

# THE CORPORATION OF THE VILLAGE OF MONTROSE

## BYLAW # 613

A BYLAW TO LEVY PROPERTY TAXES FOR THE YEAR 2004.

WHEREAS section 197 of the *COMMUNITY CHARTER* (SBC Chapter 26) directs the Council of the Village of Montrose to establish ad valorem tax rates for municipal and non-municipal purposes, and

WHEREAS section 200 of the *COMMUNITY CHARTER* (SBC Chapter 26) authorize the Council of the Village of Montrose to establish parcel tax rates for the purpose of designated services,

NOW THEREFORE the Council of the Village of Montrose, in open meeting assembled, ENACTS AS FOLLOWS:

### SHORT TITLE

- (1) This Bylaw may be cited as the "**2004 PROPERTY TAX RATE BYLAW**"

### DEFINITIONS

- (1) In this Bylaw, for the purpose of parcel taxes, and unless the context otherwise requires, **Taxable Parcel** shall mean a taxable property listed on the Village of Montrose 2004 Authenticated Assessment Roll, issued by the BC Assessment Authority, on which a building is situated or on which, pursuant to the Zoning Bylaw of the Village of Montrose, a building may be constructed.
- (2) In this Bylaw, for the purpose of parcel taxes, and unless the context otherwise requires, **Residential Taxable Parcel** shall mean a taxable property listed on the Village of Montrose 2004 Authenticated Assessment Roll, issued by the BC Assessment Authority, as a class 1 property on which a dwelling unit is located.

### AD VALOREM TAX RATES

- (1) The ad valorem tax rates imposed and levied for the fiscal year 2004 on all properties within the Village of Montrose for all lawful general municipal and for unspecified debt purposes, on the value of land and improvements taxable for general municipal purposes, shall be the rates appearing in column "A" of the Tax Rate Schedule attached to and forming part of this Bylaw.
- (2) For Ministry of Finance purposes, on the value of land and improvements taxable for education purposes, rates as per Section 18(4) of the *EDUCATION (INTERIM) FINANCE ACT*, appearing in column "B" of the Tax Rate Schedule attached to and forming part of this Bylaw.
- (3) For Ministry of Finance purposes, on the value of land and improvements taxable for education purposes, rates as per Section 14 of the *EDUCATION (INTERIM) FINANCE ACT*, appearing in column "C" of the Tax Rate Schedule attached to and forming part of this Bylaw.
- (4) For Municipal Finance Authority of British Columbia purposes, on the value of land and improvements taxable for hospital purposes, rates as per Section 15 of the *MUNICIPAL FINANCE AUTHORITY ACT*, appearing in column "D" of the Tax Rate Schedule attached to and forming part of this Bylaw.
- (5) for Regional District of Kootenay Boundary purposes, on the value of land and improvements taxable for hospital purposes, rates appearing in column "E" of the Tax Rate Schedule attached to and forming part of this Bylaw.
- (6) For Kootenay Boundary Regional Hospital District purposes, on the value of land and improvements taxable for hospital purposes, rates appearing in column "F" of the Tax Rate Schedule attached to and forming part of this Bylaw.
- (7) For West Kootenay Boundary Regional Hospital District purposes, on the value of land and improvements taxable for hospital purposes, rates appearing in column "G" of the Tax Rate Schedule attached to and forming part of this Bylaw.
- (8) For British Columbia Assessment Authority purposes on the value of land and improvements taxable for hospital purposes, rates as per Section 16 of the *ASSESSMENT AUTHORITY ACT*, appearing in column "H" of the Tax Rate Schedule attached to and forming part of this Bylaw.

**WATER PARCEL TAX RATES**

- 4. (1) Subject to the conditions established in this Bylaw, a parcel tax for water service purposes is hereby imposed on Taxable Parcels which are capable of receiving water services from a main line of the Village system located not more than 20 meters from the parcel.
- (2) The annual parcel tax for water service purposes for the fiscal year 2004 shall be \$104.80.

**SEWER PARCEL TAX RATES**

- 5. (1) Subject to the conditions established in this Bylaw, a parcel tax for sewer service purposes is hereby imposed on Taxable Parcels which are capable of receiving sewer services from a main line of the Village system located not more than 20 meters from the parcel.
- (2) The annual parcel tax for sewer service purposes for the fiscal year 2004 shall be \$91.25.

**COMMUNITY DEVELOPMENT PARCEL TAX RATES**

- 6. (1) Subject to the conditions established in this Bylaw, a parcel tax for Community Development purposes is hereby imposed on all Taxable Parcels.
- (2) The annual parcel tax for Community Development purposes for the fiscal year 2004 shall be \$26.20.

**DRAINAGE PARCEL TAX RATES**

- 7. (1) Subject to the conditions established in this Bylaw, a parcel tax for drainage service purposes is hereby imposed on all Taxable Parcels.
- (2) The annual parcel tax for drainage service purposes for the fiscal year 2004 shall be \$28.33.

**RECYCLING PARCEL TAX RATES**

- 8. (1) Subject to the conditions established in this Bylaw, a parcel tax for recycling service purposes is hereby imposed on all Residential Taxable Parcels.
- (2) The annual parcel tax for recycling service purposes for the fiscal year 2004 shall be \$28.55.

**MINIMUM TAX**

- 9. (1) The minimum amount of taxation upon a parcel of real property shall be one hundred dollar (\$100).

**ENACTMENT**

- 10. (1) If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.
- (2) This Bylaw shall come into full force and effect on the passing thereof.

READ A FIRST TIME	this 6 <sup>th</sup> day of April, 2004
READ A SECOND TIME	this 20 <sup>th</sup> day of April, 2004
READ A THIRD TIME	this 20 <sup>th</sup> day of April, 2004
RECONSIDERED AND FINALLY ADOPTED	this 4 <sup>th</sup> day of May, 2004

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Mayor

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Village Clerk

Certified a true copy of Bylaw # 613, as adopted.

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Village Clerk, André Carrel

**THE CORPORATION OF THE VILLAGE OF MONTROSE**

**BYLAW # 613**

**TAX RATE SCHEDULE**

Tax rates are expressed in dollars per \$1,000 of taxable assessment.

- "A" General Municipal & Unspecified Debt Tax Rate
- "B" Non-Residential School Tax Rate
- "C" Residential School Tax Rate
- "D" Municipal Finance Authority Tax Rate
- "E" Regional District Kootenay Boundary Tax Rate
- "F" Kootenay Boundary Regional Hospital District Tax Rate
- "G" West Kootenay Boundary Regional Hospital District Tax Rate
- "H" British Columbia Assessment Authority Tax Rate

**PROPERTY CLASS 01 - RESIDENTIAL**

A	B	C	D	E	F	G	H
2.1770	n/a	5.5195	0.0003	4.0917	0.0362	0.2364	.1057

**PROPERTY CLASS 02 - UTILITIES**

A	B	C	D	E	F	G	H
14.0460	15.0000	n/a	0.0005	14.3211	0.1267	0.8272	.5424

**PROPERTY CLASS 06 - BUSINESS**

A	B	C	D	E	F	G	H
5.6184	9.9000	n/a	0.0001	10.0248	0.0887	0.5791	.2959