

To: Fraser Valley Regional District Board

Date: 2024-12-12

From: Kinga Al-Mubarak, Accountant

Subject: 2024 Service Area Establishment Amendments – Maximum Requisition

Reviewed by: Beth Klein, Controller/Deputy Financial Officer
Jaime Van Nes, Director of Legislative Services
Kelly Lownsbrough, Director of Corporate Services / CFO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District Yale and District Community Use Facility Operation and Maintenance Service Area Amendment Bylaw No. 1758, 2024.*

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District Electoral Areas E and H Community Parks Service Area Amendment Bylaw No. 1759, 2024.*

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District North Bend Water System Local Service Area Amendment Bylaw No. 1760, 2024.*

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District North Bend Sewer System Local Service Area Amendment Bylaw No. 1761, 2024.*

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District South Cultus Lake Sewage Treatment Service Area Amendment Bylaw No. 1762, 2024.*

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District Area B Community Parks Service Area Amendment Bylaw No. 1763, 2024.*

BACKGROUND

As part of the Financial Planning process, the FVRD will set tax requisition levels through the Financial Planning Bylaw for 5-year increments (confirmed and approved annually). As required by the Local Government Act (LGA), the FVRD is also required to adopt Service Area Establishing Bylaws, setting the maximum allowable requisition for each Service Area, with some exceptions. Periodically, Staff complete a review of the Financial Plan (the Plan), to ensure it does not exceed the maximum requisition stated in the Establishing Bylaw.

During the 2024 Financial Planning process, there were a number of bylaws updated using an exemption to increase the maximum requisition by an amount “less than or equal to 25% of the baseline value”. The requirement for the 2025 taxation year and the remainder of the financial plan requires increases higher than 25% of the baseline.

DISCUSSION

Staff are proposing revisions to maximum taxation levels based on the 5-year Financial Plan adopted in 2024, to allow sufficient time for Inspector approval prior to taxation based on the 2025 Financial Plan. The following bylaws require an amendment to the maximum requisition:

- Yale and District Community Use Facility (Bylaw 1758, 2024)
- Electoral Areas E and H Community Parks (Bylaw 1759, 2024)
- North Bend Water System (Bylaw 1760, 2024)
- North Bend Sewer System (Bylaw 1761, 2024)
- South Cultus Lake Sewage Treatment (Bylaw 1762, 2024)
- Area B Community Parks (Bylaw 1763, 2024)

In addition to increasing the maximum requisition, South Cultus Lake Sewage Treatment Bylaw 1762, 2024 has been amended to add the property value tax rate which will allow for growth of the service area.

All amended bylaws are attached to this report for review and include the amended maximums. Bylaws No. 1758, 1759, 1760, 1761, 1762, and 1763 will further require Inspector approval prior to final adoption.

COST

These bylaw changes are administrative in nature and set the maximum limit to taxation, as per the requirements in legislation. Annual taxation is based upon the annually approved Financial Plan.

CONCLUSION

As a step in the financial planning process, there are bylaws proposed to be amended, increasing the maximum requisition based on the Financial Plan adopted in 2024.

**FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1758, 2024**

**A Bylaw to increase the requisition limit of the Yale and District
Community Use Facility Operation and Maintenance Service Area.**

WHEREAS *Fraser Valley Regional District Yale and District Community Use Facility Operation and Maintenance Service Area Establishment Bylaw No. 1034, 2010* was adopted by the Fraser Valley Regional District Board of Directors (“the Board”) on October 26, 2010;

AND WHEREAS the maximum annual requisition for the Yale and District Community Use Facility Operation and Maintenance Service Area (“the Service Area”) is currently \$25,000;

AND WHEREAS the Board wishes to increase the maximum amount that may be requisitioned under Bylaw No. 1034, 2010 by an amount greater than 25% of the baseline value and such an increase requires approval of the inspector;

AND WHEREAS consent on behalf of electoral participating areas has been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This Bylaw may be cited as *Fraser Valley Regional District Yale and District Community Use Facility Operation and Maintenance Service Area Amendment Bylaw No. 1758, 2024*.

2) ENACTMENTS

That *Fraser Valley Regional District Yale and District Community Use Facility Operation and Maintenance Service Area Establishment Bylaw No. 1034, 2010* is amended by deleting Section 2. e) in its entirety and substituting the following:

“e) The maximum amount that may be requisitioned annually for the Yale and District Community Use Facility Operation and Maintenance Service Area shall be \$36,200.”

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME THIS _____ day of _____

READ A SECOND TIME THIS day of

READ A THIRD TIME THIS day of

APPROVED BY THE INSPECTOR
OF MUNICIPALITIES this day of

ADOPTED THIS day of

Chair/Vice-Chair

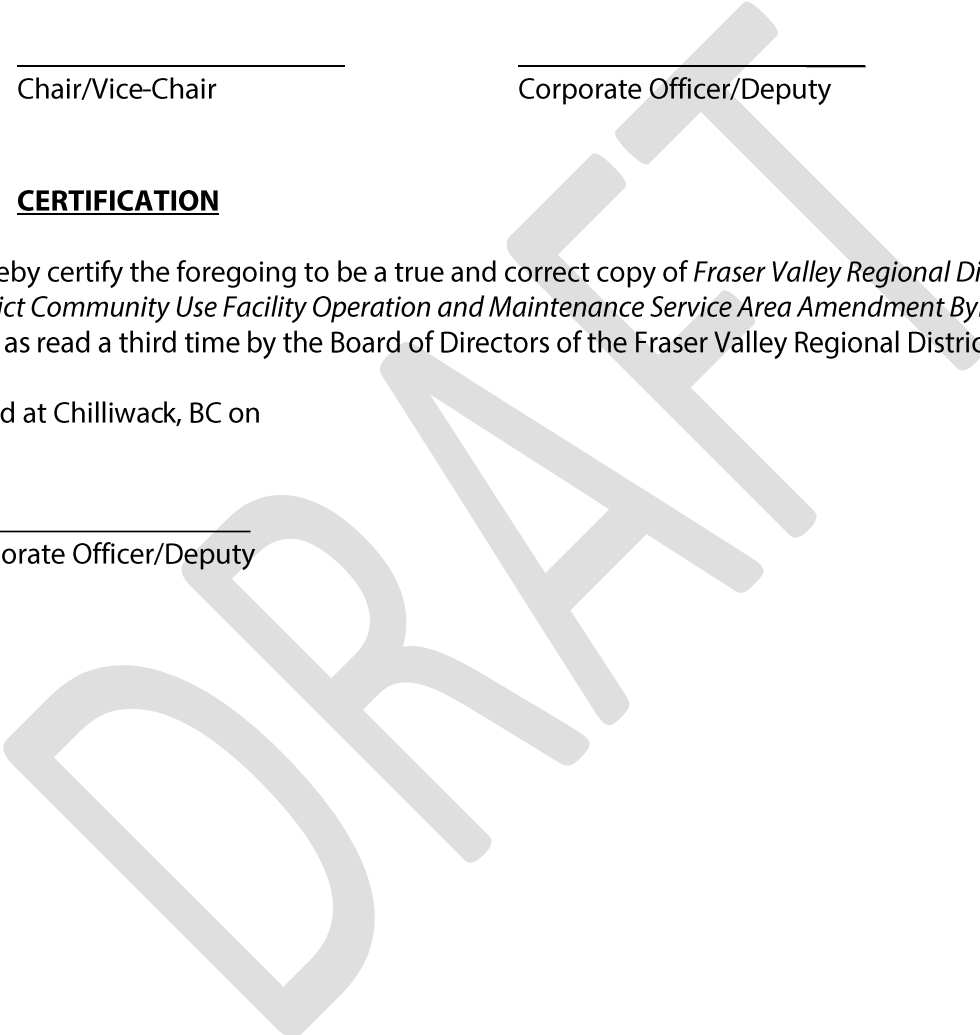
Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Yale and District Community Use Facility Operation and Maintenance Service Area Amendment Bylaw No. 1758 2024* as read a third time by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, BC on

Corporate Officer/Deputy



**FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1759, 2024**

**A Bylaw to increase the requisition limit for the
Electoral Areas E and H Community Parks Service Area**

WHEREAS *Fraser Valley Regional District Electoral Areas E and H Community Parks Conversion and Service Area Establishment Bylaw No. 0540, 2002* was adopted on January 28, 2003;

AND WHEREAS the maximum annual requisition for the Electoral Areas E and H Community Parks Service Area (“the Service Area”) is currently \$41,710 or a property value tax rate of \$0.019/\$1000 applied to the net taxable value of the land and improvements within the Service Area, whichever is greater;

AND WHEREAS the Board wishes to increase the maximum amount that may be requisitioned under Bylaw No. 0540, 2002 by an amount greater than 25% of the baseline value and such an increase requires approval of the inspector;

AND WHEREAS consent on behalf of electoral participating areas has been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This Bylaw may be cited as *Fraser Valley Regional District Electoral Areas E and H Community Parks Service Area Amendment Bylaw No. 1759, 2024*.

2) ENACTMENTS

That *Fraser Valley Regional District Electoral Areas E and H Community Parks Conversion and Service Area Establishment Bylaw No. 0540, 2002* is amended by deleting Section 2(e) in its entirety and substituting the following:

“(e) The maximum amount that may be requisitioned annually for the service established by this bylaw shall be \$111,460 or an amount equal to that which could be raised by a property value tax rate of \$0.0500/\$1000 applied to the net taxable value of the land and improvements within the Service Area, whichever is greater.”

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME THIS day of

READ A SECOND TIME THIS day of

READ A THIRD TIME THIS day of

APPROVED BY THE INSPECTOR
OF MUNICIPALITIES this day of

ADOPTED THIS day of

Chair/Vice-Chair

Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Electoral Areas E and H Community Parks Service Area Amendment Bylaw No. 1759, 2024* as read a third time by the Board of Directors of the Fraser Valley Regional District on the

Dated at Chilliwack, BC this

Corporate Officer/Deputy

**FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1760, 2024**

**A bylaw to increase the requisition limit for the Highline Water Participating Area
of the North Bend Water System Local Service Area**

WHEREAS *Regional District of Fraser-Cheam North Bend Water System Local Service Area Establishment Bylaw No. 917, 1990* was adopted on September 4, 1991;

AND WHEREAS the maximum annual requisition for the Highline Water System Participating Area of the North Bend Water System Local Service Area is currently \$22,760 or a property value tax rate of \$8.00/\$1000, whichever is greater;

AND WHEREAS the Fraser Valley Regional District Board ("the Board") wishes to increase the maximum amount that may be requisitioned in the Highline Water System Participating Area under Bylaw No. 917, 1990 by an amount greater than 25% of the baseline value and such an increase requires approval of the inspector;

AND WHEREAS consent on behalf of electoral participating areas has been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This Bylaw may be cited as *Fraser Valley Regional District North Bend Water System Local Service Area Amendment Bylaw No. 1760, 2024*.

2) ENACTMENTS

That *Regional District of Fraser-Cheam North Bend Water System Local Service Area Establishment Bylaw No. 917, 1990* be amended by deleting Section 9 i) and replacing it with the following:

" i) in the Highline Water Participating Area is \$29,300 or an amount equal to that which could be raised by a property value tax rate of \$10.3000/\$1000 applied to the net taxable value of the land and improvements within the participating area, whichever is greater. "

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME THIS day of

READ A SECOND TIME THIS day of

READ A THIRD TIME THIS day of

APPROVED BY THE INSPECTOR
OF MUNICIPALITIES this day of

ADOPTED THIS day of

Chair/Vice-Chair

Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District North Bend Water System Local Service Area Amendment Bylaw No. 1760, 2024* as read a third time by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, BC on

Corporate Officer/Deputy

**FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1761, 2024**

**A bylaw to increase the requisition limit for the Highline Sewer System Participating Area
of the North Bend Sewer System Local Service Area**

WHEREAS *Regional District of Fraser-Cheam North Bend Sewer System Local Service Area Establishment Bylaw No. 919, 1990* was adopted on September 4, 1991;

AND WHEREAS the maximum annual requisition for the Highline Sewer System Participating Area of the North Bend Sewer System Local Service Area is currently \$41,310 or a property value tax rate of \$14.52/\$1000, whichever is greater;

AND WHEREAS the Fraser Valley Regional District Board (“the Board”) wishes to increase the maximum amount that may be requisitioned in the Highline Sewer System Participating Area under Bylaw No. 919, 1990 by an amount greater than 25% of the baseline value and such an increase requires approval of the inspector;

AND WHEREAS consent on behalf of electoral participating areas has been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This Bylaw may be cited as *Fraser Valley Regional District North Bend Sewer System Local Service Area Amendment Bylaw No. 1761, 2024*.

2) ENACTMENTS

That *Regional District of Fraser-Cheam North Bend Sewer System Local Service Area Establishment Bylaw No. 919, 1990* be amended by deleting Section 9. i) and replacing it with the following:

“ i) in the Highline Sewer Participating Area is \$51,210 or an amount equal to that which could be raised by a property value tax rate of \$18.000/\$1000 applied to the net taxable value of the land and improvements within the participating area, whichever is greater. ”

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME THIS day of
READ A SECOND TIME THIS day of
READ A THIRD TIME THIS day of
APPROVED BY THE INSPECTOR
OF MUNICIPALITIES this day of
ADOPTED THIS day of

Chair/Vice-Chair

Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District North Bend Sewer System Local Service Area Amendment Bylaw No. 1761, 2024* as read a third time by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, BC on

Corporate Officer/Deputy

**FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1762, 2024**

**A Bylaw to increase the requisition limit for the
South Cultus Lake Sewage Treatment Service Area**

WHEREAS *Fraser Valley Regional District South Cultus Lake Sewage Treatment Service Area Establishment Bylaw No. 1416, 2017* was adopted by the Fraser Valley Regional District Board of Directors (“the Board”) on April 25, 2017;

AND WHEREAS the maximum annual requisition for the South Cultus Lake Sewage Treatment Service Area (“the Service Area”) is currently \$166,880;

AND WHEREAS the Board wishes to add a property value tax rate to the maximum requisition clause;

AND WHEREAS the Board wishes to increase the maximum amount that may be requisitioned under Bylaw No. 1416, 2017 by an amount greater than 25% of the baseline value and such an increase requires approval of the inspector;

AND WHEREAS consent on behalf of electoral participating areas has been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This Bylaw may be cited as *Fraser Valley Regional District South Cultus Lake Sewage Treatment Service Area Amendment Bylaw No. 1762, 2024*.

2) ENACTMENTS

That *Fraser Valley Regional District South Cultus Lake Sewage Treatment Service Area Establishment Bylaw No. 1416, 2017* is amended by deleting Section 2. e) in its entirety and substituting the following:

“e) The maximum amount that may be requisitioned annually for the South Cultus Lake Sewage Treatment Service Area is \$206,200 or an amount equal to that which could be raised by a property value tax rate of \$1.9000/\$1000 applied to the net taxable value of the land and improvements within the service area, whichever is greater.”

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME THIS day of

READ A SECOND TIME THIS day of

READ A THIRD TIME THIS day of

APPROVED BY THE INSPECTOR
OF MUNICIPALITIES this day of

ADOPTED THIS day of

Chair/Vice-Chair

Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District South Cultus Lake Sewage Treatment Service Area Amendment Bylaw No. 1762, 2024* as read a third time by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, BC on

Corporate Officer/Deputy

**FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1763, 2024**

A Bylaw to increase the requisition limit for the Area B Community Parks Service Area

WHEREAS *Fraser Valley Regional District Area B Community Parks Conversion and Service Area Establishment Bylaw No. 0538, 2002* was adopted on January 28, 2003;

AND WHEREAS the maximum annual requisition for the Area B Community Parks Service Area (“the Service Area”) is currently \$22, 620 or a property value tax rate of \$0.038/\$1000, whichever is greater;

AND WHEREAS the Fraser Valley Regional District Board of Directors (“the Board”) wishes to increase the maximum amount that may be requisitioned under Bylaw No. 0538, 2002 by an amount greater than 25% of the baseline value and such an increase requires approval of the inspector;

AND WHEREAS consent on behalf of electoral participating areas has been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Area B Community Parks Service Area Amendment Bylaw No. 1763, 2024*.

2) ENACTMENTS

That *Fraser Valley Regional District Area B Community Parks Conversion and Service Area Establishment Bylaw No. 0538, 2002* be amended by deleting Section 2 (e) in its entirety and substituting the following:

“(e) The maximum amount that may be requisitioned annually for the service established by this bylaw shall be \$48,260 or an amount equal to that which could be raised by a property value tax rate of \$0.0800/\$1000 applied to the net taxable value of the land and improvements within the Service Area, whichever is greater.”

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME THIS day of

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APPROVED BY THE INSPECTOR
OF MUNICIPALITIES this day of

ADOPTED THIS day of

Chair/Vice-Chair

Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Area B Community Parks Service Area Amendment Bylaw No. 1763, 2024* as read a third time by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, BC on

Corporate Officer/Deputy