

## Tlell Fire Fighters Association and the North Coast Regional District

### Highlights from Information Session:

The Tlell Volunteer Firefighters Association (TVFA), in conjunction with the North Coast Regional District (NCRD), held an information session at the Tlell Fire Hall on September 19<sup>th</sup>, 2017. From this session there were a number of questions asked and, in order to keep all constituents informed, we have provided both the questions asked and answers below:

**Q: What is the tax rate for the potential service?**

**A:**

Class	Tax Rate
Class 1: Residential	1.04964
Class 6: Business/ Other	2.57161
Class 8: Recreation/Non profit	1.04964
Class 9: Farm	1.04964

**Q: How do I calculate the potential tax increase because of this new service?**

**A:** You would multiply the assessed value of your home by the tax rate and divide by 1000. The formula is as follows: [(Assessment Value) × 1.04964 ÷ \$1,000]

**Example:** [(\$177,000) × 1.04964 ÷ \$1,000 = **\$185.79**]

**Q: Where can I find my assessed value?**

**A:** BC Assessment would have mailed you an assessment notice for your property. Alternatively you can go online and use the following website:

<https://evaluatebc.bcassessment.ca/Default.aspx>

You will need to type in your folio number, PID, or Address to locate your property. All of which can be found on your tax notice.

**Q: Why does Class 9 pay substantially less in taxes?**

**A:** BC Assessment assesses Class 9 farm status properties at a lower value than residential (Class1), commercial or industrial land. Because the class 9 property is assessed at a lower value, the owner of this land will pay lower property taxes. The reason for the lower assessed values is because the Province of BC has set policy around farm status to encourage farming on large parcels of land.

**Q: Who has authority to set land as farm status?**

**A:** BC Assessment Authority does and there is an extensive list of criteria that needs to be met in order to achieve farm status.

**Q: How many properties in the Fire service Area have farm Status?**

**A:** Out of the 165 properties that will be in the Fire service area only 15 properties are classified as class 9 farm status. The majority of properties are classed as class 1.

Class	Number of properties
Class 1: Residential	140
Class 6: Business/ Other	9
Class 8: Recreation/Non profit	1
Class 9: Farm	15

**Q: Will the new Fire service reduce our home insurance?**

**A:** No the new Fire service will not decrease house insurance. In order to reduce house insurance the Fire Association will need to meet all the criteria to become certified. Although, you may not receive lower house insurance, this Fire service would be one step towards becoming certified. If this step is not taken then it is not possible to take any other steps towards certification.

**Q: How much money will be raised annually through taxation?**

**A:** The annual budget the Fire Association needs to operate sufficiently is \$25,000. Therefore if the service is established we will be collecting \$25,000 annually. The new Bylaw will allow us to raise \$25,000 through taxation. However, should the Fire Association be able to fundraise \$10,000 in a year, then NCRD would only need to raise \$15,000 through taxation.

**Q: Can you provide a range of taxes in a table format based on different assessment values for residential homes?**

**A:** The below table is based on \$25,000 being raised through taxation:

Assessment Value (class 1)	Tax Range
\$0- \$50,000	\$0- \$53
\$75,000- \$100,000	\$79- \$105
\$125,000-\$150,000	\$131-\$158
\$175,000-\$200,000	\$184-\$210
\$225,000-\$250,000	\$236-\$262
\$275,000-\$300,000	\$289-\$315
\$350,000-\$450,000	\$368-\$472

**Q: Can't Gwaii Trust fund the annual \$25,000?**

**A:** Gwaii Trust offers many different grants and has a set criterion for each grant it provides. Most Grants provided are for capital purchases. Our annual funding would be for day to day operations which does not meet the criteria for most of the grants.

**Q: Is it possible to pay a fee for service like garbage pickup, so that everyone pays the same amount?**

**A:** Yes a flat tax for each parcel of land can be applied rather than a tax based on land and improvements (ad valorem tax). If a parcel tax approach was applied then each property owner would pay between \$165 and \$152. However, this means vacant land owners will also pay the same amount regardless of whether or not there is a residence on their property.

Please note that the referendum next month will not have an option for parcel tax. Through legislation we are not able to have three options on the referendum and therefore you will only see an option for taxation under ad valorem and an option to deny the establishment of a Fire service.

**Q: Why hasn't NCRD enforced the payment of the annual membership? Why aren't all residents paying this?**

**A:** The annual membership dues are paid on a voluntary basis and are form of fundraising for the Fire Hall. The Tlell Firefighters Association and NCRD are separate entities. We have no authority over collection of any money and are not linked to the Fire Department at all. However, if the Referendum passes in favour of the Fire service NCRD will have authority to collect funds through taxation.

**Q: Why Doesn't the Regional District just pay for it?**

**A:** The Regional District can only fund the Fire Hall if it is established as a service. In order to be established as a service, NCRD would need the resident's consent. This is why a Referendum is being held.

**Q: Doesn't the Regional District already have enough funds to pay for this? Why are you taxing us?**

**A:** Unlike Municipalities the Regional District is legally not allowed to spend excess money

(Surplus) towards another service.

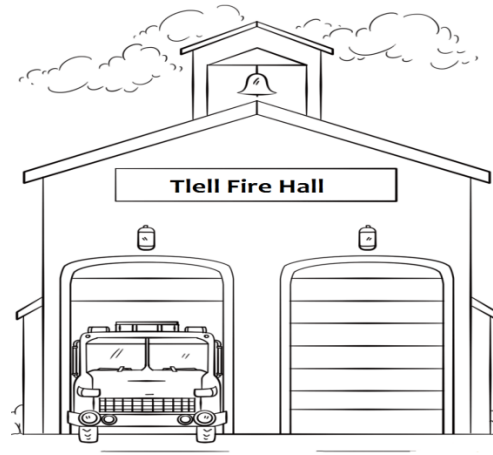
Each service has its own participants, for example under the Island Solid Waste Management service provided by NCRD the participants are all the Municipalities and Electoral Areas on Haida Gwaii.

If there is a Surplus in this service the NCRD is prohibited to use this Surplus and spend it on another service because the money was funded by all of the Residents on Haida Gwaii.

Therefore, the Regional District simply doesn't have the funds to spend on Tlell Fire Department and is legally not allowed to spend any funds towards this service unless a service is established.

**Q: When and where is the Referendum?**

**A: The Referendum will be held Saturday, November 11<sup>th</sup>, 2017 from 8:00 am to 8:00 pm at the Tlell Fire Hall. The address is 36542 BC-16, Tlell, BC VOT 1Y0.**



**Contact Information:**

Doug Chapman  
Chief Administrative Officer  
North Coast Regional District  
Email: [cao@sqcrd.bc.ca](mailto:cao@sqcrd.bc.ca)  
Telephone: 250-624-2002 Ext 8  
Toll Free: 1-888-301-2002

Sukhraj Gill  
Treasurer  
North Coast Regional District  
Email: [treasurer@sqcrd.bc.ca](mailto:treasurer@sqcrd.bc.ca)  
Telephone: 250-624-2002 Ext 4  
Toll Free: 1-888-301-2002