

Property Taxes and Budget

How does the budget affect property taxes?

How much will I pay?

$$\begin{array}{l} \text{(My assessed property value)} \\ \times \text{(Tax rate/1000)} \\ \hline = \text{My property tax bill} \end{array}$$

for example

My assessment = \$343,131
(average single family residence)
Combined tax rate* = 8.976
My property tax = \$3,080

* Based on 2022 rates

Who gets my \$3,080?

Peace River Regional District*	\$48
Peace River Regional District* – Shared Services (911/Pool)	\$215
Peace River Regional Hospital*	\$195
Provincial School Tax*	\$749
Municipal Finance Authority (MFA)*	\$0.07
BC Assessment Authority (BCAA)*	\$12
Transit*	\$81
City Operating Budget	\$1,780

* Collected on behalf of other agencies

How much is the 2023 City operating budget?

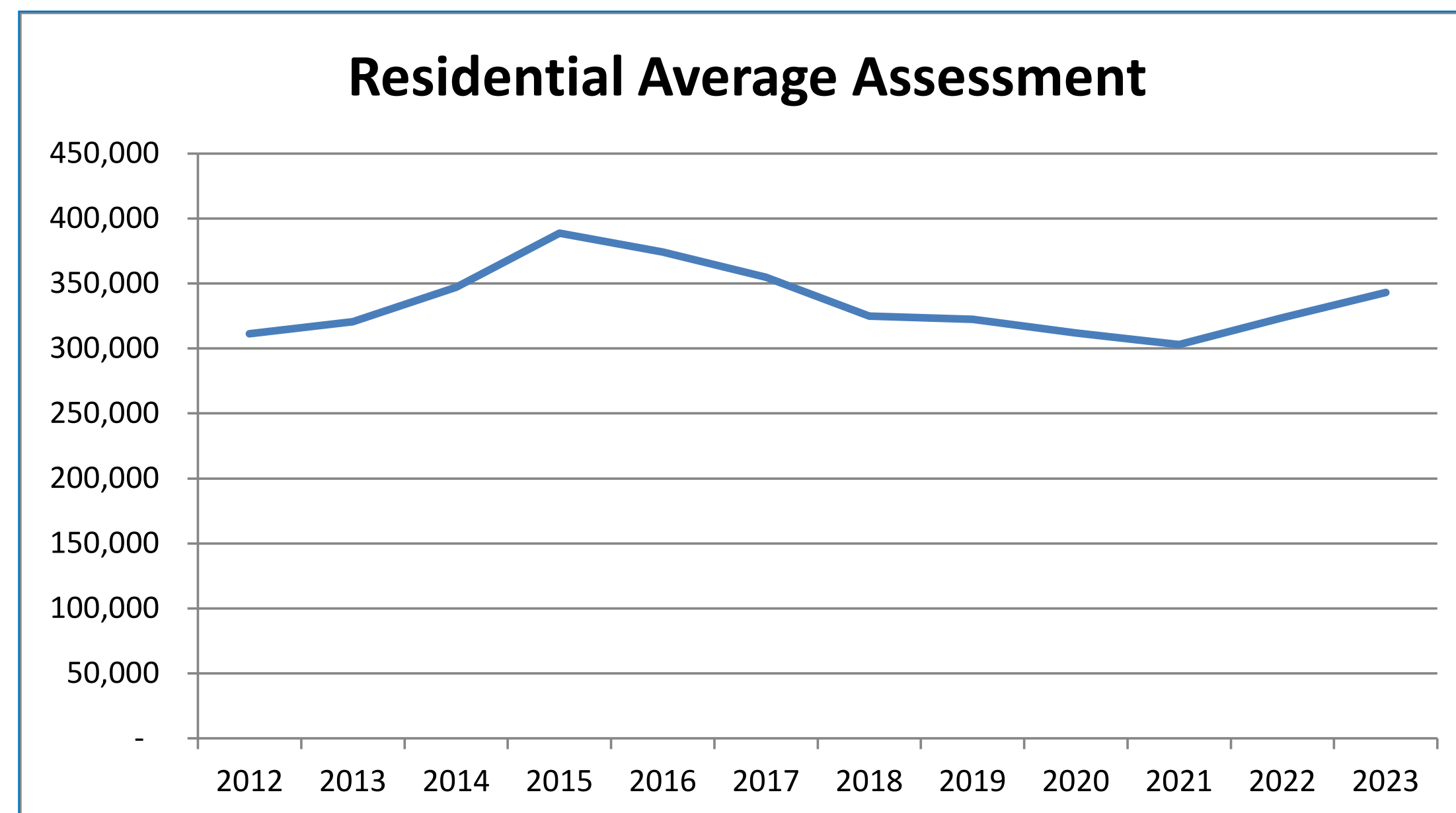
Total City revenue from residential property taxes	\$14,527,720
Total City revenue from other property taxes categories	\$23,514,374
Total City revenue from other sources (such as user fees and grants)	\$34,774,796
Total City operating budget	\$72,816,890

Residential
property tax
contributes about
20%
of the total
City operating
budget

let's talk

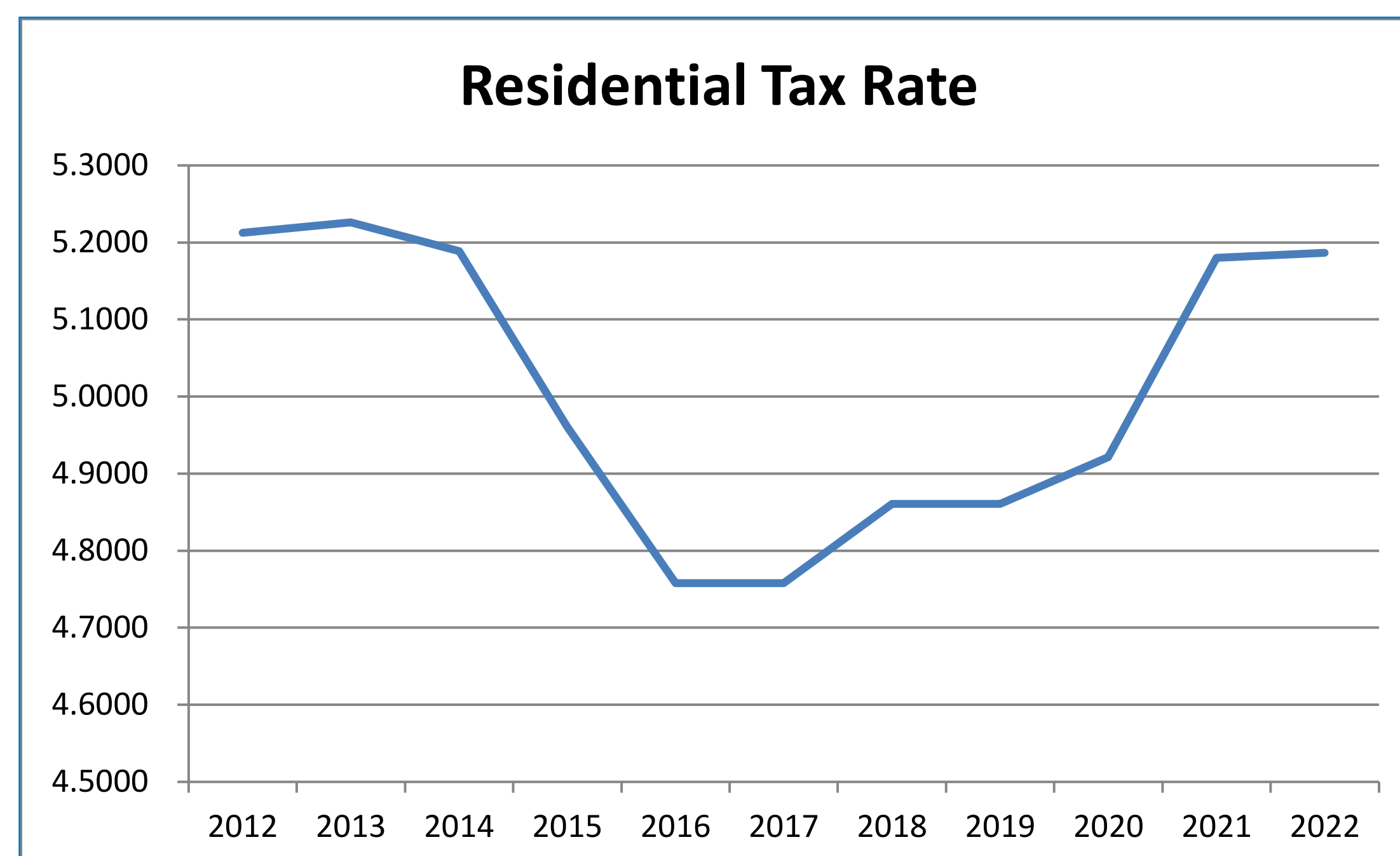
Residential Property Taxes

What is the difference between Tax Rate and Tax Bill?



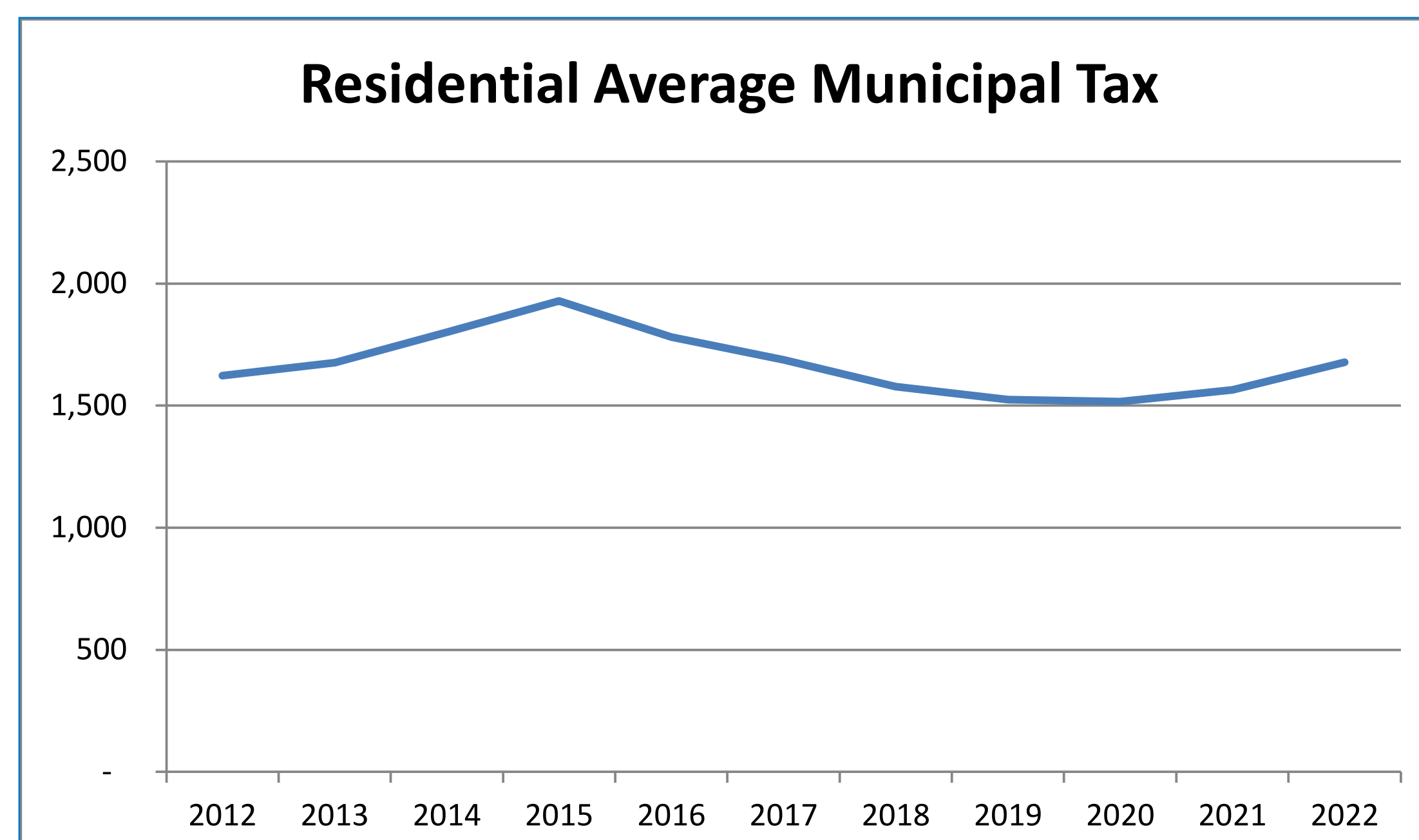
PROPERTY ASSESSMENT:

BC Assessment evaluates the value of your home based on the current market value and any improvements.



TAX RATE:

Council determines the tax RATE each year.



TAX BILL:

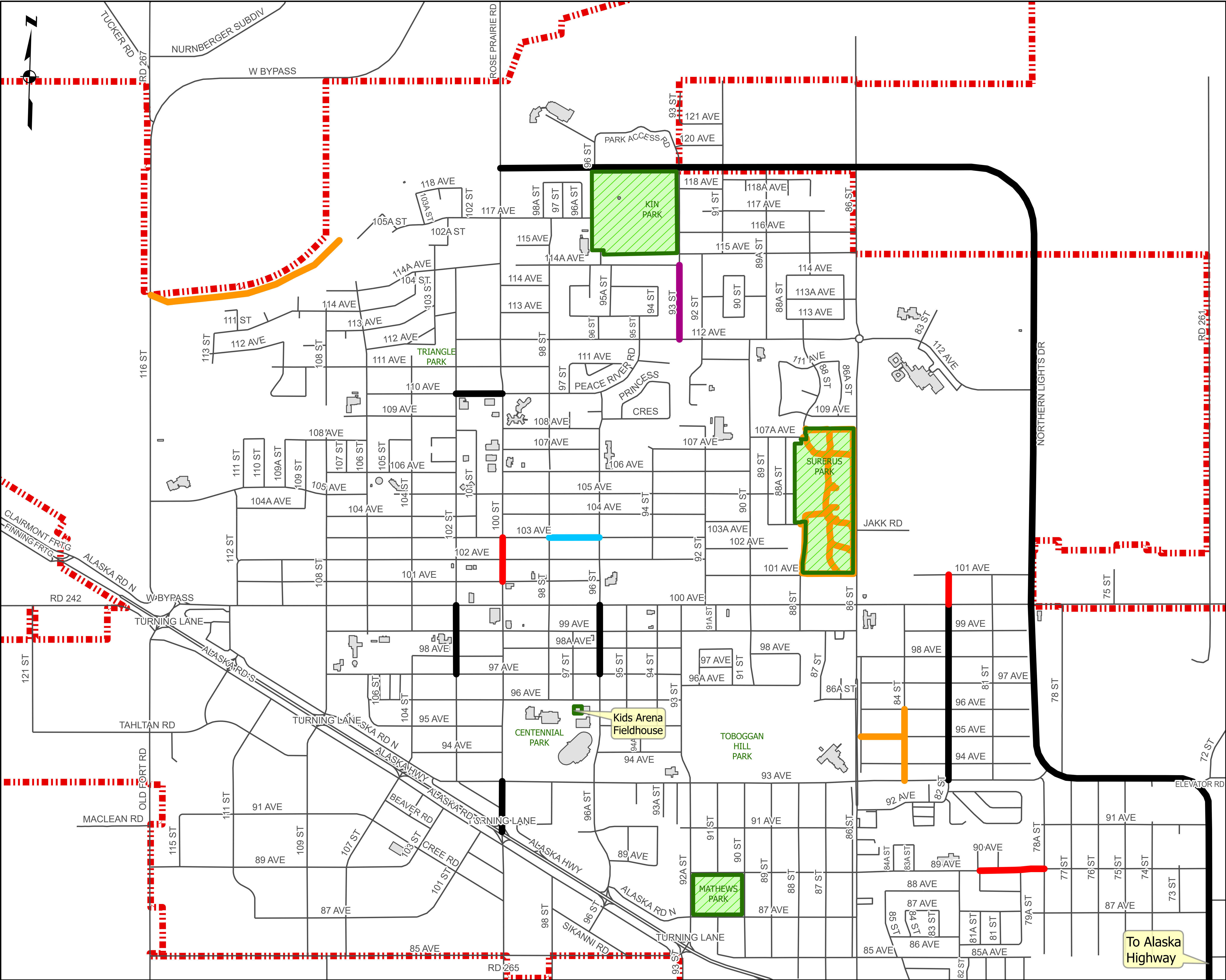
Your property tax bill is the ASSESSED value times the tax RATE.

**An increase or decrease in the value of a property does not always equal an increase or decrease in the tax owing – it depends on if the RATE changes too.*

let's talk

2023 Capital Projects

Roads | Sidewalks | Water and Sewer | Buildings and Trails



Park Upgrades:

- 2023, Park Upgrade, Surerus Park
- 2023, Park Upgrade, Kin Park
- 2023, Park Upgrade, Mathews Park
- 2023, Park Upgrade, Kids Arena Fieldhouse

Storm & Sewer Upgrades:

- 2023, Sanitary Sewer, 93 St (112 Ave to 114 Ave)

Sidewalks, Trails, & Street Lighting Upgrade:

- 2023, Surerus Park Trails, Hiking Trails
- 2023, Solar Trail Continuation, Hiking Trails
- 2023, 84 St (93 Ave to 96 Ave), Sidewalks & Lighting
- 2023, 84 St (96 Ave to 100 Ave), Sidewalks & Lighting

Watermain Upgrade:

- 2023, 103 Ave, 96 St to 98 St

Major Road Upgrades:

- 2023, 82 St, 100 Ave to 101 Ave
- 2023, 100 St, 101 Ave to 103 Ave
- 2023, 89 Ave, 81A St to 78A St

Major Road Overlays:

- 2023, 110 Ave, 100 St to 102 St
- 2023, 102 St, 97 Ave to 100 Ave
- 2023, 82 St, 93 Ave to 100 Ave
- 2023, 96 St, 97 Ave to 100 Ave
- 2023, Northern Lights Dr, 100 St to Alaska Hwy
- 2023, 100 St, Alaska Hwy to 93 Ave

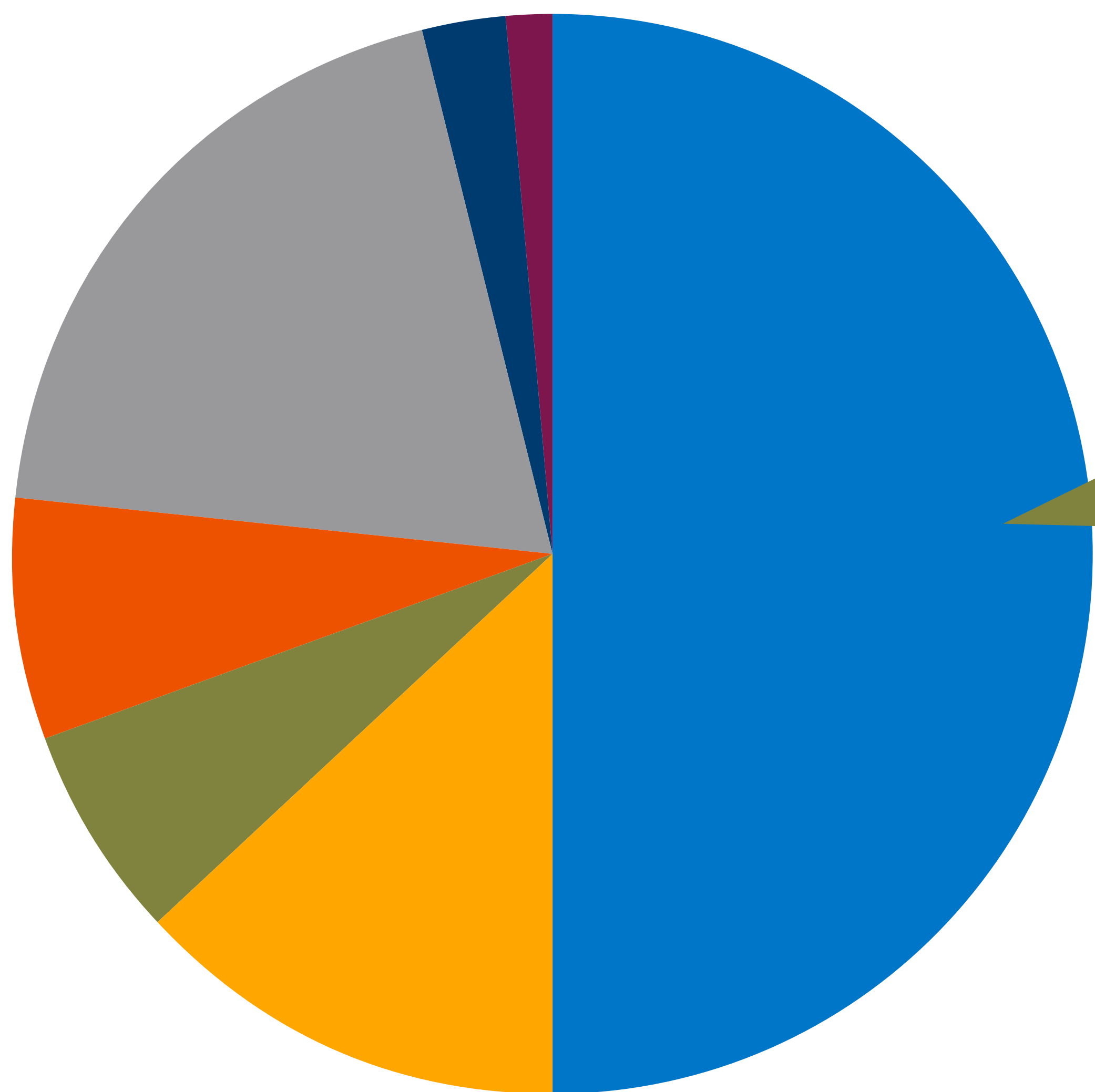
- Building Footprint
- Parks or Recreation Areas
- City Boundary

Author: TSlack
Date: Feb 24, 2023
Project: Capital_Project_Mapping.aprx

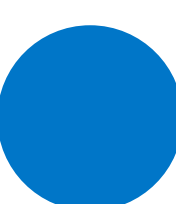
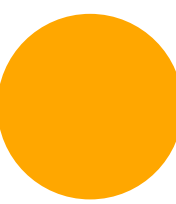

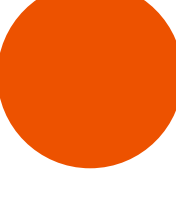
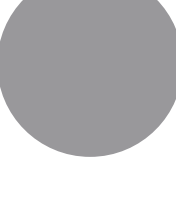




Where does the Capital Budget come from?

This is the roads, parks, and other assets needed for our community



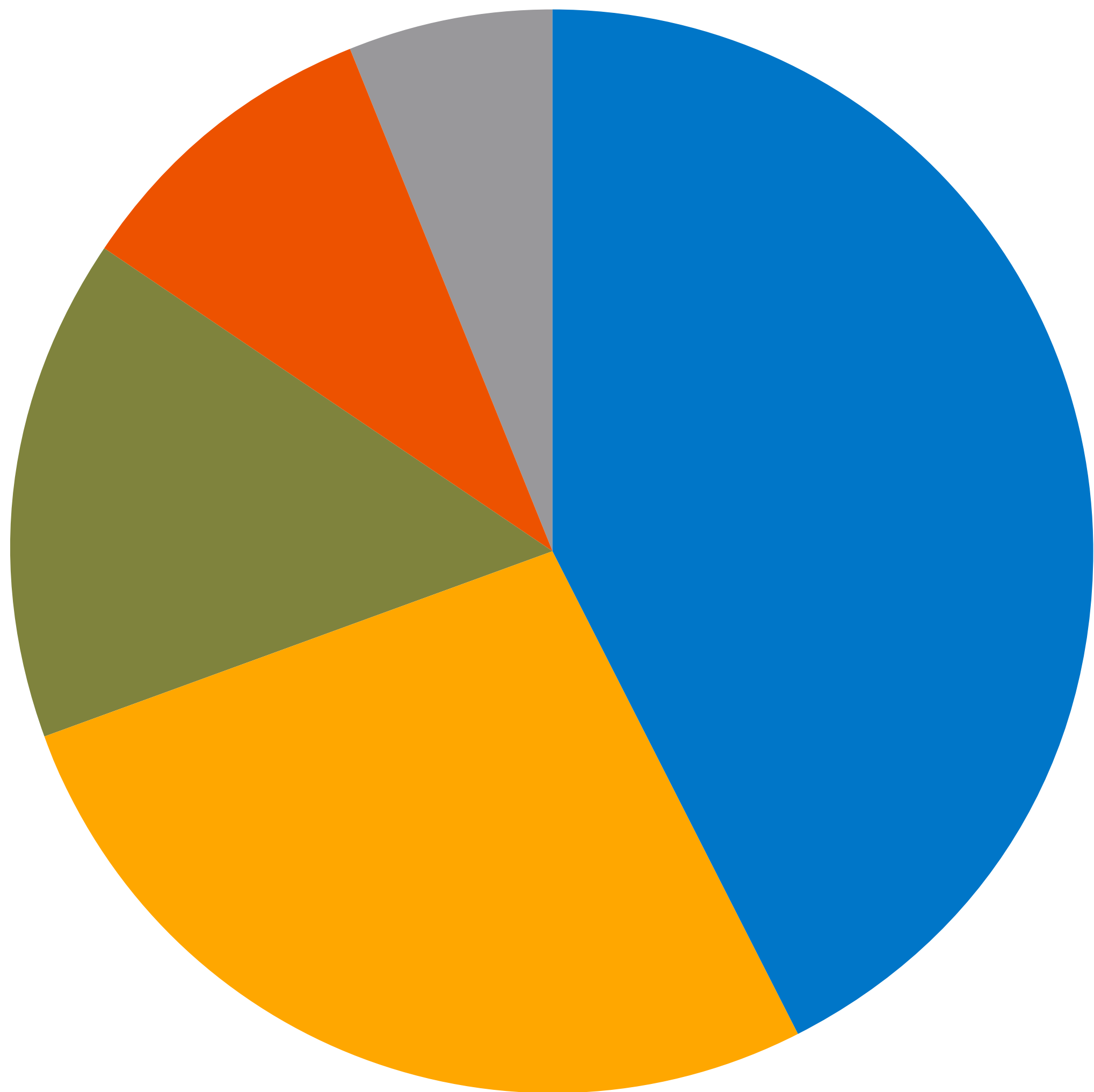
The Peace River Agreement is an agreement with the Province providing annual funding in lieu of the industrial tax base (industry outside city borders can't be taxed by the City).

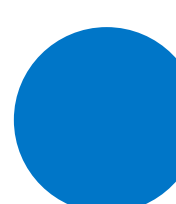

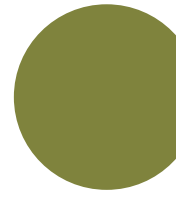
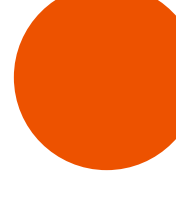
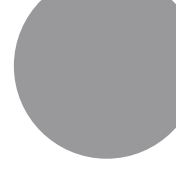
	Peace River Agreement	\$26,164,745	50.1%
	Conditional & Local Grants	\$6,820,320	13.1%
	Sewer Reserve	\$3,295,000	6.3%
	Water Reserve	\$3,790,000	7.3%
	Capital Reserves	\$10,205,792	19.5%
	Canada Community-Building Fund	\$1,300,000	2.5%
	Development Cost Charges	\$661,000	1.3%

2023 Capital Budget - \$52,236,857

Who sets the priorities? YOU. YOUR ideas helped draft the Master Plans and the Official Community Plan that determine our priorities.

What do you get for that?

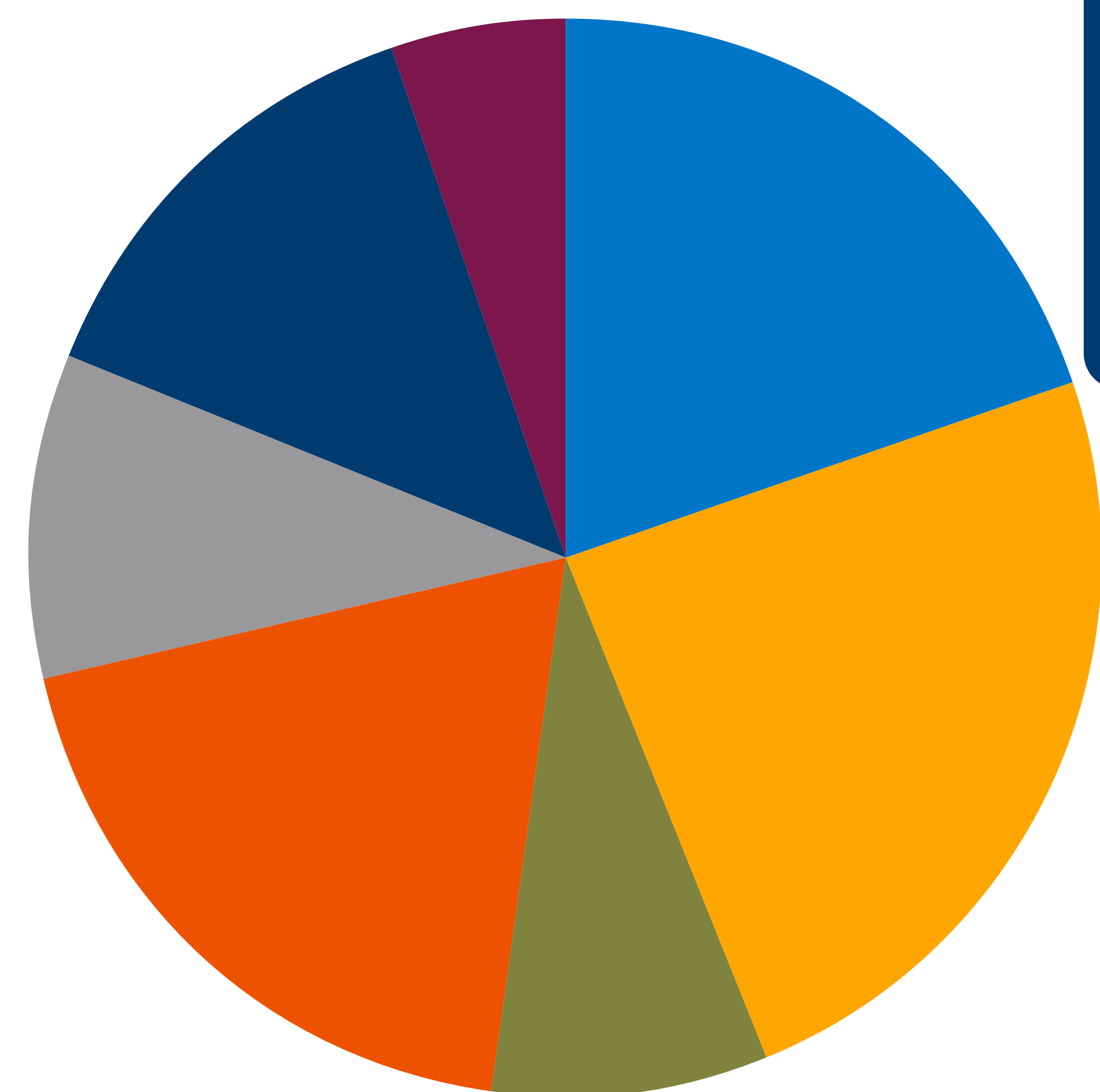


	Roads and Related Infrastructure	\$22,220,000	42.5%
	Facilities, Buildings, and Parks	\$14,183,280	27.2%
	Water and Sewer	\$7,820,000	15.0%
	Equipment, Vehicles, and Machinery	\$4,921,800	9.4%
	Studies, Plans, and Special Projects	\$3,091,777	5.9%

let's talk

Where does the Operating Budget come from?

This is day-to-day operations of the City

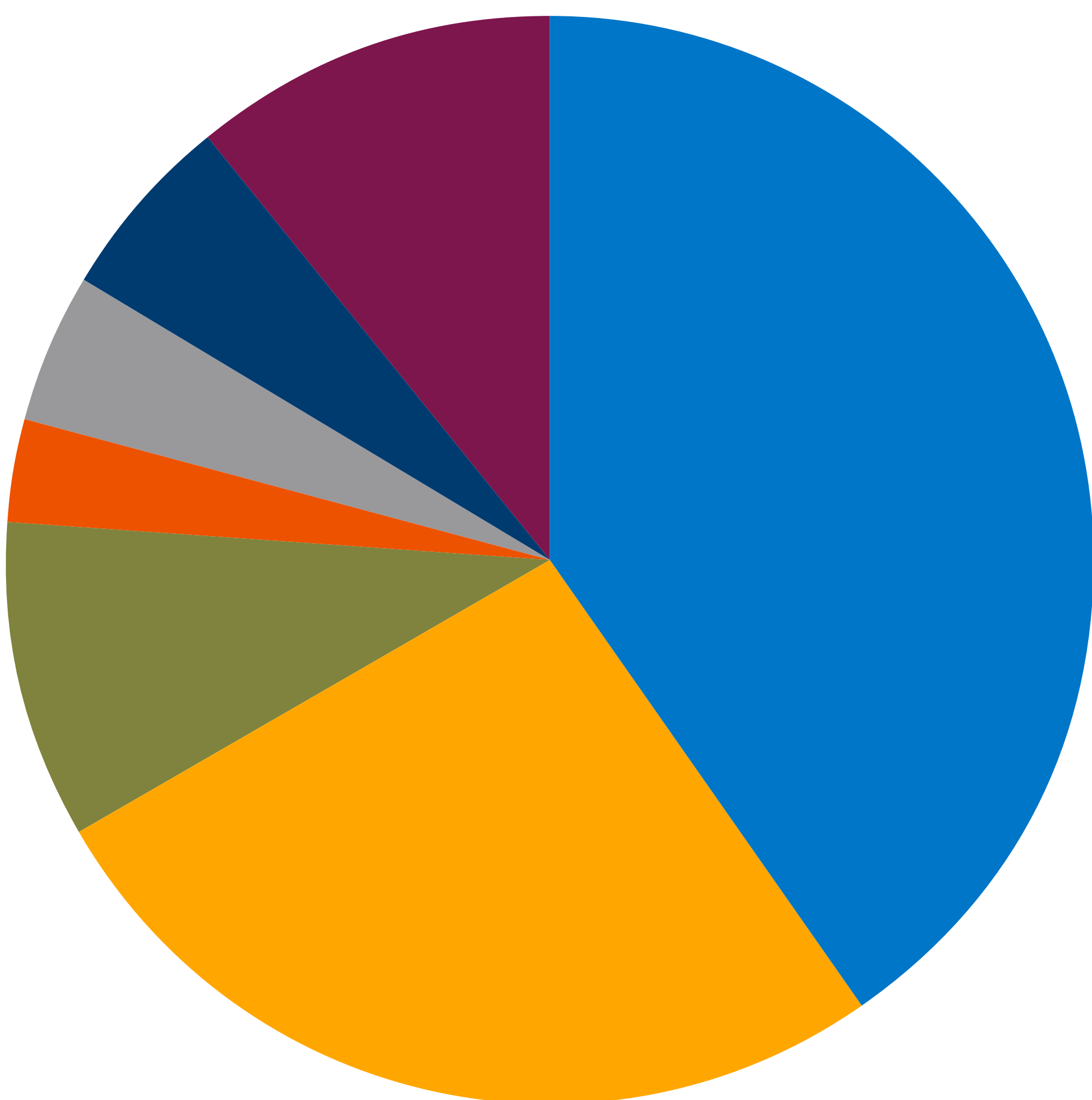


In 2019, Fort St. John had the 8th lowest residential property taxes when compared to 11 other similarly-sized BC communities.

Residential Property Tax class	\$14,527,720	20.0%
Business Property Tax class	\$17,491,786	24.0%
Other Property Tax classes	\$6,022,588	8.3%
Sale of services	\$13,987,650	19.2%
Transfers	\$7,190,751	9.9%
Revenue from own sources	\$9,796,739	13.4%
Other revenue	\$ 3,799,656	5.2%

2023 Operating Budget - \$72,816,890

What do you get for that?



The Operating Budget covers everything from the fire department and snow clearing to recreation and community planning.




Wages and employee benefits	\$29,365,042	40.3%
Contracted and general services	\$19,226,870	26.4%
Materials, goods and supplies	\$6,883,865	9.5%
Utilities	\$2,325,275	3.2%
Other expenses	\$3,195,850	4.3%
Bank charges and debt principal	\$3,972,382	5.5%
Operating reserves	\$7,847,606	10.8%

let's talk

Who does what?

MUNICIPAL GOVERNMENT

CITY OF FORT ST. JOHN

-  Water Supply & Waste Water Management
-  Solid Waste Collection
-  Road Maintenance & Transit
-  Recreation Centres
-  Fire Department
-  City Hall
-  Municipal Property Taxes
-  Parks & Playgrounds
-  Bylaw & Business Licensing
-  Municipal RCMP
-  Community Planning & Development
-  Cemeteries




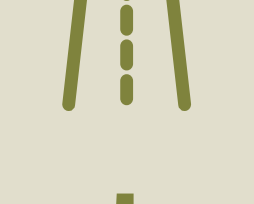

REGIONAL DISTRICT

PEACE RIVER (PRRD)

-  Solid Waste
-  Regional Parks & Recreation
-  Invasive Plants
-  Regional Hospital
-  Regional Property Taxes
-  Rural Area Planning & Development

PROVINCIAL GOVERNMENT

BRITISH COLUMBIA

-  Schools
-  Health
-  Social Services
-  Support for Employees & Employers
-  Justice
-  Post Secondary
-  Highways
-  Provincial Income Tax
-  Provincial Property Tax

FEDERAL GOVERNMENT

CANADA

-  Income Tax
-  Employment Insurance
-  Child Benefit
-  Student Loans
-  Military
-  International Travel
-  Foreign Affairs
-  Banking
-  Criminal Law

let's talk