assessment should be changed, they may amend the assessment and change the assessment roll. If the Court confirms the assessment, no change is made to the roll. The Court only considers complaints about information on the assessment roll such as description, ownership, or that the property was placed in the wrong assessment category. Complaints about the taxes levied against the property are not the concern of the Court.
7. Assessment Appeals.
If the Court of Revision heard a complaint and it was disallowed, there is a two week period during which the decision of the Court can be appealed to the Inspector of Municipalities. The Inspector will review the matter and can either ratify the decision of the Court, or amend the assessment accordingly.
8. Tax Bylaw.
If there is no appeal at the end of the two week period, the board of trustees can pass a tax bylaw and submit it for registration. The assessment roll is now valid and binding until the following year when the process is repeated.
9. Tax Notice.
After the tax bylaw has been registered with the Inspector, a tax notice must be sent to each landowner. This notice must contain a description of the property, the amount of taxes owing, and enough information respecting the assessment and rates of taxation to show how this amount was calculated.

10. Other Considerations.

Assessment bylaws may be used until the board of trustees decides to change it but a new tax bylaw must be passed and registered every year.

Samples of the necessary bylaws and forms (i.e. Assessment bylaw, assessment notice and tax notice) can be found in Section D.

**Steps for Carrying Out Assessment and Taxation
(Fire protection and/or street lighting)**

Section 756 of the *Local Government Act* authorizes improvement districts that provide fire protection and/or street lighting to have the provincial government assess and collect taxes on their behalf by including an amount on each landowner's provincial tax notice for this purpose. In order to arrange this, the board of trustees must pass a bylaw that sets out the amount of money they need for the following year for fire protection and/or street lighting purposes. The Ministry of Finance then advances the amount of this money to the improvement district on the date or dates requested by the improvement district. The provincial government charges a small fee for this service that is added to the land owner's taxes.

Each September, the Ministry sends a notice to all improvement districts that provide fire protection or street lighting that if they wish to use this method of cost recovery, they need to pass a taxation bylaw and send it to the Ministry along with detailed budget information.

Once the budget and bylaw are approved, a copy of the taxation bylaw is sent by the Ministry of Community Services to the Ministry of Finance along with a request that the amount of money requested by the improvement district to be processed. The deadline for the Ministry to send this information to the Ministry of Finance is November 30.

The money requested by the improvement district is then advanced by the Ministry of Finance. This occurs on the first business day after July 1 of the following year.

All or part of these funds may be advanced to the improvement district as early as the first working day in January but the improvement district will be charged interest on any funds sent prior to the first business day in July. The interest charge is added to the taxes for that year.

Dewdney Area Improvement District

P.O. BOX 3005, MISSION, B.C. V2Y - 4J3

Minutes of trustees' Meeting held Tuesday, June 10, 1986 at 7:40 p.m.
7340 Horne Street, Mission

Present: Ross Kinneard
Brian Appleby
Bob Bryan
Dick Bogstie
Harry Bryant
Darryl McDonald

Debbie Greenfield (Supreme Business Services)

New keys to the padlocks on dyke gates were distributed to the trustees present by Bob Bryan.

the minutes of the Annual General Meeting held April 17, 1986 were reviewed.

CORRESPONDENCE:

Ross Kinneard reviewed correspondence received from B.C. Hydro in response to our queries regarding our recent bills, and asked for comments. It was agreed that we should contact our MLA with respect to the billing procedure which imposes demand charges on the Improvement District for use when Hydro demand in general is low. We will also contact the Ombudsman in the fall.

Ross Kinneard reported that interviews had been held for the position of foreman on the dyking project, and that a Mr. B. Gower had been selected; he stated that the standard of all five applicants was very high.

A copy of a letter from the Environment to Supreme Business Services accepting their quotation for services in connection with the project was received.

PROJECT UPDATE:

The latest news from Mr. Bonham is that contracts have now been signed by the Federal and Provincial Governments, and work should commence sometime between June 23 and July 2, when start up funds are made available.

D. Bogstie reported that two meetings had been held with Hatzic Prairie residents to discuss allowing access to Legace Creek for the purpose of removing sand to be used on the dyking project. Approval has been given by the residents. The Minister, Austin Pelton, has requested that his staff utilize this material wherever possible. Dewdney Area Improvement District will obtain permits from the department of Fisheries as soon as the official O.K. is received from the ministry of Environment. Ross Kinneard will speak to Mr. Bonham on the subject.

Dewdney Area Improvement District

P.O. BOX 3005, MISSION, B.C. V2V - 4J3

Dewdney Area Improvement District
Trustees' Meeting June 10, 1986

It was reported that a landowner, Mr. Stevens, had been informed by the ministry of Environment staff that he would not be able to graze his cattle on the dyke this year. It was agreed by the trustees that as work has not yet commenced there should be no problem at this time with Mr. Stevens using the land in question, and that he would be informed of this decision.

A rental agreement with A. Pedersen has been signed, for the use of a trailer as site office, at the rate of \$200 per month plus utilities.

VARIABLE TAX RATE SYSTEM:

The trustees reviewed proposed rates for taxes, which were based as closely as possible on 1985 rates.

Moved, D. Bogstie, Second, B. Appleby
THAT we apply the formula on the table to the 1986 tax rates.

CARRIED

(copy of proposal attached)

COURT OF REVISION:

The court of revision will take place during the second week of July, date to set by Ross Kinneard.

NEW BUSINESS:

Moved, B. Appleby
THAT R. Kinneard be paid \$500 out of pocket expenses
for additional duties undertaken on behalf of D.A.I.D.

There was a decision on what should be paid to trustees in respect of S.A.I.D. duties - consensus was that expenses should be itemized.

D. McDonald asked for direction as to whether his work on pumps for pay at short notice is a conflict of interest.

Next meeting: mid-September unless there is urgent business prior to this date.

Meeting adjourned: 9:20 p.m.

PROPOSED 1986 TAX RATES

Property Class	Net Taxable Value (\$)	Absolute Tax Share (\$)	% Tax Share	Tax Rate (per \$1,000)	Class Multiple
1. Residential	23,518,700	32,926	72.29	1.4	1.000
2. Utility	-	0	0	1.5	1.08
3. Forestry	-	0	0	1.2	0.86
4. Machinery	N/A	N/A	N/A	N/A	N/A
5. Industrial	747,150	1,121	2.42	1.5	1.08
6. Business	328,100	492	1.08	1.5	1.08
7. Tree Farm	-	0	0	1.2	0.86
* 8. Seasonal	246,750	247	0.55	1.0	0.72
9. Farm	8,970,335	10,764	23.64	1.2	0.86
<hr/>					
	33,811,035	45,550	99.98	-	-
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* Excludes part of Camp Luther previously exempted.

Note: Total tax roll (\$45,550) is \$154 less than 1985 tax roll. However, above figures do not include for a minimum tax. If minimum tax of \$30 is applied to 96 affected properties, tax roll rises by \$1,654 to \$47,204 (approximately 3.3% increase).

DEWDNEY AREA IMPROVEMENT DISTRICT

BYLAW NO. 3

A Bylaw appointing a new Assessor and Collector, directing the making of the SECOND ASSESSMENT ROLL and determining a new basis of assessment.

The Trustees of the DEWDNEY AREA IMPROVEMENT DISTRICT enact as follows:

- (1) That (Mrs) Mary Kennedy is appointed the new Assessor and Collector of the District to replace (Mrs) Sylvia Huhtala who has retired.
- (2) That the Assessor is directed to make the SECOND ASSESSMENT ROLL for the District.
- (3) That the Assessor shall utilize the two classifications of land established by BYLAW NO. 1, excepting that for purposes of clarification, these classifications shall be redefined as follows:
 - (a) Class "A" lands shall comprise all those lands located within the boundaries of the Dewdney Area Improvement District that lie below the 1894 High Water level of the Fraser River and which are protected by the dyke; and these lands may be identified on the Plan of the Dewdney Area Improvement District prepared by the Water Rights Branch in Victoria and marked I.D. Plan 410 as being all those lands that are bounded on the river side by the dyke and which on the land side are bounded by a continuous dotted line that is marked as being the HWM 1894.
 - (b) Class "B" lands shall comprise all lands in the District not classified into Class "A".
- (4) That the new basis of assessment shall be as follows:
 - (a) All lands in the District, classified as Class "A" shall be assessed at a uniform rate per acre.
 - (b) All improvements in the District that are located on lands that are classified as Class "A" shall be assessed in accordance with the assessed values of these improvements as shown on the rolls of the Provincial Assessor or of the Assessor of the District of Mission.
- (5) The Assessor is directed to return the Assessment Roll to the Trustees on or before the 31st day of July 1974.
- (6) This Bylaw may be cited as the SECOND ASSESSMENT ROLL BYLAW.

INTRODUCED and given a first reading by the Trustees on the 18th day of July, 1974

RESOLVED unanimously by the Trustees that the passing of this Bylaw is an urgent matter and that it be reconsidered and passed at this meeting.

RECONSIDERED and finally passed by the Trustees the 18th day of July, 1974

.....
Chairman of the Trustees

DEWDNEY AREA IMPROVEMENT DISTRICT

BYLAW NO. 4

A Bylaw for imposing taxes upon the lands and improvements in the District.

The Trustees of the DEWDNEY AREA IMPROVEMENT DISTRICT enact as follows:

- (1) For the year 1974, there is hereby levied a tax of \$1.50 per acre on all lands classified as "A" classification plus 2 Mills on the assessed value of improvements located thereon, on all parcels of land as set out in the current assessment roll.
- (2) The Minimum amount of taxes payable under this Bylaw in respect of any parcel of land shall be \$15.00
- (3) The aforesaid taxes shall be due and payable on the 30th day of September 1974. A percentage addition of 8% of the amount thereof shall be added to all taxes remaining unpaid after the same date. Pursuant to Section 66 of the Water Act, interest *at 8% p.a.* *at 8%* *at 8%* of the rate of 8% per annum will be charged on all unpaid taxes from the 1st day of March 1975.
- (4) This Bylaw may be cited as the "FIRST TAXATION" Bylaw 1974.

INTRODUCED and given first reading by the Trustees on the 18th day of July, 1974.

RESOLVED unanimously by the Trustees that the passing of this Bylaw is an urgent matter and that it be reconsidered and passed at this meeting.

RECONSIDERED and finally passed by the Trustees the 18th day of July, 1974.

.....
Chairman of the Trustees

.....
Secretary to the Trustees

I HEREBY CERTIFY the foregoing to be a duplicate original of BYLAW NO. 4 of the DEWDNEY AREA IMPROVEMENT DISTRICT passed by the Trustees on the 18 day of July, 1974

.....
Secretary to the Trustees

REGISTERED the 7th day of August, 1974.

W. K. Sutherland
.....
Deputy Comptroller of Water Rights

DEWDNEY AREA IMPROVEMENT DISTRICT

BY-LAW NO. 27

A by-law to provide for making the assessment roll of the district and to determine the basis of assessment and the method to be followed in classifying the lands in the district.

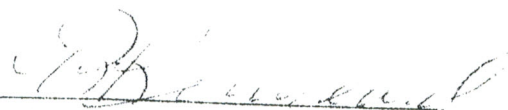
The trustees of Dewdney Area Improvement District
ENACT AS FOLLOWS:


1. That the basis of assessment for the said assessment roll shall be the assessed value of land and improvements taxable, for General Municipal Purposes, within the District.
2. The classification and values of Land and Improvements shall be the classifications and taxable assessed values supplied by the British Columbia Assessment Authority.
3. That the assessor is directed to return the said assessment roll to the trustees on or before the 30th day of June 1986 .

This by-law may be cited as the " Fourteenth Assessment By-law".

INTRODUCED and given first reading by the trustees
on the 10th day of June , 19 86 .

RECONSIDERED and finally passed by the trustees
on the 10th day of June , 19 86 .


Chairman of the Trustees


Secretary of the Trustees

I hereby certify under the seal of Dewdney Area Improvement District
that this is a true copy of By-law No. 27 of Dewdney Area Improvement
District passed by the trustees on the 10th day of June
1986 .

DEWDNEY AREA IMPROVEMENT DISTRICT

BY-LAW NO. 28

A by-law for imposing taxes upon land and improvements in the district, and to provide for imposing a percentage addition to encourage prompt payment thereof.

The trustees of Dewdney Area Improvement District
ENACT AS FOLLOWS:

1. The following taxes (Rates) are hereby imposed and levied for the year 1986 :

<u>Property Class</u>	<u>Tax Rates (dollars of tax per \$1000 taxable value)</u>
1. Residential	1.4
2. Utility	1.5
3. Forestry	1.2
4. Machinery	N/A
5. Industrial	1.5
6. Business	1.5
7. Tree Farm	1.2
8. Seasonal	1.0
9. Farm	1.2

2. The minimum amount of taxation upon a parcel of real property shall be thirty Dollars (\$30.00).
3. The aforementioned taxes shall be due and payable on or before the 30th day of September , 1986 , and a percentage addition of 10 per centum of the amount thereof shall be added to all taxes remaining unpaid after the said date.
4. In addition, taxes remaining unpaid on the 1st day of March next following the date upon which the taxes are levied shall bear interest at the rate prescribed by the Lieutenant Governor in Council under Section 11 of the Taxation (Rural Area) Act, as set out under Section 837 of the Municipal Act.
5. This by-law may be cited as the "Tax Rates By-law, 1986 ".


INTRODUCED and given first reading by the trustees

on the 10th day of June , 19 86 .

RECONSIDERED and finally passed by the trustees

on the 10th day of June , 19 86 .

I hereby certify under the seal of Dewdney Area Improvement District
that this is a true copy of By-law No.28 of Dewdney Area Improvement
District passed by the trustees on the 10th day of June ,
1986 .


Secretary of the Trustees