

**THE CORPORATION OF THE CITY OF GRAND FORKS  
AGENDA – REGULAR MEETING**

**Monday May 7th, 2012 – 7:00 p.m.  
Council Chambers City Hall**

	<b><u>ITEM</u></b>	<b><u>SUBJECT MATTER</u></b>	<b><u>RECOMMENDATION</u></b>
1.	<b><u>CALL TO ORDER</u></b>	7:00 p.m. Call to Order	Call Meeting to Order at 7:00 p.m.
2.	<b><u>REGULAR MEETING AGENDA</u></b>	May 7th, 2012 Agenda	Adopt Agenda
3.	<b><u>MINUTES</u></b> <ul style="list-style-type: none"><li>- April 16<sup>th</sup>, 2012</li><li>- April 16<sup>th</sup>, 2012</li></ul>	Regular Meeting Minutes Primary Committee Meeting Minutes	Adopt Minutes Adopt Minutes and all recommendations contained therein
4.	<b><u>REGISTERED PETITIONS AND DELEGATIONS</u></b> None		
5.	<b><u>UNFINISHED BUSINESS:</u></b> None		
6.	<b><u>REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL (VERBAL)</u></b>  a) Corporate Officer's Report	Members of Council may ask questions, seek clarification and report on issues	Issues seeking information on operations be referred to the Chief Administrative Officer prior to the meeting.
7.	<b><u>REPORT FROM THE COUNCIL'S REPRESENTATIVE TO THE REGIONAL DISTRICT OF KOOTENAY BOUNDARY</u></b>  a) Corporate Officer's Report	The City's Representative to the Regional District of Kootenay Boundary will report to Council on actions of the RDKB.	Receive the Report.
8.	<b><u>RECOMMENDATIONS FROM STAFF FOR DECISIONS:</u></b>  a) Corporate Officer's Report – Application for Subdivision in the Agriculture Land Reserve	The City is in receipt of an application for subdivision within the Agriculture Land Reserve located at 2150 Kettle River Drive as submitted by the property owners, Alex & Shirley Pereverzoff	That the Staff Report dated April 30 <sup>th</sup> regarding the application for subdivision in the Agricultural land Reserve, be received, and that Council determines whether or not they support this application and further directs Staff to advise the Agricultural

Land Commission of Council's position in regards to the application to subdivide property legally described as Lot 2, DL 533, SDYD, Plan KAP90660, located at 2150 Kettle River Drive, as submitted by property owners, Alex & Shirley Pereverzoff.

- b) Manager of Technical Services Report – Gas Tax Agreement's General Strategic Priorities Fund (GSPF)

Request for Council approval of application by the City for funding the project "Demand Management – Universal Water Metering"

That Council approves the City of Grand Forks filing the application for funding under the Gas Tax Agreement's General Strategic Priorities Fund (GSPF), in the amount of \$1,216,800 for the Project titled, "Demand Management-Universal Water Metering".

9. **REQUESTS ARISING FROM CORRESPONDENCE:**  
None

10. **INFORMATION ITEMS**

- Summary of Informational Items

Information Items 10(a) to 10(j)

Receive the items and direct staff to act upon as recommended

11. **BYLAWS**

- a) Chief Financial Officer's Report Bylaw No. 1932– 2012 Annual Tax Rates Bylaw

Presented to Council for consideration of the first three reading to the 2012 Annual Tax Rates Bylaw

That the Chief Financial Officer's Report, regarding the proposed 2012 Annual Tax Rates Bylaw No. 1932, be received, and that Council considers giving first, second and third reading.

- b) Chief Financial Officer's Report Bylaw No. 1933 – Flat Tax Bylaw Amendment

Presented to Council for consideration of the first three reading to the Flat Tax Bylaw Amendment

That the Chief Financial Officer's Report, regarding the proposed amendment to the Flat Tax Bylaw No. 1933, be received, and that Council considers giving first, second and third reading.

12. **LATE ITEMS**

13. **QUESTIONS FROM THE PUBLIC AND THE MEDIA**

14. **ADJOURNMENT**

THE CORPORATION OF THE CITY OF GRAND FORKS

**REGULAR MEETING OF COUNCIL**  
**MONDAY, APRIL 16<sup>th</sup>, 2012**

**PRESENT:** MAYOR BRIAN TAYLOR  
COUNCILLOR BOB KENDEL  
COUNCILLOR NEIL KROG  
COUNCILLOR PATRICK O'DOHERTY  
COUNCILLOR GARY SMITH  
COUNCILLOR MICHAEL WIRISCHAGIN

CHIEF ADMINISTRATIVE OFFICER L. Burch  
CHIEF FINANCIAL OFFICER C. Arnott

GALLERY

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**CALL TO ORDER:**

The Mayor called the Meeting to order at 7:00 p.m.

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**RECESS TO PRIMARY COMMITTEE MEETING:**

MOTION: O'DOHERTY / KROG

**RESOLVED THAT THIS REGULAR MEETING OF COUNCIL BE RECESSED AT 7:02 P.M. TO ALLOW FOR THE PRIMARY COMMITTEE MEETING, AND THAT THIS REGULAR MEETING OF COUNCIL BE RECONVENED AT THE CONCLUSION OF THE PRIMARY COMMITTEE MEETING.** CARRIED.

The regular meeting reconvened at 7:09 p.m.

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**ADOPTION OF AGENDA:**

MOTION: SMITH / WIRISCHAGIN

**RESOLVED THAT THE APRIL 16<sup>TH</sup>, 2012, REGULAR MEETING AGENDA BE ADOPTED AS CIRCULATED.** CARRIED.

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**MINUTES:**

MOTION: KENDEL / O'DOHERTY

**RESOLVED THAT THE MINUTES OF THE SPECIAL MEETING OF COUNCIL HELD ON MONDAY MARCH 29TH, 2012, BE ADOPTED AS CIRCULATED.**

CARRIED.

**MINUTES:**

MOTION: SMITH / WIRISCHAGIN

**RESOLVED THAT THE MINUTES OF THE REGULAR MEETING OF COUNCIL HELD ON MONDAY APRIL 2<sup>ND</sup>, 2012, BE ADOPTED AS CIRCULATED.**

CARRIED.

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**DELEGATION:**

None

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**UNFINISHED BUSINESS**

None

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**REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL (VERBAL)**

**Councillor Wirischagin:**

Councillor Wirischagin had no report.

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**Councillor O'Doherty:**

Councillor O'Doherty reported on the following items:

- His attendance at the dance at the curling rink benefitting the residents of the Grand Forks Hotel which burned early last month.

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**Councillor Kendel:**

Councillor Kendel reported on the following items:

- His attendance at the monthly Boundary Museum meeting.

- His attendance at a business to business function sponsored by the Boundary Regional Chamber of Commerce, which was held at the Grand Forks District Savings Credit Union.
- His attendance along with Councillor Smith at a meeting of the Economic Development Advisory Committee.

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**Councillor Krog:**

Councillor Krog reported on the following items:

- His attendance at a directors meeting of the Grand Forks Art Gallery Society. He advised that they continue to fundraise, and are planning a May 5<sup>th</sup> fundraising activity, as the Society is feeling impact of reduced gaming grants.

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**Councillor Smith:**

Councillor Smith reported on the following items:

- He reported on his attendance at a benefit concert for residents of the Grand Forks Hotel who were displaced after the fire last month. He advised that the group of bands raised \$1352.50.
- He reported on his attendance at a coffee house on Sunday to discuss economic development activities. He went on to advise that the trails group is looking for funding.
- He reported on his attendance at a recent Economic Development Advisory Committee meeting. He advised that the committee is looking to do a branding exercise with money that was allocated for signs in the city's budget.

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MOTION: SMITH / O'DOHERTY

**RESOLVED THAT \$30,000 OF THE ALLOCATED FUNDING IN THE 2012-2016 FINANCIAL PLAN FOR THE CONSTRUCTION AND INSTALLATION OF ENTRANCE SIGNS BE RE-ALLOCATED FOR A "GRAND FORKS" BRANDING EXERCISE, WITH THE REMAINING FUNDS USED TO LEVERAGE FURTHER FUNDING REQUIRED FOR THE CONSTRUCTION OF ENTRANCE SIGNS.**

**TABLEING MOTION:**

MOTION: WIRISCHAGIN / KROG

**RESOLVED THAT THE PRECEDING MOTION, INTENDED TO RE-ALLOCATE FUNDING IN THE 2012-2016 FINANCIAL PLAN FOR A "GRAND FORKS" BRANDING EXERCISE BE TABLED.**

On the Vote:

The tabling motion was defeated. The Original Motion was defeated.

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MOTION: KROG / SMITH

**RESOLVED THAT \$5,000 OF THE FUNDING ALLOCATED FOR ENTRANCE SIGNS IN THE CITY'S 2012-2016 FINANCIAL PLAN BE RE-ALLOCATED FOR A LOCAL FACILITATOR TO WORK WITH THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE ON A GRAND FORKS BRANDING EXERCISE.**

TABLEING MOTION:

MOTION: O'DOHERTY / SMITH

**RESOLVED THAT THE PRECEDING MOTION, INTENDED TO RE-ALLOCATE FUNDING IN THE 2012-2016 FINANCIAL PLAN FOR A FACILITATOR TO WORK WITH THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE ON A BRANDING EXERCISE BE TABLED.**

TABLEING MOTION CARRIED.

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**Mayor Taylor:**

The Mayor reported on the following items:

- He complimented the fire department on their attendance at a grass fire on Spencer Hill over the weekend. He stated that the coordination was impressive, and the firefighting crews were very professional in putting out the blaze. He went on to add that he was aware of a number of other fires fought over the weekend.
- He advised that he attended an interesting interview for Habitat for Humanity, surrounding the future of habitat for humanity in our community. He stated that there are plans for habitat for humanity homes in alternate locations in the Grand Forks community.
- He advised that Regional District of Kootenay Boundary is working with Interior Health to determine how recreation can work with senior's facilities to include healthy initiatives for seniors.

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MOTION: O'DOHERTY / SMITH

**RESOLVED THAT ALL REPORTS OF MEMBERS OF COUNCIL, INCLUDING THE MAYOR'S REPORT ON THE ACTIVITIES OF REGIONAL DISTRICT OF KOOTENAY BOUNDARY, GIVEN VERBALLY AT THIS MEETING, BE RECEIVED. CARRIED**

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**RECOMMENDATIONS FROM STAFF FOR DECISIONS:**

- a) **Chief Administrative Officer's Report – Notice of Work and Reclamation Program Referral**

Brought forward for discussion was an application filed by Roxul Inc. for mineral exploration in Friday Quarry. The Ministry of Forests, Lands and Natural Resources are providing the City the opportunity to have input.

MOTION: O'DOHERTY / WIRISCHAGIN

**RESOLVED THAT THE CHIEF ADMINISTRATIVE OFFICER'S REPORT, DATED APRIL 5, 2012, REGARDING A REFERRAL NOTICE RECEIVED FROM THE MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCES, REGARDING AN APPLICATION FOR MINERAL EXPLORATION BY ROXUL INC. AT FRIDAY QUARRY, BE RECEIVED, AND THAT THE MINISTRY BE ADVISED THAT IT APPEARS THAT THE CITY'S INTERESTS ARE NOT IMPACTED.** CARRIED.

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**REQUESTS ARISING FROM CORRESPONDENCE:**

None

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**INFORMATION ITEMS:**

MOTION: SMITH / O'DOHERTY

**RESOLVED THAT INFORMATION ITEMS NUMBERED 11(a) TO 11(i) BE RECEIVED AND ACTED UPON AS RECOMMENDED AND/OR AS AMENDED.** CARRIED.

- a) Invitation to Council from Cathy Riddle Victim Services Manager to attend a community event in recognition of National Victims of Crime Week on April 25<sup>th</sup> or 26th. **Council Members to advise if they intend to attend.**
- .....

- b) From Jim Harrison, S/Sgt NCO i/c Boundary Regional RCMP, invitation to Terry Hamagami / RCMP Golf Tournament. **Recommend it be received for Information.**
- .....

- c) From Boundary Emergency and Transition Housing Society, further information regarding the group's funding sources and operation budget. **Recommend it be received for Information.**
- .....

- d) From Les Johnson, Safety and Unlicensed Motorized Scooters. **Recommend that it be received for information.**
- .....

- e) Correspondence from John Rowlandson – Cycling and Rural Mobility Conference, June 22<sup>nd</sup>, Salt Spring Island. **Recommend to receive for information.**
- .....

- f) BC Transit Review – invitation to make a presentation to the BC Transit Independent Review Panel. **Recommend it be received for information.**
- .....

- g) West Kootenay-Boundary Regional Hospital District - Financial Statements as at December 31, 2011. **Recommend that it be received for information.**
- .....

- h) Canada Day Committee Meeting Minutes – From March 30, 2012. **Recommend to receive for information.**
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- i) April 2<sup>nd</sup>, 2012 Task List. List of completed and in-progress tasks. **Recommend to file.**
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**BYLAWS:**

- a) **Bylaw No. 1922 – City of Grand Forks Emergency Water Supply for Fire Protection Loan Authorization Bylaw, final reading.**

MOTION: O'DOHERTY / KROG

**RESOLVED THAT** BYLAW NO. 1922, CITED AS “CITY OF GRAND FORKS EMERGENCY WATER SUPPLY FOR FIRE PROTECTION LOAN AUTHORIZATION BYLAW NO. 1922, 2011”, BE FINALLY ADOPTED. CARRIED.

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- b) **Bylaw No. 1923 – City of Grand Forks Capital Renewal Loan Authorization Bylaw, final reading.**

MOTION: SMITH / O'DOHERTY

**RESOLVED THAT** BYLAW NO. 1923, CITED AS “CITY OF GRAND FORKS CAPITAL RENEWAL LOAN AUTHORIZATION BYLAW NO. 1923, 2011”, BE FINALLY ADOPTED. CARRIED.

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c) Bylaw No. 1928 – Year 2012 – 2016 Financial Plan Bylaw, final reading.

MOTION: O'DOHERTY / SMITH

**RESOLVED THAT** BYLAW NO. 1928, CITED AS "YEAR 2012 – 2016 FINANCIAL PLAN BYLAW, BE FINALLY ADOPTED.

CARRIED.

**Councillor Wirischagin voted against the motion.**

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**LATE ITEMS:**

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**QUESTIONS FROM THE PUBLIC:**

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**ADJOURNMENT:**

MOTION: SMITH

**RESOLVED THAT** THIS REGULAR MEETING OF COUNCIL BE ADJOURNED AT 7:58 P.M.

CARRIED.

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**CERTIFIED CORRECT:**

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MAYOR BRIAN TAYLOR

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CHIEF ADMINISTRATIVE OFFICER – LYNNE BURCH

THE CORPORATION OF THE CITY OF GRAND FORKS

**PRIMARY COMMITTEE MEETING OF COUNCIL**  
**MONDAY APRIL 16, 2012**

**PRESENT:** MAYOR BRIAN TAYLOR  
COUNCILLOR BOB KENDEL  
COUNCILLOR NEIL KROG  
COUNCILLOR PATRICK O'DOHERTY  
COUNCILLOR GARY SMITH  
COUNCILLOR MICHAEL WIRISCHAGIN

CHIEF ADMINISTRATIVE OFFICER L. Burch  
CHIEF FINANCIAL OFFICER C. Arnott

GALLERY

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The Mayor called the meeting to order at 7:01 p.m.

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**ADOPTION OF THE AGENDA:**

MOTION: SMITH / KENDEL

**RESOLVED THAT** THE AGENDA OF THE PRIMARY COMMITTEE MEETING OF COUNCIL HELD MONDAY, APRIL 16TH, 2012, BE ADOPTED AS CIRCULATED.  
CARRIED.

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**REGISTERED DELEGATIONS:**

None

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**UNFINISHED BUSINESS:**

None

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**RECOMMENDATIONS FOR CONSIDERATION:**

None

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**INFORMATION ITEMS:**

None

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**PROPOSED BYLAWS FOR DISCUSSION:**

None

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**LATE ITEMS:**

None

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**REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL (VERBAL)**

None

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**QUESTION PERIOD FROM THE PUBLIC:**

Mayor Taylor stated that City Council is interested in hearing from the public on the issues it is dealing with or on any other issue that is of interest to the general public. To ensure that this process is open and does not feel uncomfortable to anyone, he advised that Council has set up some parameters to follow, and the normal rules apply.

Erna Gobbett – advised that the Boundary Arts Council is hosting “How Green Is Our Valley”, along with Gallery 2, to celebrate BC Arts and Culture Week, April 23 – 28, 2012. She stated that there will be demonstrations (visual arts) at Gallery 2, and School tours. She went on to state that there will be a performing arts gala at GFSS Sunday April 22<sup>nd</sup> 7:00 p.m., and that a reception will close the Arts and Culture week on Saturday April 28, 2012 in Gallery 2.

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**ADJOURNMENT:**

MOTION: O'DOHERTY

**RESOLVED THAT THIS PRIMARY COMMITTEE MEETING IS ADJOURNED AT 7:08 P.M.**

CARRIED.

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**CERTIFIED CORRECT:**

MAYOR BRIAN TAYLOR

CHIEF ADMINISTRATIVE OFFICER – LYNNE BURCH

# THE CITY OF GRAND FORKS

## REQUEST FOR COUNCIL DECISION

DATE : May 1, 2012  
TOPIC : Reports, Questions and Inquiries from the Members of Council  
PROPOSAL : Members of Council May Ask Questions, Seek Clarification and Report on Issues  
PROPOSED BY : Procedure Bylaw / Chief Administrative Officer

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### SUMMARY:

Under the City's Procedures Bylaw No. 1889, 2009, the Order of Business permits the members of Council to report to the Community on issues, bring community issues for discussion and initiate action through motions of Council, ask questions on matters pertaining to the City Operations and inquire on any issues and reports.

### STAFF SUGGESTION FOR HANDLING QUESTIONS AND INQUIRIES: (no motion is required for this)

**Option 2:** Issues which seek information on City Operations or have been brought to the attention of the Members of Council prior to the meeting of Council should be referred to the Chief Administrative Officer so that Staff can provide background and any additional information in support of the issues and the member can report at the meeting on the issue including the information provided by Staff. Further the member may make motions on issues that require actions. It is in the interest of fiscal responsibility members may wish to avoid committing funding without receiving a report on its impact on the operations and property taxation.

### OPTIONS AND ALTERNATIVES:

**Option 1: Submit a motion for Approval:** Under this option, a member might wish to submit an immediate motion for expediency to resolve an issue or problem brought forward by a constituent. This approach might catch other members by surprise, result in conflict and might not resolve the problem.

**Option 2: Issues, Questions and Inquiries** should be made with the intent to resolve problems, seek clarification and take actions on behalf of constituents. Everyone is well served when research has been carried out on the issue and all relevant information has been made available prior to the meeting. It is recognized that at times this may not be possible and the request may have to be referred to another meeting of Council.

### BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:

**Option 1:** The main advantage of using this approach is to bring the matter before Council on behalf of constituents. Immediate action might result in inordinate amount of resource inadvertently directed without specific approval in the financial plan.

**Option 2:** The main advantage is that there is a genuine interest to resolve issues and seek clarifications without spending too much resources of the City. The disadvantage is that there may be issues brought forward which have no direct municipal jurisdiction, however, due to the motion of Council arising from the issue, resources are directed and priorities are altered without due process.

### COSTS AND BUDGET IMPACTS – REVENUE GENERATION:

Both options could result in expenditures being incurred as a result of a motion on an issue without supporting documentation and report on its implications.

### LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

The Procedure Bylaw is the governing document setting out the Order of Business at a Council meeting.



Department Head or Corporate Officer  
Or Chief Administrative Officer



Reviewed by Chief Administrative  
Officer

# THE CITY OF GRAND FORKS

## REQUEST FOR COUNCIL DECISION

DATE : May 1st, 2012  
TOPIC : Report - from the Council's Representative to the Regional District of Kootenay Boundary  
PROPOSAL : Regional District of Kootenay Director representing Council Will report on actions and issues being dealt with by the Regional District of Kootenay Boundary  
PROPOSED BY : Procedure Bylaw / Council

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### SUMMARY:

Under the City's Procedures Bylaw No. 1889, 2009, the Order of Business permits the City's representative to the Regional District of Kootenay to report to Council and the Community on issues, and actions of the Regional District of Kootenay Boundary.

### STAFF RECOMMENDATION:

**Option 1:** Receive the Report.

### OPTIONS AND ALTERNATIVES:

**Option 1: Receive the Report:** Under this option, Council is provided with the information provided verbally by the Regional District Director representing Council.

**Option 2: Receive the Report and Refer Any Issues for Further Discussion or a Report:** Under this option, Council provided with the information given verbally by the Regional District of Kootenay Boundary Director representing Council and requests further research or clarification of information from Staff on a Regional District issue

### BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:

**Option 1:** The main advantage is that all of Council and the Public is provided with information on the Regional District of Kootenay Boundary.

**Option 2:** The main advantage to this option is the same as Option 1.

### COSTS AND BUDGET IMPACTS – REVENUE GENERATION:

There is no direct financial impact on the provision of information.

### LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

The Procedure Bylaw is the governing document setting out the Order of Business at a Council meeting. Bylaw 1889, Council's Procedure Bylaw, was implemented in early February to include a specific line item in the Order of Business at a Regular Meeting to include a Report on the Regional District of Kootenay Boundary.

  
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Department Head or Corporate Officer  
or Chief Administrative Officer

  
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Reviewed by Chief Administrative  
Officer

# THE CITY OF GRAND FORKS

## REQUEST FOR COUNCIL DECISION

**DATE** : April 30<sup>th</sup>, 2012

**TOPIC** : Application for Subdivision in the Agriculture Land Reserve

**PROPOSAL** : Council Support of the Application to Subdivide in the ALR as Submitted by the Property Owners

**PROPOSED BY** : Property Owners Alex & Shirley Pereverzoff

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### **SUMMARY:**

We are in receipt of an application to subdivide property, described as Lot 2, DL 533, SDYD, Plan KAP90660 located at 2150 Kettle River Drive, and which is located in the Agricultural Land Reserve. Under the Agricultural Land Reserve Act, property, in excess of 2 acres, proposed to be subdivided in the ALR must be approved by the Agricultural Land Commission prior to the City's Approving Officer reviewing the application. Part of this process, includes Council's resolution indicating whether or not the application is supported. In this regard, prior to sending the application off the Agricultural Land Commission it is being presented to Council at this time. A copy of the Planning Technician's report is attached. Council should note that this property is zoned Rural Residential and that the owner is looking to subdivide it and to sell the property which is intended to be developed as a small campground.

### **STAFF RECOMMENDATIONS:**

Council determines whether or not they support this application and further directs Staff to advise the Agricultural Land Commission of Council's position in regards to the application to subdivide property legally described as Lot 2, DL 533, SDYD, Plan KAP90660, located at 2150 Kettle River Drive, as submitted by property owners, Alex & Shirley Pereverzoff.

### **OPTIONS AND ALTERNATIVES:**

#### **Option 1: Council adopts a resolution to support the application for subdivision as presented:**

This option will allow the application to proceed to the Agriculture Land Commission, whose approval is required prior to the City's Approving Officer reviewing the application.

**Option 2: Council declines to support the application for subdivision.** The application will proceed to the Agricultural Land Commission, but without Council's support.

### **BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:**

**Option 1:** The proposed outline of subdivision intends that the property which is 4.0 hectares in size (9.88 acres) will be subdivided into two lots approximately 2 hectares (4.9 acres) each in size. The advantage to supporting this subdivision proposal is that the City is supporting development. The disadvantage to this option is that the proposed subdivision may not comply with the guidelines and policies of the City of Grand Forks Sustainable Community Plan as attached.

**Option 2:** The advantage to this option is that Council may be seen as following the guidelines and policies of the City of Grand Forks Sustainable Community Plan with regard to the Management of Urban Growth indicated on page 11 of the Grand Forks Sustainable Community Plan.

## **COSTS AND BUDGET IMPACTS – REVENUE GENERATION:**

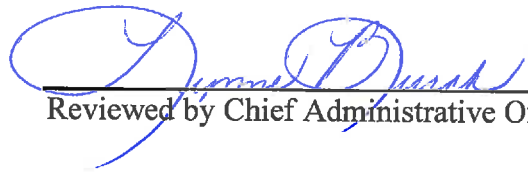
Application fees for the Agricultural Land Commission are set by the Commission. The fee for this particular application is \$600.00 paid to the Local Government. The City will remit \$300.00 of this fee to the ALC when we forward it onto the Commission should Council choose to support it.

## **LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:**

The requirements for subdivision in the Agricultural Land Reserve are found in the Agricultural Land Commission Act. The application will be reviewed by the City's Approving Officer in accordance with the City's Subdivision Bylaw should Council support the Application and subsequently the approval is received from the Agricultural Land Commission.



Department Head or Chief Administrative  
Officer



Reviewed by Chief Administrative Officer

**THE CORPORATION OF THE CITY OF GRAND FORKS**

**STAFF MEMORANDUM**

**To:** Diane Heinrich, Corporate Officer  
**Date:** April 25, 2012  
**From:** Kathy LaBossiere, Planning Tech



**Pereverzoff Application to Subdivide in the ALR**

We are in receipt of an application for subdivision in the Agricultural Land Reserve for property legally described as Lot 2, District Lot 533, S.D.Y.D., Plan KAP90660 located at 2150 Kettle River Drive, owned by Alex and Shirley Pereverzoff.

The property is 4.00 hectares in size (9.88 acres) in size and the applicant wishes to divide the property to have 2 lots approximately 2 hectares (4.9 acres) in size.

The property is located within the agricultural land reserve, the Commission requires that the application and Council's resolution be submitted to them for approval prior to the City's Approving Officer's reviewing the application.

The Sustainable Community Plan identifies the goals and principles for agricultural land use on page 11, item #8, states that the plan recognizes the importance of maintaining the rural character in the community.

The existing lot is connected to sewer and water utilities from the end of 21<sup>st</sup> Street.

The applicant has indicated that he wishes to subdivide and sell the undeveloped 2 hectare area as a future campsite in that the property is prone to flooding from the Kettle River. The current property has only one access at this time which is through a high residential area and the gazetted street (21<sup>st</sup> Street) is not developed to it's full width. The extra vehicular traffic created by a campground/site could become a problem for the existing residential properties that are not used to such volume of vehicles using their dead-end street.

Attached is the subdivision application, a copy of the title, the assessment notice and the proposed plans for the subdivision.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "K. LaBossiere".

Kathy LaBossiere  
PLANNING TECH





Many of the above principles are in line with those identified in the City's previous Official Community Plan (OCP), which was completed in 1999. For example, the following identifies the goals and principles set forth in the 1999 OCP.

1. **Reinforce the City Centre** as the historic focus of commercial and institutional activity, and the premier town centre for the region.
2. **Accent the heritage values** of the City through preservation of critical heritage architecture and sites, and enhancement where possible.
3. **Build upon the complete community concept** by permitting increased housing density in the inner City and a mix of commercial and residential uses in select precincts of the City.
4. **Encourage new development and redevelopment to be comprehensively planned** through the use of neighbourhood and comprehensive (area structure) plans.
5. **Protect the integrity of the traditional low-density residential neighbourhoods** through sensitive and timely transition, design guidelines, land re-plots and zoning provisions.
6. **Protect the environment and natural diversity of the community** in a sustainable manner, carefully integrating natural features into development through responsible development practices and design. Development will be limited and, if necessary, prohibited in natural hazard areas such as the flood plain.
7. **Encourage a diversity in housing stock** including affordable housing for low income families and individuals, housing for the elderly, and housing for people with special needs.
8. **Manage urban growth** by preventing the spread of residential and commercial development into rural areas of the City and through on-going dialogue with the Regional District of Kootenay-Boundary. The fine-tuning of the Agricultural Land Reserve and any municipal boundary expansion will be closely evaluated before changes are made to either of them. The plan also recognizes the importance of maintaining the rural character interspersed throughout the community.
9. **Promote a healthy and safe environment by enhancing sanitary sewer service, water supply and storm drainage planning.** The servicing program must be both environmentally and financially sustainable to benefit the community.
10. **Improve mobility** by creating more opportunity for safe and convenient movement around the City by foot and cycle, and eventually transit. This means maintaining an effective road network for moving goods and people by vehicle, while working to reduce our reliance on the automobile over time.



### 3.0 LAND USE PLAN

This Sustainable Community Plan is a long-term land use plan. It describes the location, intensity and types of land uses within the City of Grand Forks. The Sustainable Community Plan identifies future residential development areas, including areas for preferred density increases. The Plan also indicates preferred areas for commercial concentration and areas where revitalization activities and mixed uses will be encouraged. These land use activities support a more sustainable Grand Forks, by encouraging the use of alternative modes of transportation, maximizing the use and efficiency of the City's infrastructure systems and promoting development within the existing serviced areas.

#### 3.1 Land Use Plan Designations

The Land Use Map (Schedule B) designates the following land uses within the City of Grand Forks:

##### Agricultural/Rural (AR)

- Includes rural lands within and outside of the Agricultural Land Reserve (ALR), which may or may not currently be under agricultural production. This designation is located primarily southwest of Donaldson Drive. Development may include single family residential and a variety of agricultural and rural uses.

##### Airport (including runway lands within the Agricultural Land Reserve) (AA)

- This designation, located in southeastern Grand Forks, includes the airport, airport runway and adjacent limited agricultural lands. Development may include airport commercial uses and residential dwellings in conjunction with airport commercial uses.

##### Low Density Residential (LR)

- This designation is found throughout Grand Forks and includes more traditional residential development, consisting generally of single family dwellings and duplexes, developed to a maximum density of 20 units per hectare.

##### Medium Density Residential (MR)

- Located generally south of Central Ave/Highway #3 and east of Donaldson Drive, this designation includes a variety of residential developments, such as single family dwellings, duplexes, apartments, townhomes and secondary suites. A maximum density of 60 units per hectare is permitted in this designation.

##### Mixed Use Commercial/Residential (MU)

- This designation includes a variety of residential, commercial and institutional developments. This results in a range of mixed-use neighbourhoods as well as single-use neighbourhoods. This designation is found primarily at the west end of Grand Forks, south of Central Ave/Highway #3, along Donaldson Drive north of Highway #3 and south of the Core Commercial designation.

##### Residential Infill/Intensification (RI)

- Within this designation, located in downtown Grand Forks, a variety of residential developments are encouraged including the reuse of older, vacant lands. Development is supported to a maximum density of 40 units per hectare.

##### Commercial Core (CC)

- This designation includes the heart of the community and accommodates commercial and mixed use development. The Core Commercial area is viewed as the commercial, cultural and administrative centre of Grand Forks.

30  
**SECTION 37**

**R-4 (Rural Residential) Zone**

**Permitted Uses**

1. The following uses and no others are permitted in an R-4 zone:

- (a) dwelling units;
- (b) farm operations (crops and/or animals);
- (c) bed and breakfast accommodations;
- (d) kennels;
- (e) home occupations;
- (f) home industries.

Permitted accessory uses and buildings on any parcel includes the following:

- (g) any accessory buildings or structures for any of the above uses.

**Regulations**

2. On a parcel of land located in a R-4 zone:

**Minimum Parcel Size for Subdivision purposes**

- (a) The minimum parcel size is 10,120 square metres (108,913 sq. ft. or 2.5 acres) where there is no community sewage or water system;
- (b) The minimum parcel size is **1,393.5 square meters (15,000sq ft)** when the parcel is connected to either a community sewage or water system, but not both;
- (c) The minimum parcel size is 1,400 square metres (15,000 sq. ft.) when the parcel or parcels are connected to a community sewage and water system;

BYLAW 1800

**Number and type of Dwelling Units allowed**

- (d) One of the following types of dwelling units are allowed on a parcel of land in an R-4 zone:
  - (i) One single family detached dwelling or;
  - (ii) One two-family dwelling;
  - (iii) **\*One mobile home.**

Bylaw 1679

## **SECTION 37**

## **R-4 (Rural Residential) Zone cont'd**

### **Height**

- (e) No building or structure shall exceed 10 metres (33 ft) in height. This height restriction does not apply to any farm buildings or structures.

### **Setbacks**

- (f) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
  - (i) 6 metres (20 ft) of a front parcel line;
  - (ii) 3 metres (10 ft) of an interior side parcel line;
  - (iii) 4.6 metres (15 ft) of an exterior side parcel line; or
  - (iv) 6 metres (20 ft) of a rear parcel line.

### **Accessory Buildings**

- (g) The total of all the accessory buildings shall have a floor area not greater than 50% of the principal structure. This does not apply to farm buildings or structures;
- (h) No accessory building shall be located closer than 1.5 metres (5 ft) to a rear parcel line and not closer to the front parcel line than the facing wall of the principal building, to which it is accessory.

### **Lot Area Coverage**

- (i) The maximum permitted lot area coverage shall be as follows  
(This does not include farm buildings or structures):

Principal building with all accessory buildings and structure    50%

### **Additional requirements**

- (j) ***\*open fencing with no height or location restrictions is allowed in this zone;***

Bylaw 1679

- (k) The minimum size for a single-family dwelling ***or mobile home*** shall be 75 square metres (800 sq. ft.);
- (l) See Sections 13 to 30A of this Bylaw.





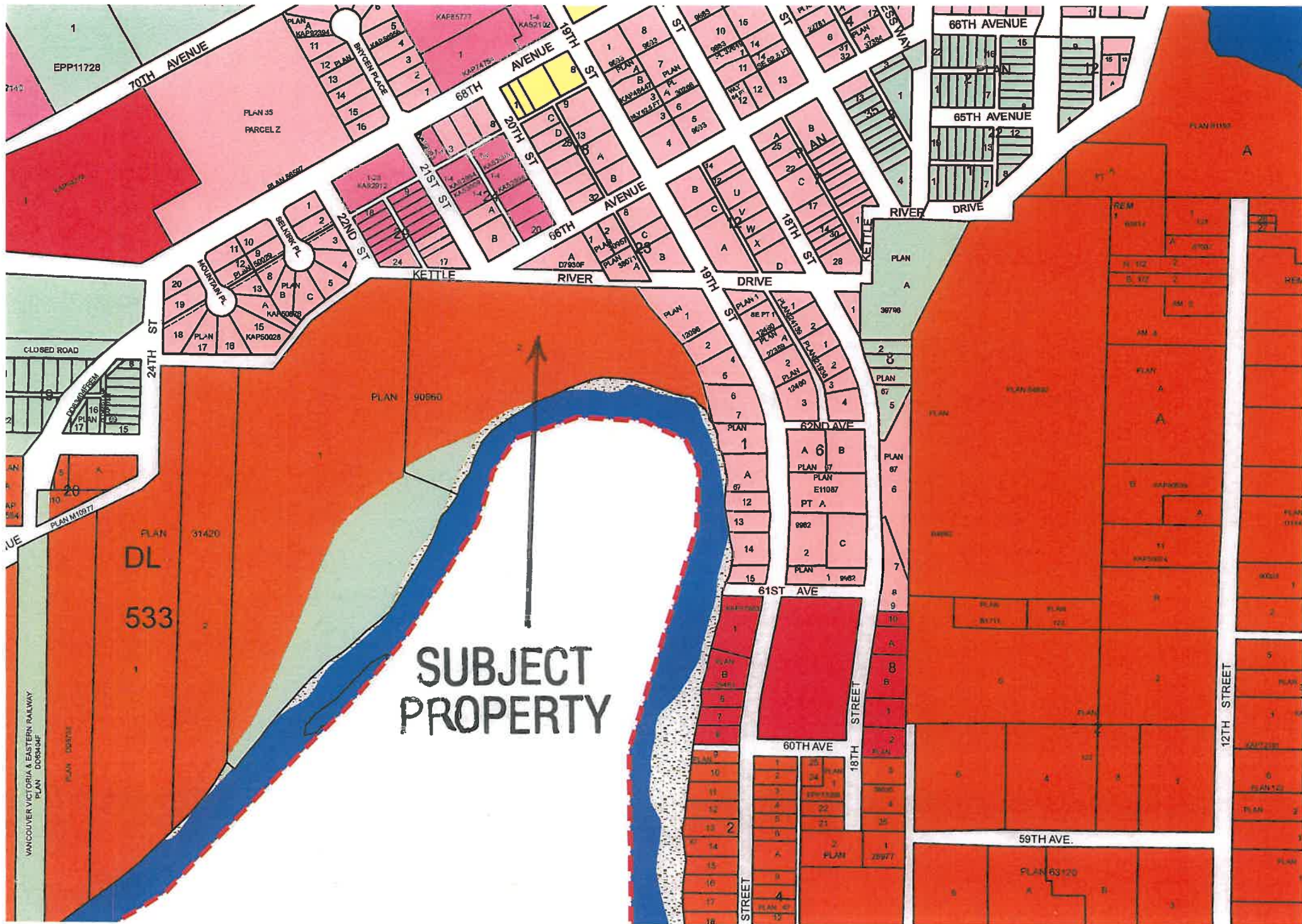
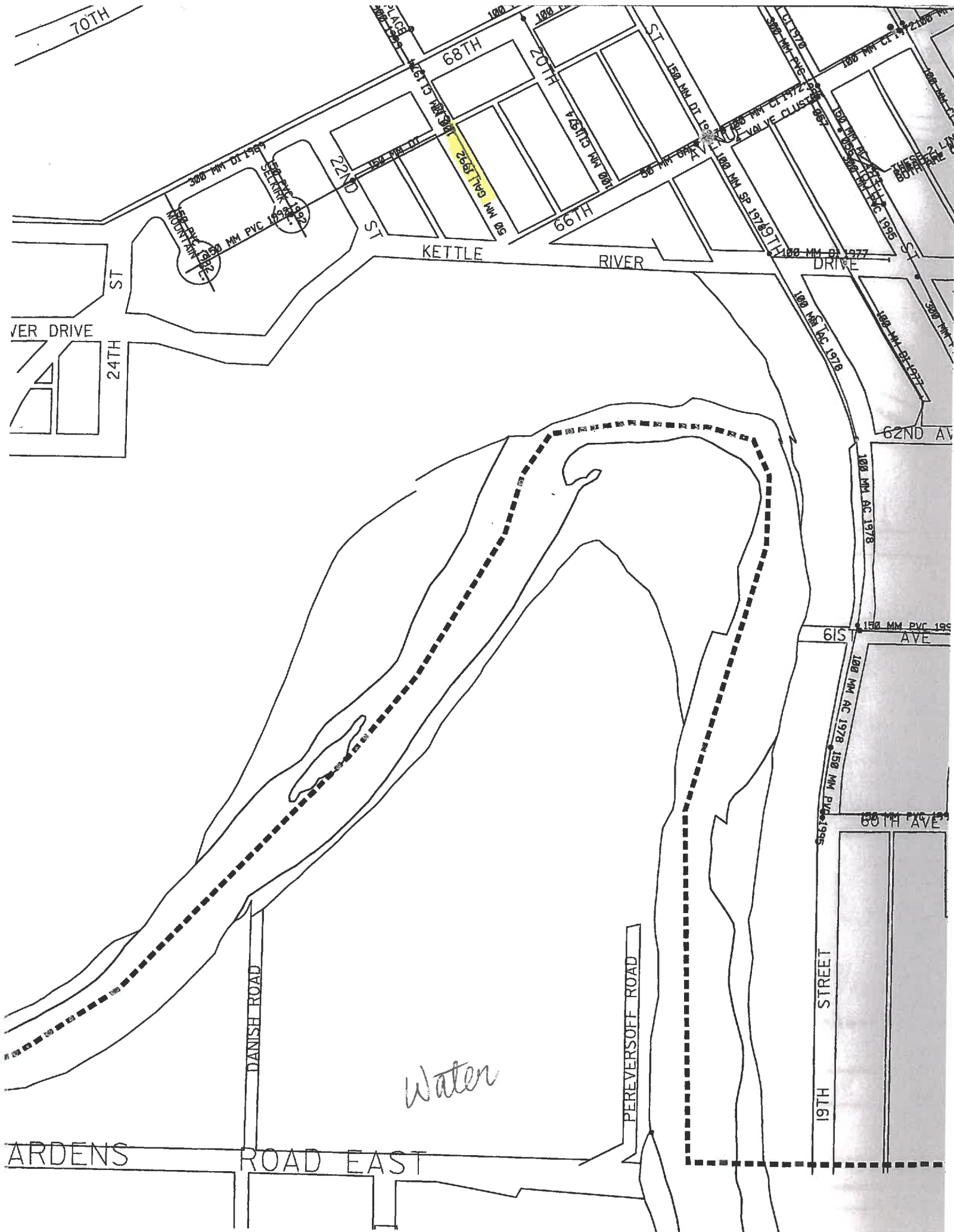




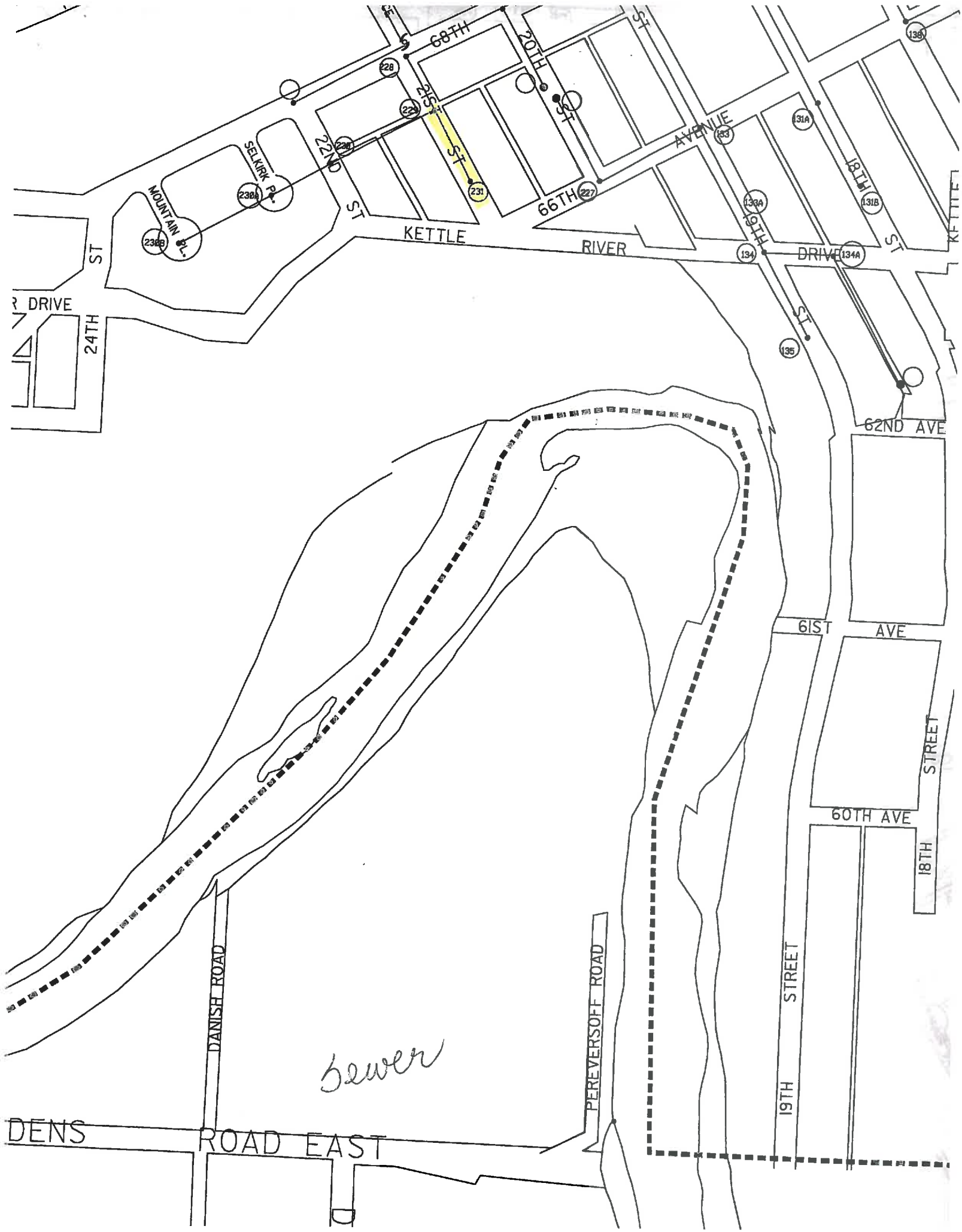


Image © 2012 GeoEye  
© 2012 Google

Google earth









## APPLICATION BY LAND OWNER

**NOTE:** The information required by this form and the documents you provide with it are collected to process your application under the Agricultural Land Commission Act and regulation. This information will be available for review by any member of the public. If you have any questions about the collection or use of this information, contact the Agricultural Land Commission and ask for the staff member who will be handling your application.

### TYPE OF APPLICATION (Check appropriate box)

- ☐ **EXCLUSION**  
under Sec. 30(1) of the Agricultural Land Commission Act
- ☒ **SUBDIVISION in the ALR**  
under Sec. 21(2) of the Agricultural Land Commission Act
- ☐ **INCLUSION**  
under Sec. 17(3) of the Agricultural Land Commission Act
- ☐ **Non-farm USE in the ALR**  
under Sec. 20(3) of the Agricultural Land Commission Act

### APPLICANT

Registered Owner: <u>Alex Shirley Pereverzoff</u>		Agent:	
Address: <u>2150 Kettle River DR.</u>		Address:	
<u>Box 1604</u>			
<u>GRAND Forks</u>	Postal Code <u>V0H1H0</u>		Postal Code
Tel. (home) (work) Fax <u>250-442-8545</u>		Tel. Fax	
E-mail <u>alp@live.ca</u>		E-mail	

### LOCAL GOVERNMENT JURISDICTION (Indicate name of Regional District or Municipality)

GRAND Forks

### LAND UNDER APPLICATION (Show land on plan or sketch)

Title Number	Size of Each Parcel (Ha.)	Date of Purchase	
		Month	Year
<u># X39555 from N69742</u>	<u>4H</u>	<u>July</u>	<u>1985</u>

### OWNERSHIP OR INTERESTS IN OTHER LANDS WITHIN THIS COMMUNITY

(Show information on plan or sketch)

If you have interests in other lands within this community complete the following:

Title Number(s): CA157920

**PROPOSAL** (Please describe and show on plan or sketch)

To divide into two parcels approx 2 Ha. each.

at present there are 2 accesses to the property;  
from 22<sup>nd</sup> & 21<sup>st</sup> street; Kettle River Dr. will  
not be developed.

- \* Services would be available for 4 parcels
- \* upon viewing I would like your recommendation

**CURRENT USE OF LAND** (Show information on plan or sketch)

List all existing uses on the parcel(s) and describe all buildings

Residence

**USES ON ADJACENT LOTS** (Show information on plan or sketch)

North Residential R1, R4, R7 some removed from A/R.  
East Residential  
South Water course  
West Vacant R4.

**DECLARATION**

I/we consent to the use of the information provided in the application and all supporting documents to process the application in accordance with the *Agricultural Land Commission Act* and regulation. Furthermore, I/we declare that the information provided in the application and all the supporting documents are, to the best of my/our knowledge, true and correct. I/we understand that the Agricultural Land Commission will take the steps necessary to confirm the accuracy of the information and documents provided.

Date

Signature of Owner or Agent

Alex Perevorzoff

Print Name

Date

Signature of Owner or Agent

Shirley Perevorzoff

Print Name

Date

Signature of Owner or Agent

Print Name

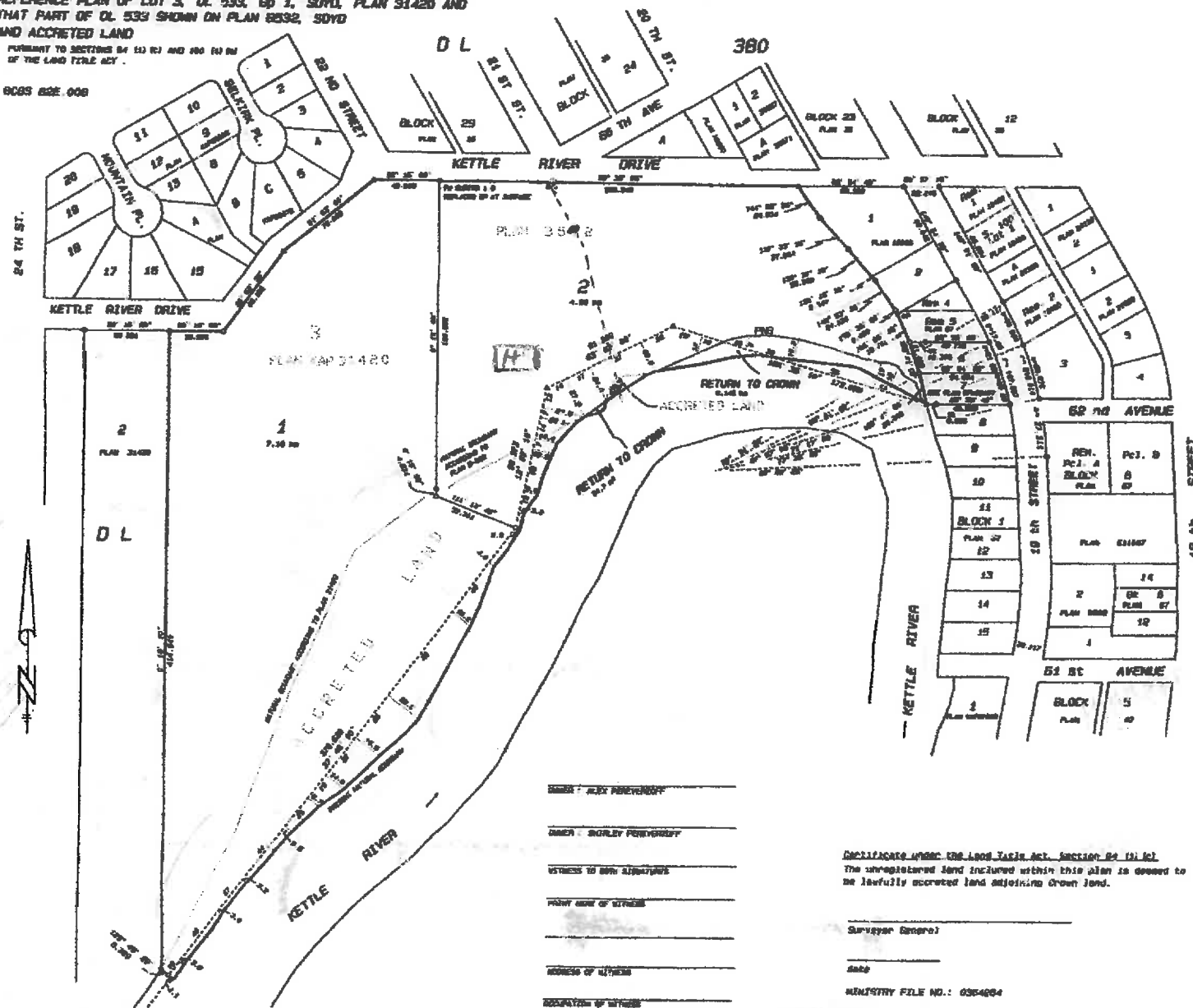
**Please ensure the following documents are enclosed with your application:**

- Application fee payable to the Local Government
- Certificate of Title or Title Search Print
- Agent authorization (if using agent)
- Map or sketch showing proposal & adjacent uses
- Proof of Notice of Application \*(See instructions)
- Photographs (optional)

REFERENCE PLAN OF LOT 3, DL 533, 60 1, SOYD, PLAN 31420 AND  
THAT PART OF DL 533 SHOWN ON PLAN 8532, SOYD  
AND ACCRETED LAND

PURSUANT TO SECTIONS 54 (1) (2) AND 55 (1) (2) OF  
THE LAND TITLE ACT.

8085 82E 008



PLAN KAR 90660

Deposited by the Land Title Office  
at Regina, S.C. this  
day of 20

REGISTERED

SCALE 1 : 1200  
0 20 40 60 80 100  
ALL DIMENSIONS SHOWN ARE IN METRES.

THE EXTENDED PLAN 5726 OF THIS PLAN IS 60 1, 60 2, 60 3, 60 4, 60 5, 60 6, 60 7, 60 8, 60 9, 60 10, 60 11, 60 12, 60 13, 60 14, 60 15, 60 16, 60 17, 60 18, 60 19, 60 20, 60 21, 60 22, 60 23, 60 24, 60 25, 60 26, 60 27, 60 28, 60 29, 60 30, 60 31, 60 32, 60 33, 60 34, 60 35, 60 36, 60 37, 60 38, 60 39, 60 40, 60 41, 60 42, 60 43, 60 44, 60 45, 60 46, 60 47, 60 48, 60 49, 60 50, 60 51, 60 52, 60 53, 60 54, 60 55, 60 56, 60 57, 60 58, 60 59, 60 60, 60 61, 60 62, 60 63, 60 64, 60 65, 60 66, 60 67, 60 68, 60 69, 60 70, 60 71, 60 72, 60 73, 60 74, 60 75, 60 76, 60 77, 60 78, 60 79, 60 80, 60 81, 60 82, 60 83, 60 84, 60 85, 60 86, 60 87, 60 88, 60 89, 60 90, 60 91, 60 92, 60 93, 60 94, 60 95, 60 96, 60 97, 60 98, 60 99, 60 100.

533

#### LEGEND

- Boundaries are astronomical. Measured from Plan 3040.
- denotes standard survey point found
- o denotes standard survey point placed
- △ denotes aluminum mark found
- ▲ denotes traverse station

THIS PLAN LIES WITHIN THE METROPOLITAN  
BOUNDARY DISTRICT

I, A.F. MOEFLOOT, a BRITISH COLUMBIA LAND SURVEYOR  
OF THE CITY OF VANCOUVER IN BRITISH COLUMBIA, CERTIFY  
THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED  
THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE  
SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS  
COMPLETED ON THE 25th DAY OF MARCH 1994.  
THE PLAN WAS COMPLETED AND CHECKED AND THE CERTIFICATE  
FILED UNDER NO. 1994-10, IN THE 60 1, 60 2, 60 3, 60 4, 60 5, 60 6, 60 7, 60 8, 60 9, 60 10, 60 11, 60 12, 60 13, 60 14, 60 15, 60 16, 60 17, 60 18, 60 19, 60 20, 60 21, 60 22, 60 23, 60 24, 60 25, 60 26, 60 27, 60 28, 60 29, 60 30, 60 31, 60 32, 60 33, 60 34, 60 35, 60 36, 60 37, 60 38, 60 39, 60 40, 60 41, 60 42, 60 43, 60 44, 60 45, 60 46, 60 47, 60 48, 60 49, 60 50, 60 51, 60 52, 60 53, 60 54, 60 55, 60 56, 60 57, 60 58, 60 59, 60 60, 60 61, 60 62, 60 63, 60 64, 60 65, 60 66, 60 67, 60 68, 60 69, 60 70, 60 71, 60 72, 60 73, 60 74, 60 75, 60 76, 60 77, 60 78, 60 79, 60 80, 60 81, 60 82, 60 83, 60 84, 60 85, 60 86, 60 87, 60 88, 60 89, 60 90, 60 91, 60 92, 60 93, 60 94, 60 95, 60 96, 60 97, 60 98, 60 99, 60 100.

S.C.L.E.

Certification under the Land Title Act, Section 54 (1) (2).  
The unregistered land included within this plan is deemed to  
be lawfully accreted land adjoining crown land.

Surveyor General

Date

MINISTRY FILE NO.: 0364664

A.F. MOEFLOOT  
BRITISH COLUMBIA LAND SURVEYOR  
P.O. BOX 2540, VANCOUVER, B.C.  
VAN 6T2 2K5 250-640-2000

02-13

# THE CITY OF GRAND FORKS

## REQUEST FOR COUNCIL DECISION

**DATE** : May 7, 2012

**TOPIC** : Gas Tax Agreement's General Strategic Priorities Fund (GSPF)

**PROPOSAL** : Request for approval of Application by City for funding the project "Demand Management – Universal Water Metering"

**PROPOSED BY** : City Staff

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### **SUMMARY:**

The 2012 – 2016 Five Year Financial Plan includes Universal Water Metering for residential properties. The City's Universal Water Metering Program for Industrial, Commercial, and Institutional uses has already been completed. Over the past couple of years, the City has completed the Water Conservation Plan, the Water System Audit and Demand Management Plan, the Drought Management and Conservation Plan. Each of these studies has supported the recommendation of implementing a universal water metering program to reduce water consumption. During the public workshop process of the Integrated Community Sustainable Plan, it was noted that the City's sustainable plan going forward should include the proposal to conserve water by implementing a universal water metering program.

The Union of British Columbia Municipalities delivers Federal Gas Tax Funding in the Province of British Columbia. To this end, Staff is proposing that the City apply for General Strategic Priorities Fund funding in the \$1,216,800, which is 100% of the total estimated cost for the universal residential water metering program. As the application is due May 31, 2012, Staff is requesting Council's resolution approving the grant application.

### **STAFF RECOMMENDATIONS:**

**Option 1:** Council approves the City of Grand Forks filing the application for funding under the Gas Tax Agreement's General Strategic Priorities Fund (GSPF), in the amount of \$1,216,800, for the Project titled "Demand Management – Universal Water Metering", in the form attached to this report as well as all supporting documentation.

### **OPTIONS AND ALTERNATIVES:**

**Option 1: Council resolves to approve the application as proposed by City Staff:** A resolution approving the application as presented will allow City Staff to submit the application to UBCM for funding as outlined.

**Option 2: Council receives this report without approving the application as proposed.** This option will preclude Staff from formally submitting the application for funding under this program.

### **BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:**

**Option 1:** The benefit of this option is taking advantage of the opportunity to receive funding for universal water metering under the Gas Tax Agreement's General Strategic Priorities Fund. The application for funding, in the amount, of \$1,216,800, is the 100% total estimated cost of the project. This option further provides the opportunity for Council to complete a capital project which is included in the 2012 – 2016 Five Year Financial Plan.

**Option 2:** The disadvantage to this option would be the lost opportunity for funding and the lost opportunity to complete the residential universal water metering program.


**COSTS AND BUDGET IMPACTS – REVENUE GENERATION:**

The program provides 100% of the total estimated cost. The attached grant application is for \$1,216,800.00 in funding.

**LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:**

The City has completed a number of reports and studies over the past years, including, the Water Conservation Plan, the Water System Audit and Demand Management Plan, and the Drought Management Plan all of which supports the recommendation of implementing a universal water metering program to reduce water consumption. The report of the public consultation on the proposed Integrated Community Sustainability Plan also proposes the implementation of a universal water metering program to assist in ensuring the long term viability of the City's water system for future generations. Proceeding with the attached grant application will act upon this recommendation.

  
\_\_\_\_\_  
Department Head or CAO

  
\_\_\_\_\_  
Reviewed by Chief Administrative Officer

## 2012 Application Form Capital Projects

### Under the Gas Tax Agreement's General Strategic Priorities Fund (GSPF) or Innovations Fund (IF)

Applicants are responsible for ensuring full and accurate information is provided in support of an application for funding. Please refer to Gas Tax Agreement (GTA), the Program Guide and other informational resources, available at [www.ubcm.ca](http://www.ubcm.ca) or by phoning 250.356.5134.

All applications must be submitted electronically through the online application submission website. Please visit [www.ubcm.ca](http://www.ubcm.ca)

Please ensure that you answer all questions in the application form, secure all required signatures, and provide a Council/Board Resolution.

#### Applicant Information:

Name Primary Applicant <sup>1</sup> : <b>The City of Grand Forks</b>		Name of Co-applicant (if applicable) <sup>2</sup> :
Primary Contact Name: <b>Sasha J. Bird, Manager of Technical Services</b>		
Phone: <b>250.442.416</b>	Fax: <b>250.442.8263</b>	E-mail: <b>sbird@grandforks.ca</b>

#### Grant and Project Identification:

<b>Project Name: Demand Management - Universal Water Metering</b>	
<b>Was this project the subject of an application under the 2010-2011 GSPF-IF Intake?</b>	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Previous Application # <b>GSPF-22172</b>	
<i>If this project was the subject of an application under the 2010-2011 GSPF-IF Funding Call, please ensure that any revisions or changes to the application, including updates to cost estimates and project outcomes are completed in the appropriate sections below.</i>	
<b>Funding Request:</b>	
<b>GRANT AMOUNT REQUESTED: \$1,216,800</b>	

1: Must be an eligible local government, GVS&DD, GVWD or TransLink

2: May be another eligible local government or other Eligible Recipient (see GTA, section 1.1)



The project that is the subject of this application is also the subject of another funding program application.

Yes: ☐ No: ☒ If yes, please specify

If Yes: Do you permit the Management Committee and UBCM and its officers, servants, employees or agents access to information contained in the other program application and agree to the use of that information to review, score, and rank this GSPF and/or IF application?

Yes: ☐ No: ☐

**Project Description/Abstract:** Please keep the description brief, addressing the what, where, when, how and why of the proposed project.

A key goal for the City of Grand Forks is to ensure a healthy and viable community into the future. A critical element in achieving this goal is providing safe drinking water.

The City is implementing a water demand strategy that focuses on the optimization of water system resources and reducing energy requirements. Universal water metering is a major component of this strategy. Although significant investment, water metering provides important benefits including reduced water consumption (and associated peak demands), delaying looming and costly infrastructure upgrades, improving utility decision-making, enabling leak detection, and the equitable distribution of service costs. The desired approach is aligned with the City's long term Asset Management Program, and Sustainable Community Plan, and will allow for more effective information and handling of the City's water supply and distribution system.

This project involves implementation of a universal water metering program in Grand Forks. A unique aspect of this program is building community awareness and support to ensure long term benefits can be maximized right from initial implementation. This project is the next step following the City's Universal Water Meter Program Implementation Framework developed in January, 2010, which was completed subsequent to other studies that support the need for metering (drought management, water conservation, water audit and demand management). Previous studies have indicated clear financial, social and environmental benefits for universal water meter implementation.

**Project Details:**

One of the following must be included with your application; please indicate which:

- ☒ Feasibility study, including detailed cost estimates, maps and/or drawings  
☐ Design details, including detailed costs estimates, maps, and/or drawings

Please also attach any other relevant information that would assist in the technical review of the application (e.g., detailed project description, including a description of the problem being addressed, pilot study, supporting engineering documents, etc)



**Cost and Source of Funding:****Cost and Source of Funding:**

Please provide a detailed budget indicating the estimated cost of the project and proposed sources of funding. If this project was the subject of a previous GSPF-IF application, please indicate whether costs have changed and provide cost details.

**Estimated Costs:**

Total estimated cost: **\$1,216,800**

Estimated eligible costs (see GTA Schedule B): **\$1,216,800**

Budget breakdown of eligible costs	Class of cost estimate
Design/ planning      \$ 75,000	
Materials                \$	Class A <input type="checkbox"/> Class B <input type="checkbox"/>
Construction            \$ 1,038,00	Class C <input type="checkbox"/> Class D <input checked="" type="checkbox"/>
Contingency             \$ 103,800	

Please complete the table below if other sources of funding are being used to complete this project.

PROPOSED SOURCES OF FUNDING:	Amount	Funding Secured?
Gas Tax GSPF/IF request (subject of this application)		
<input type="checkbox"/> Other Grants and Contributions from other governments: Name of grant		Yes: <input type="checkbox"/> No: <input type="checkbox"/>
<input type="checkbox"/> Borrowing		Yes: <input type="checkbox"/> No: <input type="checkbox"/>
<input checked="" type="checkbox"/> Other Local Government Contributions		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
<input type="checkbox"/> Other Contributions (please specify) This could include funding from not-for-profit entity (such as a P3 partner)		Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Total estimated costs:	<b>1,216,800</b>	

When and how were these cost estimates determined? **The overall costs were determined as part of the Universal Water Meter Program Implementation Framework, January 2011 (see attached)**

GSPF and IF programs do not have funds for cost overruns. What contingency plans are in place for increases in project costs or if external contributions are less than anticipated? The City has the ability to fund overrides from surplus and reserves.

### Project Information:

Note: If within the application you make reference to a specific study, please include specific page numbers within the document where referenced material is found.

1. Has the project been started? Yes: ☐ No: ☒

Note: the project is started if a purchasing instrument has been issued, construction tender awarded or construction has commenced.

If yes, date started:

If no, date that you expect to start: May 2012

When do you expect that the project will be completed? September 2013

2. Will a request for the use of own force labour and equipment be submitted for this project?

Yes: ☐ No: ☒

If Yes, please see program guide for how to submit a request for approval.

3. Can this project be phased? Yes: ☐ No: ☒

If yes, provide or attach information about how the project could be phased, and provide the estimated cost for each phase along with a description of the timing and other considerations relating to each phase.

4. Alternatives. What alternatives have you assessed?

Over the past ten years, the City of Grand Forks has gathered information and recommendations on how to better handle its water supply and distribution system.

In 2000, the Universal Water Metering Feasibility Assessment by Urban Systems Ltd., indicated that the City would derive significant economic savings and qualitative benefits by implementing a metering program. Subsequent studies by Dobson Engineering (Drought Management and Conservation Plan, 2005) and Kerr Wood Leidal (Water Conservation Plan, 2010) have supported the recommendation to implement a universal metering program (particularly the residential component since metering has been implemented for commercial and industrial operations). Recently, the City completed a water audit and demand management action plan to accomplish real demand reduction results for the City of Grand Forks.

The alternate to universal metering is to continue with the status quo, where customers are charged a flat rate for water use. This is expected to cost the City close to an additional \$1 M, and an additional 55,500 kg of CO<sub>2e</sub> emissions, over the next 10 years compared to metering. These savings are described in the City's Water Meter Implementation Program Framework.

**5. Required Outcomes.** How does this project contribute to the reduction of greenhouse gas (GHG) emissions, cleaner air or cleaner water?

Water is a limited and valuable resource. A water conservation program represents an opportunity for the sustainable use of the City's water resources. Implementing a demand management program will also in turn help to protect water quality and quantity of groundwater.

The City of Grand Forks presently pumps water to a reservoir located to the east of the community. The electricity costs associated with pumping as well as the wear on the pumps would be reduced if water demands could be reduced up to 25%.

This reduction in water consumption would also result in a decreased volume of sewage requiring treatment. Reduced sewage generation would enable the City to delay future upgrade to the sewage treatment plant. Smaller volumes of sewage requiring treatment result in more efficient operation of the City's sewage treatment facility. This reduction would decrease treatment costs for both water produced and sewage treated.

Population to be served directly by the infrastructure: 4,000

Explain: The City's water system services the entire community. This would be the population that would be directly affected by the implementation of demand management universal water metering.

**6. Measuring outcomes.** Please provide an estimate of the GHG, cleaner air or cleaner water outcome and the methodology (including calculations) used for determining the outcome. (For example, was the BC ghg emission guide used for calculating the lower GHG outcome?)

The implementation of a universal water metering program has been shown to reduce water consumption by approximately 25%. This decrease in water use will assist the City in implementing the water conservation goals in its Sustainable Community Plan.

The project will also result in a reduction in the annual power consumption for all City well pumps. The amount of power utilized by the City for well pumps, measured in kilowatt-hours (kW-hr) for 2010, 1,014,217 kW-hrs.

Assuming a 25% reduction in the water use, it is reasonable to expect a 25% reduction in the amount of power utilized by the well pumps. A 25% reduction in water use in 2010 could have resulted in a savings to the City of \$17,750, and 253,555 kW-hrs of power. The relationship between kW-hr and kg's of CO<sub>2e</sub> emissions is 45.7 kW-hr per 1 kg of CO<sub>2e</sub> emissions.

If this project was the subject of a 2010-2011 Application, please clarify how project outcomes



have improved (provide attachment if necessary).

**This results in a savings of almost \$1 M and 55,500 kg of CO<sub>2e</sub> emissions over the next 10 years and, assuming an optimum age of 15 years per meter, this means additional savings over the life of the meter.**

**7. Public and Environmental Health.** How does this project improve public or environmental health protection standards?

**Hot, dry climate couples with sand and gravel soils create a situation which encourages high outdoor water use, both for domestic lawn and garden use and for agricultural use. Although demand management practices to date, have reduced water consumption rates, lack of better data prevents more targeted demand management approaches. Universal water metering coupled with more appropriate rate structures has proven to be an effective way of reducing water system demands. Reduced water demand will ensure availability for future generations by assisting in protecting and maintaining the health of the groundwater supply.**

**High levels of water consumption create huge volumes of wastewater, which increases maintenance and operation costs of sewage treatment plants. Therefore, by reducing water consumption, water metering helps to reduce the amount of chemicals required for both water and sewage treatment.**

**8. Other Benefits.**

**Installing water meters at all connections will ensure the continued safety and reliability of the Grand Forks water supply.**

**Equity – Users pay for the water they consume.**

**Water Efficiency and Environmental Stewardship – represents an opportunity to provide for stewardship and wise use of the City's water resources.**

**System Management – allows for the introduction of a leak detection and repair program and utility decision making.**

**Economic Management Benefits – reducing or deferring costs of maintaining and expanding both water and sewage delivery, treatment and disposal systems.**

**9. Collaboration and Coordination.** How does this project support inter-jurisdictional collaboration and coordination?

**The Living Water Smart Plan, released by the BC Government, calls for a new way to utilize and manage community water resources. One of the quantitative action items is a 33% reduction in water use by 2020. The implementation of a universal water metering program supports this initiative.**

**10. Integration.** In what ways will your project be linked to broader planning initiatives?

**The water meter implementation program and resulting reduction in water use is consistent with the water conservation goals outlined in the City's Sustainable Community Plan (section 7.3.4).**

The Asset Management Program emphasizes the importance of renewing the City's assets. It also encourages new capital works to be evaluated for their immediate and long term benefits, including the initial capital costs and ongoing operations, maintenance and renewal. Water meters will enable the City to support important environmental objectives. In addition, the approximate 15 year lifespan of a typical water meter provides sufficient time for the City to recover costs for the ongoing renewal of such water meter assets as part of the Grand Forks' Asset Management Program, meaning that once initially installed water meters can be renewed in a self-sustaining manner.

**11. Sustainability Principles.** What sustainability principles will be used in development, construction and implementation of the project?

The triple bottom line of measuring sustainability success are social, economic and environmental benefits.

**Social** – the residents of Grand Forks will benefit from a long term safe, reliable supply of water.

**Economic** – the reduction in water consumption will delay costly infrastructure upgrades, provide for operational savings and provide a mechanism for equitable distribution of costs to service beneficiaries.

**Environmental** – the project will support water efficiency and environmental stewardship.

This project will lead to sustainable community outcomes, particularly regarding the ability for meters to enable water demand management consistently across the community.

**12. Implementation.** Describe operating and maintenance plans and costs, along with long-term capital replacement plans for this project.

The City's Asset Management Program is well underway, and involves examining the life cycle of each asset, determining appropriate levels of service, and establishing an approach to asset renewal/replacement. Water meters, once installed, will be added to the City's 20 year Asset Management Investment Plan to ensure renewal as needed. The City can begin to collect and set aside funds for the renewal of these water meter assets once the accuracy of the meters declines to the point where it is cost effective to replace them. Furthermore, water meters will have a significant benefit in reducing or deferring costs of maintaining and expanding both water and sewage delivery, treatment and disposal systems.

Meters improve utility water use data and allow for the introduction of a leak detection and repair program to reduce operation and maintenance costs.

The operation, maintenance and replacement of the water meters will be funded through the water utility via the updated water and sewer rate restructuring.



In addition, water meters and batteries generally include a 20 year warranty.

The City is taking the steps necessary to address immediate asset renewal needs to address the sustainability gap which is growing with each year. Given the limited funds available, the community approved (through a referendum) borrowing for undertaking the highest priority capital needs. Borrowing was an important decision, and is unlikely to be supported again in the near future. The benefits of this project are significant; however, the costs are prohibitive for the City to fund alone given asset renewal needs and recent actions to address these needs. As such, the City requires support from this grant program to implement universal water meters in a timely manner and is well positioned to carry forward with the renewal of these assets in the future.

**13. Larger in Scale or Regional in Impact.** Describe how this project is large in relation to the size of your community and how this may be considered regional in nature.

The proposed water metering program supports the BC Government Living Water Smart Plan by conserving water resources which in turn protects water quality and quantity of groundwater for all residents of the watershed.

**14. Innovation.** Describe any innovative research, planning, testing, technology, methodology or approaches that will be used, and how these innovative elements may be transferable to other jurisdictions.

Building community support for implementing water meters and development of a water conservation mind set is a process that doesn't happen overnight. It requires a strong consistent message that resonates with constituents and is sustained over time. Building a communication plan that employs the right vehicles across multiple channels to communicate the message can support the efforts to implement these goals. The communications approach will investigate the option of including:

- Both traditional mediums and online and digital mediums.
- Viral and word of mouth marketing tactics.
- Integrate water conservation into internal operational processes.

The communications approach will utilize the most effective aspects from this list to communicate the message.

The communications plan and leak detection and repair program can be transferred to other jurisdictions.

The City has been one of the first jurisdictions in the Province to communicate the importance of Asset Management, and build awareness around understanding and effectively managing existing assets. Through this process, a wide cross-section of community representatives were engaged, from Staff to Council to the public. This project is an opportunity to take the

successful communications approach a step further by utilizing additional tools during the water meter implementation process. The City's innovative approach to communications will directly support strategic infrastructure investment decisions both now and into the future.

**15. Innovative to BC.** Describe where this innovation has been used and what were the results.

The City of Grand Forks has undertaken an innovative approach to conveying the importance of Asset Management to stakeholders across the community, by engaging diverse groups in meaningful awareness initiatives within a very tight timeframe. The result was support for implementation of ongoing asset management initiatives, along with two major (and successful) borrowing referendums to support the renewal of existing assets and new capital works to protect the community. Given the growing interest in social media as a method for engaging a broader cross-section of community stakeholders, there is an opportunity to take further steps through this project to utilize additional communication tools (e.g. Telephone forums). The intention is to proactively create awareness by engaging stakeholders in important discussions up-front, thereby improving the efficiency of implementing water meters and reducing concerns/resistance due to lack of information.

**16. Risk.** Describe the risk associated with the innovative aspects of this project, if any.

Not applicable.

**17. Benefits to BC.** Describe how the innovation could improve best practices in other jurisdictions, including how transferable the innovation is to other jurisdictions.

This innovative approach to community engagement is directly transferable to other jurisdictions across the Province. It can improve best practices in communities where universal water meter implementation is being undertaken, to improve successful implementation. It can also be adapted for other similar projects where community acceptance is integral to a positive outcome.

**Application authorization and sign-off:****Primary Applicant:**

The information provided above and accompanying this application is, to the best of my knowledge, correct and complete and has been submitted with Council/Board concurrence (attach certified copy of resolution).

JOSHUA J. BIRD

Project Manager Name

JJB

Signature

05/07/12

Date

M. I. CECILE HARTT

Financial Officer Name

Signature

05/07/12

Date

**Co-applicant (if applicable):**

The information provided above and accompanying this application is, to the best of my knowledge, correct and complete and has been submitted with the concurrence of the Council/Board (include resolution) or, in the case of any other Eligible Recipient, an authorized official (include written evidence).

Project Manager Name

Signature

Date

Financial Officer Name

Signature

Date

To submit your completed application form online please visit

[www.ubcm.ca](http://www.ubcm.ca)

Go To - Funding Programs > Gas Tax Fund > 2012-Applications

[Or click here](#)

**APPLICATION DEADLINE: MAY 31, 2012**



***UNIVERSAL WATER METER  
PROGRAM IMPLEMENTATION  
FRAMEWORK***

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## **1.0 INTRODUCTION**

### **1.1 PURPOSE**

The purpose of this report is not to determine the feasibility of implementing a universal water metering program, but to outline the following considerations for implementation:

- Water Meter Selection,
- Options for Procurement of Services,
- Cost estimates, and
- Schedule

This assessment will enable the City to develop a financial strategy for funding this project (which includes investigating Senior Government Grant opportunities). The strategy will facilitate the planning and financing process for implementing the water meter program while the schedule includes the steps for successful implementation.

### **1.2 JUSTIFICATION FOR UNIVERSAL WATER METERING**

A key goal for the City of Grand Forks is to create a long term, healthy, and viable future for the community. A key element in achieving this goal is providing long term sustainable infrastructure which includes a supply of healthy drinking water for the community.

With ongoing use and the passage of time, existing water system infrastructure deteriorates. In order to maintain existing levels of service at the current consumption rates, significant investment and reinvestment in the City's water infrastructure is required to ensure that the asset base is preserved and that future generations are able to enjoy the same quality of service. Even though the City's water supply is currently adequate and the City's rate of growth could be considered low, there is a social, economic and environmental responsibility and commitment from the municipality, in its Sustainable Community Plan, to conserve water by implementing a universal water metering program to assist in ensuring the long term viability of the City's water system for future generations.

With a focus on the optimization of the municipality's water system resources, the City is also implementing the strategies outlined in the Water Conservation Plan, Water Demand Management Action Plan, and the Drought Management and Conservation Plan. Each of these studies has supported the recommendation of implementing a universal water metering program to reduce water consumption. The Universal Water Metering Feasibility Assessment indicates the City would achieve substantial economic, environmental and social benefits through a universal water meter program.

Besides playing an important role in reducing demand and potentially delaying infrastructure upgrades, universal water meters also give a municipality an accurate tool to:

1. predict future flows,

2. determine the significance of mainline leaks,
3. set water rate structures ensuring that there is equitable cost allocation, and
4. determine who to target with further conservation measures.

To maximize the reduction of water use through metering, the program's other critical elements should include public education about water conservation and its importance, along with setting appropriate rate structures.

A universal water metering program also represents an opportunity for the City to provide for stewardship and wise use of its water resources.

## 2.0 WATER METER SELECTION CRITERIA

The purpose of consumption meters is to accurately measure flow for the purpose of billing. It is important that the type of meters chosen is accurate, precise, easily accessible and have repeatable results.

Large consumption meters (38mm diameter and greater) are used for ICI uses (industrial, commercial, and institutional) including apartments and strata units. Small consumption meters (32mm diameter and smaller) are used for single family dwellings.

### 2.1 Types of Meters

There are several types of water meter in common use. Selection is based on different flow measurement methods, the type of end user, the required flow rates, and accuracy requirements. The most common for accurate record keeping and billing purposes are positive displacement meters for dwellings, and compound meters for ICI units.

**Table 1 - Types of Meters**

Type of Meter	Technology	Usage	Comments
<b>Positive Displacement</b>  (Recommended)	Records how many times a definite volume of water enters a chamber, rotates, and exits that chamber.	Residential, or other low flow applications that require accurate measurements	Highest pressure loss, Most Accurate, Requires low flows
<b>Turbine and Propeller</b>	These meters have rotor blades that are turned by the flowing water. The rate at which the blades turn is proportional to the amount of water passing through the meter.	Less accuracy during low flow, older technology, takes more space	Less pressure loss, Less accurate on low flows
<b>Compound</b>	These meters have both a positive displacement chamber	Commercial, especially with sprinkler systems, or	Accurate on high and low flows

(Recommended) for smaller flows, and a turbine chamber for larger flows. other highly variable flow rates.

Magnetic	Water flowing through a magnetic meter creates a magnetic field that is measured and correlated to flow.	Distribution, treatment or pumping systems. Not usually for billing purposes since less accuracy during very low flow	Least pressure loss, Less accurate on very low flows
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## 2.2 Meter Reading Technologies

There are several technologies available for sending meter information (Meter Interface Units, *MIUs*) and collecting this information (Automated Meter Reading Devices, *AMRs*), each with its own advantages and disadvantages as noted in the following tables. Radio based systems are quickly becoming the preferred meter reading technology for many municipalities in North America.

**Table 2 - Meter Reading Technologies**

Technology	Description	Advantages	Disadvantages
Direct read	Manually read numbers on meter	<ul style="list-style-type: none"> <li>Lower meter supply cost</li> <li>Lower installation cost</li> </ul>	<ul style="list-style-type: none"> <li>Low read success rate</li> <li>Need access to meter</li> <li>Higher labour cost</li> <li>Need to re-enter data</li> </ul>
Remote pulsar read	Manually read numbers on outside of building	<ul style="list-style-type: none"> <li>No access to meter needed</li> <li>Acceptable read success rate</li> </ul>	<ul style="list-style-type: none"> <li>Higher supply and installation costs</li> <li>Higher maintenance of remote reader</li> <li>Manual meter reading still required</li> <li>Requires periodic verification between remote and actual meter register volume</li> <li>Need to re-enter data</li> </ul>
Interface remote read	Use a hand-held interface to take readings from an outside location. Reading is automatically stored.	<ul style="list-style-type: none"> <li>No access to meter needed</li> <li>High read success rate</li> <li>Encoded signal thus captured read is from the meter register</li> <li>Less labour required – more reads per day due to remote reading</li> <li>Not affected by minor flow disturbances</li> <li>Reduced <i>Read to Bill</i> time</li> </ul>	<ul style="list-style-type: none"> <li>Higher supply and installation costs</li> <li>Higher maintenance for remote reader</li> <li>No transcription necessary</li> </ul>
Telephone read	Meter is connected to a telephone modem which either calls periodically with the reading, or receives calls to request the reading	<ul style="list-style-type: none"> <li>No meter readers required</li> <li>Can program unit to profile water use</li> <li>Excellent read success rate</li> <li>Reduced <i>Read to Bill</i> time</li> </ul>	<ul style="list-style-type: none"> <li>Requires access to land phone line</li> <li>Higher supply costs</li> </ul>
Radio read	Meter is connected to a radio system ( <i>MIU</i> ), which is activated by	<ul style="list-style-type: none"> <li>Excellent read success rate</li> <li>Can be fully automated with fixed area network</li> </ul>	<ul style="list-style-type: none"> <li>Higher supply and installation costs</li> <li>Battery replacement and</li> </ul>

- (Recommended)** either 1) someone walking on the street, 2) someone driving by (i.e. mounted on a garbage truck), or 3) receivers placed on power poles that transmit back to a central location
- Lower labour costs
  - Effective leak and fraud detection
  - Scalable system capable of reading gas and electrical meters
  - Reduced *Read to Bill* time
- disposal issues. Certain models offer 20 year battery lifespan
- Large infrastructure set up costs for fixed area network

Reference: Establishing a Metering Plan to Account for Water Use and Loss, InfraGuide Innovations and Best Practices, Potable Water, National Guide to Sustainable Municipal Infrastructure, September 2003

### 3.0 PUBLIC VS. PRIVATE INSTALLATION AND MAINTENANCE

There are several methods of procurement that municipalities generally use to have meters supplied, installed, read, and maintained on a wide scale using either or both the private sector or the municipality's own resources. The tables below compare various options.

**Table 3- Meter Purchase**

PURCHASE	Advantages / Disadvantages	Comment
Private Sector	<ul style="list-style-type: none"> <li>▪ Larger installation companies can supply and install and possibly give a reduced rate</li> <li>▪ Perception of profits going to investors</li> </ul>	Preferred Method
Municipality	<ul style="list-style-type: none"> <li>▪ Can tender installation so that all contractors can submit</li> <li>▪ More control over brand names and type of meters chosen</li> </ul>	

**Table 4- Meter Install**

INSTALL	Advantages / Disadvantages	Comment
Private Sector	<ul style="list-style-type: none"> <li>▪ More resources are available</li> <li>▪ Less administration for municipality</li> <li>▪ Less control of installations.</li> <li>▪ Less direct contact with public during complaints</li> <li>▪ Public perception that profits do not stay in the community</li> </ul>	Preferred Method
Municipality	<ul style="list-style-type: none"> <li>▪ Can be more flexible</li> <li>▪ Can handle public complaints directly</li> <li>▪ Investment stays in the community</li> <li>▪ Not enough resources</li> <li>▪ More administration for municipality</li> <li>▪ Public perception that private sector is more efficient</li> </ul>	

**Table 5- Meter Reading**

READING		
	Advantages / Disadvantages	Comment
Private Sector	<ul style="list-style-type: none"> <li>▪ Loss of control for municipality</li> <li>▪ Less of the municipality's resources consumed</li> <li>▪ Could be combined with gas meter reading to reduce costs</li> </ul>	
Municipality	<ul style="list-style-type: none"> <li>▪ Chance to receive public opinions</li> <li>▪ Greater demand of municipality's resources</li> </ul>	Preferred Method

**Table 6- Meter Maintenance**

MAINTENANCE		
	Advantages / Disadvantages	Comment
Private Sector	<ul style="list-style-type: none"> <li>▪ No demand on municipality's resources for calibration and replacement</li> </ul>	Preferred Method
Municipality	<ul style="list-style-type: none"> <li>▪ Can control which meters are used as replacement and can upgrade if necessary</li> </ul>	

**Table 7- Billing**

BILLING		
	Advantages / Disadvantages	Comment
Private Sector	<ul style="list-style-type: none"> <li>▪ Less paperwork and resources required for municipalities</li> </ul>	
Municipality	<ul style="list-style-type: none"> <li>▪ Can add to tax bill</li> <li>▪ Can use water use information to target public education</li> <li>▪ This task is generally perceived as a municipality's job</li> </ul>	Preferred Method

Based on the above, we have developed 2 options for water meter procurement which need further consideration.

#### **4.0 PROCEDURES FOR PROCUREMENT OF SERVICES**

##### **4.1 Method 1 - Request for Proposals (Recommended)**

One proven method to obtain services is to prepare a Request for Qualifications (RFQ) followed by a Request for Proposals (RFP). Once the RFQ is analyzed, 3 parties are pre-qualified and are chosen to respond to an RFP. The details of the RFP can be written to take into account the strengths and specialities of the 3 parties, leaving other generalities out such as would be required if anyone was invited to submit.

For example, an RFQ could solicit proposals from any party for any and all aspects of the installation through to on-going maintenance and billing. During the analysis of this stage, the

municipality can decide which direction it wants to go; whether to use the private sector as much as possible, or to include the municipality's force's as much as possible. If no parties were interested in the maintenance and billing, the direction of the RFP would be geared only toward installation. If a short-listed company wants to combine water and gas meter reading together, the RFP guidelines could be broad enough to include this combination. Analysis of the RFP would be used to determine the installation and on-going costs.

Details of the sizes and types of the meters would be determined by the installation contractor, with guidelines provided by the municipality. Therefore this method is similar to a design/build project.

#### **4.2 Method 2 – Tender out Detailed Specifications**

Another method would be to do a detailed analysis of each home to determine the requirements, put it all in one package and let a contractor bid on the package. This could be done by rating each house and ICI unit, or a representative sample, in 3 pricing categories depending on the difficulty of installation. An accurate estimate for the cost of the installation could be measured by estimating the total number of each category.

Once the responses to the Request for Expressions of Interest and Qualifications are received, the city will determine what scenario is most appropriate (Method 1 or Method 2).

### **5.0 COST ESTIMATE**

The following table outlines the budgetary cost estimates based on recent discussions with reputable contractors and suppliers. Cost comparisons were made to other communities of similar size to Grand Forks to fill in any minor data gaps. A contingency allowance was included to allow for unknown items such as service connections included the City's current database, any additional isolation valves, heat tape to prevent line or meter freezing or challenging points of entry such as crawl spaces or trailers. These costs have been updated from the 2010 cost estimate. HST is not included in this estimate.

<b>Description</b>	<b>Unit</b>	<b>Est. Qty.</b>	<b>Unit Price</b>	<b>Amount</b>
Supply and Install Residential Water meters (inside version)	ea	1800	\$546.00	\$982,800.00
Supply and Install Residential Water meters (pit version)	ea	20	\$1,155.00	\$23,100.00
Supply and Install Mobile Data Collection System and Meter Reader	LS	1	\$31,500.00	\$31,500.00
Extraordinary Sized Residential Connections	ea	25	\$630.00	\$15,750.00
Allowance for unique Installations - plumbing and carpentry	LS	1	\$37,500.00	\$37,500.00
<b>Contingency</b>				<b>\$103,800.00</b>
<b>Planning and Engineering Support</b>				<b>\$75,000.00</b>



**5.1 Cost Savings**

The implementation of a universal water metering program has been shown to reduce water consumption by approximately 25%. This decrease in water use will also result in a reduction in the annual power consumption for all well pumps. The amount of power utilized by the City for all well pumps, measured in kilowatt-hours (kW-hr) for 2010, is 1,014,217 kW-hrs.

Using a power rate of \$0.07/kW-hr, the relative annual power costs for 2010 are approximately:

- 1,014,217 kW-hrs x \$0.07/kW-hr: \$71,000 per year

Assuming a 25% reduction in the water use, it is reasonable to expect a 25% reduction in the amount power utilized by the well pumps. A 25% reduction in water use in 2010 could have resulted in a savings to the City of \$17,750, and 253,555 kW-hr of power. The relationship between kW-hr and kg's of CO<sub>2</sub>e emissions is 45.7 kW-hr per 1 kg of CO<sub>2</sub>e. Using this relationship, a 25% reduction in water use would result in a decrease of approximately 5,550 kg of CO<sub>2</sub>e emissions.

**6.0 SCHEDULE**

Due to time and financial constraints, this project will proceed in one continuous phase over the next year. Since almost all installations will be indoors, there are no seasonal restrictions on scheduling.

The following schedule for either the complete installation or a phased approach will allow for a timely implementation schedule.

May 2012 -	Investigate Senior Government Grant opportunities Water Meter (Conservation) Communications & Education Program
July 2012-	Implement a Financial and Procurement Strategy Public Information Sessions
August 2012-	Issue a Request for Qualifications
September 2012-	Request for Proposals
September 2012-	Award project Initiate New Water Tracking Process
October 2012-	Completion of Commercial Installations (if any)
October 2012 – August 2013-	Completion of Residential Installations
September 2013	Investigate New Utility Rates and Mock Billing

The City may wish to also consider other water conservation measures such as the development of a water conservation policy, installation of low flow fixtures, water restrictions and requiring

drought tolerant landscaping for inclusion into City Plans (OCP) and Bylaws (Zoning, Building and Subdivision and Development Servicing) as part of this process.

We also recommend that the City develop a public education program about water conservation, universal metering and its importance throughout the entire process.

## **7.0 REFERENCES**

City of Grand Forks - Universal Water Metering Feasibility, Urban Systems, October 2000

Establishing a Metering Plan to Account for Water Use and Loss, InfraGuide Innovations and Best Practices, Potable Water, National Guide to Sustainable Municipal Infrastructure, September 2003

Drought Management and Conservation Plan, Dobson Engineering, 2005

Sustainable Community Plan (Draft), Urban Systems Ltd, 2009

Water Conservation Plan, Keir Wood Leidal, 2010

City of Grand Forks – Demand Management Action Plan, Urban Systems, January 2011



## THE CORPORATION OF THE CITY OF GRAND FORKS

### COUNCIL INFORMATION SUMMARY FOR MAY 7<sup>TH</sup>, 2012

Date: May 1<sup>st</sup>, 2012  
 Agenda: May 7<sup>th</sup>, 2012  
 Proposal: To Receive the Items Summarized for Information  
 Proposal By: Staff

#### **Staff Recommendation:**

That Information Items numbered 10(a) to 10(j) be received and acted upon as recommended.

	ITEM	SUBJECT MATTER	RECOMMENDATION
<b>CORRESPONDENCE TO/FROM MAYOR AND COUNCIL</b>			
10(a)	Invitation to Mayor and Council to attend the Elks of Canada 100 <sup>th</sup> Anniversary(Personal invitations were extended all members of Council)	To attend their Open House on Saturday, May 12 <sup>th</sup> , 2012 from Noon to 5 pm at 686-72 <sup>nd</sup> Avenue – Slavonic Hall	Mayor and Council to advise if they are planning to attend
<b>CORRESPONDENCE TO/FROM STAFF</b>			
10(b)	Grade 2-3 Class from Perley Elementary Class	Requesting a Tour of City Hall	Mayor to liaise with Corporate Officer on suitable date and time to receive the Class at City Hall.
10(c)	Invitation for the Mayor to speak at Relay for Life on June 9 <sup>th</sup> at 10 am	10:00 am there is a short opening ceremony at James Donaldson Park	Mayor has advised that he would be pleased to attend – Staff to advise Ms. Semenov of his attendance.
<b>GENERAL INFORMATION</b>			
10(d)	Age Friendly BC Email	Announcing the availability of Age-Friendly Community Videos on their website	Receive for information
10(e)	News clip from South Okanagan News	Princeton Teen survives Deer Attack	Receive for information
<b>FEDERAL AND PROVINCIAL GOVERNMENT</b>			
10(f)	From Ministry of Finance – response to the Mayor's letter	With regard to concerns to the panel review of business taxation	Receive for information
10(g)	Email notification from Senior Policy Analyst-Columbia River Treaty	Advising that the Province has launched a new website to support the Columbia River Treaty	Receive for information
<b>INFORMATION FROM UBCM/FCM/AKBLG</b>			
10(h)	From UBCM	BC Agriculture Adaptation Risk & Opportunity Assessment	Receive for information
<b>MINUTES FROM OTHER ORGANIZATIONS</b>			
10(i)	April 16 <sup>th</sup> Task List	List of Completed & In Progress Tasks	File
10(j)	Canada Day Committee	Meeting Minutes from April 27 <sup>th</sup> , 2012	Receive for information

RECEIVED

APR 27 2012

THE CORPORATION OF  
THE CITY OF GRAND FORKS

FILE CODE

WIV 14- ELKS OF CANADA  
- OPEN HOUSE MAY 12/12

ELKS of Canada  
100th Anniversary

Grand Forks Mayor  
Brian Taylor

Invitation:

ELKS of Canada  
OPEN HOUSE

Sat. May 12, 2012

12 pm to 5 pm

686 72nd Ave.

Slavonic Hall

Grand Forks  
Hosted by:  
ELKS #493

ELKS



CANADA

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APR 26 2012

THE CORPORATION OF  
THE CITY OF GRAND Forks

FILE CODE

April 25 2012

Wesley - SA - Peter Cronin - Request to Tour City Hall

Ms. Shaw's class would like to  
visit City Hall!

We are available on Monday  
and Wednesday afternoons or Thursday  
mornings. Please call us for more  
information or to let us know a day and time  
that works for you. Thank you for your  
kind consideration!

Sincerely, the 20 students in Miss Shaw's  
Grade 2/3 class

Grayson

Nick

Jack

Erika

Cheryl

Jacob

Sierka

Megan

Max



Meagan

Jaycee

Garvin  
Kolton

Silas



From:  "Stacey Semenoff" <ssemenoff@bc.cancer.ca>  
Subject: Attention Brian Taylor RE: Invitation to Speak at Relay For Life  
To:  Info City of Grand Forks

Wed, Apr 25, 2012 2:05:44 PM **RECEIVED****APR 26 2012**Attachments:  Attach0.html

6K

**THE CORPORATION OF  
THE CITY OF GRAND FORKS**

Good Afternoon Mr. Taylor,

I would like to invite you to speak at the Canadian Cancer Society's Relay For Life event in Grand Forks on June 9<sup>th</sup> at James Donaldson Park. At the start of the event, at 10am, we have a short opening ceremony and would like to invite you to say a few words. At this fundraising event, we also celebrate cancer survivors, remember loved ones lost, and fight back against this terrible disease. This is a great community event that supports a great cause and fosters community spirit. Will you speak at our event?

On behalf of the planning committee and myself, thank you for your time and we hope you will join us at this year's Relay For Life!

Sincerely,

**FILE CODE**

W3? J4 - Relay For Life - INVITATION  
R1 TO SPEAK

**Stacey Semenoff, BA, BEd**

Coordinator, Community Giving, Revenue Development - West Kootenay Office

Canadian Cancer Society, BC and Yukon Division

Office Phone: 250.364.0403 Toll-Free Direct line: 1.888.413.9911






Cell phone: 778.214.1827

Fax: 250.364.0430

Email: [ssemenoff@bc.cancer.ca](mailto:ssemenoff@bc.cancer.ca)Website: [www.cancer.ca](http://www.cancer.ca)

April is Daifodil Month. Get your pin using our online pin locator at [fightback.ca](http://fightback.ca) and show people on a cancer journey they are not alone.

Get social with us: [Facebook page](#) - [Twitter](#) - [YouTube](#)

From:  "Age Friendly BC HLTH:EX" <AgeFriendlyBC@gov.bc.ca> 4/25/2012 8:25:14 AM   
Subject: Age-friendly Videos  
To:  "Lawrence, Rosemary HLTH:EX" <Rosemary.Lawrence@gov.bc.ca>  
Bcc:  Info City of Grand Forks  
Attachments:  winmail.dat

**RECEIVED**

**APR 26 2012**

THE CORPORATION OF  
THE CITY OF GRAND FORKS  
8K

New Age-friendly Community Videos are now available at [http://www.seniorsbc.ca/agefriendly/afbc\\_video/](http://www.seniorsbc.ca/agefriendly/afbc_video/). These videos highlight elements of an age-friendly community through examples of actions taken in several B.C. communities. These videos are intended to help other communities develop their own age-friendly initiatives.

In an age-friendly community, B.C. seniors are supported to live active, socially-engaged and independent lives. The videos were developed primarily for local governments, but others may find project ideas that fit their own communities. Local government representatives, seniors and community representatives from Lumby, Revelstoke, Saanich, Sechelt, Abbotsford, Richmond, Vancouver and the North Shore appear on the videos showcasing local actions. You can watch a video on one of the specific age-friendly topics, or choose the full video (just over thirty-six minutes) which includes all the topics. The videos are hosted by Colin Milner, Chief Executive Officer of the Vancouver-based International Council on Active Aging, and member of the Seniors Healthy Living Advisory Network.

Some of you may be involved in similar projects already, but I'm sure these videos will offer some new ideas. Please share this link with others in your community who may be interested. If you have any questions about the videos, or the Age-friendly British Columbia strategy, please email or phone me at the contacts listed below.

(My apologies if you have received this notice more than once.)

Rosemary Lawrence |Age-friendly Coordinator | Seniors' Healthy Living Secretariat  
Ministry of Health| Box 9825 Stn Prov Govt, Victoria BC V8W 9W4  
Phone 250-387-4493  
[AgeFriendlyBC@gov.bc.ca](mailto:AgeFriendlyBC@gov.bc.ca)<<mailto:AgeFriendlyBC@gov.bc.ca>> or  
[rosemary.lawrence@gov.bc.ca](mailto:rosemary.lawrence@gov.bc.ca)<<mailto:rosemary.lawrence@gov.bc.ca>>  
[SeniorsBC.ca <file:///\\RAFTER\\ROSLAWRE\\$\\PROFILE\\DESKTOP>](file:///\\RAFTER\\ROSLAWRE$\\PROFILE\\DESKTOP)

**FILE CODE**

*WEL* m17 - AGE-FRIENDLY VIDEOS

From:

[Redacted]

Thursday, April 19, 2012 8:25:54 AM



Subject:

Princeton teen survives deer attack - South Okanagan News - Castanet.net

To:

Info City of Grand Forks

RECEIVED

APR 20 2012

Attachments:

Attach0.html


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<http://www.castanet.net/news/South-Okanagan/74078/Princeton-teen-survives-deer-attack> deer  
committee



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WE3, C10 - Deer Attack on  
(Deer) Princeton Teen


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## SOUTH OKANAGAN

### Princeton teen survives deer attack

*By Wayne Adams - Staff Writer  
Apr 16, 2012 4:48 am*

A Princeton teen survived a brief encounter with a deer while his mother believes it's time the municipality took action to rid the animals.

Brandon Ghiloni, 17, says he was jogging home along the KVR trail about midnight on the evening of April 7 when he heard a noise coming up from behind.

"I turned around and there was a big deer charging me. By the time I turned around it was about half a metre from me," says Ghiloni in recalling the experience.

"I panicked, stepped on my toe and face-planted. It trampled on my back and stomped on my arm. When it stomped on my arm I yelled and it ran away."

Ghiloni says only one thought was going through his mind.

"Oh my God, a deer is attacking me."

He says he was fearful for his life for a brief moment while the deer was stomping on his back.

Ghiloni went to the hospital the next morning where it was determined he had a cracked rib and some tendon damage to his arm.

He says his spine is still sore nearly two weeks later.

He doesn't know why the deer attacked but speculates there may have been babies in the area when he ran past.

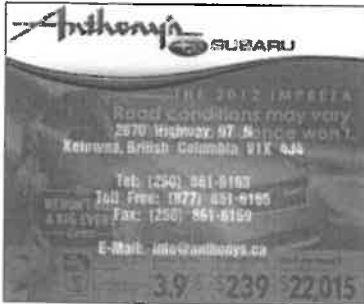
Tina Ghiloni, Brandon's mother, says deer attacks have become more commonplace in Princeton over the last few years and hopes the municipality follows through on a possible deer cull.

"I love the deer bit, at the same time, when they are becoming a threat to people, it's not a good thing. I know people and their dogs are being attacked," says Tina Ghiloni.


"Unfortunately it wouldn't be so bad if people weren't feeding them. They're not supposed to but people do feed them."


Ideally, she says it would be nice if the vicious deer could be singled out for removal.

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His Worship Mayor Brian Taylor  
The Corporation of the City of Grand Forks  
7217 – 4<sup>th</sup> Street  
Grand Forks BC V0H 1H0

WES, M15 - REPLY TO MAYOR'S LETTER OF APR 2<sup>ND</sup>  
RE: EXPERT PANEL REVIEW OF  
BUSINESS TAXATION & MUNICIPAL REVENUE  
SOURCES REVIEW

Dear Mayor Taylor:

Thank you for your letter of April 2, 2012, addressed to the Honourable Christy Clark, Premier, regarding the expert panel review of business taxation and the municipal revenue sources review. I apologize for the delay in response.

On January 12, 2012, I appointed an expert panel to review business taxation. The scope of review for this panel is extensive, covering various types of provincial business taxation as well as municipal property taxation of business, while balancing the principles of competitiveness, fairness and simplicity.

Because of its extensive scope, the panel requires expertise and experience from several areas, including business, industry, academia and the public sector. While there is no direct municipal representation on the expert panel, Dale Wall is an adjunct member. Mr. Wall has two decades of experience with the Province of British Columbia, including serving as both Deputy Minister of the former Ministry of Community and Rural Development, and Assistant Deputy Minister responsible for the Local Government Division. Mr. Wall is also a lifetime member of the Union of British Columbia Municipalities (UBCM).

I would like to state that municipalities are an important stakeholder in this process and the expert panel would benefit from your input. You may contact the chair of the panel, Sarah Morgan-Silvester, at [expertpanel@gov.bc.ca](mailto:expertpanel@gov.bc.ca). For more information on the scope and purpose of the expert panel, please see the news release located at [www2.news.gov.bc.ca/news\\_releases\\_2009-2013/2012FIN0002-000018.htm](http://www2.news.gov.bc.ca/news_releases_2009-2013/2012FIN0002-000018.htm).

For more information about how to make a submission to the panel, please visit [www.fin.gov.bc.ca/experts\\_panel\\_tax.htm](http://www.fin.gov.bc.ca/experts_panel_tax.htm).

.../2

The review of municipal revenue sources does not include a panel. It is being conducted by Ministry of Community, Sport and Cultural Development staff, internally, primarily as an information gathering activity. It is intended to inform decision makers rather than make specific recommendations. A draft of the Terms of Reference has been shared with UBCM for comment so that views and input provided by UBCM can be considered throughout the review.

I would like to thank you again for taking the time to write.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin Falcon', with a stylized flourish at the end.

Kevin Falcon  
Minister and Deputy Premier

cc: Honourable Christy Clark  
Premier



Hi,

I just wanted to let you know the Province has launched a new web site to support the Columbia River Treaty 2014 Review. The web site has a discussion forum and Ask a Question feature. We hope Columbia Basin residents will use the web site to inform us of regional perspectives and interests. You can visit the web site at: <http://www.gov.bc.ca/columbiarivertreaty/>

Could you please share the web site address with members of your community? If you have any questions, please do not hesitate to contact me.

Thank you,

Ingrid

**Ingrid Strauss**

Senior Policy Analyst | Columbia River Treaty 2014 Review  
Electricity & Alternative Energy Division | Ministry of Energy & Mines  
4th floor - 1810 Blanshard Street | Victoria BC | V8W 9N3  
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Friday, April 27, 2012 8:29:06 AM

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From:  radamson@civicnet.bc.ca  
mccrawford@ubcm.ca

Thursday, April 26, 2012 1:35:23 PM 

Subject: BC Agriculture Adaptation Risk & Opportunity Assessment

To:  lburch@grandforks.ca

Cc:  Info City of Grand Forks

Attachments:  AdaptROseries-ExecSummary.pdf

FILE CODE <sup>2.1M</sup>

Dear Lynne Burch,

NOW AVAILABLE!!

WES, U2 - BC AGRICULTURE ADAPTATION  
RISK & OPPORTUNITY ASSESSMENT

BC Agriculture Adaptation Risk & Opportunity Assessment

These reports will be of value to all local governments in BC with an interest in agriculture and the impacts of climate change on the sector in BC.

The BC Agriculture and Food Climate Action Initiative has released the findings of a province-wide study on the potential risks and opportunities of climate change for the BC agriculture sector. Based on engagement with agricultural producers and specialists across the province, the reports highlight potential impacts of projected climate changes on agricultural production. The reports also identify areas of risk, opportunity and key actions.

Project findings are available through a provincial report (and summary) and five region/commodity-specific reports. The report series is available on our homepage:

<http://www.bcagclimateaction.ca>

The provincial summary is attached.

This Adaptation Assessment is a first step in strengthening understanding of the potential impacts of climate change for agriculture. It identifies a number of areas of risk and the importance of collaboration to support the sector to adapt. In all regions of the province, critical agricultural adaptation issues are linked to decision-making processes and physical resources beyond the individual farm. Some of the most common areas of concern are water management (supply, storage, drainage and ditching), emergency planning and management, land use and zoning, economic development and regional infrastructure.

Building on these findings, the Climate Action Initiative is conducting a pilot project focused on crafting adaptation strategies in partnership with industry organizations and local governments in BC over the coming year.

For more information, please contact:

Emily MacNair, Project Coordinator

(250) 356-1666

[Emily@BCAgClimateAction.ca](mailto:Emily@BCAgClimateAction.ca)

Or

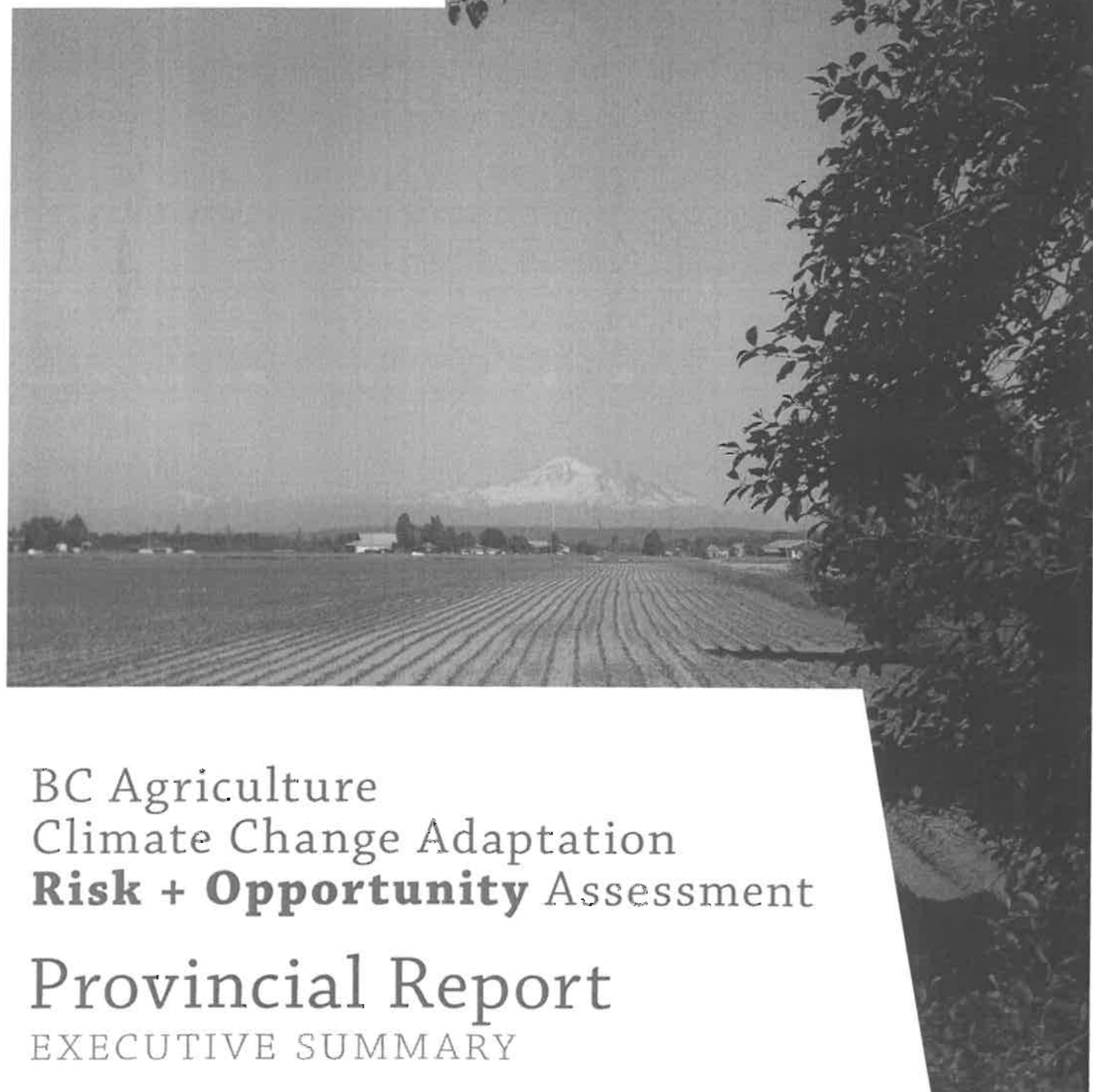
Erica Crawford, Adaptation Specialist

[Erica@BCAgClimateAction.ca](mailto:Erica@BCAgClimateAction.ca)

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Climate Action Initiative  
BC AGRICULTURE & FOOD



BC Agriculture  
Climate Change Adaptation  
**Risk + Opportunity** Assessment

Provincial Report  
EXECUTIVE SUMMARY



# Climate Action Initiative

BC AGRICULTURE & FOOD

*published March 2012 by*  
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[www.BCAGClimateAction.ca](http://www.BCAGClimateAction.ca)

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British Columbia Agriculture & Food Climate Action Initiative acknowledges the financial assistance of Agriculture and Agri-Food Canada, the BC Ministry of Agriculture, and the Investment Agriculture Foundation of BC for making this project possible.

Agriculture and Agri-Food Canada, the BC Ministry of Agriculture and the Investment Agriculture Foundation of BC, are pleased to participate in the creation of this publication. We are committed to working with our industry partners to address issues of importance to the agriculture and agri-food industry in British Columbia. Opinions expressed in this publication are those of the BC Agriculture and Food Climate Action Initiative and not necessarily those of the Investment Agriculture Foundation, the BC Ministry of Agriculture or Agriculture and Agri-Food Canada.





# Acknowledgements

**T**HIS PROJECT HAS BEEN INITIATED BY the BC Agriculture Council's Climate Action Initiative (CAI) to address the priorities identified in the *BC Agriculture Climate Change Action Plan*. The Action Plan is intended to guide the agriculture sector in adapting to a changing climate and mitigating greenhouse gas emissions.

The Action Plan is available at:  
[www.BCAgClimateAction.ca](http://www.BCAgClimateAction.ca)

This project involved contributions from many people in different capacities from its early stages through to its completion. The project management team assisted in developing, guiding and executing the project: Dr. David Connell (University of Northern BC), Jennifer Pouliotte (BC Ministry of Environment) and Allen James (BC Agriculture Council). In addition, Dr. Connell played a key role in developing the focus group design and providing background research. Rachelle Beveridge assisted with background research, focus groups, analysis of the interviews and development of Chapter 4 of the Provincial Report. Lauren Klose helped with background research and materials for the focus groups.

An Advisory Committee guided the project from conceptual stages through research design and production of the final reports: Allen James, BC Agriculture Council; Ted Van der Gulik, Sean Darling, Ian McLachlan, Orlando Schmidt, Jennifer Curtis and Linda Wilson, BC Ministry of Agriculture; Thomas White, Jennifer Pouliotte and Celine Davis, BC Ministry of Environment; Denise Neilsen, Scott Smith and Doug Edwards, Agriculture and Agri-Food

Canada; Stewart Cohen, Environment Canada; and Tom Pedersen, Pacific Institute for Climate Solutions.

Trevor Murdock and the Pacific Climate Impacts Consortium provided their assistance, support and technical advice. Input was provided by Markus Schnorbus (PCIC), Ellen Pond (UBC-CALP), Livia Bizikova (IISD), Dave Trotter (BC Ministry of Agriculture) and Ngaio Hotte (SFU-ACT). Christopher Kay (BC Ministry of Agriculture) provided copy-editing.

Many agricultural organizations around the province (and their hard-working staff) assisted in communicating with their members about the project. A number of individual producers and Ministry of Agriculture staff assisted by providing feedback on the provincial draft and the snapshot report drafts.

Thank you as well to the many agricultural producers and Ministry of Agriculture specialists who participated in the interviews and focus groups. Without the producers, who volunteered and took time away from their operations to participate, this study would not have been possible.

The results of this project will be applied to two new Climate Action Initiative projects in 2012–2013. The *On-Farm Adaptation Practices* project will explore appropriate farm level adaptation practices for BC agriculture. The *Regional Agricultural Adaptation Strategies* project will pilot a collaborative adaptation planning process involving local and regional government and the agriculture industry organizations as partners.

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11	<b>Toward a More Resilient Agriculture Sector</b> <small>KEY ACTIONS: Governance &amp; Policy</small> <small>KEY ACTIONS: Financial Resources</small> <small>KEY ACTIONS: Human &amp; Social Resources</small> <small>KEY ACTIONS: Knowledge Resources</small> <small>KEY ACTIONS: Physical Resources</small>
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# Project Rationale & Methodology

**T**HE BC AGRICULTURE CLIMATE CHANGE ADAPTATION RISK & OPPORTUNITY ASSESSMENT is intended to improve collective knowledge of how changes to the climate may impact agricultural commodities in key regions of BC, and the risks and opportunities associated with these impacts.

This project was initiated by the BC Agriculture Council's Climate Action Initiative (CAI) to begin addressing the priorities identified in the *BC Agriculture Climate Change Action Plan*. Technical support and expertise for this project was provided by a project advisory committee with representation from a number of agencies and organizations.

This assessment has gathered perspectives from agricultural producers about their ability to adapt to current and projected challenges and opportunities, and to identify approaches, tools and resources required to better support adaptation. In addition to extensive background research, original data was collected through 37 interviews and 12 focus groups with producers and specialists across the province.

The overall findings of this project are available through a provincial report, as well as a series of five region/commodity "snapshot" reports. The snapshot reports communicate the findings and key actions associated with production of specific commodities in each region of focus.

The incredible diversity of the BC agriculture sector cannot be captured through one project. This study offers a foundation or baseline; a starting point for further dialogue as well as guidance for development of approaches and resources to enhance BC's agriculture sector in a changing climate.

The results of this project will be applied to two new Climate Action Initiative projects in 2012–2013. The *On-Farm Adaptation Practices* project will explore appropriate farm level adaptation practices for BC agriculture. The *Regional Agricultural Adaptation Strategies* project will pilot a collaborative adaptation planning process involving local governments and agriculture industry organizations as partners.

This Executive Summary provides a high level summary and the key findings in each section of the provincial report including:

- Background on the BC agriculture sector;
- Factors affecting the industry's current resilience and capacity to adapt;
- Projected climate changes for the 2020s in BC;
- Potential impacts, risks and opportunities associated with climate change; and
- Key actions to enhance the adaptive capacity and resilience of agriculture in BC.



# BC Agricultural Profile

**T**HE BC AGRICULTURE SECTOR is unusual in many respects and is embedded within a unique context. BC has an unusually limited agricultural land base, an uncommon level of diversity within the sector (with respect to geography and products) and a relatively high number of small family farms. These factors influence agriculture's current role in BC's communities, economy and society as a whole. They have also strongly influenced the current state of the industry and consequently, the findings of this report.

## *Agricultural land base*

Less than 5% of the province's land base is considered to be arable, although it is estimated that up to 15% has some agricultural potential.<sup>1</sup> Approximately 1% of BC's land base is classified as prime farmland.<sup>2</sup> With some exceptions, much of the best farmland in BC is in close proximity to growing communities. This places considerable pressure on the province's agricultural land base and led to the creation of the Agricultural Land Reserve in the 1970s. The average value of BC's farmland varies but is more than twice the Canadian average and considerably higher for farms close to urban centres.<sup>3</sup>

## *Farms & farm operators*

There are approximately 19,800 farms in the province and it is estimated that BC agriculture produces about 200 different commodities.<sup>4</sup> Despite the incredible array of products, specialization has occurred in

certain regions largely according to their historical or existing competitive advantages.<sup>5</sup> Although they range considerably in size, the majority of BC's farms are family businesses.<sup>6</sup> BC has a relatively high proportion of small farms with almost 65% of farms less than 70 acres and 27% less than 10 acres. In recent years there has been an increase in the smallest farms, as well as the largest, with the number of mid-sized farms in decline.<sup>7</sup>

The overall demographic trends for Canadian farm operators indicate an aging population with a limited number of new entrants into the industry to replace them. BC's trends are the most pronounced in the country with 45% of farm operators 55 or over and only 6% under 35.<sup>8</sup>

## *Farm revenues*

The primary agriculture and food processing sectors in British Columbia generated \$9.6 billion in 2010 with farm cash receipts for primary agriculture estimated at \$2.4 billion.<sup>9</sup> For a range of reasons, the average farm gross receipts in BC are consistently lower than the national average.<sup>10</sup> In 2006, 10.2% of the province's farms generated about 80% of the provincial gross farm receipts.<sup>11</sup> Commodities generating the largest revenues in 2010 included dairy, poultry, floriculture & vegetable greenhouse and beef. In recent years, net farm income in BC has consistently been negative, in part due to costs of production outstripping farm revenues.<sup>12</sup>



## Current Resilience & Adaptive Capacity

**A**DAPTING TO CHANGING & CHALLENGING CONDITIONS of all kinds is a constant element of agricultural practice, and producers have long been in the business of maximizing their resources to adjust to variability. This variability can occur in a range of areas including weather, markets, input prices and regulations. To effectively manage their operations farmers have to continually learn, change and adjust their approaches, as well as collaborate with a broad range of partners.

Adaptive capacity describes the *presence of necessary resources* and the *ability to mobilize those resources* to effectively respond to various challenging conditions in both the immediate and long-term. Resources may be at the farm or sector level, or a result of the broader social, biophysical, economic, or institutional context. In addition, the ability to re-organize and capacity for ongoing learning are critical to developing effective responses to climate change.<sup>13</sup> In this study, these elements are expressed as five interrelated types of resources (depicted in Figure 1): *financial, physical, human & social, knowledge* and *policy & regulatory*.<sup>14</sup>

Interviews conducted with producers and other specialists focused on existing resources and tools employed to manage through variability or difficult conditions, as well as current barriers or challenges to adapting and overall resilience. The majority of the data used to evaluate current adaptive capacity was drawn from these interviews; additional data was collected throughout the focus group sessions. The following summary highlights some of the key findings concerning current adaptive capacity in the BC agriculture industry.

The ability of agricultural producers to cope with challenging and changing conditions is strongly influenced by the availability of sufficient and stable *financial resources*. While parts of the industry have strong and stable incomes, the relatively low farm revenues and negative net farm income across portions of the sector is a limiting factor in the overall ability to manage through challenging conditions. Farm businesses struggling with marginal economic circumstances are not likely to invest in new approaches, equipment or technologies.

While various strategies (consolidation, diversification, input reduction, off-farm income) are employed by producers to improve their financial circumstances, up front resources and supports are often required to adapt. Additionally, for operations with insufficient financial resources, a strategy may be adopted because it appears to be the only option available, rather than because it is the optimal approach for enhancing resilience.

To manage through uncertain, changing or difficult conditions, some producers participate in government Business Risk Management programs.<sup>15</sup> These programs are intended to assist in stabilizing farm incomes or providing compensation when losses occur and at present serve as a substantial component of efforts to manage variability. However, producers raised concerns with the degree to which the programs are assisting with the types of challenges and losses being experienced on the ground.

The sector's *human and social resources* strongly influence the capacity to adapt. The previously noted demographics of BC's producers impact the planning

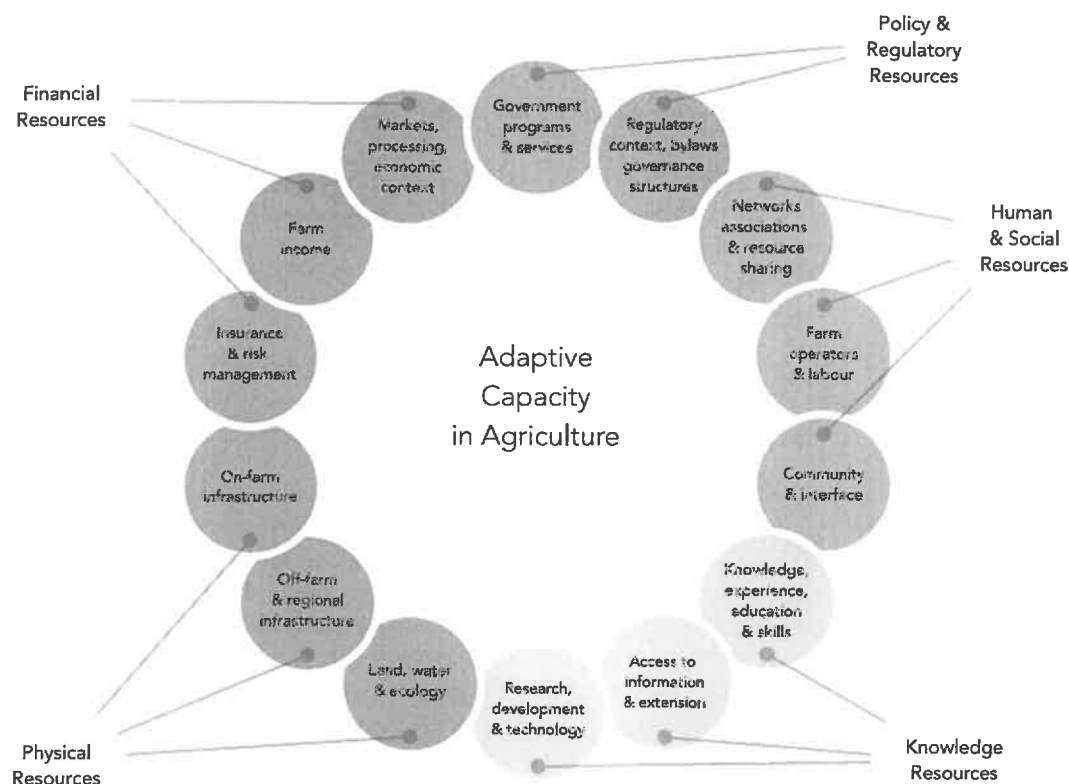


FIGURE 1. ADAPTIVE CAPACITY IN BC AGRICULTURE

horizons and options considered when managing through difficult conditions. Producers nearing retirement are less likely to invest in new practices or technologies. However, those with longer planning horizons (including succession plans) are more likely to contemplate the resilience of their operation. Those portions of the industry that are most profitable and financially stable are encountering less difficulty with this issue.

Industry organizations are the primary means by which producers generate collective solutions to challenges they are facing. Although industry organizations provide a number of important services for producers, the demands on these organizations are growing and they are increasingly stretched to meet the needs of the sector. Limited financial and human resources can lead to an “emergency response” orientation where immediate problems are addressed but longer term planning or investments are necessarily set aside.

At the root of all adaptive decision-making is knowledge and information. Producers and industry generate and draw from a wide range of *knowledge resources* to guide their decision-making. With the provincial government’s reduced role in providing extension and informational supports, individual producers and producer organizations endeavour to fill the emerging gaps. Many producers utilize paid extension but for those without the financial resources this is not a viable option.

In some areas, collaborative research (government, academia and industry) is showing promise but research gaps are notable, particularly at the local/regional level. These gaps frequently relate to emerging problems or issues — for example, the monitoring and management of unfamiliar pests or diseases, or the development of variety trials for crops better suited to changing conditions. In other cases, producers noted that although information is being



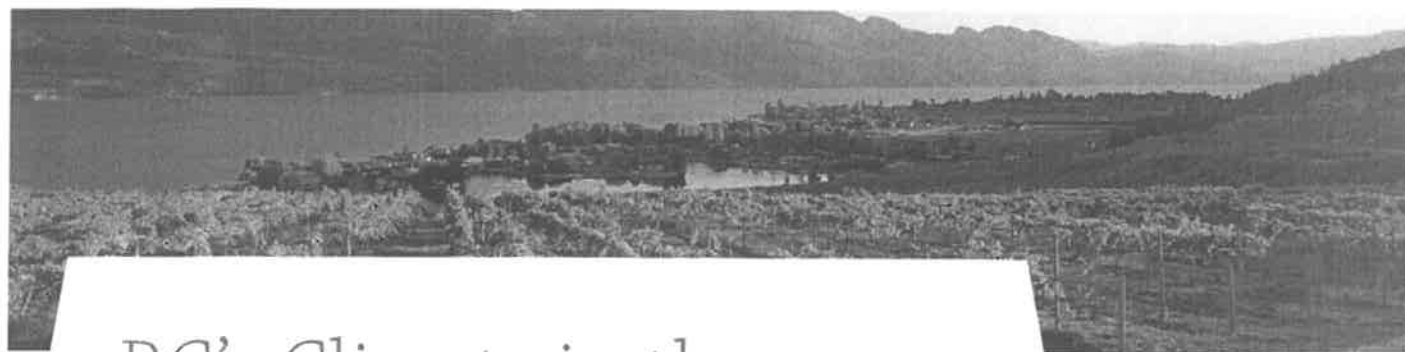
collected or research conducted, data is not available in a form that is accessible.

The condition and efficacy of *on-farm physical resources* is important for farm resilience and producers are continually investing in, improving and adjusting their equipment, technology and practices. In many cases, investing in certain technology or practices can help to reduce damage and losses associated with weather conditions including extreme heat, frost, wind, erosion and excessive moisture. However, the extent to which producers invest in adaptive physical resources depends on a range of other factors. Once again, the financial circumstances of the producer impact their flexibility, but the availability of informational and planning tools to guide producers in their decision-making is also important.

How *local and regional physical resources* are managed, including land, water and infrastructure, has a substantial impact on the capacity of producers to adapt to challenging conditions, particularly in relation to variable and extreme weather. Decisions

made beyond the farm can impact the availability and accessibility of water and can alter landscapes and hydrology in ways that create additional management challenges for producers. These decisions can also have a substantial impact on the ability to maintain productivity in adverse conditions and on the range of options available in the future.

The *policy and regulatory* framework shapes the interface between government and the agriculture sector. Agriculture is embedded in a complex regulatory context including numerous government agencies. Each government agency has a distinct mandate and priorities. This can create a challenging and fragmented environment for producers managing through difficult or variable conditions. In some cases, producers noted that policy and regulation can have unintended negative consequences for agriculture, often through limiting options and flexibility. These issues primarily arise in areas where cross-agency and cross-jurisdictional cooperation is required, and where more flexible approaches that acknowledge management complexity would facilitate more resilient agricultural systems.



## BC's Climate in the 2020s

**A**CCORDING TO THOUSANDS OF CLIMATE SCIENTISTS analyzing climate data around the world, the evidence to date is unequivocal: the global climate is changing, and becoming warmer.<sup>16</sup> This does not, however, mean that conditions everywhere are becoming consistently warmer year after year. All of the variables that impact climate will continue to influence the weather in many different ways.

The provincial report describes past trends and future climate projections for BC and by region, based on published studies and data. In summary, over the

past century the average annual temperature in BC has increased 1.2°C on average (between 0.5 and 1.5°C)<sup>17</sup>. Annual precipitation has also increased, on average by 22% (ranging from 10 to 50% by region), and with the greatest increase in winter and spring.<sup>18</sup> In terms of extremes, this area has seen an increase in heavy rainfall events in the spring, and an increase in extreme wet and extreme dry conditions in summer.<sup>19</sup> There has also been an increase in extreme hot and decrease in extreme cold temperatures,<sup>20</sup> along with more frequent and severe wildfires.<sup>21</sup> The table below outlines the projected 2020s climate change scenario for BC (on average).

Variable	Year	Change	Description (BC average)
Temperature <sup>12</sup>	2020s	increase	<ul style="list-style-type: none"> <li>Continuing warming trend</li> <li>Greater warming in north than south, inland than coastal, winter than summer</li> <li>Increasing frost free days and growing degree days</li> </ul>
Precipitation <sup>21</sup>	2020s	increase	<ul style="list-style-type: none"> <li>Continuing increase in annual precipitation (e.g., 0% to +7% by the 2020s)</li> <li>Increase in precipitation in fall, winter, spring, and a decrease in summer</li> <li>Significant decrease in winter and spring snowfall in most regions</li> </ul>
Extremes <sup>19</sup>	2020s	increase	<ul style="list-style-type: none"> <li>Continuing increase in extreme hot and decrease in extreme cold temperatures</li> <li>Intensity and magnitude of precipitation events is projected to increase</li> <li>More frequent and severe wildfires</li> </ul>
Hydrology <sup>3</sup>	2020s	varies	<ul style="list-style-type: none"> <li>Total amount of runoff is projected to increase while the peak flows in the spring decline and continue to occur earlier</li> <li>Lengthening of the period of dry conditions and low flows in the summer</li> <li>Previously snowmelt-dominated or hybrid systems will be in transition to hybrid and rain-dominated regimes, which experience more unpredictable peak flows and increased risk of flash flooding in the winter</li> <li>There is little data available on soil moisture in BC. Snow-dominated and hybrid basins are likely to see increase in spring soil moisture</li> </ul>
Sea Level Rise <sup>8</sup>	2100	increase	<ul style="list-style-type: none"> <li>80 to 120 cm at the Fraser River Delta</li> <li>50 to 80 cm at Nanaimo</li> </ul>



# Impacts, Risks & Opportunities for BC Agriculture

**T**HE TYPES OF RISKS & OPPORTUNITIES associated with climate change are influenced by both the projected changes described previously, and the capacity of the agriculture sector to adapt. What might appear at first glance to be an opportunity for enhanced production in BC is in fact a great deal more complex. Potential opportunities have associated costs and risks, and the range of projected conditions poses increasing challenges for an industry that is already under pressure.

The themes emerging in focus groups around the province pointed to some key ways that the nature of risks and opportunities for agriculture will shift with climate change.

Common issues of concern were:

- *Increased variability* — The projected increase in variability of conditions is a key concern for producers, particularly because this introduces a new level of uncertainty into the decision-making process. In the context of increasing variability, producers face a greater range of potential conditions and extremes, which must be factored into their planning and decision-making.
- *Changes to both averages & extremes* — Changes to average conditions will require adjustments and could eventually drive significant transitions in agricultural production systems. Increases in extreme conditions and the potential for abrupt shifts (e.g., the introduction and establishment

of a new pest or disease) pose an acute risk to production systems and may not be manageable with current options and approaches. In particular, the unpredictability in timing and frequency of such events makes it difficult to plan for, or invest in, options to effectively manage the risk.

- *Increased complexity* — Overall, climate change increases the complexity of management and decision-making for producers and the sector as a whole. The scale and pace of climate change is unlike anything producers have dealt with in the past.
- *Cumulative impacts* — A succession of smaller climate change impacts can build to have a large effect. Large, high impact events are a major concern but a series of smaller events can also create significant pressure, and typically there is less awareness and support in this kind of scenario.

To assess the implications of climate change for BC's agriculture sector, regional climate scenarios for the 2020s were presented to producers to interpret how those changes would impact operations, and to identify factors affecting the ability to manage potential risks and opportunities.

A summary of the potential impacts identified through this process is presented in the table that follows. More regional and commodity specific results are available through the five snapshot reports.

Issue	Changing conditions	Potential agricultural impacts
Increasing amounts and variability of precipitation	<ul style="list-style-type: none"> <li>Increased fall, winter, spring precipitation</li> <li>Increased overall precipitation</li> <li>Increased variability and magnitude of precipitation events</li> </ul>	<ul style="list-style-type: none"> <li>Accumulation of moisture exceeding drainage capacity</li> <li>Water-logged soils, localized flooding</li> <li>Lower crop productivity and quality — crop damage &amp; losses</li> <li>Increased difficulty planning for and managing planting and harvesting</li> <li>Changes to livestock grazing management</li> <li>Nutrient leaching, input losses</li> <li>Increased potential for regional water storage</li> </ul>
Widespread flooding	<ul style="list-style-type: none"> <li>Increased storminess and precipitation-driven floodwaters</li> <li>Rising sea level</li> <li>Dike overtopping and/or dike breach</li> </ul>	<ul style="list-style-type: none"> <li>Widespread inundation of farmland</li> <li>Crop and infrastructure damage and loss</li> <li>Relocation or loss of livestock</li> <li>Interruptions to supply lines</li> <li>Prolonged recovery time</li> <li>Salinated soils (in case of sea dike overtopping or breach)</li> </ul>
More frequent extreme weather events	<ul style="list-style-type: none"> <li>Increased frequency of extreme heat events</li> <li>Increased storminess</li> <li>Increased frequency and intensity of extreme rainfall events</li> </ul>	<ul style="list-style-type: none"> <li>Reduced quality and productivity (both crops &amp; livestock)</li> <li>Damage to plants, crops, livestock and infrastructure</li> <li>Interruption of critical supply lines (feed, inputs etc)</li> <li>Damage to regional infrastructure</li> <li>Increased risk of flash floods, soil erosion, landslides</li> <li>Increased awareness of importance of local food supplies (within communities)</li> </ul>
Seasonally dry conditions (and water supply effects)	<ul style="list-style-type: none"> <li>Reduced proportion of precipitation falling as snow</li> <li>Earlier peak flows</li> <li>Reduced runoff and soil moisture in summer</li> <li>Decreased summer precipitation</li> <li>Higher evapotranspiration rates and crop water demand</li> <li>Increased frequency of drought</li> </ul>	<ul style="list-style-type: none"> <li>Water deficits</li> <li>Increased productivity/quality if irrigation is possible (depending on crop and within specific temperature range)</li> <li>Less costly and easier to harvest (in drier conditions)</li> <li>Reduced productivity/quality if moisture is inadequate</li> <li>Water restrictions leading to reduction in management options for extreme heat, sun scalding, frost and pests</li> <li>Reduced water quality and quantity for livestock watering</li> <li>Better hay production and longer grazing season</li> <li>Migration of salt wedge further upstream on the Fraser, cutting off irrigation earlier</li> <li>Increased overall demand for water use</li> <li>Reduced soil moisture, worsened in case of successive hot and dry years</li> <li>Substantial crop/financial losses with consecutive years of drought</li> </ul>

*continued on next page*

Issue	Changing conditions	Potential agricultural impacts
Shifting range of conditions (affecting suitability of varieties, crops, livestock)	<ul style="list-style-type: none"> <li>▪ Shifted average conditions</li> <li>▪ Increased variability and extremes</li> <li>▪ Increased temperatures and growing degree days</li> <li>▪ Decreased summer precipitation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Increased uncertainty, costs, loss and damage</li> <li>▪ Improved productivity and quality</li> <li>▪ Opportunity to switch to higher value products</li> <li>▪ Opportunity to diversify crops and livestock</li> <li>▪ Improved suitability for longer maturing varieties</li> <li>▪ Increased number of harvests possible</li> <li>▪ Longer <i>potential</i> growing season, but <i>actual</i> growing season limited by variability and extremes</li> </ul>
Changes to biological and ecological interactions	<ul style="list-style-type: none"> <li>▪ Milder winter conditions</li> <li>▪ Changed climatic regime overall</li> <li>▪ Increased spring rainfall and extreme rainfall</li> <li>▪ Accelerated rate of change</li> <li>▪ Increased variability</li> </ul>	<ul style="list-style-type: none"> <li>▪ Increased reproduction and survival rates of pests and diseases, and of beneficial insects (predators)</li> <li>▪ Increased number of pest cycles in a season</li> <li>▪ Establishment of new pests, diseases, other invasive species</li> <li>▪ Increased survival and reproduction rates of some wildlife and bird populations</li> <li>▪ Impeded pollination</li> <li>▪ Lower productivity, crop damage and loss</li> </ul>
Changing economic factors: input costs, consumer demand and markets	<ul style="list-style-type: none"> <li>▪ Increased variability and extremes</li> <li>▪ Warmer winter temperatures</li> <li>▪ Warmer summer temperatures</li> <li>▪ Climate change impacts in other growing regions</li> </ul>	<ul style="list-style-type: none"> <li>▪ Increased input and management costs</li> <li>▪ Decreased heating costs</li> <li>▪ Increased ventilation costs</li> <li>▪ Increased feed costs</li> <li>▪ Increased prices and demand for BC products</li> <li>▪ More upward pressure on agricultural land values</li> </ul>



# Toward a More Resilient Agriculture Sector

**D**URING THIS PROJECT'S YEAR LONG engagement process, a consistent message from producers across the province was that much of the sector is already being strained in ways that are undermining its resilience. Factoring in the complexity and challenges associated with climate change, it is clear that immediate attention to agriculture's capacity to adapt is needed.

Although beyond the scope of this study, the broader impacts of climate change to food production globally, create additional incentive to prioritize sustaining and enhancing BC's agricultural production. Climate change places different pressures on decision-making

systems from the farm to government to the marketplace. It also poses new challenges that demand particular attention from producers, industry associations, academia, the public, and all levels of government. Fundamentally different approaches are required.

Therefore, an environment that is supportive of adaptation to climate change will include not just new tools, resources and information, but also a shift in the underlying approach to development of policies and decision-making at all levels. The following *Principles of Adaptation* will better enable adaptation to climate change.

Principle	Application
Integrated	Interrelated aspects of the whole system are taken into account. Process and different actors are coordinated. Climate change information and adaptation considerations are a standard part of decision-making.
Flexible	Policy and regulations enable decision-making and action that is responsive and adequately flexible to deal with unexpected and changing conditions.
Collaborative	Collaborative approaches to knowledge generation, planning and decision-making contribute to building capacity to deal with uncertainty and complexity. Decision-making and actions are enabled across levels of governance and stakeholders. Local and regional scales play a primary role.
Transparent	With a flexible system, the need for transparency, communication and trust increase. Transparency also facilitates shared decision-making and responsibility.
Proactive & future oriented	Decision-making and actions are enacted in advance of pending challenges, rather than waiting for the worst-case scenario. The best knowledge available is applied, taking into account that uncertainty is an inherent part of climate change. Climate change requires a longer term view than most political and financial systems apply.
Resilient	Overall, policies and regulations enhance the capacity of the system to cope with change, variability and shocks; and to learn and adapt to new information and experience. Continual re-evaluation and adjustments are made.



The engagement process with producers and specialists was the basis for development of many key actions for enhancing the ability of the agriculture sector to adapt to climate change.

For each type of climate change impact a web of actions are required to effectively enable adaptation. For example, addressing the impacts associated with pest and disease management involves policy and regulation, research and development, monitoring and communication systems, extension services and on-farm management.

Therefore, action items are intended to involve the broad range of actors who have roles to play in adaptation of agriculture to climate change including: various levels of government, citizens, research institutions and agriculture sector organizations and producers.

#### KEY ACTIONS: *Governance & Policy*<sup>27</sup>

- Integrate consideration of agricultural resilience and climate change adaptation into decision-making frameworks concerning agriculture by:
  - Developing tools tailored for various levels of government, agencies such as the Agricultural Land Commission and for sector organizations and individual farm businesses
  - Factoring into decision-making both climate change impacts in BC and impacts of global changes and medium to long term implications (See *Overarching Research Priorities*)
- Review impacts of the regulatory regime on BC's agricultural businesses to better understand its relationship to agricultural adaptation; evaluate for coordination, flexibility, consistency and transparency
- Identify and implement strategies to strengthen agricultural organizations and facilitate their participation in community, regional and provincial dialogue and decision-making (See *Human & Social Resources*)
- Continue to focus on greenhouse gas emission reductions in order to prevent the most extreme potential impacts of climate change

#### KEY ACTIONS: *Financial Resources*

- Focus investment and programming on business development, economic sustainability and financial resilience for BC farms. For example:
  - Explore regional competitive advantages, diversification options and opportunities to increase and stabilize farm income
  - Identify and promote transferable business models that are tested and profitable within BC or comparable jurisdictions
  - Assist farm businesses with costs associated with planning and transitioning to more diversified and resilient business models
  - Identify and address gaps in processing, value-added and marketing infrastructure
  - Foster development of collective/cooperative systems for purchasing, processing, distribution, marketing, insurance and infrastructure, particularly for smaller producers/industries or more isolated regions
  - Develop educational and planning resources to support profitability and increased economic resilience for small and new farms
  - Promote buying local agricultural products to enhance regional production and markets
- Conduct multi-criteria cost-benefit analyses<sup>28</sup> of adaptive practices and technologies (incorporating climate change projections) at both the regional and farm levels
- Develop financial tools to support on-farm planning, innovation and infrastructure for adaptation to climate change. For example:
  - Bolster incentives for adoption of adaptive farm practices included in existing programs such as the Environmental Farm Plan and Beneficial Management Practices Programs
  - Identify alternate financial mechanisms to support investment in on-farm

adaptive practices and technologies  
(e.g., ecological goods and services)

- Utilize business risk management supports for transitioning to more adaptive systems (for example: linking premiums or payouts to incentives for investing in adaptation)
- Identify mechanisms to manage and share new types of risk for farm businesses associated with climate change impacts including:
  - Incremental (and compounding) impacts from more frequent small events
  - Successive years of extreme weather event impacts

#### *KEY ACTIONS: Human & Social Resources*

- Identify strategies for increasing interest and participation in farming amongst young people in BC, for example:
  - Supporting and promoting post-secondary training and education in agricultural fields
  - Developing resources to fill gaps in industry training/education within BC
  - Facilitating the transfer of knowledge from experienced producers to new or young farmers
- Bolster commitment and support for the Agricultural Land Commission, with a particular focus on its mandate to “encourage and enable farm businesses in BC”
- Bolster producer and industry organizational capacity by:
  - Identifying mechanisms to support industry organizations with long-term and strategic planning and action, and provide incentives for innovation and experimentation at the farm level
  - Minimizing overlap across industry organizations by developing cross-cutting services, resources and tools that are needed by all producers
  - Increasing communication and collaboration across commodities, regions and communities to address key issues and challenges for the sector

- Increasing cooperative approaches to industry representation in government processes and consultations (to maximize resources)
- Facilitating participation of agricultural producers and organizations in planning and decision-making processes (e.g., per diems, consider timing of meetings, maximize time of participants, etc)

#### *KEY ACTIONS: Knowledge Resources*

##### *Knowledge & education*

- Increase availability of informational and extension resources for producers about climate change, potential impacts and adaptation, transition management, and building adaptive capacity
- Translate weather and climate science into applied tools for producers, industry and other decision makers (local and regional government)
- Improve public/community understanding of agriculture and climate change adaptation, specifically around agricultural water needs, how this will change over time, and current work to improve efficiency

##### *Overarching research priorities*

- Develop thorough and detailed “impacts and options” evaluations for key commodities/regions in the province<sup>29</sup>
- Review regional and global climate change impacts for agricultural production to evaluate implications for BC markets and competitors
- Improve data and modeling of current and future groundwater supplies

##### *Weather & climate science research*

- Ensure ongoing availability and reliability of seasonal and shorter weather forecasts
- Increase the network of weather stations for standardized data collection

- Build on existing informational tools<sup>30</sup> to expand the weather and climate information available for agricultural planning and management
- Expand the network of snowpack monitoring
- Develop climate projection reports specific to agriculture for all major agricultural regions of BC

- Increase investment in downscaled climate projections and information specific to agricultural applications.
- Improve data on future risk of extremes, floods, water demand and other climate conditions of consequence for agriculture
- Conduct suitability modeling for new and existing production systems and varieties under projected climate and specific local conditions (soils, etc)
- Improve understanding of yields, nutrient value, productivity of new and existing crops under projected conditions

#### *Farm practices, technology transfer & variety trials*

- Review and evaluate adaptive on-farm practices, technologies and approaches that could potentially be applied in BC<sup>31</sup>
- Support piloting of new or transferable practices and technologies with adaptation potential (for example: reward innovation and experimentation, share risks taken by individual producers that benefit the entire industry)
- Strengthen proactive breeding and variety trial programs through incorporation of adaptation considerations. For example:
  - Test crops and varieties with enhanced resilience to projected conditions
  - Evaluate variety trials and breeding in other jurisdictions with conditions similar to projected conditions for BC regions

- Evaluate potential for alternate varieties and breeds to be better suited to changing conditions in BC
- Assess potential for new crops and varieties in different areas of BC (including evaluation of soils, water availability, etc) and, where promising, support trials or demonstration

#### *Pests, diseases & invasive species*

- Increase comprehensiveness and coordination of early identification and monitoring for pests, diseases and weed threats
- Invest in development of quantitative modelling, improved management practices, and area-wide pest management<sup>32</sup>

#### *KEY ACTIONS: Physical Resources*

- Undertake collaborative regional consultations and develop strategies to ensure that infrastructure development, land use and planning processes are supportive of agricultural adaptation.<sup>33</sup> Key areas for infrastructure improvements include:
  - regional and on-farm water supply, storage, and irrigation capacity
  - regional and on-farm drainage, ditch and dike infrastructure and pumping capacity
- Conduct a review of regional infrastructure (such as dykes and transportation networks) for potential impacts of extreme events that would affect the agriculture and food system
- Integrate agricultural adaptation considerations into land use planning processes and decision-making through mechanisms such as:
  - Local and regional government Official Community Plans
  - Government infrastructure and asset management plans
  - Agricultural Land Commission policies
- Identify and implement mechanisms to promote improvements (e.g., water source development, drainage etc) to leased land

- Integrate *agricultural adaptation impact assessments* into environmental impact assessments for new developments and industrial activities (e.g., impacts to hydrology, drainage, pollination capacity, etc)
- Bolster commitment to, and support for, the Agricultural Land Commission, with a particular focus on its mandate to preserve agricultural land

#### *Emergency management & planning*

- Improve emergency management planning and preparation for extreme events at the producer, industry and government levels. For example:
  - Increase integration of agricultural needs into the provincial emergency management system
  - Integrate supports for farm level emergency management into planning and programming

#### *Water management*

- Strengthen coordination and integration of water management governance with particular attention to the role of agriculture. For example:
  - Include agricultural adaptation issues in water-related provincial and regional/local decision-making

- Ensure continued access to adequate water supplies for agriculture (e.g., through development of an *Agricultural Water Reserve*)
- Ensure integration of climate change projections and impacts into water management policy, planning and decision-making
- Streamline and coordinate ditch and drainage regulations (including mechanisms to address agricultural needs and fisheries and habitat legislation)

- Invest proactively and strategically in water storage to ensure flexibility and the ability to deal with variability and extremes
- Invest proactively in water supply improvements (past examples of government support include the National Water Supply Expansion Program)
- Improve and expand on modeling of future crop water demand and regional demand relative to supply in regions across BC (building on work underway in the Okanagan<sup>34</sup>)
- Further develop and expand decision support tools for effective on-farm water and irrigation management, and soil and nutrient management practices

# Endnotes

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- 4 BC Ministry of Agriculture, Industry Significance: <http://www.agf.gov.bc.ca/aboutind/somefact.htm>
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## **TASK LIST FOR MEETINGS SCHEDULED FOR APRIL 16TH, 2012**

ISSUE	ASSIGNED	COMPLETED
<b>PRIMARY COMMITTEE MEETING:</b>		
<b>REGULAR MEETING OF COUNCIL</b>		
Reports, Questions & Inquiries from Members of Council:		
1. Councillor Smith		
<b>RESOLVED THAT</b> \$5,000 OF THE FUNDING ALLOCATED FOR ENTRANCE SIGNS IN THE CITY'S 2012-2016 FINANCIAL PLAN BE RE-ALLOCATED FOR A LOCAL FACILITATOR TO WORK WITH THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE ON A GRAND FORKS BRANDING EXERCISE.  <u>TABLEING MOTION:</u>  <b>RESOLVED THAT</b> THE PRECEDING MOTION, INTENDED TO RE-ALLOCATE FUNDING IN THE 2012-2016 FINANCIAL PLAN FOR A FACILITATOR TO WORK WITH THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE ON A BRANDING EXERCISE BE TABLED. <span style="float: right;">TABLEING MOTION CARRIED.</span>	Tabled	
Recommendations From Staff For Decision:		
a) <b>RESOLVED THAT</b> THE CHIEF ADMINISTRATIVE OFFICER'S REPORT, DATED APRIL 5, 2012, REGARDING A REFERRAL NOTICE RECEIVED FROM THE MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCES, REGARDING AN APPLICATION FOR MINERAL EXPLORATION BY ROXUL INC. AT FRIDAY QUARRY, BE RECEIVED, AND THAT THE MINISTRY BE ADVISED THAT IT APPEARS THAT THE CITY'S INTERESTS ARE NOT IMPACTED.	Sasha to advise on line	Done
Summary of Information Items:		
a) Email letter from Cathy Riddle Victim Services Manager inviting Council to a community event in recognition of National Victims of Crime Week, April 26 <sup>th</sup> Grand Forks Curling Rink	Diane-Council to advise if attending	Done
Bylaws:		
a) Bylaw 1922 – City of Grand Forks Emergency Water Supply For Fire Protection Loan Authorization Bylaw, given final reading. After quashing period, Corporate Officer to apply for Certificate of Approval	Diane	In Progress
b) Bylaw 1923 – City of Grand Forks Capital Renewal Loan Authorization Bylaw, given final reading. After quashing period, Corporate Officer to apply for Certificate of Approval.	Diane	In Progress
c) Bylaw 1928 – City of Grand Forks 2012 – 2016 Financial Plan Bylaw, given final reading.	Cecile	Done



# Canada Day Committee Meeting Minutes Apr 27, 2012

## Canada Day Theme 2012: “Diamond Jubilee”

**Attending:** Anna Lactin, Wendy Butterfield, Zak Waterlow, Beverley Osachoff

**CC:** Lynn Burch, CAO, City of Grand Forks, Wendy McCulloch GM, CFB, Sarah Winton

### 1. Schedule of Events & sub-committee comments & action items:

- Library will be hosting their annual events: **St. Jean Baptiste Day, Multi-cultural Family Games Night – Dates: Jun 21, 2012 - St. Jean Baptiste Day, Jun 28, 2012 - Multicultural Family Games Night.**
- **Gyro Park Celebration, 7:00 am - 3:00 pm:**
  - Canada Day paraphernalia – Balloons, flags, tattoos, pins – **Canada Day pkg – Diamond Jubilee paraphernalia rcvd.** ✓
  - All vendors will pay a fee for their spot - \$10 proceeds will go towards evening music event.
  - Food Vendors: GF Art Gallery Hot Dog booth, Museum – tea? **Wendy will ask Museum.**
  - Music: **Anna will ask Music in the park Coordinator Bernice Tetrault – Yes Bernice & Co will play @ Gyro.** ✓
  - Musicians will be responsible for their own sound equip., they have a PA system. – **Anna will ask Bernice Tetrault**
  - KIDZONE: **Anna will connect with BFISS for coordination of kidzone. Yes Ellen & her team will manage Kidzone again.** ✓
  - **Chris Anne** – will donate kidzone prizes Yes – CF has some too. ✓
  - Ask Air cadets or Border Bruins to clean up next day – **(city will do it?) Anna**
- **Parade:**
  - Color Party Protocol – **Bud**
  - Road Closure Barricades will be set up by **Bud** & crew, closing 5<sup>th</sup> St. off @ 6:30 am so Farmer’s Market can set up on the street.
  - Check with River’s Edge Theatre Group – **Christy Luke to play the Queen in the Parade for the Diamond Jubilee** ✓
  - Art Gallery has fascinators for sale.
  - Check with Wanda @ the school – help kids create their own ‘fascinator’s’ to wear in the parade – **Susan**
  - Fascinator contest – Queen (Christy) to judge.
  - What will be the prize?
- **Artisans & Misc. Booths:**
  - Boundary Artisans Assoc will be set up around the Heritage building.
  - Wendy will contact Chris Delziel of Artisans group. **Wendy** will collect \$10 booth space fee for artisans.
  - Looking for more Community Organizations - **Anna**

- Need the City to provide porta potties! There was not enough bathroom facilities last year just depending on the art gallery. - **Anna**

## 2. Advertising:

- Parade sub-committee will advertise for participants for parade route.
- Canada Day Committee will advertize for over-all Canada Day events in Boundary Communicator, Grand Forks Gazette, The Sentinel –
- When will advertising start? - **Bev**

## 3. Zak Waterlow's Presentation – James Donaldson Park:

- Zak will coordinate bands / equipment.
- Two Bands have confirmed so far: **Ladyhawk & Ford Pier Vengeance Trio**. Zak pursuing more bands.
- Zak's crew will operate gates for the event – all proceeds to go to the music event.
- Zak would like to run the event whether there will be a beer gardens or not.
- Canada Day Committee can put forth \$2000.00 towards the music event – SUBJECT TO FUNDING.
- Will request use of James Donaldson Park from City– **Anna**
- Will request permission for a beer garden at the Park from City - **Anna**
- Will solicit local businesses to sponsor the event? Proceeds to pay for music event – **Anna**
- Silver / Gold / Platinum sponsors – higher contributions will receive more advertising. – Banners for stage \$\_\_\_?, Ads with no logo = \$50. Ads with logo = \$100..
- Will develop a flyer requesting businesses to sponsor – email, fax and telephone contact. - **Anna**
- Need more info from Zak about event feature entertainment before flyer can be developed.
- Will charge a nominal fee for entrance – proceeds will go towards music event.
- Boundary Horse Assoc. to coordinate Beer Garden (liquor license, security, etc.. Concession. – **Susan: BHA will not be participating – Susan will organize a volunteer group herself and all proceeds will be paid to the music event.**
- How to set up to accommodate beer gardens / minors – full view of stage area? -**Susan**
- Park Concession stand – Air cadets or Brownies run for fundraiser? – **Susan**
- GFI is planning something - ? **Susan to find out**
- Additional food vendors – **Anna**
- Zak would like to have a music event on the day prior to Canada Day.

## 4. Open Discussion:

## 5. Next Meeting Date:

- Wed, May 30, 2012 – 6:00 pm  
Community Futures room..

# THE CITY OF GRAND FORKS

## REQUEST FOR COUNCIL DECISION

**DATE** : May 2<sup>nd</sup>, 2012

**TOPIC** : Property Taxation for 2012 to be adopted before May 15, 2012

**PROPOSAL** : First three Reading of Property Tax Bylaw 1932

**PROPOSED BY** : Chief Financial Officer

**SUMMARY:** All local governments across BC are required to adopt a tax rate bylaw before May 15<sup>th</sup>, 2012. Prior to the adoption of the tax rate bylaw, Council is required to give consideration to Financial Plan, Revenue Disclosure Policy and Staff Report providing background and trends in taxation. Staff have provided a comprehensive report on taxation and trends in taxation, expenditures, revenue sources and proposed direction Council would deliberate prior to the First Three Readings of the Bylaw and adoption. The attached bylaw reflects the proposed rates reflected in Option 2A of the Chief Financial Officer's report presented this evening. The key issue is to set the property tax rate and the amount of property tax by each property class for the fiscal year 2012.

### **STAFF RECOMMENDATIONS:**

Council gives first, second and third reading to Bylaw No. 1932

#### **Option 2A:**

The Financial Plan is revised annually as greater certainty is achieved from events materializing during the Plan years. On April 16<sup>th</sup>, 2012, Council adopted a 5 year Financial Plan that reflects a tax revenue requirement of \$2.7 Million.

This option, while delivering the required revenue, does not unduly burden ratepayers within the class by "smoothing" the potential transition of the parcel tax. The proposed rates combined with a lowering of the parcel tax by \$25.00.

### **OPTIONS AND ALTERNATIVES:**

As discussed in the attached report.

### **COSTS AND BUDGET IMPACTS – REVENUE GENERATION:**

Setting the tax rates will authorize and allow for collection of tax revenues to meet the requirement as set in the 5 year Plan adopted on April 16, 2012.

**LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:** Governing legislation are: Assessment Act, Community Charter, Local Government Act, Community Development Circular on Revenue Policy. Precedents are historical trends in taxation and pressure from residential class of taxpayers on the impact of tax increase.

  
\_\_\_\_\_  
Chief Financial Officer  
\_\_\_\_\_  
Reviewed by: Chief Administrative Officer

**THE CORPORATION OF THE CITY OF GRAND FORKS**  
**BYLAW NO. 1932**

**A Bylaw to Impose Rates on all Taxable Land  
And Improvements for the Year Ended December 31, 2012.**

=====

**WHEREAS** the Community Charter, requires that, after adoption of the financial plan, but before May 15<sup>th</sup> in each year, Council must, by bylaw, impose property value taxes for the year by establishing tax rates;

**NOW THEREFORE** the Council of the Corporation of the City of Grand Forks, in open meeting assembled, **ENACTS**, as follows:

1. That Bylaw No. 1910, cited as "2011 Annual Tax Rates Bylaw", be hereby repealed.
2. The following Tax Rates are hereby imposed and levied for the Year Ended December 31, 2012:
  - a) For all lawful **GENERAL PURPOSES** of the Municipality on the value of all taxable land and improvements, rates appearing in Column "A" of Schedule "A" attached hereto and forming a part of the bylaw;
  - b) For **WEST KOOTENAY BOUNDARY REGIONAL HOSPITAL PURPOSES** on the value of all taxable land and improvements, rates appearing in Column "B" of Schedule "A" attached hereto and forming a part of the bylaw;
  - c) For **KOOTENAY BOUNDARY REGIONAL HOSPITAL DISTRICT PURPOSES** on the value of all taxable land and improvements, rates appearing in Column "C" of Schedule "A" attached hereto and forming a part of the bylaw;
  - d) For purposes of the **REGIONAL DISTRICT OF KOOTENAY BOUNDARY** on the value of all taxable land and improvements rates appearing in Column "D" of Schedule "A" attached hereto and forming a part hereof;
3. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).
4. Pursuant to Section 233 of the Community Charter
  - a) The due date for taxes shall be the 3rd day of July, 2012
  - b) The Collector shall, as soon as is practicable on or after the 4th day of July 2012, add to the unpaid taxes of the current year, in respect of each parcel of land and improvements thereon upon the real property tax roll, ten per centum of the amount unpaid as of the 3rd day of July, 2012

5. This Bylaw may be cited, for all purposes, as the **“2012 Annual Tax Rates Bylaw”**.

Read a **FIRST** time this 7<sup>th</sup> day of May 2012.

Read a **SECOND** time this 7<sup>th</sup> day of May 2012.

Read a **THIRD** time this 7<sup>th</sup> day of May 2012.

**FINALLY ADOPTED** this

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Mayor Brian Taylor

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Corporate Officer

### **C E R T I F I C A T E**

I hereby certify the foregoing to be a true copy of Bylaw No. 1932 as passed by the Municipal Council of the City of Grand Forks on the 15th day of May, 2012

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Clerk of the Municipal Council of  
the City of Grand Forks

**Schedule "A"**  
**City of Grand Forks**  
**2012 Property Tax Rates Bylaw 1932**

		"A"	"B"	"C"	"D"
Property Class	Description	General Municipal	West Kootenay Boundary Regional Hospital District	Kootenay Boundary Regional Hospital District	Regional District of Kootenay Boundary
		(Dollars of tax per \$1,000 taxable assessed value)			
1	Residential	3.5701	0.2281	0.0087	2.0826
2	Utility	37.6499	0.7984	0.0304	7.2893
4	Major Industry	37.8947	0.7756	0.0295	7.0810
5	Light Industry	10.5536	0.7756	-	-
6	Business/Other	9.0002	0.5589	0.0213	5.1025
8	Rec/Non-Profit	3.9987	0.2281	0.0087	2.0826
9	Farm	4.0209	0.2281	0.0087	2.0826



**City of Grand Forks  
2012 Combined Property Tax Rates**

CITY TAXES			PROPERTY TAXES REQUISITIONED BY OTHER AUTHORITIES							COMBINED TOTALS
Property Class	Description	General Municipal	West Kootenay Boundary Regional Hospital District	Kootenay Boundary Regional Hospital District	Regional District of Kootenay Boundary	PROVINCIAL		MFA	BCAA	
						School	Police			
1	Residential	3.5701	0.2281	0.0087	2.0826	2.7381	0.3032	0.0002	0.0599	8.9909
2	Utility	37.6499	0.7984	0.0304	7.2893	14.2000	1.0613	0.0007	0.5113	61.5413
4	Major Industry	37.8947	0.7756	0.0295	7.0810	6.4000	1.0309	0.0007	0.5113	53.7237
5	Light Industry	10.5536	0.7756	0.0295	7.0810	6.4000	1.0309	0.0007	0.1843	26.0556
6	Business/Other	9.0002	0.5589	0.0213	5.1025	6.4000	0.7429	0.0005	0.1843	22.0106
8	Rec/Non-Profit	3.9987	0.2281	0.0087	2.0826	3.4000	0.3032	0.0002	0.0599	10.0814
9	Farm	4.0209	0.2281	0.0087	2.0826	6.9000	0.3032	0.0002	0.0599	13.6037

*Provincial Industrial Property Tax Credit*

*It should be noted that the Industrial (Class 4 & 5) will receive an offset of 60% to School Taxes*



## ***CITY OF GRAND FORKS MEMORANDUM***

**DATE :** May 2nd, 2012

**TO :** Mayor and Councillors  
Chief Administrative Officer

**FROM :** M. I. Cecile Arnott, CFO

**SUBJECT:** Tax, Fees and Charges Report

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### **Background**

As part of the Financial Plan a review is done to determine the levels of property tax, fees and charges that finance the approved levels of operating and capital expenditures. At the time of the review, a long term view is taken, though, approval for the tax, fees and charges are sought for the single year of the Plan. The remaining years of the Plan provide information to the residents the level of revenues required to fund the proposed levels of expenditures. The Financial Plan is revised annually as greater certainty is achieved from events materializing during the Plan years. On April 16<sup>th</sup>, 2012, Council adopted a 5 year Financial Plan that reflects a tax revenue requirement of \$2.7 Million.

In this Report, the single issue addressed is Property Taxation for 2012.

### **Key Issue**

To set the property tax rate and the amount of property tax by each property class for the fiscal year 2012.

### **Discussion**

#### ***Property Assessment***

Property assessment is done by the BC Assessment Authority based on the market value of all real properties in BC. Correct classification is determined for every property. Legislation is reviewed to determine if the property is fully or partially exempt from taxation. Once the assessment is complete, a Revised Assessment Roll is provided to the City. Based on the information provided on the Assessment Roll and the revenue required to be raised from property taxation for services, a tax rate is determined for each class of property.

## City of Grand Forks: Property Tax Rates Proposal 2012

The **Schedule of Assessment by Class of Properties** provides the comparative assessment for taxation in 2012. The residential properties have mostly decreased while other properties have mostly increased. The Business Class assessments have no set trend with some having increased and some having decreased. Overall the assessments have increased from the prior year.

### **Schedule of Assessment by Class of Properties**

Assessment Class	Folios	2011 \$	Folios	2012 \$	Change \$	% Change	% of Assmnt
Residential vacant	626	16,941,530	625	17,496,230	554,700	3.3%	3.7%
Residential Single Family	1,576	324,594,300	1,579	324,183,900	(410,400)	-0.1%	68.6%
Residential ALR	43	5,652,600	45	6,188,600	536,000	9.5%	1.3%
Residential Farm	0	0	1	0	0	0.0%	0.0%
Residential Strata	178	26,880,700	178	26,516,700	(364,000)	-1.4%	5.6%
Residential Other	69	16,836,600	76	17,258,300	421,700	2.5%	3.7%
<b>Total Residential</b>	<b>2,492</b>	<b>390,905,730</b>	<b>2,504</b>	<b>391,643,730</b>	<b>738,000</b>	<b>0.2%</b>	<b>82.9%</b>
Utilities	31	1,137,610	31	1,253,670	116,060	10.2%	0.3%
Major Industry	5	12,078,600	4	16,075,700	3,997,100	33.1%	3.4%
Light Industry	11	2,575,300	10	3,068,800	493,500	19.2%	0.6%
Business & Other	426	61,041,851	425	60,151,800	(890,051)	-1.5%	12.7%
Rec/Non-Profit	72	63,500	72	67,500	4,000	6.3%	0.0%
Farm	6	154,301	5	111,983	(42,318)	-27.4%	0.0%
	<b>3,043</b>	<b>467,956,892</b>	<b>3,051</b>	<b>472,373,183</b>	<b>4,416,291</b>	<b>0.9%</b>	<b>100.0%</b>

The foregoing Schedule becomes helpful in comparing the Assessment by Class with that of Property Taxation Revenue and the Revenue Policy.

### **Revenue Policy:**

Before determining tax rates, a revenue policy that guides the taxation of each class of property should be structured. Though the policy is not officially written, historical trend has guided the unwritten policy on taxation. Since the 2008 taxation year, Council has been required by legislation to determine the revenue policy on taxation. A Revenue Policy must state : the proportion of revenue from each source, distribution of taxes among classes and the use of permissive exemptions.

The attached **Summary of Fees and Charges** provides the distribution of revenues by class of taxpayers.

### ***Property Tax Amount and Structure***

The classes of taxpayers assessed for property taxes are residential, businesses, light and major industries. The property and parcel tax are reduced by the residual amount of the home owner grant. The businesses and industry classifications are not eligible for the home owner grant.

## City of Grand Forks: Property Tax Rates Proposal 2012

Taxation is set by class and not by individual property taxpayer. Assessment x tax rate = property tax. The property tax rate is generally set as a multiple of the residential tax rate. This is also referred to as a conversion factor. The residential rate is multiplied by the conversion factor for each class to arrive at the tax rate for each class. For example, in 2012, the utilities' factor of 10.55 is multiplied by the residential rate to arrive at the utilities rate as referred in the Comparative Property Tax Table that follows. The comparative multiples for various classes of properties are as follows:

Class of Property	Provincial Multiple	School Multiple	City Multiple 2007	City Multiple 2008	City Multiple 2009	City Multiple 2010	City Multiple 2011	City Multiple 2012 Proposed
<b>(Net of Credits)</b>								
Residential	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Utilities	3.50	5.19	11.05	13.79	12.47	12.47	11.22	10.55
Major Industry	3.40	0.93	15.19	20.52	17.06	14.18	11.51	10.61
Light Industry	3.40	0.93	4.06	4.67	4.22	4.22	3.21	2.96
Business Commercial	2.45	2.34	3.44	3.84	3.47	3.47	2.75	2.52
Farm	1.00	1.24	2.44	2.43	2.20	2.20	1.82	1.12
Recreation	1.00	1.26	2.44	2.43	2.20	2.20	1.82	1.13

**Comparative Property Tax Rates:** Municipal Property taxation rates are compared with the previous years. It should be noted that these comparisons do not reflect the impact of the Parcel Tax. This needs to be considered when reviewing the tax rates. This is reflected in Schedule A.

<b>Municipal Property Tax Rates Per \$1,000 of Assessment</b>							
	2007	2008	2009	2010	2011	2012	
							<b>Proposed</b>
Residential	\$ 3.0769	\$ 2.4653	\$ 2.7282	\$ 2.7282	\$ 3.3184	\$ 3.5701	
Utilities	\$ 34.0000	\$ 34.0000	\$ 34.0207	\$ 34.0207	\$ 37.2339	\$ 37.6499	
Major Industry	\$ 46.7260	\$ 50.5944	\$ 46.5431	\$ 46.5431	\$ 38.1974	\$ 37.8947	
Light Industry	\$ 12.5000	\$ 11.5150	\$ 11.5153	\$ 11.5153	\$ 10.6611	\$ 10.5536	
Business	\$ 10.5900	\$ 9.4743	\$ 9.4669	\$ 9.4669	\$ 9.1323	\$ 9.0002	
Recreation	\$ 7.5000	\$ 6.0000	\$ 6.0020	\$ 6.0020	\$ 6.0513	\$ 3.9987	
Farm	\$ 7.5000	\$ 6.0000	\$ 6.0020	\$ 6.0020	\$ 6.0513	\$ 4.0209	

**A Parcel tax** was introduced in 2006 to achieve three policy objectives. Firstly the tax was introduced to bring fairness in charging for services available to all regardless of the assessment. Secondly, it was designed to capture the unused home owner grant due to a substantial number of properties that were below the home owner grant threshold.

Thirdly, it had the effect of leveling the tax assessed on higher assessed properties. From a policy perspective these objectives were successful. Parcel tax is utilized to partially fund the road maintenance activities.

In considering the method by which property related taxes might be assessed against individual properties, two methods are available: a flat amount in parcel tax or a rate based tax.

Since residential tax levies have increased, it is time to review the fairness of the parcel tax. As such, an analysis was performed that looks at the point of indifference to a rate payer. Specifically, it looks at the assessment level whereby the combined parcel tax and the tax levied on assessments are equal to a tax levied on assessments only. As well, the analysis reviewed the difference in the unused home owner grant with either method and found that this difference is now immaterial. In order to capture the remaining unused home owner grant in either method, the parcel tax would have to be raised to an amount that would be unfair to the lower assessed properties.

In order to lessen the impact to homeowners with assessments higher than \$220,530, we are recommending that the Parcel Improvement Tax be lowered by \$25.00 from \$65.00 to \$40.00.

## **PROPERTY TAX IMPLICATIONS OF SHIFTING FROM INDUSTRY AND BUSINESS**

In prior years, Council recognized that services are delivered mostly to the residential class of taxpayers. It also recognized the importance and viability of industry and business in the community. They create good paying jobs and spur other economic benefits including potential for further investments.

As such, in 2009, Council adopted to shift \$50,000 of major industrial taxes as a starting point in addressing the tax burden to industry. In 2010, Council adopted to shift another \$75,000 from major industry. In keeping with this trend and considering the recommended change in revenue policy and objective relative to services delivered, from the Ministry of Community Development, in 2011, Council shifted \$5,000 from Light Industry, \$75,000 from Business and \$50,000 from Major Industry. Since the 2012 adopted plan reflects a 6.6% tax revenue increase, the attached analysis (Property Assessments, Rates, Taxes 2012 City Tax Revenue Options – Schedule A) provides options for Council to consider.

## **OPTIONS FOR CONSIDERATION:**

**Option 1: The 2012 Tax rates reflect an increase of .39% over the 2011 rates to fund the revenue requirements for 2012 while maintaining the conversion ratios and the parcel taxes at the same rate.**

Since the assessment rates have declined, this is a poor option as it has the impact of raising the required revenues from business and industry taxes. The residential taxes actually decrease. As well, it has the effect of reversing the trend that Council has set in easing the tax burden of business and industry.

**Option 2: 2012 Tax rates are kept fairly constant for all classes except residential. This has the impact of lowering the conversion ratios for the other classes. The parcel tax is dropped.**

This option meets the revenue requirement without unduly impacting most of the residential class. The majority of residential folios will see an increase of less than 4.0%. However, if the assessment is higher than the point of indifference of \$220,530, the homeowner could be impacted by more than 4%. Since a large part of the assessments decreased, this happens in very few cases until the assessments are more than \$300,000.

The other class tax rates do not change materially from 2011. They in fact dropped a little. This has the impact of lowering the conversion factor and ensuring that other classes are treated fairly.

**Option 2A: Reflects the same level of revenue per class as Option 2. The revenue is achieved using a combination of a lower parcel tax than 2011 and property tax levies on assessments**

This option, while delivering the same revenue levels per class as Option 2, does not unduly burden ratepayers within the class by “smoothing” the potential transition of the parcel tax. The parcel tax is lowered by \$25.00. Homeowners below the point of indifference see a lowering of their taxes while homeowners in the higher assessment levels are not unduly impacted.

**Option 2B: Reflects the same level of revenue per class as Option 2 & 2A. The revenue is achieved using a combination of the same level of Parcel Tax as 2011 combined with an increase of 4.2% to the property Tax levy.**

Although this option delivers the same levels of revenue, it does not address the need to review the Parcel Tax. It should be noted that since residential assessments mostly decreased, the majority of homeowners would not see a 4% tax increase.

**The following addresses the impacts of adopting Option 2A.**

# City of Grand Forks: Property Tax Rates Proposal 2012

<b>Residential Property: Eligible for under 65 year's Provincial Home Owner Grant</b>			
<b>Average Assessment Level:SFD</b>	<b>\$ 205,960</b>	<b>\$ 205,310</b>	
<b>Tax Jurisdictions</b>	<b>2011</b>	<b>2012</b>	<b>Change</b>
School	\$ 550.59	\$ 562.16	\$ 11.57
Less: PHOG	\$ 550.59	\$ 562.16	\$ 11.57
<b>Net School</b>	\$ -	\$ -	\$ -
City: Municipal	\$ 683.46	\$ 732.98	\$ 49.52
City Flat	\$ 65.00	\$ 40.00	\$ (25.00)
<b>Total City</b>	\$ 748.46	\$ 772.98	\$ 24.52
Less: Residual PHOG	\$ 219.41	\$ 207.84	\$ (11.57)
<b>City Tax</b>	<b>\$ 529.05</b>	<b>\$ 565.14</b>	<b>\$ 36.09</b>
<b>Other Local Taxation:</b>			
Regional District	\$ 421.62	\$ 427.58	\$ 5.96
Hospital District	\$ 56.95	\$ 48.62	\$ (8.33)
BC Assessment	\$ 12.79	\$ 12.30	\$ (0.49)
Municipal Finance	\$ 0.04	\$ 0.04	\$ (0.00)
Local Policing	\$ 63.37	\$ 62.25	\$ (1.12)
<b>Total Other Taxation</b>	<b>\$ 554.77</b>	<b>\$ 550.79</b>	<b>\$ (3.99)</b>
<b>Net Payable</b>	<b>\$ 1,083.82</b>	<b>\$ 1,115.92</b>	<b>\$ 32.10</b>
<b>Monthly Payable</b>	<b>\$ 90.32</b>	<b>\$ 92.99</b>	<b>\$ 2.67</b>

<b>Residential Property: Eligible for over 65 year's Provincial Home Owner Grant</b>			
<b>Average Assessment Level:SFD</b>	<b>\$ 205,960</b>	<b>\$ 205,310</b>	
<b>Tax Jurisdictions</b>	<b>2011</b>	<b>2012</b>	<b>Change</b>
School	\$ 550.59	\$ 562.16	\$ 11.57
Less: PHOG	\$ 550.59	\$ 562.16	\$ 11.57
<b>Net School</b>	\$ -	\$ -	\$ -
City: Municipal	\$ 683.46	\$ 732.98	\$ 49.52
City Flat	\$ 65.00	\$ 40.00	\$ (25.00)
<b>Total City</b>	<b>\$ 748.46</b>	<b>\$ 772.98</b>	<b>\$ 24.52</b>
Less: Residual PHOG	\$ 494.41	\$ 482.84	\$ (11.57)
<b>City Tax</b>	<b>\$ 254.05</b>	<b>\$ 290.14</b>	<b>\$ 36.09</b>
<b>Other Local Taxation:</b>			
Regional District	\$ 421.62	\$ 427.58	\$ 5.96
Hospital District	\$ 56.95	\$ 48.62	\$ (8.33)
BC Assessment	\$ 12.79	\$ 12.30	\$ (0.49)
Municipal Finance	\$ 0.04	\$ 0.04	\$ (0.00)
Local Policing	\$ 63.37	\$ 62.25	\$ (1.12)
<b>Total Other Taxation</b>	<b>\$ 554.77</b>	<b>\$ 550.79</b>	<b>\$ (3.99)</b>
<b>Net Payable</b>	<b>\$ 808.82</b>	<b>\$ 840.92</b>	<b>\$ 32.10</b>
<b>Monthly Payable</b>	<b>\$ 67.40</b>	<b>\$ 70.08</b>	<b>\$ 2.67</b>



## City of Grand Forks: Property Tax Rates Proposal 2012

<b>Residential Property: Not Eligible for Home Owner Grant</b>			
Average Assessment Level:SFD	\$ 205,960	\$ 205,310	
<b>Tax Jurisdictions</b>	<b>2011</b>	<b>2012</b>	<b>Change</b>
School	\$ 550.59	\$ 562.16	\$ 11.57
Less: PHOG	\$ -	\$ -	\$ -
<b>Net School</b>	\$ 550.59	\$ 562.16	\$ 11.57
City: Municipal	\$ 683.46	\$ 732.98	\$ 49.52
City Flat	\$ 65.00	\$ 40.00	\$ (25.00)
<b>Total City</b>	\$ 748.46	\$ 772.98	\$ 24.52
Less: Residual PHOG	\$ -	\$ -	\$ -
City Tax	\$ 748.46	\$ 772.98	\$ 24.52
<b>Other Local Taxation:</b>			
Regional District	\$ 421.62	\$ 427.58	\$ 5.96
Hospital District	\$ 56.95	\$ 48.62	\$ (8.33)
BC Assessment	\$ 12.79	\$ 12.30	\$ (0.49)
Municipal Finance	\$ 0.04	\$ 0.04	\$ (0.00)
Local Policing	\$ 63.37	\$ 62.25	\$ (1.12)
<b>Total Other Taxation</b>	\$ 554.77	\$ 550.79	\$ (3.99)
Net Payable	\$ 1,853.82	\$ 1,885.92	\$ 32.10
Monthly Payable	\$ 154.49	\$ 157.16	\$ 2.67

### PROPERTY TAXATION ON OTHER CLASSES:

There is no real trend for the other property classes, therefore it is difficult to get a sense of surety by using averages. Since the taxation rates did not vary greatly from 2011, these classes will be mostly impacted by the change in assessments.

### PROPERTY TAXATION TREND AND MITIGATION ISSUES

Until such time as major sustainable investments occur in the commercial and industrial sector with jobs and assessment; or residential sub-divisions are developed creating substantial assessments to offset loss in revenues, the existing assessment will be subject to increased taxation arising from providing existing levels of services and dealing with the ageing infrastructure.

### LEGISLATIVE IMPACTS, POLICIES AND PRECEDENTS

Section 165 of the *Community Charter* is the legislative requirement for the Local Governments in BC.

Precedents in property taxation are based on past class multiples and Council directives based on the influence of taxpayers and residents.

### STRATEGIC PLAN

The Financial Plan incorporates the strategic plan adopted by Council at the commencement of its Term of Office. The full implications of the strategic plan takes effect after the mid-year with project completion into the next term of council after November 2014.

**CITY OF GRAND FORKS**  
**PROPERTY ASSESSMENTS, RATES, TAXES**

2012 Revised Roll		General	Hospital	School	General Converted Values	Hospital Converted Values	School Converted Values
ASSESSMENTS		2012	2012	2012	2012	2012	2012
Residential Vacant Land	625	17,496,230	17,496,230	17,496,230	17,496,230	17,496,230	17,496,230
Res: Single Family	1579	324,183,900	324,183,900	324,183,900	324,183,900	324,183,900	324,183,900
Res: ALR	45	6,188,600	3,094,300	3,094,300	6,188,600	3,094,300	3,094,300
Res: Farm	1	-	-	-	-	-	-
Res: Strata	178	26,516,700	26,516,700	26,516,700	26,516,700	26,516,700	26,516,700
Res: Other	76	17,258,300	17,258,300	17,258,300	17,258,300	17,258,300	17,258,300
Improved Residential	1879	374,147,500	371,053,200	371,053,200	374,147,500	371,053,200	371,053,200
Total Residential	2504	391,643,730	388,549,430	388,549,430	391,643,730	388,549,430	388,549,430
Utilities	31	1,253,670	5,400,470	5,478,734	13,221,183	18,901,645	28,413,142
Major Industry	4	16,075,700	19,115,700	19,115,700	170,636,307	64,993,380	44,680,793
Light Industry	10	3,068,800	3,068,800	3,068,800	9,071,753	10,433,920	7,172,974
Business	425	60,151,800	60,151,800	60,151,800	151,643,974	147,371,910	140,598,050
Recreational	72	67,500	67,500	67,500	75,603	67,500	83,817
Farm	5	111,983	55,990	55,990	126,124	55,990	141,095

TOTAL	3051	472,373,183	476,409,690	476,487,954	736,418,674	630,373,775	609,639,300
S.353LGA/398VC	7	4,146,800					

Conversion Factors					School after Credit		
Residential Land	1	1.00	1.00	1.00	1.00		
Residential Improvements	1	1.00	1.00	1.00	1.00		
Total Residential	1						
Utilities	2	10.55	3.50	5.19	5.19		
Major Industry	4	10.61	3.40	2.34	0.93		
Light Industry	5	2.96	3.40	2.34	0.93		
Business	6	2.52	2.45	2.34	2.34		
Recreational	8	1.12	1.00	1.24	1.24		
Farm	9	1.13	1.00	2.52	1.26		

**PROPERTY CLASS ASSESSMENTS PERCENTAGE OF TOTAL ASSESSMENTS**

		2012	2012	2012	2012	2012	2012
Total Residential	1	82.9%	81.6%	81.5%	53.2%	61.6%	63.7%
Utilities	2	0.3%	1.1%	1.1%	1.8%	3.0%	4.7%
Major Industry	4	3.4%	4.0%	4.0%	23.2%	10.3%	7.3%
Light Industrial	5	0.6%	0.6%	0.6%	1.2%	1.7%	1.2%
Business	6	12.7%	12.6%	12.6%	20.6%	23.4%	23.1%
Recreational	8	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Farm	9	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

**CITY OF GRAND FORKS**  
**PROPERTY ASSESSMENTS, RATES, TAXES**

TAX RATES		City	School	WK-BRHD Hospital	K-BRHD Hospital	RDKB	MFA	BCAA	Police	Total 2012	Total 2011	Change
Residential Land	1.00	3.5701	2.7381	0.2281	0.0087	2.0826	0.0002	0.0599	0.3032	8.9909	8.6853	0.3056
Residential Improvements	1.00	3.5701	2.7381	0.2281	0.0087	2.0826	0.0002	0.0599	0.3032	8.9909	8.6853	0.3056
Total Residential		3.5701	2.7381	0.2281	0.0087	2.0826	0.0002	0.0599	0.3032	8.9909	8.6853	0.3056
Utilities	10.55	37.8499	14.2000	0.7984	0.0304	7.2893	0.0007	0.5113	1.0613	61.5413	61.0552	0.4861
Major Industry	10.61	37.8947	6.4000	0.7756	0.0295	7.0810	0.0007	0.5113	1.0309	53.7237	54.2556	(0.5319)
Light Industry	2.96	10.5536	6.4000	0.7756	0.0295	7.0810	0.0007	0.1843	1.0309	26.0556	26.3975	(0.3419)
Business	2.52	9.0002	6.4000	0.5589	0.0213	5.1025	0.0005	0.1843	0.7429	22.0106	22.3689	(0.3583)
Recreational	1.12	3.9987	3.4000	0.2281	0.0087	2.0826	0.0002	0.0599	0.3032	10.0814	12.1449	(2.0635)
Farm	1.13	4.0209	6.9000	0.2281	0.0087	2.0826	0.0002	0.0599	0.3032	13.6037	15.5449	(1.9412)

TAX REVENUE		City	School	WK-BRHD Hospital	K-BRHD Hospital	RDKB	MFA	BCAA	Police	Total 2012	Total 2011	Change
2011												
Residential Land		520,557	390,773	32,557	1,240	297,229	29	8,549	43,272	1,294,205	1,237,391	56,814
Residential Improvements		877,839	673,114	56,080	2,136	511,981	49	14,725	74,536	2,210,260	2,142,571	67,689
Total Residential	1,297,200	1,398,195	1,063,887	88,637	3,375	809,210	78	23,274	117,808	3,504,464	3,379,962	124,502
Utilities	42,358	47,201	77,798	4,312	164	39,365	4	2,761	5,732	177,337	166,122	11,215
Major Industry	461,371	609,183	122,340	14,826	565	135,358	13	9,774	19,706	911,767	708,082	203,685
Light Industry	27,456	32,387	19,640	2,380	91	21,730	2	566	3,164	79,959	67,981	11,978
Business	557,452	541,379	384,972	33,619	1,280	306,923	30	11,086	44,687	1,323,976	1,365,438	(41,462)
Recreational	384	270	230	15	1	141	0	4	20	680	771	(91)
Farm	934	450	386	13	0	117	0	3	17	987	1,866	(679)
Parcel Tax		79,373								79,373	126,810	(47,437)
Farm Land Provincial Tax	-50%	-	(193)	-	-	-				-	-	-
Industrial Provincial Tax C	-60%	-	(73,404)	-	-	-				-	52,594	(20,810)
Industrial Provincial Tax C	-60%		(11,784)							73,404	7,192	(4,592)
TOTAL COLLECTIONS 201		2,708,438	1,583,872	143,802	5,476	1,312,844	127	47,468	191,134	5,993,355	5,757,046	236,309
Collected in 2011 (Include		2,513,965	1,561,784	140,829	29,713	1,262,665	124	46,665	189,787	5,745,532	5,745,532	
Other adjs during the year											11,514	11,514
Increase (Decrease in Collections)		194,474	22,088	2,973	(24,237)	50,179	3	803	1,347	247,823	0	247,823
		7.7%	1.4%	2.1%	-81.6%	4.0%	2.5%	1.7%	0.7%	4.3%	0.0%	

**PROPERTY CLASS REVENUE PERCENTAGE OF TOTAL TAX REVENUE**

	2012	2012	2012	2012	2012	2012	2012	2012	Percent of Total Taxes		
	City	School	Hospital	K-BRHD Hospital	RDKB	MFA	BCAA	Police	Total 2012	Total 2011	
Total Residential	51.6%	67.2%	61.6%	61.6%	61.6%	61.1%	49.0%	61.6%	58.5%	58.7%	0%
Utilities	1.7%	4.9%	3.0%	3.0%	3.0%	3.0%	5.8%	3.0%	3.0%	2.9%	0%
Major Industry	22.5%	3.1%	10.3%	10.3%	10.3%	10.5%	20.6%	10.3%	15.2%	12.3%	3%
Light Industrial	1.2%	0.5%	1.7%	1.7%	1.7%	1.7%	1.2%	1.7%	1.3%	1.2%	0%
Business	20.0%	24.3%	23.4%	23.4%	23.4%	23.7%	23.4%	23.4%	22.1%	23.7%	-2%
Recreational	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%
Farm	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%

**City of Grand Forks**  
**Property Assessments, Rates, Taxes**  
**2012 City Tax Revenue Options**  
**Schedule A**

	A	B	C	D	E	F	I	J	K	L	Q	R
4	<b>Requirement</b>											
			2,680,300									
5	141533.6471		2011 Actual		Option 1 - increase prior year rates by .39%		Option 2 - No parcel tax - Revenue by Class same as Option 2B		Option 2A - Parcel Tax lowered by \$25.00 - Review by class same as Option 2B		Option 2B - No change to Parcel Tax - Residential Levy Increase by 4.2%	
6	<b>ASSESSMENTS</b>	<b>Parcel Tax</b>	<b>Folio Cnt</b>	<b>\$</b>	<b>Folio Cnt</b>	<b>\$</b>	<b>Folio Cnt</b>	<b>\$</b>	<b>Folio Cnt</b>	<b>\$</b>	<b>Folio Cnt</b>	<b>\$</b>
7	<b>Residential</b>											
7	<b>Vacant Land</b>	<b>6,260</b>	<b>626</b>	<b>16,941,530</b>	<b>625</b>	<b>17,496,230</b>	<b>625</b>	<b>17,496,230</b>	<b>625</b>	<b>17,496,230</b>	<b>625</b>	<b>17,496,230</b>
9	Res: Single Family	102,440	1576	324,594,300	1,579	324,183,900	1,579	324,183,900	1,579	324,183,900	1,579	324,183,900
10	Res: ALR	-	43	5,652,600	45	6,188,600	45	6,188,600	45	6,188,600	45	6,188,600
11	Res: Farm		0	-	1	-	1	-	1	-	1	-
12	Res: Strata	9,790	178	26,880,700	178	26,516,700	178	26,516,700	178	26,516,700	178	26,516,700
13	Res: Other	4,325	69	16,836,600	76	17,258,300	76	17,258,300	76	17,258,300	76	17,258,300
14	<b>Improved Residential</b>	<b>107,905</b>	<b>1866</b>	<b>373,964,200</b>	<b>1879</b>	<b>374,147,500</b>	<b>1879</b>	<b>374,147,500</b>	<b>1879</b>	<b>374,147,500</b>	<b>1879</b>	<b>374,147,500</b>
15	Total Residential	114,165	2492	390,905,730	2,504	391,643,730	2,504	391,643,730	2,504	391,643,730	2,504	391,643,730
16	Utilities	485	31	1,137,610	31	1,253,670	31	1,253,670	31	1,253,670	31	1,253,670
17	Major Industry	40	5	12,078,600	4	16,075,700	4	16,075,700	4	16,075,700	4	16,075,700
18	Light Industry	530	11	2,575,300	10	3,068,800	10	3,068,800	10	3,068,800	10	3,068,800
19	Business	11,175	426	61,041,851	425	60,151,800	425	60,151,800	425	60,151,800	425	60,151,800
20	Recreational	160	72	63,500	72	67,500	72	67,500	72	67,500	72	67,500
21	Farm	255	6	154,301	5	111,983	5	111,983	5	111,983	5	111,983
22	S.353LGA/398VC			-		-		-		-		-
23												
24	<b>TOTAL</b>	<b>126,810</b>	<b>3043</b>	<b>467,956,892</b>	<b>3051</b>	<b>472,373,183</b>	<b>3051</b>	<b>472,373,183</b>	<b>3051</b>	<b>472,373,183</b>	<b>3051</b>	<b>472,373,183</b>
25												
26	<b>TAX RATES - City</b>		<b>Multiple</b>	<b>\$</b>	<b>Multiple</b>	<b>\$</b>	<b>Multiple</b>	<b>\$</b>	<b>Multiple</b>	<b>\$</b>	<b>Multiple</b>	<b>\$</b>
27	Residential Land		1.00	3.3184	1.00	3.3315	1.00	3.7522	1.00	3.5701	1.00	3.4574
28	Improvements		1.00	3.3184	1.00	3.3315	1.00	3.7522	1.00	3.5701	1.00	3.4574
29	Total Residential			3.3184		3.3315		3.7522		3.5701		3.4574
30	Bc Reg 329/96 rate can't											
31	Utilities		11.22	37.2339	11.22	37.3802	10.10	37.8972	10.55	37.6499	10.85	37.5103
32	Major Industry		11.51	38.1974	11.51	38.3475	10.10	37.8972	10.61	37.8947	10.96	37.8947
33	Light Industry		3.21	10.6611	3.21	10.7030	2.84	10.6611	2.96	10.5536	3.03	10.4884
34	Business		2.75	9.1323	2.75	9.1682	2.43	9.1178	2.52	9.0002	2.58	8.9301
35	Recreational		1.82	6.0513	1.82	6.0751	1.50	5.6283	1.12	3.9987	0.94	3.2579
36	Farm		1.82	6.0513	1.82	6.0751	1.50	5.6283	1.13	4.0209	0.97	3.3512
37												

**City of Grand Forks**  
**Property Assessments, Rates, Taxes**  
**2012 City Tax Revenue Options**  
**Schedule A**

	A	B	C	D	E	F	I	J	K	L	Q	R
5	141533.6471		2011 Actual		Option 1 - increase prior year rates by .39%		Option 2 - No parcel tax - Revenue by Class same as Option 2B		Option 2A - Parcel Tax lowered by \$25.00 - Review by class same as Option 2B		Option 2B - No change to Parcel Tax - Residential Levy Increase by 4.2%	
38	<b>TAX REVENUE</b>		<b>Parcel</b>	<b>Levey</b>	<b>Parcel</b>	<b>Levy</b>		<b>\$</b>		<b>\$</b>		<b>\$</b>
39	Residential Land			56,220		58,288		65,649		62,463		60,492
40	Improvements			1,240,980		1,246,467		1,403,874		1,335,732		1,293,596
41	Total Residential		114,165	1,297,200	115,435	1,304,756	-	1,469,523	71,328	1,398,195	115,435	1,354,088
42	Utilities		485	42,358	485	46,862	-	47,511	310	47,201	485	47,026
43	Major Industry		40	461,371	40	616,463	-	609,223	40	609,183	40	609,183
44	Light Industry		530	27,456	530	32,845	-	32,717	330	32,387	530	32,187
45	Business		11,175	557,452	11,295	551,483	-	548,454	7,075	541,379	11,295	537,159
46	Recreational		160	384	160	410	-	380	110	270	160	220
47	Farm		255	934	255	680	-	630	180	450	255	375
48	Total Property Tax		126,810	2,387,155	128,200	2,553,500	-	2,708,438	79,373	2,629,066	128,200	2,580,238
49	Parcel Tax			126,810		126,800		-		79,373		128,200
50	Total			2,513,965		2,680,300		2,708,438		2,708,438		2,708,438
51	<b>CLASS</b>											
52			<b>Class</b>	<b>Ratio</b>	<b>Class</b>	<b>Ratio</b>	<b>Class</b>	<b>Ratio</b>	<b>Class</b>	<b>Ratio</b>	<b>Class</b>	<b>Ratio</b>
53	Total Residential		1	84.1%	1	82.9%	1	82.9%	1	82.9%	1	82.9%
54	Utilities		2	0.2%	2	0.3%	2	0.3%	2	0.3%	2	0.3%
55	Major Industry		4	2.6%	4	3.4%	4	3.4%	4	3.4%	4	3.4%
56	Light Industrial		5	0.5%	5	0.6%	5	0.6%	5	0.6%	5	0.6%
57	Business		6	12.5%	6	12.7%	6	12.7%	6	12.7%	6	12.7%
58	Recreational		8	0.0%	8	0.0%	8	0.0%	8	0.0%	8	0.0%
59	Farm		9	0.0%	9	0.0%	9	0.0%	9	0.0%	9	0.0%
60				100%		100.0%		100.0%		100%		100.0%
61												
62												
63	<b>CLASS REVENUE</b>											
64			<b>Class</b>	<b>Ratio</b>	<b>Class</b>	<b>Ratio</b>	<b>Class</b>	<b>Ratio</b>	<b>Class</b>	<b>Ratio</b>	<b>Class</b>	<b>Ratio</b>
65	Total Residential		1	56.1%	1	53.0%	1	54.3%	1	54.3%	1	54.3%
66	Utilities		2	1.7%	2	1.8%	2	1.8%	2	1.8%	2	1.8%
67	Major Industry		4	18.4%	4	23.0%	4	22.5%	4	22.5%	4	22.5%
68	Light Industrial		5	1.1%	5	1.2%	5	1.2%	5	1.2%	5	1.2%
69	Business		6	22.6%	6	21.0%	6	20.2%	6	20.2%	6	20.2%
70	Recreational		8	0.0%	8	0.0%	8	0.0%	8	0.0%	8	0.0%
71	Farm		9	0.0%	9	0.0%	9	0.0%	9	0.0%	9	0.0%
72				100.0%		100.1%		100.0%		100%		100.0%

**CITY OF GRAND FORKS  
SUMMARY OF TAX FEES & CHARGES  
FINANCING MUNICIPAL SERVICES**

ALL SERVICES BY CLASS	PROPERTY TAX	PARCEL TAX	TOTAL PROPERTY TAXES	% of PROPERTY TAXES	ELECTRICAL REBATE	TOTAL PROPERTY NET OF ELECTRICAL REBATE	% of PROPER TY TAXES	UTILITY & FRANCHISE	WATER	SEWER	GARBAGE	ELECTRICAL	BUSINESS LICENCE	TOTAL FEES	% OF USER FEES	TOTAL PROPERTY TAXES & FEES
<b>YEAR 2011</b>									INCLUDES USER FEES, FIXED/CAPITAL AND CUSTOMER CHG		INCLUDES CONSUMPTION AND BASIC CHG					
RESIDENTIAL	\$1,297,182	\$114,165	\$1,411,347	56.1%	\$ -	\$1,411,347	56.1%		\$611,072	\$611,324	\$166,792	\$1,942,232	\$0	\$3,331,421	60.0%	\$4,742,767
LOCAL IMPROVEMENT										\$6,040				\$6,040		\$6,040
COMMERCIAL	\$557,452	\$11,175	\$568,627	22.6%	\$ -	\$568,627	22.6%		\$78,634	\$87,260	\$0	\$1,832,744	\$30,950	\$2,029,588	36.6%	\$2,598,216
INDUSTRIAL	\$461,371	\$40	\$461,411	18.4%		\$461,411	18.4%		\$19,808	\$1,272	\$0	\$0	\$0	\$21,081	0.4%	\$482,492
OTHERS	\$71,131	\$1,430	\$72,561	2.9%	\$ -	\$72,561	2.9%		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$72,561
UTILITY&FRANCHISE								\$160,938	\$0	\$0	\$0	\$0	\$0	\$160,938	2.9%	\$160,938
TOTAL	\$2,387,137	\$126,810	\$2,513,947	100.0%	\$ -	\$2,513,947	100%	\$160,938	\$709,515	\$705,896	\$166,792	\$3,774,976	\$30,950	\$5,549,068	100%	\$8,063,014
<b>YEAR 2010</b>									INCLUDES USER FEES, FIXED/CAPITAL AND CUSTOMER CHG		INCLUDES CONSUMPTION AND BASIC CHG					
RESIDENTIAL	\$1,110,190	\$105,660	\$1,215,850	51.5%	\$ -	\$1,215,850	51.5%		\$587,515	\$600,065	\$163,019	\$1,681,018	\$0	\$3,031,617	59.9%	\$4,247,467
LOCAL IMPROVEMENT										\$6,040				\$6,040		\$6,040
COMMERCIAL	\$573,228	\$10,200	\$583,428	24.7%	\$ -	\$583,428	24.7%		\$74,279	\$71,173	\$0	\$1,652,489	\$32,425	\$1,830,366	36.2%	\$2,413,794
INDUSTRIAL	\$494,553	\$60	\$494,613	20.9%		\$494,613	20.9%		\$22,250	\$1,373	\$0	\$0	\$0	\$23,623	0.5%	\$518,236
OTHERS	\$66,110	\$1,330	\$67,440	2.9%	\$ -	\$67,440	2.9%		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$67,440
UTILITY&FRANCHISE								\$167,271	\$0	\$0	\$0	\$0	\$0	\$167,271	3.3%	\$167,271
TOTAL	\$2,244,082	\$117,250	\$2,361,332	100.0%	\$ -	\$2,361,332	100%	\$167,271	\$684,044	\$678,651	\$163,019	\$3,333,507	\$32,425	\$5,058,917	100%	\$7,420,249
<b>YEAR 2009</b>									INCLUDES USER FEES, FIXED/CAPITAL AND CUSTOMER CHG		COMSUMPTION AND BASIC CHG					
RESIDENTIAL	\$1,040,677	\$91,880	\$1,132,557	48.1%	\$ (135,710)	\$996,847	46.8%		\$560,878	\$563,940	\$147,135	\$1,676,258	\$0	\$2,948,211	59.5%	\$3,945,058
LOCAL IMPROVEMENT										\$6,040				\$6,040	\$0	\$6,040
COMMERCIAL	\$560,708	\$19,740	\$580,448	24.6%	\$ (85,231)	\$495,217	23.2%		\$91,409	\$97,070	\$0	\$1,579,611	\$32,285	\$1,800,375	36.3%	\$2,295,593

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**CITY OF GRAND FORKS  
SUMMARY OF TAX FEES & CHARGES  
FINANCING MUNICIPAL SERVICES**

ALL SERVICES BY CLASS	PROPERTY TAX	PARCEL TAX	TOTAL PROPERTY TAXES	% of PROPERTY TAXES	ELECTRICAL REBATE	TOTAL PROPERTY NET OF ELECTRICAL REBATE	% of PROPERTY TAXES	UTILITY & FRANCHISE	WATER	SEWER	GARBAGE	ELECTRICAL	BUSINESS LICENCE	TOTAL FEES	% OF USER FEES	TOTAL PROPERTY TAXES & FEES
INDUSTRIAL	\$573,122	\$1,890	\$575,012	24.4%		\$575,012	27.0%		\$10,352	\$660	\$0	\$0	\$0	\$11,012	0.2%	\$586,024
OTHERS	\$64,017	\$4,440	\$68,457	2.9%	\$ (5,478)	\$62,979	3.0%		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$62,979
UTILITY&FRANCHISE								\$192,494	\$0	\$0	\$0	\$0	\$0	\$192,494	\$0	\$192,494
<b>TOTAL</b>	<b>\$2,238,525</b>	<b>\$117,950</b>	<b>\$2,356,475</b>	<b>100%</b>	<b>\$ (226,419)</b>	<b>\$2,130,056</b>	<b>100%</b>	<b>\$192,494</b>	<b>\$662,639</b>	<b>\$667,710</b>	<b>\$147,135</b>	<b>\$3,255,869</b>	<b>\$32,285</b>	<b>\$4,958,132</b>	<b>100%</b>	<b>\$7,088,187</b>

**YEAR 2008**

RESIDENTIAL	\$936,120	\$90,660	\$1,026,780	42.4%	\$ (125,252)	\$901,528	41.5%		\$539,000	\$550,192	\$147,000	\$1,543,351	\$0	\$2,779,543	59.3%	\$3,681,071
LOCAL IMPROVEMENT										\$6,040				\$6,040	\$0	\$6,040
COMMERCIAL	\$540,834	\$19,740	\$560,574	23.1%	\$ (125,252)	\$435,322	20.0%		\$97,000	\$97,355	\$0	\$1,482,680	\$31,865	\$1,708,900	36.5%	\$2,144,222
INDUSTRIAL	\$771,959	\$1,890	\$773,849	31.9%		\$773,849	35.6%		\$11,000	\$972	\$0	\$0	\$0	\$11,972	0.3%	\$785,821
OTHERS	\$62,674	\$440	\$63,114	2.6%		\$63,114	2.9%		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$63,114
UTILITY&FRANCHISE								\$180,288	\$0	\$0	\$0	\$0	\$0	\$180,288	\$0	\$180,288
<b>TOTAL</b>	<b>\$2,311,587</b>	<b>\$112,730</b>	<b>\$2,424,317</b>	<b>100%</b>	<b>\$ (250,504)</b>	<b>\$2,173,813</b>	<b>100%</b>	<b>\$180,288</b>	<b>\$647,000</b>	<b>\$654,559</b>	<b>\$147,000</b>	<b>\$3,026,030</b>	<b>\$31,865</b>	<b>\$4,686,742</b>	<b>100%</b>	<b>\$6,860,555</b>

**YEAR 2007**

RESIDENTIAL	\$858,447	\$89,800	\$948,247	41.2%	\$ (149,350)	\$798,897	39.9%		\$476,842	\$489,590	\$145,698	\$1,468,310	\$0	\$2,580,440	56.9%	\$3,379,337
LOCAL IMPROVEMENT										\$6,040				\$6,040	\$0	\$6,040
COMMERCIAL	\$517,738	\$19,800	\$537,538	23.4%	\$ (149,350)	\$388,188	19.4%		\$101,940	\$170,761	\$0	\$1,426,280	\$29,478	\$1,728,459	38.1%	\$2,116,647
INDUSTRIAL	\$750,340	\$2,160	\$752,500	32.7%		\$752,500	37.6%		\$42,429	\$5,537	\$0	\$0	\$0	\$47,966	1.1%	\$800,466
OTHERS	\$57,468	\$4,440	\$61,908	2.7%		\$61,908	3.1%		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$61,908



**CITY OF GRAND FORKS  
SUMMARY OF TAX FEES & CHARGES  
FINANCING MUNICIPAL SERVICES**

ALL SERVICES BY CLASS	PROPERTY TAX	PARCEL TAX	TOTAL PROPERTY TAXES	% of PROPERTY TAXES	ELECTRICAL REBATE	TOTAL PROPERTY NET OF ELECTRICAL REBATE	% of PROPERTY TAXES	UTILITY & FRANCHISE	WATER	SEWER	GARBAGE	ELECTRICAL	BUSINESS LICENCE	TOTAL FEES	% OF USER FEES	TOTAL PROPERTY TAXES & FEES
UTILITY&FRANCHISE								\$173,100	\$0	\$0	\$0	\$0	\$0	\$173,100	\$0	\$173,100
TOTAL	\$2,183,993	\$116,200	\$2,300,193	100%	\$ (298,700)	\$2,001,493	100%	\$173,100	\$621,211	\$671,928	\$145,698	\$2,894,591	\$29,478	\$4,536,006	100%	\$6,537,499
<b>YEAR 2006 - NOTE</b>																
RESIDENTIAL	\$827,912	\$87,300	\$915,212	40.8%	\$ (168,296)	\$746,916	39.1%		\$472,085	\$484,900	\$143,758	\$1,265,058	\$0	\$2,365,801	55.4%	\$3,112,717
LOCAL IMPROVEMENT										\$6,040				\$6,040	\$0	\$6,040
COMMERCIAL	\$504,622	\$21,840	\$526,462	23.4%	\$ (168,296)	\$358,166	18.8%		\$105,561	\$178,132	\$0	\$1,372,167	\$29,710	\$1,685,570	39.8%	\$2,043,736
INDUSTRIAL	\$741,470	\$560	\$742,030	33.1%		\$742,030	38.9%		\$42,429	\$5,537	\$0	\$0	\$0	\$47,966	1.1%	\$789,996
OTHERS	\$56,755	\$4,620	\$61,375	2.7%		\$61,375	3.2%		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$61,375
UTILITY&FRANCHISE								\$166,922	\$0	\$0	\$0	\$0	\$0	\$166,922	\$0	\$166,922
TOTAL	\$2,130,759	\$114,320	\$2,245,079	100%	\$ (336,592)	\$1,908,487	100%	\$166,922	\$620,075	\$674,609	\$143,758	\$2,637,226	\$29,710	\$4,272,300	100%	\$6,180,787
<b>YEAR 2005 - NOTE</b>																
RESIDENTIAL	\$730,197		\$730,197	40.7%		\$730,197	40.7%		\$490,000	\$516,512	\$105,980	\$1,191,248	\$0	\$2,303,740	52.4%	\$3,033,937
COMMERCIAL	\$413,531		\$413,531	23.0%		\$413,531	23.0%		\$80,835	\$135,705	\$0	\$1,629,065	\$29,948	\$1,875,553	42.7%	\$2,289,084
INDUSTRIAL	\$606,461		\$606,461	33.8%		\$606,461	33.8%		\$42,429	\$5,537	\$0	\$0	\$0	\$47,966	1.1%	\$654,427
OTHERS	\$46,013		\$46,013	2.6%		\$46,013	2.6%		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$46,013
UTILITY&FRANCHISE								\$169,495	\$0	\$0	\$0	\$0	\$0	\$169,495	\$0	\$169,495
TOTAL	\$1,796,202	\$0	\$1,796,202	100%	\$ -	\$1,796,202	100%	\$169,495	\$613,264	\$657,754	\$105,980	\$2,820,313	\$29,948	\$4,396,754	100%	\$6,192,956

NOTE: 2006,2007,2008 WATER AND SEWER CHARGES ARE GROSS (NO DISCOUNTS, PENALTIES CONNECTION OR OTHER FEES INCLUDED)

## TAX LEVIES

### CRANBROOK

Class	2008			2009			2010			2011		
	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist
#1 - Residential	5.5687	0.2758	0.1012	5.7316	0.2649	0.1198	5.8512	0.2394	0.1074	6.0214	0.1924	0.1333
#2 - Utilities	45.9418	0.9654	0.8351	47.2857	0.9272	0.9882	45.7859	0.838	0.8406	45.1608	0.6733	0.9999
#4 - Major Industry	0	0	0	0	0	0						
#5 - Light Industry	22.2748	0.9379	0.4049	22.9264	0.9007	0.4791	18.3144	0.8141	0.3363	18.0643	0.6540	0.4000
#6 - Business/Other	18.3767	0.6758	0.3340	18.9143	0.6490	0.3953	18.3144	0.5866	0.3363	18.0643	0.4713	0.4000
#8 - Rec/Non Profit	10.4692	0.2758	0.1903	10.7754	0.2649	0.2252	11.0003	0.2394	0.202	11.3203	0.1924	0.2506
#9 - Farm	16.7061	0.2758	0.3037	17.1948	0.2649	0.3593	18.3144	0.2394	0.3363	18.0643	0.1924	0.4000
<b>PARCEL TAX</b>												

### TRAIL

Class	2008			2009			2010			2011		
	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist
#1 - Residential	2.3274	0.3356	3.3522	3.4337	0.1985	2.3104	3.3748	0.1946	2.3886	3.5187	0.2766	2.5865
#2 - Utility	40.0000	1.1747	11.7328	40.0000	0.6948	8.0864	40.0000	0.6812	8.3602	40.0000	0.9681	9.0528
#4 - Major Industry	25.8546	1.1411	11.3975	34.6581	0.6749	7.8554	35.5633	0.6617	8.1213	37.3374	0.9404	8.7942
#5 - Light Industry	3.2704	1.1411	11.3975	3.2704	0.6749	7.8554	2.4554	0.6617	8.1213	2.4651	0.9404	8.7942
#6 - Business/Other	4.4741	0.8223	8.2129	6.9458	0.4863	5.6605	6.7512	0.4768	5.8521	7.0348	0.6776	6.3369
#7 - Managed Forest	4.6943	1.0068	10.0566	4.7566	0.5955	6.9312	4.3295	0.5838	7.1658	7.4755	0.8298	7.7595
#8 - Rec/Non Profit	4.2332	0.3356	3.3522	4.5523	0.1985	2.3104	4.0847	0.1946	2.3886	4.2951	0.2766	2.5865
<b>Parcel Tax - Per Parcel</b>	<b>\$ 130.00</b>			<b>\$ 130.00</b>								
<b>Water Parcel Tax</b>	<b>\$ 150.00</b>			<b>\$ 150.00</b>								

### CASTLEGAR

Class	2008			2009			2010			2011		
	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist
#1 - Residential	2.4381		1.15	2.4999	0.1858	1.2987	2.7852	0.1824	1.2558	2.7477	0.2130	1.3374
#2 - Utility	33.4185		4.0248	33.7648	0.6503	4.5456	38.0000	0.6382	4.3954	38.0000	0.7455	4.6809
#4 - Major Industry	29.4864		3.9099	29.1916	0.6317	4.4157	27.3062	0.6200	4.2698	27.1904	0.7242	4.4572
#5 - Light Industry	13.3241		3.9099	13.4574	0.6317	4.4157	10.3955	0.6200	4.2698	10.7523	0.7242	4.5472
#6 - Business/Other	13.3674		2.8174	13.5059	0.4552	3.1819	11.2521	0.4468	3.0768	11.1837	0.5219	3.2766
#8 - Rec/Non Profit	11.1670		1.1500	11.2787	0.1858	1.2987	7.4465	0.1824	1.2558	7.4240	0.2130	1.3374
<b>PARCEL TAX</b>												

### GRAND FORKS

Class	2008			2009			2010			2011		
	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist
#1 - Residential	2.4653	0.3355	1.6762	2.6675	0.1985	1.7761	2.9159	0.1945	1.8774	3.3184	0.2765	2.0471
#2 - Utility	34.0000	1.1744	5.8666	33.2637	0.6946	6.2164	36.3613	0.6807	6.5710	37.2339	0.9677	7.1647
#4 - Major Industry	50.5944	1.1408	5.6989	45.5076	0.6749	6.0388	41.3447	0.6612	6.3832	38.1974	0.9401	6.9600
#5 - Light Industry	11.5150	1.1408	5.6989	11.2569	0.6749	6.0388	12.3072	0.6612	6.3832	10.6611	0.9401	6.9600
#6 - Business/Other	9.4743	0.8220	4.1066	9.2562	0.4863	4.3515	10.1181	0.4765	4.5997	9.1323	0.6774	5.0153
#8 - Rec/Non Profit	6.0000	0.3355	1.6762	5.8685	0.1985	1.7761	6.4149	0.1945	1.8774	6.0513	0.2765	2.0471
#9 - Farm	6.0000	0.3355	1.6762	5.8685	0.1985	1.7761	6.4149	0.1945	1.8774	6.0513	0.2765	2.0471
<b>PARCEL TAX</b>												

## TAX LEVIES

### GREENWOOD

Class	2008			2009			2010			2011		
	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist
#1 - Residential	5.6727	0.3356	0.6386	6.1598	0.1985	0.6748	6.0977	0.1946	0.7702	6.3526	0.2766	0.8473
#2 - Utility	19.8545	1.1747	2.2351	21.5593	0.6948	2.2943	21.3420	0.6812	2.6957	22.2341	0.9681	2.9656
#5 - Light Industry	17.0181	1.1411	2.1712	0	0	0						
#6 - Business/Other	11.629	0.8223	1.5646	12.6276	0.4863	1.6533	12.5003	0.4768	1.8870	13.0228	0.6777	2.0759
#8 - Rec/Non Profit	5.6727	0.3356	0.6386	6.1598	0.1985	0.6748	6.0977	0.1946	0.7702	6.3526	0.2766	0.8473
<b>PARCEL TAX: Flat Rate</b>				<b>\$ 24.53</b>								

### CRESTON

Class	2008			2009			2010			2011		
	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist
#1 - Residential	3.7434	0.3062	2.8471	3.9863	0.2834	2.8523	4.0297	0.2624	2.6144	3.9922	0.2056	2.6463
#2 - Utility	39.9801	1.0716	9.9649	39.9999	0.9922	9.9831	40.0000	0.9184	9.1502	40.0000	0.7734	9.2620
#5 - Light Industry	11.2303	1.041	9.6801	11.9589	0.9638	9.6978	10.6786	0.8921	8.8888	11.1782	0.6991	8.9974
#6 - Business/Other	7.4869	0.7501	6.9754	7.9726	0.6945	6.9882	7.2937	0.6429	6.4052	7.5852	0.5037	6.4834
#8 - Rec/Non Profit	3.6873	0.3062	2.8471	3.9265	0.2834	2.8523	3.6267	0.2624	2.6144	3.9922	0.2056	2.6463
#9 - Farm	3.8745	0.3062	2.8471	4.1258	0.2834	2.8523	4.4326	0.2624	2.6144	4.3915	0.2056	2.6463
<b>PARCEL TAX</b>												

### MIDWAY

Class	2008			2009			2010			2011		
	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist
#1 - Residential	3.1920	0.3355	0.4057	3.5000	0.1985	0.4254	3.1709	0.1945	0.4378	3.285	0.2761	0.5363
#2 - Utility	20.2500	1.1743	1.4200	17.5000	0.6948	1.4889	18.1530	0.6809	1.5322	18.0000	0.9664	1.8771
#4 - Major Industry	14.0000	1.1455	1.3794	33.0000	0.6749	1.4464	32.5552	0.6614	1.4885	40.6265	0.9388	1.8234
#5 - Light Industry	13.0000	1.1407	1.3794	16.5000	0.6749	1.4464	16.214	0.6614	1.4885	13.9000	0.9388	1.8234
#6 - Business/Other	6.7000	0.8220	0.9940	7.0000	0.4863	1.0422	7.2600	0.4766	1.0726	7.2000	0.6765	1.3139
#7 - Managed Forrest	8.2500	1.0063	1.2171	8.3000	0.5955	1.2762	8.1300	0.5836	1.3133			
#8 - Rec/Non Profit	0.4500	0.3355	0.4057	0.4600	0.1985	0.4254	0.4500	0.1945	0.4378	0.4150	0.2761	0.5363
#9 - Farm	4.7000	0.3355	0.4057	4.7000	0.1985	0.4254	4.700	0.1945	0.4378	4.7300	0.2761	0.5363
<b>PARCEL TAX</b>												

### ROSSLAND

Class	2008			2009			2010			2011		
	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist
#1 - Residential	5.0032	0.3356	2.7041	6.0768	0.19847	1.64648	5.9000	0.19449	1.74593	6.1624	0.2766	1.914
#2 - Utility	28.168	1.1745	9.4644	34.2124	0.69465	5.76268	33.2170	0.68071	6.11076	34.6943	0.968	6.6991
#5 - Light Industry				18.2304	0.6748	5.59803	17.7000	0.66126	5.93616	18.4872	0.9404	6.5077
#6 - Business/Other	8.5555	0.8221	6.625	10.3913	0.48624	4.03388	10.0890	0.4765	4.27753	10.5377	0.6776	4.6895
#7 - Managed Forest	15.0096	1.0067	8.1123	18.2304	0.59541	4.93944	17.7000	0.58347	5.23779	18.4872	0.8297	5.7421
#8 - Rec/Non Profit	15.0096	0.3356	2.7041	18.2304	0.19847	1.64648	5.9000	0.19449	1.74593	6.1624	0.2766	1.914
#9 - Farm	15.0096	0.3356	2.7041	18.2304	0.19847	1.64648	5.9000	0.19449	1.74593	6.1624	0.2766	1.914
<b>PARCEL TAX:</b>	<b>\$ 188.35</b>			<b>\$ 198.50</b>			<b>\$ 198.50</b>			<b>\$ 198.50</b>		



## TAX LEVIES

### NELSON

Class	2008			2009			2010			2011		
	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist
#1 - Residential	4.0719	0.33047	1.3270	4.1715	0.1930	1.4911	4.0907	0.1824	1.4959	4.0443	0.2130	1.4426
#2 - Utility	30.1417	1.15665	4.6446	30.9175	0.6756	5.2189	30.2711	0.6385	5.2357	29.9278	0.7455	5.0491
#4 - Major Industry	0	0	0	0	0	0	0	0	0			
#5 - Light Industry	10.6082	1.12360	4.5119	10.9345	0.6562	5.0697	7.3633	0.6202	5.0861	7.2797	0.7242	4.9048
#6 - Business	10.6082	0.80965	3.3251	10.9345	0.4728	3.6532	10.2268	0.4469	3.665	10.1108	0.5219	3.5344
#7 - Managed Forrest							4.0907	0.5472	4.4877	4.0443	0.6390	4.3278
#8 - Rec/Non Profit	3.3919	0.33047	1.3270	3.1324	0.1930	1.4911	3.5017	0.1824	1.4959	3.4619	0.2130	1.4426
#9 - Farm							4.0907	0.1824	1.4959	4.0443	0.2130	1.4426
Parcel Tax: Storm Sewers				\$ 15.00								

### PORT ALBERNI

Class	2008			2009			2010			2011		
	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist
#1 - Residential	5.5436	0.4181	0.3178	5.9440	0.4063	0.3137	7.6185	0.3678	0.2621	7.4227	0.3865	0.2408
#2 - Utility	42.4666	1.4633	1.1123	43.0587	1.4219	1.0980	40.0860	1.2873	0.9175	40.3643	1.3529	0.8427
#4 - Major Industry	58.9797	1.4215	1.0806	57.1291	1.3813	1.0667	55.0405	1.2505	0.8913	53.1288	1.3143	0.8186
#5 - Light Industry	34.6043	1.4215	1.0806	33.5555	1.3813	1.0667	33.3172	1.2505	0.8913	33.7527	1.3143	0.8186
#6 - Business/Other	16.9867	1.0243	0.7786	17.2235	0.9953	0.7686	16.0346	0.9011	0.6422	16.1459	0.9470	0.5899
#7 - Managed Forest	16.6309	1.2543	0.9534	17.8323	1.2188	0.9412	22.8557	1.1034	0.7864	22.2681	1.1596	0.7223
#8 - Rec/Non Profit	5.5436	0.4181	0.3178	5.9440	0.4063	0.3137	7.6185	0.3678	0.2621	7.4227	0.3865	0.2408
#9 - Farm	5.5436	0.4181	0.3178	5.9440	0.4063	0.3137	7.6185	0.3678	0.2621	7.4227	0.3865	0.2408
Parcel Tax: Arena	41.2295			40.6719								

### NORTH COWICHAN

Class	2008			2009			2010			2011		
	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist
#1 - Residential	1.84	0.1681	0.5782	2.143	0.1955	0.5510	7.6185	0.3678	0.2621	2.8540	0.2955	0.6341
#2 - Utility	24.9763	0.5885	2.0236	24.4681	0.6843	1.9286	40.0860	1.2873	0.9175	29.2193	1.0342	2.2193
#4 - Major Industry	48.5775	0.5717	1.9658	43.3499	0.6647	1.8735	55.0405	1.2505	0.8913	45.2093	1.0046	2.1559
#5 - Light Industry	15.6519	0.5717	1.9658	15.207	0.6647	1.8735	33.3172	1.2505	0.8913	17.7419	1.0046	2.1559
#6 - Business/Other	7.7429	0.4120	1.4166	8.0833	0.4790	1.3500	16.0346	0.9011	0.6422	8.4199	0.7239	1.5535
#7 - Managed Forest	25.33	0.5044	1.7346	24.6613	0.5865	1.6531	22.8557	1.1034	0.7864	25.6860	0.8865	1.9023
#8 - Rec/Non Profit	1.9841	0.1681	0.5782	2.143	0.1955	0.5510	7.6185	0.3678	0.2621	2.8540	0.2955	0.6341
#9 - Farm	11.861	0.1681	0.5782	11.435	0.1955	0.5510	7.6185	0.3678	0.2621	7.1350	0.2955	0.6341
PARCEL TAX:	No			No								

### POWELL RIVER

Class	2008			2009			2010			2011		
	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist
#1 - Residential	3.1568	0.5316	0.2151	3.4375	0.5159	0.2399	3.98	0.4987	0.2461	4.278	0.4701	0.256
#2 - Utility	39.9999	1.8607	0.7530	40.0000	1.8058	0.8398	39.9997	1.7455	0.8613	39.9999	1.6454	0.8959
#4 - Major Industry	40.9009	1.8075	0.7314	33.1670	1.7542	0.8158	20.5757	1.6957	0.8367	21.3058	1.5983	0.8703
#5 - Light Industry	10.7603	1.8075	0.7314	11.6932	1.7542	0.8158	14.6041	1.6957	0.8367	14.2305	1.5983	0.8703
#6 - Business/Other	17.9636	1.3025	0.5271	19.6160	1.2640	0.5878	20.1176	1.2219	0.6029	20.4475	1.1518	0.6272
#7 - Managed Forest	28.2879	1.5949	0.6454	31.1529	1.5478	0.7198	20.6111	1.4962	0.7383	46.0531	1.4103	0.7679
#8 - Rec/Non Profit	15.3667	0.5316	0.2151	16.7179	0.5159	0.2399	18.5233	0.4987	0.2461	19.2097	0.4701	0.256
#9 - Farm	11.2327	0.5316	0.2151	12.2176	0.5159	0.2399	6.8724	0.4987	0.2461	5.4018	0.4701	0.256
Parcel Tax: Residential	\$ 442.00			\$ 479.00								
Parcel Tax: Vacant Land	\$ 124.00			\$ 124.00								

**CRANBROOK**

Class	2008 Assessment						2009 Assessment					
	Municipal	Rate	Conv Ratio	Revenue	% Asses	% Rev	Municipal	Rate	Conv Ratio	Revenue	% Asses	% Rev
#1 - Residential	1795482069	\$ 5.5687	1.00	\$9,961,490	82.41%	58.44%	1859838249	5.7316	1.00	\$10,659,849	82.87%	59.04%
#2 - Utility	5370950	\$ 45.9418	8.25	\$246,751	0.25%	1.45%	5370950	47.2857	8.25	\$253,969	0.24%	1.41%
#4 - Major Industry	0	\$ -		\$0	0.00%	0.00%	0	0.0000		\$0	0.00%	0.00%
#5 - Light Industry	11904200	\$ 22.2748	4.00	\$242,311	0.55%	1.42%	11904200	22.9264	4.00	\$272,920	0.53%	1.51%
#6 - Business/Other	354190149	\$ 18.3767	3.30	\$6,491,706	16.26%	38.08%	357908350	18.9143	3.30	\$6,769,586	15.95%	37.49%
#8 - Rec/Non Profit	11579200	\$ 10.4692	1.88	\$102,838	0.53%	0.60%	9061700	10.7754	1.88	\$97,643	0.40%	0.54%
#9 - Farm	75044	\$ 16.7061	3.00	\$555	0.00%	0.00%	75044	17.1948	3.00	\$1,290	0.00%	0.01%
	2178601612			\$17,045,651	100%	100%	2244158493			\$18,055,258	100%	100%

**TRAIL**

Class	2008 Assessment						2009 Assessment					
	Municipal	Rate	Conv Ratio	Revenue	% Asses	% Rev	Municipal	Rate	Conv Ratio	Revenue	% Asses	% Rev
#1 - Residential	594930800	\$ 2.3274	1.00	\$1,815,852	66.72%	23.86%	604503700	3.4337	1.00	\$2,506,894	67.09%	24.66%
#2 - Utility	13948170	\$ 40.0000	17.19	\$557,927	1.56%	7.33%	13948170	40.0000	11.65	\$557,927	1.55%	5.49%
#4 - Major Industry	185860200	\$ 25.8546	11.11	\$4,805,341	20.84%	63.14%	185860200	34.6581	10.09	\$6,441,561	20.63%	63.36%
#5 - Light Industry	1911100	\$ 3.2704	1.41	\$6,250	0.21%	0.08%	1911100	3.2704	0.95	\$6,250	0.21%	0.06%
#6 - Business/Other	93192150	\$ 4.4741	1.92	\$416,951	10.45%	5.48%	93044350	6.9458	2.02	\$646,267	10.33%	6.36%
#7 - Managed Forest	458000	\$ 4.6943	2.02	\$2,150	0.05%	0.03%	452000	4.7566	1.39	\$2,150	0.05%	0.02%
#8 - Rec/Non Profit	1358300	\$ 4.2332	1.82	\$5,750	0.15%	0.08%	1263100	4.5523	1.33	\$5,750	0.14%	0.06%
	891658720			\$7,610,221	100%	100%	900982620			\$10,166,800	100%	100%

**CASTLEGAR**

Class	2008 Assessment						2009 Assessment					
	Municipal	Rate	Conv Ratio	Revenue	% Asses	% Rev	Municipal	Rate	Conv Ratio	Revenue	% Asses	% Rev
#1 - Residential	682556601	\$ 2.4381	1.00	\$1,664,141	71.52%	19.79%	710576701	2.4999	1.00	\$1,776,371	72.1%	20.7%
#2 - Utility	78440660	\$ 33.4185	13.71	\$2,621,369	8.22%	31.18%	78265260	33.7648	13.51	\$2,642,611	7.9%	30.8%
#4 - Major Industry	95432500	\$ 29.4864	12.09	\$2,813,961	10.00%	33.47%	95432500	29.1916	11.68	\$2,785,827	9.7%	32.5%
#5 - Light Industry	3620100	\$ 13.3241	5.46	\$48,235	0.38%	0.57%	3620100	13.4574	5.38	\$48,717	0.4%	0.6%
#6 - Business/Other	94118000	\$ 13.3674	5.48	\$1,258,113	9.86%	14.96%	97780550	13.5059	5.40	\$1,320,614	9.9%	15.4%
#7 - Managed Forest	0	\$ -		\$0	0.00%	0.00%	0	0.0000		\$0	0.0%	0.0%
#8 - Rec/Non Profit	153600	\$ 11.1670	4.58	\$1,715	0.02%	0.02%	153600	11.2787	4.51	\$1,732	0.0%	0.0%
	954321461			\$8,407,534	100%	100%	985828711			\$8,575,873	100%	100%

**GRAND FORKS**

Class	2008 Assessment						2009 Assessment					
	Municipal	Rate	Conv Ratio	Revenue	% Asses	% Rev	Municipal	Rate	Conv Ratio	Revenue	% Asses	% Rev
#1 - Residential	379773419	\$ 2.4653	1.00	\$936,255	83.36%	40.43%	381451921	2.7282	1.00	\$1,040,677	83.42%	46.34%
#2 - Utility	1097785	\$ 34.0000	13.79	\$37,325	0.24%	1.61%	1097785	34.0207	12.47	\$37,347	0.24%	1.66%
#4 - Major Industry	15344800	\$ 50.5944	20.52	\$776,361	3.37%	33.52%	12313801	46.5431	17.06	\$573,122	2.69%	25.52%
#5 - Light Industry	2085602	\$ 11.5150	4.67	\$24,016	0.46%	1.04%	2200700	11.5130	4.22	\$25,337	0.48%	1.13%
#6 - Business/Other	57064820	\$ 9.4743	3.84	\$540,649	12.53%	23.34%	59979370	9.4669	3.47	\$567,819	13.12%	25.29%
#8 - Rec/Non Profit	45500	\$ 6.0000	2.43	\$273	0.01%	0.01%	45500	6.0020	2.20	\$273	0.01%	0.01%
#9 - Farm	176587	\$ 6.0000	2.43	\$1,060	0.04%	0.05%	176587	6.0020	2.20	\$1,060	0.04%	0.05%
	455588513			\$2,315,939	100%	100%	457265664			\$2,245,635	100%	100%

**CRANBROOK**

Class	2010 Assessment						2011 Assessment					
	Municipal	Rate	Conv Ratio	Revenue	% Asset	% Rev	Municipal	Rate	Conv Ratio	Revenue	% Asset	% Rev
#1 - Residential	1929939201	\$ 5.8512	1.00	\$11,292,460	82.29%	59.49%	1997073961	\$ 6.0214	1.00	\$12,025,181	82.21%	60.39%
#2 - Utility	5815355	\$ 45.7859	7.83	\$266,261	0.25%	1.40%	5763405	\$ 45.1608	7.50	\$260,280	0.24%	1.31%
#4 - Major Industry												
#5 - Light Industry	11620400	\$ 18.3144	3.13	\$212,821	0.50%	1.12%	11776700	\$ 18.0643	3.00	\$212,738	0.48%	1.07%
#6 - Business/Other	387517650	\$ 18.3144	3.13	\$7,097,153	16.52%	37.39%	403327800	\$ 18.0643	3.00	\$7,285,834	16.60%	36.59%
#8 - Rec/Non Profit	10220500	\$ 11.0003	1.88	\$112,429	0.44%	0.59%	11265200	\$ 11.3203	1.88	\$127,525	0.46%	0.64%
#9 - Farm	81592	\$ 18.3144	3.13	\$1,494	0.00%	0.01%	60510	\$ 18.0643	3.00	\$1,093	0.00%	0.01%
	2345194698			\$18,982,618	100.00%	100.00%	2429267576			\$19,912,652	100.00%	100.00%

**TRAIL**

Class	2010 Assessment						2011 Assessment					
	Municipal	Rate	Conv Ratio	Revenue	% Asset	% Rev	Municipal	Rate	Conv Ratio	Revenue	% Asset	% Rev
#1 - Residential	620846901	\$ 3.3748	1.00	\$2,095,234	67.38%	21.28%	622992200	\$ 3.5187	1.00	\$2,192,123	67.59%	21.59%
#2 - Utility	14288495	\$ 40.0000	11.85	\$571,540	1.55%	5.80%	14460705	\$ 40.0000	11.37	\$578,428	1.57%	5.70%
#4 - Major Industry	182707500	\$ 35.5633	10.54	\$6,497,682	19.83%	65.98%	178099500	\$ 37.3374	10.61	\$6,649,772	19.32%	65.50%
#5 - Light Industry	2545400	\$ 2.4554	0.73	\$6,250	0.28%	0.06%	2535400	\$ 2.4651	0.70	\$6,250	0.28%	0.06%
#6 - Business/Other	99067150	\$ 6.7512	2.00	\$668,822	10.75%	6.79%	101786250	\$ 7.0348	2.00	\$716,046	11.04%	7.05%
#7 - Managed Forest	522000	\$ 4.3295	1.28	\$2,260	0.06%	0.02%	408000	\$ 7.4755	2.12	\$3,050	0.04%	0.03%
#8 - Rec/Non Profit	1478700	\$ 4.0847	1.21	\$6,040	0.16%	0.06%	1476100	\$ 4.2951	1.22	\$6,340	0.16%	0.06%
	921456146			\$9,847,828	100.00%	100.00%	921758155			\$10,152,009	100.00%	100.00%

**CASTLEGAR**

Class	2010 Assessment						2011 Assessment					
	Municipal	Rate	Conv Ratio	Revenue	% Asset	% Rev	Municipal	Rate	Conv Ratio	Revenue	% Asset	% Rev
#1 - Residential	751692101	\$ 2.7852	1.00	\$2,093,613	71.80%	23.42%	796100601	\$ 2.7477	1.00	\$2,187,446	72.85%	24.36%
#2 - Utility	78346825	\$ 38.0000	13.64	\$2,977,179	7.48%	33.31%	77395230	\$ 38.0000	13.83	\$2,941,019	7.08%	32.75%
#4 - Major Industry	89204000	\$ 27.3062	9.80	\$2,435,822	8.52%	27.25%	87561000	\$ 27.1904	9.90	\$2,380,819	8.01%	26.51%
#5 - Light Industry	4780100	\$ 10.3955	3.73	\$49,692	0.46%	0.56%	4601700	\$ 10.7523	3.91	\$49,479	0.42%	0.55%
#6 - Business/Other	122680650	\$ 11.2521	4.04	\$1,380,415	11.72%	15.44%	126940950	\$ 11.1837	4.07	\$1,419,670	11.62%	15.81%
#7 - Managed Forest							0					
#8 - Rec/Non Profit	237300	\$ 7.4465	2.67	\$1,767	0.02%	0.02%	240400	\$ 7.4240	2.70	\$1,785	0.02%	0.02%
	1046940976			\$8,938,488	100.00%	100.00%	1092839881			\$8,980,216	100.00%	100.00%

**GRAND FORKS**

Class	2010 Assessment						2011 Assessment					
	Municipal	Rate	Conv Ratio	Revenue	% Asset	% Rev	Municipal	Rate	Conv Ratio	Revenue	% Asset	% Rev
#1 - Residential	381268330	\$ 2.9159	1.00	\$1,111,740	84.11%	49.51%	390905730	\$ 3.3184	1.00	\$1,297,182	83.53%	54.34%
#2 - Utility	1064890	\$ 36.3613	12.47	\$38,721	0.23%	1.72%	1137610	\$ 37.2339	11.22	\$42,358	0.24%	1.77%
#4 - Major Industry	11961700	\$ 41.3447	14.18	\$494,553	2.64%	22.02%	12078600	\$ 38.1974	11.51	\$461,371	2.58%	19.33%
#5 - Light Industry	2115300	\$ 12.3072	4.22	\$26,033	0.47%	1.16%	2575300	\$ 10.6611	3.21	\$27,456	0.55%	1.15%
#6 - Business/Other	56653751	\$ 10.1181	3.47	\$573,228	12.50%	25.53%	61041851	\$ 9.1323	2.75	\$557,452	13.04%	23.35%
#8 - Rec/Non Profit	57100	\$ 6.4149	2.20	\$366	0.01%	0.02%	63500	\$ 6.0513	1.82	\$384	0.01%	0.02%
#9 - Farm	154301	\$ 6.4149	2.20	\$990	0.03%	0.04%	154301	\$ 6.0513	1.82	\$934	0.03%	0.04%
	453275372			\$2,245,632	100.00%	100.00%	467956892			\$2,387,136	100.00%	100.00%



**GREENWOOD**

	2008 Assessment						2009 Assessment					
	Municipal	Rate	Com: Ratio	Revenue	% Asset	% Rev	Municipal	Rate	Com: Ratio	Revenue	% Asset	% Rev
#1 - Residential	50346000	\$ 5.6727	1.00	\$285,598	84.54%	75.26%	51127500	6.1598	1.00	\$314,935	85.73%	77.45%
#2 - Utility	497200	\$ 19.8545	3.50	\$9,872	0.83%	2.60%	497200	21.5593	3.50	\$10,719	0.83%	2.64%
#5 - Light Industry	384000	\$ 17.0181	3.00	\$6,535	0.64%	1.72%	0	0.0000		\$0.00	0.00%	0.00%
#6 - Business/Other	5076300	\$ 11.6290	2.05	\$59,032	8.52%	15.56%	4886000	12.6276	2.05	\$61,698	8.19%	15.17%
#8 - Rec/Non Profit	3251100	\$ 5.6727	1.00	\$18,443	5.46%	4.86%	3130000	6.1598	1.00	\$19,280	5.25%	4.74%
	59554600			\$379,479	100%	100%	59640700			\$406,633	100%	100%

**CRESTON**

	2008 Assessment						2009 Assessment					
	General	Rate	Com: Ratio	Revenue	% Asset	% Rev	General	Rate	Com: Ratio	Revenue	% Asset	% Rev
#1 - Residential	461922000	\$ 3.7434	1.00	\$1,729,182	88.22%	76.38%	477121900	3.9863	1.00	\$1,901,953	88.16%	76.42%
#2 - Utility	1120800	\$ 39.9801	10.68	\$44,810	0.21%	1.98%	1135703	39.9999	10.03	\$45,428	0.21%	1.83%
#5 - Light Industry	10434600	\$ 11.2303	3.00	\$117,184	1.99%	5.18%	10521600	11.9589	3.00	\$125,827	1.94%	5.06%
#6 - Business/Other	49631950	\$ 7.4869	2.00	\$370,968	9.48%	16.39%	51893250	7.9726	2.00	\$413,725	9.59%	16.62%
#8 - Rec/Non Profit	420300	\$ 3.6873	0.99	\$1,550	0.08%	0.07%	420000	3.9265	0.98	\$1,649	0.08%	0.07%
#9 - Farm	78972	\$ 3.8745	1.04	\$306	0.02%	0.01%	77271	4.1258	1.03	\$319	0.01%	0.01%
	523608622			\$2,264,000	100%	100%	541169724			\$2,488,901	100%	100%

**MIDWAY**

	2008 Assessment						2009 Assessment					
	General	Rate	Com: Ratio	Revenue	% Asset	% Rev	General	Rate	Com: Ratio	Revenue	% Asset	% Rev
#1 - Residential	56950345	3.1920	1.00	\$181,786	78.16%	55.37%	57324545	3.5000	1.00	\$200,636	81.89%	47.22%
#2 - Utility	5455752	20.2500	6.34	\$110,479	7.49%	33.65%	5410752	17.5000	5.00	\$94,688	7.73%	22.28%
#4 - Major Industry	5742400	14.0000	4.39		7.88%	0.00%	2928400	33.0000	9.43	\$96,637	4.18%	22.74%
#5 - Light Industry	871600	13.0000	4.07	\$11,331	1.20%	3.45%	399600	16.5000	4.71	\$6,593	0.57%	1.55%
#6 - Business/Other	3297450	6.7000	2.10	\$22,093	4.53%	6.73%	3377400	7.0000	2.00	\$23,642	4.82%	5.56%
#7 - Managed Forrest	48200	8.2500	2.58	\$398	0.07%	0.12%	48200	8.3000	2.37	\$400	0.07%	0.09%
#8 - Rec/Non Profit	28500	0.4500	0.14	\$13	0.04%	0.00%	28500	0.4600	0.13	\$13	0.04%	0.00%
#9 - Farm	465535	4.7000	1.47	\$2,188	0.64%	0.67%	486698	4.7000	1.34	\$2,287	0.70%	0.54%
	72859782			\$328,287	100%	100%	70004095			\$424,897	100%	100%

**ROSSLAND**

	2008 Assessment						2009 Assessment					
	Municipal	Rate	Com: Ratio	Revenue	% Asset	% Rev	Municipal	Rate	Com: Ratio	Revenue	% Asset	% Rev
#1 - Residential	476161601	\$ 5.0032	1.00	\$2,382,332	93.02%	86.39%	503601801	6.0768	1.00	\$3,057,229	93.32%	\$0.87
#2 - Utility	2664000	\$ 28.1680	5.63	\$75,040	0.52%	2.72%	2664000	34.2124	5.63	\$91,142	0.49%	\$0.03
#5 - Light Industry	0	\$ -		\$0			54500	18.2304	3.00	\$994	0.01%	\$0.00
#6 - Business/Other	30395550	\$ 8.5555	1.71	\$260,048	5.94%	9.43%	30665050	10.3913	1.71	\$318,650	5.68%	\$0.09
#7 - Managed Forest	73100	\$ 15.0096	3.00	\$1,097	0.01%	0.04%	75400	18.2304	3.00	\$1,375	0.01%	\$0.00
#8 - Rec/Non Profit	2584300	\$ 15.0096	3.00	\$38,789	0.50%	1.41%	2584300	18.2304	3.00	\$47,113	0.48%	\$0.01
#9 - Farm	12488	\$ 15.0096	3.00	\$187	0.00%	0.01%	12488	18.2304	3.00	\$228	0.00%	\$0.00
	511891039			\$2,757,493	100%	100%	539657539			\$3,516,729	100%	100%



**GREENWOOD**

	2010 Assessment						2011 Assessment					
	Municipal	Rate	Conv Ratio	Revenue	% Asses	% Rev	Municipal	Rate	Conv Ratio	Revenue	% Asses	% Rev
#1 - Residential	56353201	\$ 6.0977	1.00	\$343,625	91.27%	82.83%	54760101	\$ 6.3526	1.00	\$347,869	90.91%	82.21%
#2 - Utility	450300	\$ 21.3420	3.50	\$9,610	0.73%	2.32%	456300	\$ 22.2341	3.50	\$10,145	0.76%	2.40%
#5 - Light Industry	0	\$ -		\$0.00			0	\$ -		\$0		
#6 - Business/Other	4921300	\$ 12.5003	2.05	\$61,518	7.97%	14.83%	4988700	\$ 13.0228	2.05	\$64,967	8.28%	15.35%
#8 - Rec/Non Profit	16500	\$ 6.0977	1.00	\$101	0.03%	0.02%	27300	\$ 6.3526	1.00	\$173	0.05%	0.04%
	61741301			\$414,854	100.00%	100.00%	60232401			\$423,155	100.00%	100.00%

**CRESTON**

	2010 Assessment						2011 Assessment					
	General	Rate	Conv Ratio	Revenue	% Asses	% Rev	General	Rate	Conv Ratio	Revenue	% Asses	% Rev
#1 - Residential	496768400	\$ 4.0297	1.00	\$2,001,828	87.16%	76%	517231700	\$ 3.9922	1.00	\$2,064,892	87.65%	76%
#2 - Utility	1300550	\$ 40.0000	9.93	\$52,022	0.23%	2%	1331530	\$ 40.0000	10.02	\$53,261	0.23%	2%
#5 - Light Industry	12394000	\$ 10.6786	2.65	\$132,351	2.17%	5%	12276600	\$ 11.1782	2.80	\$137,230	2.08%	5%
#6 - Business/Other	58945750	\$ 7.2937	1.81	\$429,933	10.34%	16%	58743850	\$ 7.5852	1.90	\$445,584	9.96%	16%
#8 - Rec/Non Profit	482400	\$ 3.6267	0.90	\$1,750	0.08%	0%	418000	\$ 3.9922	1.00	\$1,669	0.07%	0%
#9 - Farm	77271	\$ 4.4326	1.10	\$343	0.01%	0%	78621	\$ 4.3915	1.10	\$345	0.01%	0%
	569968371			\$2,618,225	100.00%	100%	590080301			\$2,702,982	100.00%	100%

**MIDWAY**

	2010 Assessment						2011 Assessment					
	General	Rate	Conv Ratio	Revenue	% Asses	% Rev	General	Rate	Conv Ratio	Revenue	% Asses	% Rev
#1 - Residential	67356000	\$ 3.1709	1.00	\$213,579	84.09%	48.32%	66694900	\$ 3.2850	1.00	\$219,093	83.86%	48.14%
#2 - Utility	5381362	\$ 18.1530	5.72	\$97,688	6.72%	22.10%	5563565	\$ 18.0000	5.48	\$100,144	7.00%	22.00%
#4 - Major Industry	2968400	\$ 32.5552	10.27	\$96,637	3.71%	21.86%	2446000	\$ 40.6265	12.37	\$99,372	3.08%	21.83%
#5 - Light Industry	406600	\$ 16.2140	5.11	\$6,593	0.51%	1.49%	488500	\$ 13.9000	4.23	\$6,790	0.61%	1.49%
#6 - Business/Other	3395350	\$ 7.2600	2.29	\$24,650	4.24%	5.58%	3789150	\$ 7.2000	2.19	\$27,282	4.76%	5.99%
#7 - Managed Forrest	61500	\$ 8.1300	2.56	\$500	0.08%	0.11%	0	\$ -	0.00	\$0	0.00%	0.00%
#8 - Rec/Non Profit	33900	\$ 0.4500	0.14	\$15	0.04%	0.00%	38000	\$ 0.4150	0.13	\$16	0.05%	0.00%
#9 - Farm	497825	\$ 4.7000	1.48	\$2,340	0.62%	0.53%	510947	\$ 4.7300	1.44	\$2,417	0.64%	0.53%
	80100937			\$442,002	100.00%	100.00%	79531062			\$455,114	100.00%	100.00%

**ROSSLAND**

	2010 Assessment						2011 Assessment					
	Municipal	Rate	Conv Ratio	Revenue	% Asses	% Rev	Municipal	Rate	Conv Ratio	Revenue	% Asses	% Rev
#1 - Residential	524489401	\$ 5.9000	1.00	\$3,094,487	93.43%	87.97%	503494701	\$ 6.1624	1.00	\$3,102,736	93.24%	87.65%
#2 - Utility	2725300	\$ 33.2170	5.63	\$90,526	0.49%	2.57%	2725600	\$ 34.6943	5.63	\$94,563	0.50%	2.67%
#5 - Light Industry	0	\$ 17.7000	3.00	\$0			0	\$ -	0.00	\$0.00		
#6 - Business/Other	31053800	\$ 10.0890	1.71	\$313,302	5.53%	8.91%	30534000	\$ 10.5377	1.71	\$321,758	5.65%	9.09%
#7 - Managed Forest	92400	\$ 17.7000	3.00	\$1,635	0.02%	0.05%	80700	\$ 18.4872	3.00	\$1,492	0.01%	0.04%
#8 - Rec/Non Profit	2983000	\$ 5.9000	1.00	\$17,600	0.53%	0.50%	3132100	\$ 6.1624	1.00	\$19,301	0.58%	0.55%
#9 - Farm	12488	\$ 5.9000	1.00	\$74	0.00%	0.00%	12488	\$ 6.1624	1.00	\$77	0.00%	0.00%
	561356389			\$3,517,624	100.00%	100.00%	539979589			\$3,539,927	100.00%	100.00%

**NELSON**

	2008 Assessment						2009 Assessment					
	Municipal	Rate	Comp Ratio	Revenue	% Asses	% Rev	Municipal	Rate	Comp Ratio	Revenue	% Asses	% Rev
#1 - Residential	1122900400	4.0719	1.00	4571582	81.42%	52.35%	1147058600	4.1715	1	\$ 4,784,955	81.78%	50.73%
#2 - Utility	93404200	30.1417	7.40	2441409	6.77%	27.96%	93397404	30.9175	7.41	\$ 2,887,614	6.66%	30.61%
#4 - Major Industry	0	0		0	0.00%	0.00%	0	0		\$ -	0.00%	0.00%
#5 - Light Industry	980200	10.6082	2.61	10398	0.07%	0.12%	980200	10.9345	2.62	\$ 10,718	0.07%	0.11%
#6 - Business	160775550	10.6082	2.61	1705407	11.66%	19.53%	159591050	10.9345	2.62	\$ 1,745,048	11.38%	18.50%
#8 - Rec/Non Profit	1149400	3.3919	0.83	3899	0.08%	0.04%	1530100	3.1324	0.75	\$ 4,793	0.11%	0.05%
	1379209750			8732696	100%	100%	1402557354			\$ 9,433,128	100%	100%

**PORT ALBERNI**

	2008 Assessment						2009 Assessment					
	Municipal	Rate	Comp Ratio	Revenue	% Asses	% Rev	Municipal	Rate	Comp Ratio	Revenue	% Asses	% Rev
#1 - Residential	1352325800	5.5436	1.00	\$ 7,496,753	81.76%	43.16%	1370533500	5.9940	1.00	\$ 8,214,978	82.17%	46.31%
#2 - Utility	1508900	42.4666	7.66	\$ 64,078	0.09%	0.37%	1508900	43.0587	7.18	\$ 64,971	0.09%	0.37%
#4 - Major Industry	111174900	58.9797	10.64	\$ 6,557,062	6.72%	37.75%	107336900	57.1291	9.53	\$ 6,132,060	6.44%	34.57%
#5 - Light Industry	4723200	34.6043	6.24	\$ 163,443	0.29%	0.94%	4870800	33.5555	5.60	\$ 163,442	0.29%	0.92%
#6 - Business	180785950	16.9867	3.06	\$ 3,070,957	10.93%	17.68%	180299400	17.2235	2.87	\$ 3,105,387	10.81%	17.51%
#8 - Non Profit	3380900	5.5436	1.00	\$ 18,742	0.20%	0.11%	3265900	17.8323	2.98	\$ 58,239	0.20%	0.33%
#9 - Farm	94607	5.5436	1.00	\$ 524	0.01%	0.00%	93167	5.9440	0.99	\$ 554	0.01%	0.00%
	1653994257			\$ 17,371,560	100%	100%	1667908567			\$ 17,739,631	100%	100%

**POWELL RIVER**

	2008 Assessment						2009 Assessment					
	Municipal	Rate	Comp Ratio	Revenue	% Asses	% Rev	Municipal	Rate	Comp Ratio	Revenue	% Asses	% Rev
#1 - Residential	1299940500	3.1568	1.00	\$ 4,103,652	84.77%	37.73%	1312103300	3.4375	1.00	\$ 4,510,355	84.61%	42.2%
#2 - Utility	991100	39.9999	12.67	\$ 39,644	0.06%	0.36%	991100	40.0000	11.64	\$ 39,644	0.06%	0.4%
#4 - Major Industry	113185000	40.9009	12.96	\$ 4,629,368	7.38%	42.57%	112231000	33.1670	9.65	\$ 3,722,366	7.24%	34.8%
#5 - Light Industry	4581000	10.7603	3.41	\$ 49,293	0.30%	0.45%	4643800	11.6932	3.40	\$ 54,301	0.30%	0.5%
#6 - Business	112341550	17.9636	5.69	\$ 2,018,059	7.33%	18.56%	119077250	19.6160	5.71	\$ 2,335,819	7.68%	21.8%
#7 - Managed Forrest	37900	28.2879	8.96	\$ 1,072	0.00%	0.01%	37400	31.1529	9.06	\$ 1,165	0.00%	0.0%
#8 - Non Profit	2059500	15.3667	4.87	\$ 31,648	0.13%	0.29%	1457800	16.7179	4.86	\$ 24,371	0.09%	0.2%
#9 - Farm	286529	11.2327	3.56	\$ 3,218	0.02%	0.03%	286529	12.2176	3.55	\$ 3,501	0.02%	0.0%
	1533423079			\$ 10,875,954	100%	100%	1550828179			\$ 10,691,522	100%	100%

**NORTH COWICHAN**

	2008 Assessment						2009 Assessment					
	Municipal	Rate	Comp Ratio	Revenue	% Asses	% Rev	Municipal	Rate	Comp Ratio	Revenue	% Asses	% Rev
#1 - Residential	3685936902	1.84	1.00	\$ 6,782,124	89.49%	40.17%	3747541350	2.1430	1.00	\$ 8,030,981	89.33%	46.03%
#2 - Utility	4810376	24.9763	13.57	\$ 120,145	0.12%	0.71%	4753101	24.4681	11.42	\$ 116,299	0.11%	0.67%
#4 - Major Industry	153279400	48.5775	26.40	\$ 7,445,930	3.72%	44.10%	152018400	43.3499	20.23	\$ 6,589,982	3.62%	37.77%
#5 - Light Industry	54701200	15.6519	8.51	\$ 856,178	1.33%	5.07%	53992400	15.2070	7.10	\$ 821,062	1.29%	4.71%
#6 - Business	194712550	7.7429	4.21	\$ 1,507,640	4.73%	8.93%	213242051	8.0833	3.77	\$ 1,723,699	5.08%	9.88%
#7 - Managed Forrest	1903300	25.33	13.77	\$ 48,211	0.05%	0.29%	1847400	24.6613	11.51	\$ 45,559	0.04%	0.26%
#8 - Non Profit	15971000	1.9841	1.08	\$ 31,688	0.39%	0.19%	13765000	2.1430	1.00	\$ 29,498	0.33%	0.17%
#9 - Farm	7643777	11.861	6.45	\$ 90,663	0.19%	0.54%	8047157	11.435	5.34	\$ 92,019	0.19%	0.53%
	4118958505			\$ 16,882,578	100%	100%	4195206859			\$ 17,449,102	100%	100%

**NELSON**

	2010 Assessment						2011 Assessment					
	Municipal	Rate	Conc. Ratio	Revenue	% Asset	% Rev	Municipal	Rate	Conc. Ratio	Revenue	% Asset	% Rev
#1 - Residential	1207787100	4.105	1.00	\$ 4,957,966	81.52%	51.34%	1248693100	4.0443	1.00	\$ 5,050,090	81.42%	50.88%
#2 - Utility	94628250	30.3769	7.40	\$ 2,874,513	6.39%	29.77%	101485685	29.9278	7.40	\$ 3,037,243	6.62%	30.60%
#4 - Major Industry												
#5 - Light Industry	1484700	7.389	1.80	\$ 10,970	0.10%	0.11%	1528700	7.2797	1.80	\$ 11,128	0.10%	0.11%
#6 - Business	176153800	10.2626	2.50	\$ 1,807,796	11.89%	18.72%	180186500	10.1108	2.50	\$ 1,821,830	11.75%	18.35%
#8 - Rec/Non Profit	1499000	3.5139	0.86	\$ 5,267	0.10%	0.05%	1751400	3.4619	0.86	\$ 6,063	0.11%	0.06%
	1481552850			\$ 9,656,513	100.00%	100.00%	1533645385			\$ 9,926,354	100.00%	100.00%

**PORT ALBERNI**

	2010 Assessment						2011 Assessment					
	Municipal	Rate	Conc. Ratio	Revenue	% Asset	% Rev	Municipal	Rate	Conc. Ratio	Revenue	% Asset	% Rev
#1 - Residential	1329941400	7.6185	1.00	\$ 10,132,159	81.21%	52.77%	1396355600	7.4227	1.00	\$ 10,364,729	82.15%	54.47%
#2 - Utility	1500400	40.086	5.26	\$ 60,145	0.09%	0.31%	1469200	40.3643	5.44	\$ 59,303	0.09%	0.31%
#4 - Major Industry	103687600	55.0405	7.22	\$ 5,707,017	6.33%	29.72%	100719100	53.1288	7.16	\$ 5,351,085	5.93%	28.12%
#5 - Light Industry	4905600	33.3172	4.37	\$ 163,441	0.30%	0.85%	2156000	33.7527	4.55	\$ 72,771	0.13%	0.38%
#6 - Business	193997742	16.0346	2.10	\$ 3,110,676	11.85%	16.20%	195179592	16.1459	2.18	\$ 3,151,350	11.48%	16.56%
#8 - Non Profit	3546000	7.6185	1.00	\$ 27,015	0.22%	0.14%	3727500	7.4227	1.00	\$ 27,668	0.22%	0.15%
#9 - Farm	88127	7.6185	1.00	\$ 671	0.01%	0.00%	87887	7.4227	1.00	\$ 652	0.01%	0.00%
	163766869			\$ 19,201,125	100.00%	100.00%	1699694879			\$ 19,027,558	100.00%	100.00%

**POWELL RIVER**

	2010 Assessment						2011 Assessment					
	Municipal	Rate	Conc. Ratio	Revenue	% Asset	% Rev	Municipal	Rate	Conc. Ratio	Revenue	% Asset	% Rev
#1 - Residential	1304831900	3.98	1.00	\$ 5,193,231	84.50%	51.70%	1363034700	4.278	1.00	\$ 5,831,062	85.28%	54.38%
#2 - Utility	822000	39.9997	10.05	\$ 32,880	0.05%	0.33%	834000	39.9999	9.35	\$ 33,360	0.05%	0.31%
#4 - Major Industry	109351500	20.5757	5.17	\$ 2,249,984	7.08%	22.40%	105605300	21.3058	4.98	\$ 2,250,005	6.61%	20.98%
#5 - Light Industry	5097200	14.6041	3.67	\$ 74,440	7.92%	0.74%	4892800	14.2305	3.33	\$ 69,627	7.65%	0.65%
#6 - Business	122296455	20.1176	5.05	\$ 2,460,311	0.03%	24.50%	122264360	20.4475	4.78	\$ 2,500,001	0.02%	23.31%
#7 - Managed Forrest	408300	20.6111	5.18	\$ 8,416	0.03%	0.08%	285800	46.0531	10.77	\$ 13,162	0.02%	0.12%
#8 - Non Profit	1314600	18.5233	4.65	\$ 24,351	0.09%	0.24%	1316900	19.2097	4.49	\$ 25,297	0.08%	0.24%
#9 - Farm	56912	6.8724	1.73	\$ 391	0.00%	0.00%	72856	5.4018	1.26	\$ 394	0.00%	0.00%
	1544178867			\$ 10,044,003	99.70%	100.00%	1598306716			\$ 10,722,908	99.71%	100.00%

**NORTH COWICHAN**

	2010 Assessment						2011 Assessment					
	Municipal	Rate	Conc. Ratio	Revenue	% Asset	% Rev	Municipal	Rate	Conc. Ratio	Revenue	% Asset	% Rev
#1 - Residential	3754510400	2.5169	1.00	\$ 9,449,727	88.35%	49.97%	3952084825	2.854	1.00	\$ 11,279,250	88.52%	52.83%
#2 - Utility	4804201	27.6924	11.00	\$ 133,040	0.11%	0.70%	4965901	29.2193	10.24	\$ 145,100	0.11%	0.68%
#4 - Major Industry	145925500	41.7335	16.58	\$ 6,089,982	3.43%	32.20%	140000500	45.2093	15.84	\$ 6,329,325	3.14%	29.65%
#5 - Light Industry	61647900	15.4528	6.14	\$ 952,633	1.45%	5.04%	59293600	17.7419	6.22	\$ 1,051,981	1.33%	4.93%
#6 - Business	258689001	8.197	3.26	\$ 2,120,474	6.09%	11.21%	285120701	8.4199	2.95	\$ 2,400,688	6.39%	11.25%
#7 - Managed Forrest	2021200	27.798	11.04	\$ 56,185	0.05%	0.30%	1842200	25.686	9.00	\$ 47,319	0.04%	0.22%
#8 - Non Profit	13775000	2.5169	1.00	\$ 34,670	0.32%	0.18%	13071300	2.854	1.00	\$ 37,305	0.29%	0.17%
#9 - Farm	8027730	9.2422	3.67	\$ 74,194	0.19%	0.39%	8118948	7.135	2.50	\$ 57,929	0.18%	0.27%
	4249400932			\$ 18,910,905	100.00%	100.00%	4464497975			\$ 21,348,897	100.00%	100.00%

# THE CITY OF GRAND FORKS REQUEST FOR COUNCIL DECISION

**DATE** : May 2<sup>nd</sup>, 2012

**TOPIC** : Bylaw 1933 – Flat Tax Bylaw Amendment

**PROPOSAL** : First three Readings

**PROPOSED BY** : Chief Financial Officer

**SUMMARY:** All local governments across BC are required to adopt a tax rate bylaw before May 15<sup>th</sup>, 2012. Prior to the adoption of the tax rate bylaw, Council is required to give consideration to Financial Plan, Revenue Disclosure Policy and Staff Report providing background and trends in taxation. Staff have provided a comprehensive report on taxation and trends in taxation, expenditures, revenue sources and proposed direction Council would deliberate prior to the First Three Readings of the Bylaw and adoption. The attached bylaw reflects the revised flat tax rates proposed in Option 2A of the Chief Financial Officer's report presented this evening.

## **STAFF RECOMMENDATIONS:**

Council gives first, second and third reading to amend the City of Grand Forks Flat Tax Bylaw No. 1933

### **Option 2A:**

As discussed in the Chief Financial Officer's Report, the City's Flat Tax Bylaw has been in place since 2006. The intent of the bylaw was to levy an annual flat tax for the service of "Municipal Road Maintenance".

The Financial Plan is revised annually as greater certainty is achieved from events materializing during the Plan years. On April 16<sup>th</sup>, 2012, Council adopted a 5 year Financial Plan that reflects a tax revenue requirement of \$2.7 Million.

This option, while delivering the required revenue, does not unduly burden ratepayers within the class by "smoothing" the potential transition of the parcel tax. The proposed rates combined with a lowering of the parcel tax by \$25.00 will achieve this.

*The tax imposed by this bylaw is the following:*

- (a) Parcels without improvement - \$10.00*
- (b) Parcels with improvement - \$40.00*
- (c) Improvements only - \$30.00*


## **OPTIONS AND ALTERNATIVES:**

As discussed in the attached report.

## **COSTS AND BUDGET IMPACTS – REVENUE GENERATION:**

Setting the tax rates will authorize and allow for collection of tax revenues to meet the requirement as set in the 5 year Plan adopted on April 16, 2012.

**LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:** Governing legislation are: Assessment Act, Community Charter, Local Government Act, Community Development Circular on Revenue Policy. Precedents are historical trends in taxation and pressure from residential class of taxpayers on the impact of tax increase.

  
Chief Financial Officer

  
Reviewed by: Chief Administrative Officer

# THE CORPORATION OF THE CITY OF GRAND FORKS

## BYLAW NO. 1933

### A Bylaw to Amend the City of Grand Forks Flat Tax Bylaw No. 1804

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**WHEREAS** Section 200 of the *Community Charter* provides that Council may, by bylaw, impose a flat tax on parcels to provide all or part of the funding for a service;

**AND WHEREAS** Council considers it desirable to impose a flat tax on parcels for the service of "Municipal Road Maintenance" including snow removal, snow plowing, sanding, pothole patching, grading, ditching, shouldering, inspections, traffic signs and traffic crosswalks;

**AND WHEREAS** costs have been incurred by the City in providing "Municipal Road Maintenance Services" within the City that benefit all owners of real property within the City;

**AND WHEREAS** it is deemed desirable and expedient to impose and levy a flat tax on those parcels benefitting from such service to meet such costs;

**NOW THEREFORE** the Council of the Corporation of the City of Grand Forks, in open meeting assembled, **ENACTS** as follows:

1. This Bylaw may be cited for all purposes as the "**City of Grand Forks Flat Tax Amendment Bylaw No. 1933, 2012**".
2. That Bylaw No. 1804 Section 6 Tax Rate be deleted and replaced with the following:

***Imposition of Tax:***

6. *The tax imposed by this bylaw is the following:*
  - (a) Parcels without improvements - \$ 10.00 per parcel
  - (b) Parcels with improvements - \$ 40.00 per parcel
  - (c) Improvements only - \$ 30.00

Read for a **FIRST** time this 7th day of May, 2012

Read for a **SECOND** time this 7th day of May, 2012

Read for a **THIRD** time this 7th day of May, 2012

**FINALLY ADOPTED**

\_\_\_\_\_  
Mayor Brian Taylor

\_\_\_\_\_  
Corporate Officer – Diane Heinrich

**CERTIFICATE**

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1933, as adopted by the Municipal Council of the Corporation of the City of Grand Forks on the \_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Corporate Officer  
of the Municipal Council of the City of Grand Forks