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# A CLOSER LOOK AT REVENUE

	<u>2022</u>	<u>2021</u>
Property Taxes	\$21,322,163	\$19,837,121
Parcel Taxes	\$1,565,331	\$1,533,786
Grants in Lieu	\$712,002	\$679,427
Fees & Charges	\$4,703,497	\$4,041,419
Prov. Grants	\$7,300,137	\$9,294,859
Other Grants/Transfers	\$7,515,779	\$8,636,918

THIS DOCUMENT REFLECTS THE NUMBERS IN THE ADOPTED FIVE-YEAR FINANCIAL PLAN AS PRESENTED ON MAR. 11, 2022



## THE BIG PICTURE

Overall in 2022 there is a proposed 7.1% increase in total taxes collected; however, the 1.7% increase in new assessment will lessen the overall impact for our shared services to a proposed increase of 5.0%.



**2022 Capital Budget:**  
**\$9,057,719**

- Some of the larger capital projects in the coming year include:
- Fairmont Flood & Debris Flow Mitigation - Cold Spring Creek Upgrades
- South Country Aquifer / Elko Sinkholes Project (grant dependent)
- Windermere Water - Distribution System Upgrade
- Hosmer Fire - Construction of new fire hall (Area A's portion of the Elk Valley Tax Sharing Grant)
- Organics Composting Facilities (Elk Valley, Central and Columbia Valley Subregions)
- Edgewater Connectivity Project - Phase 1

## 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 2022, RDEK jurisdictions saw a range of assessment changes - from an increase of 7.1% for the District of Elkford to an increase of 23.7% for the District of Invermere. Overall, municipal assessments increased on average 19% and Electoral Area assessments increased 18.4%. Assessments for the RDEK as a whole increased 18.8%.

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 proposed increases in each of these sections relate to the "RDEK" line item on your tax notice (NOT the full notice which includes provincial tax, school tax, etc).

Area



The average residential taxpayer in Electoral Area A will notice a **2.9% INCREASE (\$7\*)** in their RDEK taxes this year.

## Highlights:

- Electoral Area A Elk Valley Mine Tax Sharing Projects:
  - Elkford Senior Housing - \$500,000
  - Tourism Strategy Action Projects - \$117,700
  - Access Guardian Contribution (2022-2026) - \$11,250 to \$55,000
  - Fernie Snowmobile Association Access - \$72,000
  - New Hosmer Fire Hall (2022-2025) - \$2,000,000
- 8.7% increase for Hosmer Fire Service fund a new recruitment / training officer position for Elk Valley & South Country Rural Fire & Rescue Service
- New Hosmer Fire Hall to be constructed with estimated budget of \$2.5 million (\$2M from EV Mine Tax Sharing and \$500,000 from Community Works Fund)
- Area A Flood taxation continues to be offset by a negative tax in Area A Septage, with reductions in tax proceeds expected
- 4.5% tax increase for Upper Elk Valley Fire Service
- 12.6% tax increase for Fernie Rural Fire (partly due to 24 additional properties in the service area)



Area



The average residential taxpayer in Electoral Area C will notice a **1.8% INCREASE (\$7\*)** in their taxes this year.

## Highlights:

- 3.25% tax increase for Cranbrook Rural Fire Protection Service
- \$2,000 reduction in Frontage Tax for Moyie Water with further anticipated reductions of \$2,000 in 2023 and 2024 and user fee increases of \$4/month for residential connections each year 2022-2026

Area



The average residential taxpayer in Electoral Area B will notice a **4.4% INCREASE (\$15\*)** in their RDEK taxes this year.

## Highlights:

- 6.4%\* tax increase for Elko Fire Service with plans to build a new bay and add washrooms in 2025
- 13.8%\* tax increase for Baynes Lake Fire Service
- 12.1%\* tax increase for Jaffray Fire
- \* All Elk Valley and South Country taxation is increasing to fund a new recruitment / training officer position
- \$12,500 tax increase for Area B Parks to fund costs for Waldo Cove boat launch maintenance contractor
- Elko Water - \$4/month user fee increase 2022-2025
- Tie Lake Dam - final year for debt payments on the dam/weir project
- Tax increase of \$70,000 in Electoral Area B Economic Development Service to continue to work on South Country Aquifer / Elko Sinkhole Project



Area



The average residential taxpayer in Electoral Area E will notice a **1.9% INCREASE (\$7\*)** in their taxes this year.

## Highlights:

- First year for new Wasa Recreation Contribution Service with a parcel tax of \$45 per parcel
- No increase in Wasa, TaTa Creek, Skookumchuck Mosquito Control Parcel Tax
- There will be no increase in parcel tax for Lazy Lake Water Level Control in 2022; however, increases are expected in 2023
- Completion of new culvert for Lazy Lake Water Level Control, with addition of one-time grant of \$2,186 from Discretionary Grant-in-Aid
- \$1,500 tax increase for Electoral Area E Parks

# ELECTORAL AREA **HIGHLIGHTS** CONTINUED



*\* Based on the average \$462,000 residential assessment*

**The average residential taxpayer in Electoral Area F will notice a 7.0% INCREASE (\$31\*) in their taxes this year.**

## Highlights:

- Taxation for Fairmont Flood & Landslide increasing to \$314,000 or \$283 on the average residential property (\$0.68/\$1,000 of assessment) to fund ineligible costs related to the Cold Spring Creek project, maintenance projects, portion of debris cleanout if events occur in 2022 (assuming 80% funding from Province) and consulting costs for establishment of several rights of way
- \$9.29 million grant for Cold Spring Creek project with construction planned to begin in 2022
- \$13,000 increase in Electoral Area F Parks for small maintenance projects
- \$7,300 tax increase and utilization of \$16,000 from reserves for Electoral Area F Cemeteries to fund increased grant to Fairmont Evergreen Cemetery for irrigation repairs (final decision pending) and share of cost to construct new 72 niche columbarium for the Windermere Cemetery
- 1.9% tax increases for Windermere and Fairmont Fire Services, no increase for Panorama Fire Service
- 2.2% tax increase for Invermere Rural Fire Service
- 2.3% tax increase for Wilmer / Toby Bench Fire Service
- \$13,000 increase in taxation = \$29/parcel for Holland Creek Sewer and \$30,000 increase in taxation = \$74/parcel for Holland Creek Water due to new contract rates with Kinbasket Water and Sewer Company
- \$30,000 tax decrease for Baltac Sewer = decrease of \$217 per parcel due to lower interest rates in debenture renewal that occurred in 2021
- \$16,235 tax decrease for Timber Ridge Water = decrease of \$88 per parcel due to lower interest rates in debenture renewal that occurred in 2021
- No change to parcel tax for Rushmere Water in 2022
- No change in taxation for Windermere Water. \$1,514,971 of distribution system upgrades in 2022/23
- East Side Water System consumption rate increase of \$0.13/m<sup>3</sup> for residential users each year 2022 – 2024 to fund asset management reserves



**The average residential taxpayer in Electoral Area G will notice a 6.2% INCREASE (\$26\*) in their taxes this year.**

## Highlights:

- \$9,000 increase in taxation = \$17 per parcel for Edgewater Water and user fee increase of \$3/month and \$0.10/m<sup>3</sup> consumption increase to fund asset management reserves
- No change to taxation and increase of \$2/month and \$0.20/m<sup>3</sup> for Spur Valley Water to fund operating costs
- No change to taxation for Edgewater Sewer and increase in user fees of \$1.50/month for residential and \$1/month for Valley's Edge Park 2022 – 2025 to fund increasing operating costs and asset management reserves
- 1.1% tax increase for Edgewater Fire (this is the first tax increase since 2019) to replace the rescue truck with a newer unit and purchase used rescue equipment to supplement increasing motor vehicle responses within the area
- 1.8% tax increase for Radium/Dry Gulch Fire Service and \$12 increase in taxation for Brownsville Fire Service. Taxation for 2023 is expected to increase for a share of a new fire engine to be purchased by the Village of Radium Hot Springs
- \$1,600 tax decrease for Electoral Area G Economic Development. Edgewater Connectivity Project budgeted at \$734,000 (100% grant funded) expected to take place in 2022 - 2025
- \$100,000 in HVAC improvements for Edgewater Recreation Community Hall (100% funded with 90% funding from CBT and 10% from Community Works Fund) to allow hall to be used as a warming and cooling centre when required

**OVERALL IN  
2022, RESIDENTS  
WILL NOTICE AN  
AVERAGE INCREASE  
OF 5.1% IN THE  
ELECTORAL AREAS  
FOR SHARED  
SERVICES**

# MUNICIPAL HIGHLIGHTS

\* Based on the average \$462,000 residential assessment

## CENTRAL (Cranbrook/ Kimberley)

Slight increases in Solid Waste and Central Emergency Program are contributing to an overall average increase for the RDEK portion of municipal tax bills.

**1.6% INCREASE - KIMBERLEY (\$4\*)**

**0.7% INCREASE - CRANBROOK (\$2\*)**

RDEK Services Cranbrook/Kimberley participate in (not limited to):

911, Emergency Pgms, Solid Waste & Recycling, Planning, Invasive Plant Pgm, Regional Parks, General Admin

## ELK VALLEY (Elkford, Fernie, Spwd)

Increases in the Elk Valley are related mostly to the solid waste service (including construction of an organics facility and a household hazardous waste depot), along with smaller increases to Elk Valley Victim's Assistance, Elk Valley Transit, the Elk Valley Emergency Program and Elk Valley Airport.

**6.4% INCREASE - FERNIE (\$16\*)**

**3.9% INCREASE - SPARWOOD (\$12\*)**

**3.6% INCREASE - ELKFORD (\$9\*)**

RDEK Services EV municipalities participate in: 911, Emerg Pgms, Solid Waste/Recycling, Planning, Invasive Plant Pgm, Regional Parks, Transit, Airport, Victims Services, General Admin

## COLUMBIA VALLEY (Invermere, Radium, Canal Flats)

Municipal residential taxes in the Columbia Valley Subregion will be impacted by service increases in Solid Waste (for an RDEK operated Transfer Station in Invermere and Radium, construction of an organics facility), Columbia Valley Transit, Recreation, and Markin MacPhail Westside Legacy Trail.

**8.7% INCREASE - CANAL FLATS (\$29\*)**

**11.7% INCREASE - INVERMERE (\$38\*)**

**9.9% INCREASE - RADIUM (\$34\*)**

RDEK Services CV municipalities participate in: 911, Emerg Pgms, Solid Waste/Recycling, Planning, Invasive Plant Pgm, Regional Parks, Transit, Broadband (*Inv/Radium only*), General Admin

OVERALL IN 2022,  
MUNICIPAL RESIDENTS  
WILL NOTICE AN  
AVERAGE INCREASE  
OF 4.8% IN THEIR  
CONTRIBUTION FOR  
RDEK SERVICES

## ELECTORAL AREA & MUNICIPAL HIGHLIGHT

There are several initiatives planned through the East Kootenay FireSmart program across this region this year, which are valued at \$618,558 (100% grant funded). In addition, we will see construction and operation of organics processing facilities in 2022 that will serve everyone in the RDEK.

Taxation for all jurisdictions includes the results of the 2021 Census for services allocated by dwellings and population.