

To: Electoral Area Services Committee
From: Mike Veenbaas, Director of Financial Services

Date: 2020-02-13
File No: 3920-20

Subject: Electoral Area Parcel Tax Establishment Bylaws

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the following bylaws:

- *Fraser Valley Regional District Cascade-Carratt Creek Flood Control Service Area Parcel Tax Establishment Bylaw No. 1564, 2020;*
- *Fraser Valley Regional District Morris Valley Sewer Service Area Parcel Tax Establishment Bylaw No. 1565, 2020;*
- *Fraser Valley Regional District Popkum Sewer Area Parcel Tax Establishment Bylaw No. 1574, 2020;*
- *Fraser Valley Regional District Deroche Water System Parcel Tax Establishment Bylaw No. 1575, 2020;*
- *Fraser Valley Regional District Yale Water System Service Area Parcel Tax Establishment Bylaw No. 1576, 2020;*
- *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Parcel Tax Establishment Bylaw No. 1577, 2020;*
- *Fraser Valley Regional District Lake Errock Water Supply and Distribution System Service Area Parcel Tax Establishment Bylaw No. 1578, 2020.*

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services

PRIORITIES

Priority #2 Air & Water Quality
Priority #3 Flood Protection & Management

BACKGROUND

For service areas that are funded via a parcel tax, a parcel tax establishment bylaw must be adopted. This bylaw directs staff to prepare a parcel tax roll (listing of properties to receive the parcel tax), dictates the method for which the parcel tax is allocated (in FVRD's case it is an equal amount to each property) and determines the amount of the annual parcel tax per property. An analysis of service area bylaws last fall determined that seven parcel tax establishment bylaws required amendments.

DISCUSSION

When staff considered options for amending the existing parcel tax establishing bylaws, a review was completed of the format used in other Regional Districts. This was done in part to address the challenge of constantly amending these bylaws as changes are adopted in the financial plan or service area establishment bylaws. A standard template used by many Regional Districts was found through this review that would address these concerns and is used in the proposed parcel tax establishing bylaws included in the recommendation.

The updated parcel tax establishment bylaw template follows all the legislative requirements for setting up a parcel tax and applies a formula in the bylaw for determining the amount of the annual parcel tax rate. The use of the formula removes the need to constantly amend these bylaws for the annual rate. The formula links in the annual service area requisition as per the adopted financial plan and the maximum annual requisition per the service area establishment bylaw. An example of this standard template would be:

The amount per parcel in any year shall be equal to A/B where:

A = the total annual parcel tax requisition for the Service Area indicated in the current year's financial plan, up to the maximum allowed in *Fraser Valley Regional District Cascade-Carratt Creek Flood Control Local Service Area Conversion Bylaw No. 0295, 1999*, as amended;

B = the number of current parcels in the Service Area parcel tax roll.

The recommendation is for the Committee to consider three readings and adoption of these new bylaws which also repeal the existing parcel tax establishment bylaws.

COST

There are no costs associated with the adoption of these bylaws as they represent the mechanism that puts into action the parcel tax requisition as allowed under the service area establishment bylaw with the amount authorized via the annual financial plan bylaw.

CONCLUSION

Staff are proposing to setup new parcel tax establishment bylaws for seven service areas that address challenges with the current bylaws requiring constant amendments. The proposed bylaws follow templates used by other Regional Districts.

COMMENTS BY:

Jennifer Kinneman, Acting Chief Administrative Officer: Reviewed and supported.