

2017 RDBN Initiatives

- Working with the Resource Benefit Alliance to investigate resource revenue sharing
- Launching the Highway 16 Regional Transit Service
- Complete rural internet/cell phone connectivity study
- Update the Solid Waste Management Plan
- Final closure activities at the Fraser Lake Landfill
- Review rural Fraser Lake (Area "D") Official Community Plan
- Provide financial assistance for local recycling programs and promotion of stewardship initiatives
- Promote and encourage growth in the Agricultural Sector
- Emergency preparedness and 9-1-1 public education
- Assist with implementation of the Regional Skills Gap Analysis
- Plan and organize the 2017 Business Forum
- Working with the Ministry of Forests, Lands and Natural Resource Operations staff on the Spruce Beetle Public Advisory Committee
- Host 2017 Start-up Business Contest
- Emergency Social Services structure review

About the Regional District of Bulkley-Nechako

Regional Districts were created by the Province to:

- Provide region wide services;
- Provide inter-municipal or sub-regional services where residents in the municipalities and rural residents outside the municipalities benefit from the same services;
- Act as local government for rural areas and provide local services.

The Regional District of Bulkley-Nechako (RDBN) includes the municipalities of Smithers, Telkwa, Houston, Granisle, Burns Lake, Fraser Lake, Vanderhoof, and Fort St. James and Electoral Areas of "A" Smithers Rural, "B" Burns Lake Rural, "C" Fort St. James Rural, "D" Fraser Lake Rural, "E" Francois/Ootsa Lake Rural, "F" Vanderhoof Rural and "G" Houston Rural.

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Northwest Regional Hospital District

The Northwest Regional Hospital District (NWRHD) was established in December of 1995 under the Hospital District Act of British Columbia. In spite of its name, the NWRHD does not own or operate any hospitals, health centres, or medical clinics of any kind. Its sole purpose is to provide a portion (usually 40% of major expenditures) of funds required by hospitals within its boundaries for equipment, renovations, and new construction. The funding is raised through property taxes. The NWRHD shares its boundaries with Skeena-Queen Charlotte Regional District, the Regional District of Kitimat-Stikine and the western portion of the Regional District of Bulkley-Nechako.

The Northwest Regional Hospital District provides capital funding for the following facilities in your area:

- Houston Health Centre
- Bulkley Valley District Hospital

The RDBN budgeting process starts every fall and is finalized in March. The budget outlines revenues and expenditures for each service the RDBN provides for the year, and in turn the taxes required to pay for these services. Please visit our website for more information regarding our annual budgets or to view our financial statements.

www.rdbn.bc.ca

2017 Regional District of Bulkley-Nechako

Regional District Property Tax Guide

For Taxpayers in the
District of Houston



"A World of Opportunities Within Our Region"

Message from the Chair

In 2016 the RDBN went through some organization changes. With the retirement of two senior staff, we were pleased to welcome to the RDBN team our new CAO, Melany de Weerd and new CFO, Roxanne Shepherd.

We saw the completion of the Baker Airport Rehabilitation project. Because of the great work of our staff and airport society, and the generosity of funding partners, funding contributions covered most of the cost of the project. The Chinook Community Forest began operations and sent out its first load of wood.

In 2016 the RDBN Agricultural Committee was established in order to work on Agriculture opportunities throughout the region and continue to promote this important sector. In the fall we held an Agriculture Forum which was an opportunity to talk with farmers, residents and other stakeholders about these issues.

Looking at 2017 we are faced with many more challenges and opportunities. The upcoming annual allowable cut reduction and spruce beetle impact are among the discussions we continue to focus on. We are also working on updating the solid waste management plan, solutions to improve rural internet and cell coverage, and engaging in discussions with the Province on changes to building inspection and code. With the upcoming Provincial election we are putting major effort toward the Resource Benefit Alliance, looking for a fair share agreement with the Province to reduce the load on our taxpayers.

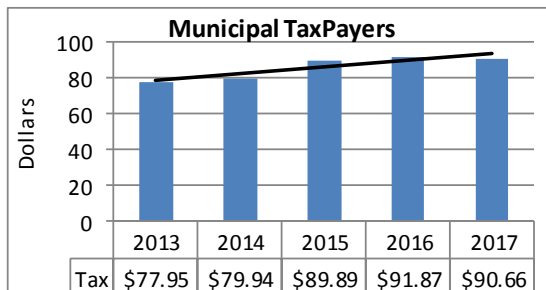
The Regional Transit Service was approved to start early this year providing much needed transportation in the north from Prince George to Smithers.

“A World of Opportunities Within Our Region”

This vision statement is a reflection of the RDBN Board of Directors’ focus on creating and sustaining a healthy and thriving environment for all to enjoy.

Respectfully,
Bill Miller
RDBN Board Chair

Taxation for Region-Wide Services



Where do my local Regional District taxes go?

The RDBN provides 74 services to approximately 38,000 residents within its boundaries. Not every municipality or electoral area participates in the same services. The following table shows the services that are included in your regional district tax levy for 2017. These taxes are billed on your municipal tax notice and your municipality in turn forwards the funds to the Regional District to be used for the delivery of these services.

The residential tax rates shown below are per \$100,000 assessed residential value

Service	2017	2016
General Government	18.70	21.84
Solid Waste Management	55.71	55.87
Regional Economic Development	4.73	4.98
Development Services	5.23	4.81
Feasibility Studies	0	0
Planning and Zoning	2.73	2.79
Smithers/Houston TV Rebroadcasting	2.00	2.02
Regional Public Transit Service	2.33	0
Total taxation land & improvements	\$ 91.43	\$ 92.31
9-1-1 Service	4.94	2.14
Total taxation improvements only	\$ 4.94	\$ 2.14

Who else is paying for these services?

Some services — 9-1-1 Service for example — are provided to the entire Regional District and some are for specific areas only. An example of a specific area service would be the Smithers/Houston TV Rebroadcasting service, which is a shared service that is paid for by taxpayers in the District of Houston, Village of Telkwa, Town of Smithers, and Electoral Areas “A” Smithers Rural, and a portion of Electoral Area “G” Houston Rural.

What do Electoral Area residents pay in taxes?

Rural residents pay many of the same taxes that municipal residents do, plus additional taxes for specific rural services. In addition to the Regional District taxes, rural property owners pay taxes for:

- **BC Assessment Authority** - a Crown Corporation that sets property value in BC
- **Municipal Finance Authority** - which coordinates financial borrowing for local governments in BC
- **Northwest Regional Hospital District** - see explanation in this brochure
- Provincial School Taxes
- Provincial rural taxes for road maintenance and policing.

How is the RDBN portion of your property taxes calculated?

- The RDBN determines the budget and tax levy (or funding) to provide each service after a thorough review by the RDBN Board of Directors
- BC Assessment Authority provides assessment information, which it has independently determined
- Calculate tax rate per \$1,000 of assessments:

Budgeted tax levy

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Assessed property value x 1000

Assessments & Tax Rates

How does the change in assessed values affect the amount of tax I pay?

This is a question many taxpayers ask each year.

What happens when my property value increases? As all property values do not change by the same percentage the examples below address those issues:

If the budgeted tax levy to provide services remains the same from one year to the next, but property values increase 25% the amount of tax collected does not change, but the rate declines:

Year	Assessed Value	Tax Rate	Tax you pay (levy)
1	\$100,000	1.00	\$100
2	\$125,000	.80	\$100

If the budgeted tax levy to provide services increases by 10%, and property values increase by 25% the change could be shown as follows:

Year	Assessed Value	Tax Rate	Tax you pay (levy)
1	\$100,000	1.00	\$100
2	\$125,000	0.88	\$110

