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YOUR RURAL TAX NOTICE



BRITISH COLUMBIA

Ministry of Finance

2023 PROPERTY TAX NOTICE

issued under the Taxation (Rural Area) Act

DUE DATE: July 4, 2023

eTaxBC Enrolment Code:

May 12, 2023

015880

PROPERTY OWNER #1 NAME
PROPERTY OWNER#2 NAME
555 SMITH STREET
CRANBROOK, BC V1C 3H8

Jurisdiction: 764	
Roll Number: 000000.400	
Folio Number: 76400000.400	
Account Number: RPT-0000-0000	
Letter Id:	L-00000000
Property Address:	555 SMITH STREET CRANBROOK, BC V1C 3H8
PID:	000-000-000
Legal Description	
LOT 00, PLAN NEP0000, DISTRICT LOT XXXX KOOTENAY LAND DISTRICT	

Regional districts in BC do not directly tax properties.

Instead, regional districts requisition the Provincial Surveyor of Taxes (for rural electoral areas) and their member municipalities to tax on behalf of the regional district in order to meet annual revenue needs.

This is why rural residents pay their property taxes to the Province, not the RDEK.

Your RDEK taxes make up only a portion of your overall tax notice. This is a quick guide to illustrate which portions relate to the Provincial services and which portions relate to the local (RDEK) services.

TO AVOID LATE PAYMENT PENALTIES, claim your 2023 Home Owner Grant by July 4, 2023
Apply online at gov.bc.ca/homeownergrant or by phone, toll free 1 888 355-2700

	Class	Land Value	Improvements	Rate	No Grant A	Reg Grant B	Add'l Grant C	
Provincial Services								
1	School	01	178,000	366,000	1.59210	866.10	866.10	
2	Less: Home Owner Grant				0.00	(770.00)	(866.10)	
	Net School				866.10	96.10	0.00	
3	Provincial Rural Tax	01	178,000	366,000	0.34000	184.96	184.96	
4	Police Tax	01	178,000	366,000	0.11390	61.96	61.96	
Local Services								
5	Local Services							
a	AREA C EAST KOOTENAY	01	178,000	366,000	0.77541	421.82	421.82	
b	CRANBROOK FIRE PROT	01	178,000	366,000	0.79495	432.45	432.45	
c	KOOTENAY EAST HOSP	01	178,000	366,000	0.31132	169.36	169.36	
	BC ASSESSMENT	01	178,000	366,000	0.03360	18.28	18.28	
	MUNICIPAL FINANCE AUTHORITY	01	178,000	366,000	0.00020	0.11	0.11	
Parcel Tax								
	PARCEL TAX (such as mosquito control, CV Local Conservation Fund, water parcel tax)							
7	Residual Home Owner Grant				0.00	0.00	(178.90)	
8	TOTAL 2023 PROPERTY TAXES					2,155.04	1,385.04	1,110.04
BALANCE					2,155.04	1,385.04	1,110.04	

LEGEND

- 1. Provincial School Tax** - Provincial School Tax
- 2. Less: Homeowner grant** - the homeowner grant amount that reduces school tax
- 3. Provincial Rural Tax** - funds provincial services including maintenance and snow removal for roads
- 4. Provincial Police Tax** - all rural property owners pay the Police Tax
- 5. LOCAL SERVICES** - Section 18 & 19 are where you can find your RDEK taxes
 - a RDEK Shared Services** - This is the line item for shared RDEK services that everyone within your area receives including General Administration, Electoral Area Administration, Building Inspection, Planning, Libraries, Parks, Economic Development, Solid Waste, Weed Control, Emergency Programs and 9-1-1
 - b Local Service** - this line item is for local services that are only charged to properties within that Service Area (such as Cranbrook Rural Fire Protection. Not everyone in Area C has fire protection, so only those in the Cranbrook Rural Fire Protection Area will see this line item on their tax notice). Taxation is based on assessment for Local Services.
 - c Kootenay East Regional Hospital District** - the Hospital District has a larger boundary than the RDEK and contributes up to 40% capital funding for Interior Health facilities in the region for equipment and facility construction and renovation
- 6. LOCAL PARCEL TAX** - A type of tax that spreads the cost of a service equally between taxpayers based on a tax per parcel of land (such as the Wasa Ta Ta Creek Skookumchuck Mosquito Control Service and Columbia Valley Local Conservation Fund). Often used for water & sewer services as well.
- 7. Residual Home Owner Grant** - The remaining Homeowner Grant available to be applied to other taxes after it has been applied to the School Tax
- 8. Total Property Taxes** - the total net tax payable for the current year

THE 2024 RDEK BUDGET **HIGHLIGHTS**



A CLOSER LOOK AT REVENUE

	<u>2024</u>	<u>2023</u>
Property Taxes	\$25,824,947	\$23,720,005
Parcel Taxes	\$1,743,412	\$1,685,002
Grants in Lieu	\$852,227	\$776,127
Fees & Charges	\$6,752,397	\$5,098,397
Prov. Grants	\$12,269,264	\$13,012,066
Other Grants/Transfers	<u>\$8,890,065</u>	<u>\$8,752,872</u>
TOTAL	\$56,332,312	\$53,044,469

2024 Capital Budget:
\$19,945,869

Some of the larger capital projects in the coming year include:

- Fairmont Flood & Debris Flow Mitigation - Cold Spring Creek Upgrades (91.5% grant funded)
- East Side Water Service - Fill mains/controls upgrade project
- Wycliffe Park Campground (pending grant funding)
- Hosmer Fire - New Fire Hall - \$600,000 (100% grant funded, for land if project proceeds)
- Radium Hot Springs Transfer Station
- Fire Department Engine Replacements - Panorama, Hosmer, Baynes Lake Fire Department
- Edgewater Connectivity Project (100% grant funded)

THE **BIG** PICTURE

Overall in 2024, the proposed shared services included in the budget, will result in an average tax increase of \$20 on the average residential property valued at \$567,000.



HOW ASSESSMENT VALUES FACTOR IN

Changes in the total tax collected are only one factor affecting tax increases or decreases. The change in total assessed value for a municipality or electoral area in relation to the average change in assessment are another factor.



In 2024, RDEK jurisdictions saw a range of assessment changes compared to 2023- from an increase of 5.7% for the Village of Radium Hot Springs and District of Elkford to an increase of 14.3% for Electoral Area A. Municipal assessments increased on average 7.5% and Electoral Area assessments increased 10.2%. Assessments for the RDEK as a whole increased 8.7%, which is about half the assessment increase in 2023.

Jurisdictions (and individual properties) with larger-than-average assessment increases will attract a larger proportion of the tax requisition, while those with lower assessment increases will benefit from a reduced share.

ELECTORAL AREA HIGHLIGHTS

The highlights in each of these sections relate to the “RDEK” portion of your tax notice (NOT the full notice) and are based on the average residential assessment of \$567,000.



A typical residential taxpayer* in Electoral Area A will pay **\$348** for RDEK taxes on the shared services, which is an **increase of \$45**.



A typical residential taxpayer* in Electoral Area B will pay **\$429** for RDEK taxes on the shared services, which is an **increase of \$11**.

Area A Budget Highlights:

- **Electoral Area A Elk Valley Tax Sharing Projects:**
 - Tourism Strategy Action Projects \$71,875
 - Access Guardian Contribution (2024 – 2028) \$28,000 to \$46,400
 - New Hosmer Fire Hall \$600,000 in 2024 and \$1.9 million in 2025, if project advances; \$20,000 for building assessment and project reports.
 - Area A Parks \$50,000 for Fernie Valley Pathway.
- **Hosmer Fire Service** - \$29 / avg residential property increase to fund inflationary operating costs and a \$900,000 fire engine replacement. \$69,000 has been allocated for equipment upgrades.
- **New Hosmer Fire Hall** - Funding of \$600,000 in the 2024 budget and \$3.4 million in the 2025 budget ready if the project proceeds (\$2.5 million from EV Mine Tax Sharing and \$1.5 million from Community Works Fund).
- **Area A Septage** - tax increase of \$12 / avg residential property to fund 2023 deficit and 2024 operations. The ponds are starting to see slight growth in revenues.
- **Area A Flood Control** - Negative tax of \$31,500 for Area A Flood (approx. -\$12 / avg residential property to offset Area A Septage tax increase, returning funds previously contributed). Budget includes infrastructure maintenance. Hosmer Creek and Mine Creek flood assessments to occur pending approval of grant application.
- **Fernie Rural Fire** - \$36 / avg residential property increase for Fernie Rural Fire for 4% increase in fire service contract cost and \$38,500 increase to equipment reserves.
- **Upper Elk Valley Fire** - \$4 / avg residential property increase for service contract increases and increased wages.
- **Area A Parks** - taxation increase of \$9,560 for staff work and maintenance on Morrissey River Access and Fernie Valley Pathway, pending success of BC Active Planning grant.
- **Area A Economic Development Service** - \$5 / avg residential property increase to fund new economic development initiatives.

* Based on the average \$567,000 residential assessment

Highlights:

- **Jaffray Fire Service** - \$47 / avg residential property increase to fund inflationary operating costs and equipment reserves. We are replacing SCBA breathing apparatus and upgrading the fire bay diesel exhaust system. An additional \$61,000 has been allocated for general equipment upgrades.
- **Baynes Lake Fire Service** - \$90 / avg residential property increase to fund inflationary operating costs and equipment reserves. A \$900,000 fire engine replacement will be funded by reserves and short-term debt estimated at \$453,000. \$70,000 in grant-funded equipment upgrades are included.
- **Elko Fire Service** - \$44 / avg residential property increase to fund inflationary operating costs and lower surplus from prior year. \$76,000 in equipment upgrades are included in the budget. The \$300,000 project to construct a new bay and add washrooms/laundry room is 100% funded through a Community Works Fund Grant.
- **Area B Parks** - \$5 / avg residential property increase for inflationary costs for all parks and expenditures related to trail improvements at Waldo Cove Park.
 - Working with Tourism Fernie on a new Elko River Access boat launch and parking area with RDEK costs of \$16,900.
 - Working with South Country Trails and Recreation Association (SCTRA) on a paved trail between Rosen Lake and West Jaffray called the Jaffray Trail with RDEK costs of \$8,600. \$500,000 for construction of the Jaffray Trail is pending grant approval.
- **Elko Water** - \$8 increase in 2024. \$8 per month user fee increase in each year 2024 to 2028 to fund inflationary and maintenance increases and increased reserve contributions for asset management. A \$100,000 project to install solar panels to reduce pumphouse electrical costs is 80% funded by a CBT Energy grant, with the remainder from surplus and reserves.
- **Tie Lake Water Level Control** - \$5 parcel tax decrease.
- **Rosen Lake Water Level Control** - \$13 decrease / avg residential property due to approved grants for a mandated dam consequence rating assessment. Utilizing Reserves to repair sloughing in the dam at the culvert outlet.
- **Area B Economic Development** - \$27 / avg residential property decrease.

ELECTORAL AREA HIGHLIGHTS CONTINUED

Area



A typical residential taxpayer* in Electoral Area C will pay **\$422** for RDEK taxes on the shared services, which is an **increase** of **\$31** over last year.

Highlights:

- **Area C Parks** - No tax increase in 2024 due to surplus from 2023.
- **Moyie Water** - No change to Parcel tax for Moyie Water 2006 debt, which matures in spring 2026. There will be a Frontage tax increase of \$1,000 in 2024 to fund an increased contribution to reserves, which works out to \$12 / avg residential property. There will be user fee increases of \$4 per month in 2024 and \$8 per month each year 2025 – 2027. We will be taking \$36,350 from the Operating Reserve in 2024 to fund a well pump, a portion of new operator truck and to repay deficit from 2023.
- **Cranbrook Rural Fire Protection** - Increase of \$19 / avg residential property to fund increased contracted fire services costs.
- **Cranbrook Public Library** - \$2 average residential property increase for Cranbrook Public Library Service to fund 20% share of 2024 operational budget.
- **Area C Economic Development** - \$10 decrease / avg residential property to help offset the other tax increases in Area C.

Area



A typical residential taxpayer* in Electoral Area E will pay **\$419** for RDEK taxes on the shared services, which is an **increase** of **\$46** over last year.

Highlights:

- **Wasa / Ta Ta Creek / Skookumchuck Mosquito Control Service** - \$12,000 overall decrease, which works out to -\$22 / avg residential property, due to a decrease in mosquito activity in 2023 and increase in the number of taxable parcels.
- **Lazy Lake Water Level Control** - No tax increase in 2024. An Elector Assent process will be held in 2024 to increase taxation from \$1,260 to \$4,400 in 2025 (a \$75 increase on an avg residential property), with an estimated \$2.40 inflationary increase each year after. Estimate a deficit of \$6,005 for 2024 due to cost of the assent process, which will take until 2032 to repay.
- **Wasa Recreation Contribution Service** - An increase in the number of taxable parcels has reduced the impact on taxes for this Service to an increase of 10 cents per parcel. Grants to recipient organizations is increasing 2% in each year of the financial plan totaling \$20,400 in 2024.
- **Electoral Area E Parks** - No change in taxation. A number of projects have been carried forward from 2023, including: fuel reduction at Cherry Creek Falls Regional Park and St. Mary's Lake Regional Park, and erosion control in an upper parking area and parking delineators at St. Mary's Lake Regional Park.

Area



A typical residential taxpayer* in Electoral Area F will pay **\$583** for RDEK taxes on the shared services, which is an **increase** of **\$46** over last year.

Highlights:

- **Fairmont Flood & Landslide Service** - 2024 taxation increase of \$134 per average residential property for Fairmont Flood & Landslide Service, with a further increase of \$34 per average residential property in 2025. The \$10.2 million Cold Spring Creek mitigation project construction will continue in 2024 and is 91.5% grant funded. \$150,000 short term borrowing in 2024 for phase 1 of the Cold Spring Creek project and \$716,000 short term borrowing in 2024 for phase 2 of Cold Spring Creek project.
- **Area F Cemeteries** - Less than \$1 increase in taxation on the average residential property for Area F Cemeteries due to increased operating costs related to Mount View and Windermere Cemeteries.
- **Windermere Fire Service** - \$12 average residential property increase to fund increasing costs of operations. There will be \$55,000 in grant-funded equipment upgrades. We are increasing the equipment reserve contributions by \$3,000 to prepare for large increased costs of fire apparatus in the future. The replacement of the duty officer vehicle in 2024 will be funded from equipment reserves.
- **Fairmont Fire Service** - Increase of \$37 / avg residential property to fund rising operational costs. There will be \$56,000 in grant-funded equipment upgrades. A \$102,000 vehicle exhaust system improvement in 2024 to be funded by building reserves. We are increasing equipment reserve contributions by \$15,000 to prepare for large future increased fire apparatus costs.

Area F Highlights continued on next page »

ELECTORAL AREA **HIGHLIGHTS** CONTINUED

Area F Highlights (continued):

- **Columbia Ridge Fire** - An increase of \$33 / avg residential property for a share of Fairmont Fire costs.
- **Panorama Fire Service** - \$6 average residential property increase for Panorama Fire Service to fund increasing costs of operations. Grant funded equipment of \$58,000. \$900,000 to place order for fire engine replacement, funded by reserves.
- **Invermere Rural Fire Service** - An increase of \$115 / avg residential property to fund inflationary and capital cost increases of the contractor.
- **Wilmer / Toby Benches Fire** - An increase of \$47 / avg residential property increase for Wilmer/Toby Benches to fund inflationary pressures and capital cost increases of the contractor.
- **Windermere Water Service** - No change to taxation in 2024. Preparations will begin for \$1.4 million of water system upgrades to take place in 2025.
- **Timber Ridge Water** - No change in taxation. This service will no longer exist once debt is paid off in 2026. Operating costs are all included in Eastside Water Service.
- **Holland Creek Water** - \$85 parcel tax increase to fund inflationary operating costs and increased bulk water charges. \$45,000 to complete water meter replacement in 2024 will be funded from capital reserve. We are utilizing \$10,000 from operating reserve to minimize the taxation increase. Contributions to capital reserve will return to normal amounts in 2024 -2028.
- **Rushmere Water** - \$455 parcel tax increase to fund inflationary costs, increased maintenance and lower surplus from 2023. There will be a user fee increase of \$10 per month in 2024 and we will be increasing reserve contributions in 2024 to 2028 for asset management.
- **East Side Lake Windermere Water** - No taxation at this time. There will be a \$3.50 per month base rate increase for residential accounts and similar % increase for other account classes in 2024 – 2028. There will also be a consumption rate increase of \$0.13/m³ for residential users each year 2024 – 2028. The increases are required to fund inflationary costs for staffing and operations, increased maintenance costs, and contributions to reserves for asset management. \$550,000 for engineering for the Reservoir Fill / Distribution Mains Project and Communication and Controls Upgrades will be funded from the general capital reserve and we have \$2.6 million projected for capital projects in 2025/26.
- **Holland Creek Sewer** - \$35 parcel tax increase to fund inflationary operating costs and increased bulk sewer charges. Residential fee increases of \$0.50 per month in each year 2024 – 2028. We will be utilizing \$13,000 of the operating reserve to minimize the taxation increase in 2024 and \$92,000 from the capital reserve for a backup generator and lift station pump.
- **Baltac Sewer** - No tax increase in 2024 with expected increases starting in 2026. We are continuing to contribute \$10,000 per year to the operating reserve to allow for phase-in of the expected interest rate increase when the debenture renews in 2026.

Area



A typical residential taxpayer* in Electoral Area G will pay \$554 for RDEK taxes on the shared services, which is an increase of \$44 over last year.

Highlights:

- **Edgewater Fire Service** - \$42 average residential property increase for Edgewater Fire Service to fund increasing operating costs. Grant funded equipment \$52,000. \$165,000 replacement of self contained breathing apparatus in 2024 funded by the equipment reserve.
- **Wilmer/Toby Benches Fire** - \$47 average residential property increase to fund inflationary pressures and capital cost increases in fire service contract (District of Invermere).
- **Radium Resort/Dry Gulch Fire Service** - Estimated \$21 average residential property increase to fund increase in fire service contract (Village of Radium Hot Springs).
- **Brownsville Fire Service** - Estimated \$22 average residential property increase to fund increase in fire service contract (Village of Radium Hot Springs).

[Area G Highlights continued on next page »](#)

** Based on the average \$567,000 residential assessment*

ELECTORAL AREA **HIGHLIGHTS** CONTINUED

Area G Highlights (continued):

- **Edgewater Sewer** - \$4 parcel tax increase to fund inflationary operating costs. We are utilizing \$39,189 from the operating reserve to recover unexpected maintenance costs in 2023. We are rebuilding operating reserves 2024 – 2028 and increasing capital reserve contributions. There will be a user fee increase of \$1.50 per month for residential and \$1.00 per month for Valley's Edge Park in 2024 and 2025. Larger increases are coming in 2026 - 2028 to fund increased reserve contributions for asset management.
- **Edgewater Water** - \$7 parcel tax increase for Edgewater Water to fund inflationary operating costs and lower surplus from 2023. There will be fee increases of \$3 per month plus consumption increase of \$0.10/m³ in each year 2023 – 2027 to fund increased reserve contributions for asset management. A mandatory \$40,000 Lake Baptiste Dam inundation assessment is scheduled with \$30,000 funded from operational reserve. \$40,000 has been budgeted for a Master Plan and Asset Management Plan with applications to be submitted for partial grant funding.
- **Spur Valley Water** - No parcel tax increase for Spur Valley. There will be user fee increases of \$6 per month plus a \$0.20/m³ consumption increase in 2024 and \$8 per month in 2025 to fund inflationary costs. Contributions to capital reserve increased to \$38,000 in the five-year plan.
- **Edgewater Recreation** - No tax increase in 2024. The current budget does not include solution to current condition of the Post Office or the old Credit Union building. There will be contributions to capital reserves starting in 2024 and ranging from \$6,000 to \$7,100.

** Based on the average \$567,000 residential assessment*

**OVERALL IN 2024, RESIDENTS
WILL NOTICE AN AVERAGE
INCREASE OF \$37 IN THE
ELECTORAL AREAS FOR
SHARED SERVICES**

REGIONAL **HIGHLIGHT**

In 2024, we are preparing to amalgamate the three subregional Emergency Programs into one Regional Emergency Program (pending Board approval). The first step will be to return the reserves for each subregional program by utilizing those reserves to reduce taxation in 2024. This ensures the taxpayers that paid into the service receive the benefit of its use. In 2025, we would return to utilizing taxes to fund the new combined regional program and begin rebuilding reserves.

The 2024 budget also includes operational cost estimates for the regional organics and processing facilities, and contributions to reserves as the RDEK continues to prepare for the construction of a new RDEK office building. Municipal property owners will contribute 29% and Electoral Area property owners will contribute 71% of the new building cost in recognition that the Electoral Areas have a greater number of services provided by the RDEK.



MUNICIPAL HIGHLIGHTS

** Based on the average \$567,000 residential assessment*

CENTRAL (Cranbrook/Kimberley)

Residents of Cranbrook and Kimberley receive a number of services from the RDEK, including E-911, Emergency Program, Solid Waste, Recycling, Planning, Regional Invasive Plant Pgm, Regional Parks. The municipalities collect the taxes on our behalf for these services.

Here is the total the average municipal residence* will pay for in 2024 for all RDEK services:

KIMBERLEY - \$256* (\$10 INCREASE)

CRANBROOK - \$247* (\$7 INCREASE)

The increases are related to increased inflationary and contract costs for Central Solid Waste, regional composting facility operations, and costs related to the Central Emergency Program.

COLUMBIA VALLEY (Invermere, Radium, Canal Flats)

Residents of Invermere, Canal Flats and Radium receive a number of services from the RDEK, including E-911, Emergency Program, Solid Waste, Recycling, Planning, CV Recreation, Regional Invasive Plant Program, Regional Parks, and CV Broadband (Invermere and Radium only). The municipalities collect the taxes on our behalf for these services.

Here is the total the average municipal residence* will pay for in 2024 for all RDEK services:

CANAL FLATS - \$441* (\$19 INCREASE)

INVERMERE - \$438* (\$15 INCREASE)

RADIUM - \$456* (\$2 INCREASE)

The increases are related to increased inflationary and contract costs for Columbia Valley Solid Waste and the new Radium Transfer Station, along with small increases in Columbia Valley Transit, the operation of the Markin MacPhail Westside Legacy Trail, and Columbia Valley Recreation. There are slight decreases this year in the Columbia Valley Emergency Program and Columbia Valley Broadband.

ELK VALLEY (Elkford, Fernie, Sparwood)

Residents of Fernie, Elkford and Sparwood receive a wide range of services from the RDEK, including E-911, Emergency Program, Solid Waste, Recycling, Planning, Regional Invasive Plant Program, Elk Valley Airport, Elk Valley Victim's Assistance, Regional Parks. The municipalities collect the taxes on our behalf for these services.

Here is the total the average municipal residence* will pay for in 2024 for all RDEK services:

FERNIE - \$299* (\$5 INCREASE)

ELKFORD - \$318* (\$14 INCREASE)

SPARWOOD - \$343* (\$7 INCREASE)

The increases are related to increased inflationary and contract costs for Elk Valley Solid Waste, regional composting facility operations, the Elk Valley Victim's Assistance Program, and Elk Valley Airport Service.

KOOTENAY EAST REGIONAL HOSPITAL DISTRICT

HIGHLIGHT

The Kootenay East Regional Hospital District (KERHD) Board approved a 3% inflationary tax increase for 2024 to 2028 and a \$30 per year increase in taxation for 2024-2026.

These increases bring the tax per average residential property assessed at \$494,156 from \$145 to \$179 to fund operating costs and Interior Health Capital Projects, such as the new FW Green Home in Cranbrook; primary care expansion in the Elk Valley, Invermere, and Kimberley; expanded CT services in Golden, and more.

To learn more about the Hospital District, visit:
www.kerhd.ca.