

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

Inquiries regarding RDBN taxation can be directed to:

Roxanne Shepherd, Chief Financial Officer
Telephone 250-692-3195
Toll Free 1-800-320-3339

www.rdbn.bc.ca

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. The RDBN provides a total of 74 different services throughout the region.

Inquiries regarding Provincial Taxation and your property tax notice

Please contact the Surveyor of Taxes

1-800-663-7867 and request a transfer to
250-387-0555

www.sbr.gov.bc.ca/rpt/

The B.C. Property Taxation website has information re home owner grants, the tax deferral program as well as other valuable tax information.

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 tax rates. 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

Rural Property Tax Guide

For Taxpayers in
Electoral Area "G"
Houston Rural



"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.

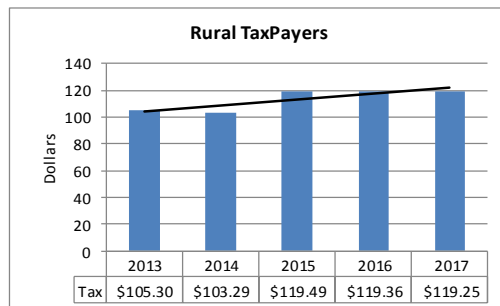
The Regional Transit Service was approved to start early this year providing much needed transportation in the north from Prince George to Smithers.

“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



Electoral Area “G” - Houston Rural

Residential Taxes per \$100,000 assessed value (except as otherwise noted)

Service	2017	2016
Rural Government Services	5.13	5.13
Area “G” Grant in Aid	7.32	7.19
General Government	18.70	21.84
Regional Economic Development	4.73	4.98
Solid Waste Management	55.71	55.87
Unightly Premises Regulatory Control	0.80	1.16
Development Services	5.23	4.81
Electoral Area Planning	4.10	4.18
Feasibility Studies	0	0
Emergency Preparedness	5.78	5.95
(1) 9-1-1 Service	4.94	2.14
Noxious Weed Control	1.37	1.12
Building Numbering	0.26	0.24
Building Inspection	11.85	10.23
(1) Houston Rural Fire Protection	125.11	97.34
Topley Rural Fire Protection	224.48	196.00
Topley Road Rescue	10.40	10.47
Topley Cemetery	6.49	6.35
(1) Smithers/Houston TV Rebroadcasting	2.74	2.77

(1) Taxation on improvements only

This is an estimate based upon the 2017 adopted financial plan. These amounts exclude the 5.25% fee charged by the Province to collect taxes for Regional Districts. Please note that not all properties in Area “G” contribute to each of the functions listed above. Ex. If you live outside of the fire protection area, but in Area “G” you do not pay for the service.

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 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:

$$\frac{\text{Budgeted tax levy}}{\text{Assessed property value} \times 1000}$$

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

Understanding your Tax Notice

You have just received your 2017 property tax notice from the province. The Province collects taxes for schools, roads, policing and Regional District services. The Regional District of Bulkey-Nechako receives a lump sum payment from the province in August of each year. The following will explain each line on your property tax notice.

BC Assessment Authority

BC Assessment Authority is a crown corporation that sets all property values in the province. Their costs are recovered by this tax.

Municipal Finance Authority

The Municipal Finance Authority coordinates financial borrowing for all local governments in the province.

Provincial School Tax

The Province collects this tax for education and school facilities.

Provincial Rural Tax and Police Tax

The Provincial Government tax is for rural road maintenance and police protection services.

Electoral Area “G” Houston Rural

This is your electoral area tax for services provided by the RDBN.

Other Local Services

You may benefit from other local services such as street lighting or fire protection. These may be listed separately on your tax notice.

Northwest Regional Hospital District

The NWRHD provides capital funding for the hospital facilities in our region.