

PROPERTY TAXES AND BUDGET

How does the budget affect property taxes?

How much will I pay?

(My assessed property value)
x (Tax rate/1000)

= My property tax bill

for example

My assessment = \$345,000
(average single family residence)

Combined tax rate* = 9.599

My property tax = \$3,311

* Based on 2024 rates
For illustration purposes only

Who gets my \$3,311?

Peace River Regional District*	\$57
Peace River Regional District* – Shared Services (911/Pool)	\$259
Peace River Regional Hospital*	\$198
Provincial School Tax*	\$775
Municipal Finance Authority (MFA)*	\$0.07
BC Assessment Authority (BCAA)*	\$12
Transit*	\$81
City Operating Budget	\$1,929

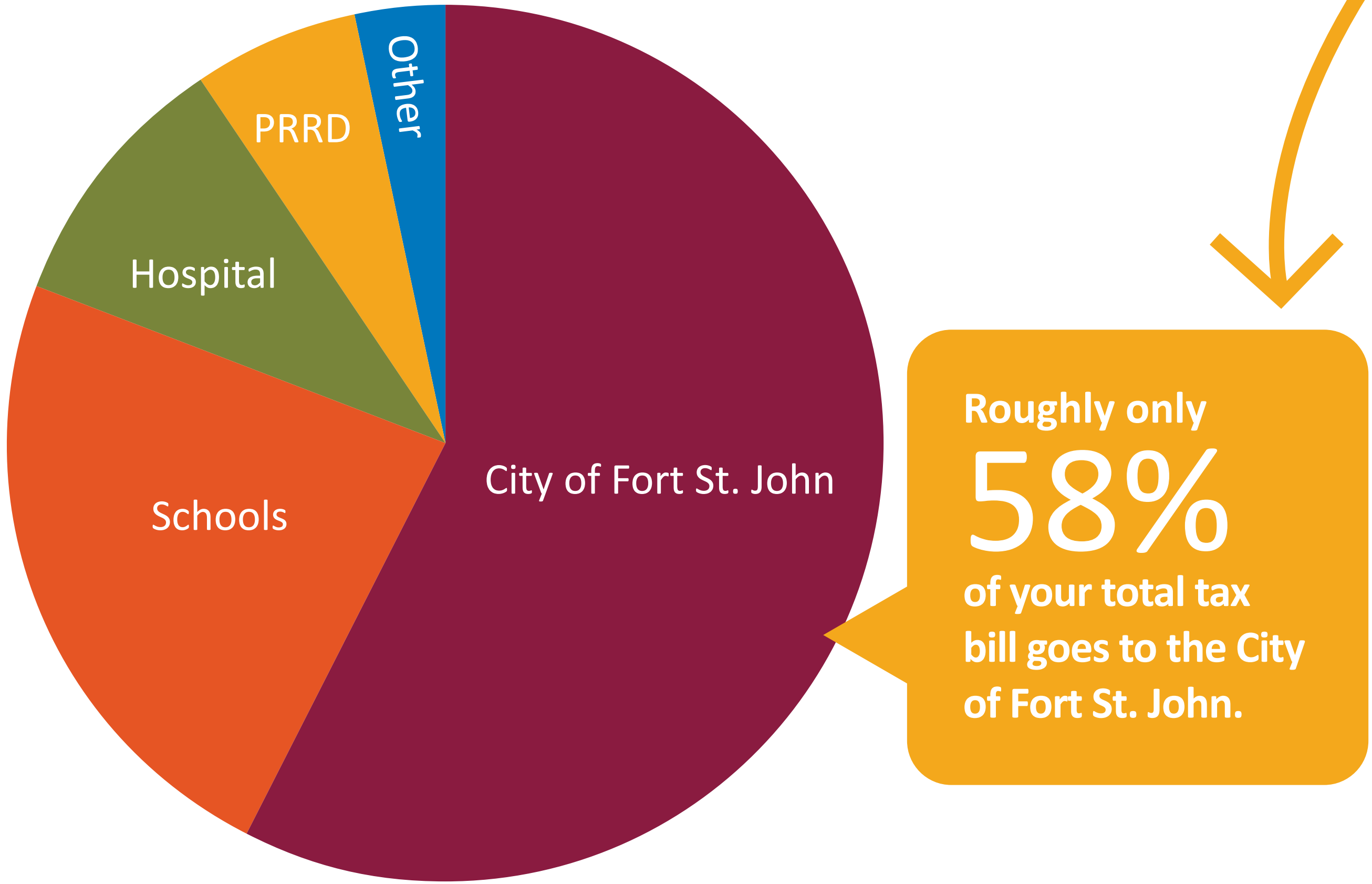
* Collected on behalf of other agencies

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 following the approval of the Five Year Financial Plan.



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BUDGET HIGHLIGHTS & CHANGES

What is new in the 2025 Budget?

BUDGET HIGHLIGHTS

The City’s budget ensures that our residents are provided with the services and capital assets they expect now and well into the future.

Below are some key highlights proposed in the Draft 2025 Budget:

- Construction on Surerus Park will begin with new playground equipment, a pavillion & washrooms, and other upgrades.
- Replacement of the water reservoir on 106 Street will ensure the continued delivery of clean, safe drinking water throughout the community with additional capacity to handle future growth.
- 89 Avenue from 78a Street to 86 Street will be reconstructed with new underground utilities, streetlights, and sidewalks.
- With an expanded road overlay budget, we will continue to repave more roads each year to extend their life and provide a better driving surface.
- In 2025, over \$41.6 million will be collected in property taxes and grants in lieu of property taxes. This represents about 64% of the operating revenue.
- Protective services, such as the Fire Department and RCMP, cost \$2.26 per day per resident to ensure your safety 24/7/365.

DID YOU KNOW?

In 2024, 78% of construction-based capital projects were awarded to local companies. This supported \$10.6 million in labour income and over 160 jobs.

DID YOU KNOW?

In 2025, it costs about \$7.41 per resident per day to fund the services you use daily.



**FOR PERSPECTIVE, THAT IS
LESS THAN THE AVERAGE
COST OF A FAST FOOD MEAL**

MAJOR CHANGES

The City of Fort St. John faces challenges due to changing responsibilities, additional expenses, and new or expanded service requirements.

Revenue changes:

Tax revenues and grants in lieu increase	\$1,890,817
Sale of service increase	\$360,000
Return on investment increase	\$1,315,000
Government transfers increase	\$2,397,122

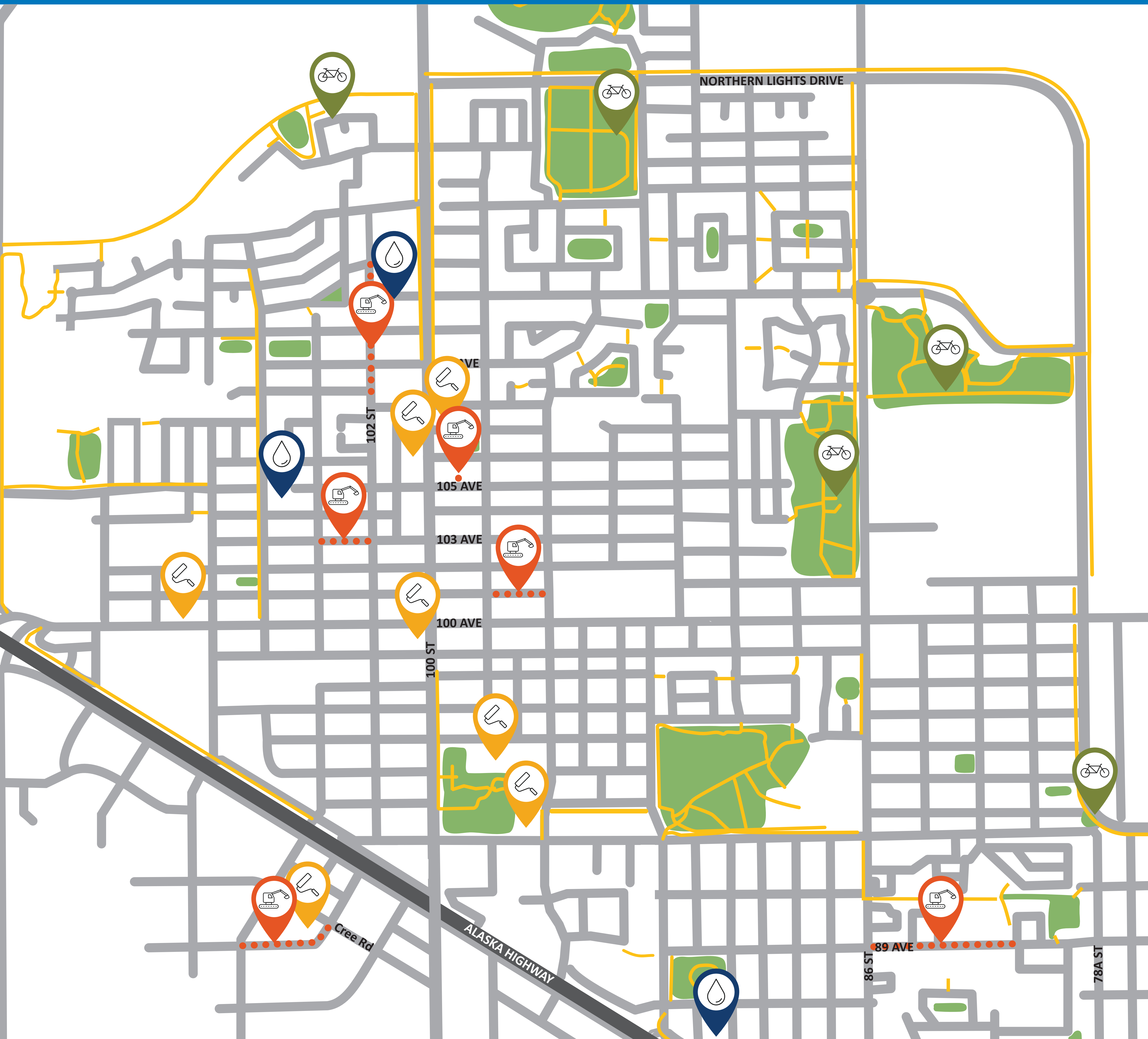
Expense changes:

Salaries, wages & benefits increase	\$2,052,461
Contracted and general services increase	\$2,097,000
Materials, goods & supplies decrease	\$575,200
Interest & bank charges increase	\$664,302

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2025 CAPITAL PROJECTS

Roads | Sidewalks | Water and Sewer | Buildings and Trails



PARKS & TRAILS

- Completion of Garrison Landing Trail Lighting
- Completion of Hospital Trail Lighting
- Northern Lights Drive Trail Lighting
- Completion of Kin Park Upgrades
- Kin Park Dirt BMX Track Upgrades
- Surerus Park Upgrades

ROADS

- 101 Avenue (96 - 98 streets)
- 89 Avenue (79a - 86 streets)
- 100 St Laneway (105 - 106 avenues)
- 102 Street (109 - 113 avenues)
- 103 Avenue (101 - 102 streets)
- Road Overlay Program
- Sidewalk Repair Program

WATER & SEWER

- 106 St Water Reservoir Replacement
- Reclaimed Water Facility Upgrades
- Sewer outfall improvements
- Sewer main installation near Mathews Park (85 - 87 avenues)
- Sewer main replacement on 112 Street (102 - 103 avenues)
- Sewer condition audit
- Watermain looping & hydrants on 103 Avenue (96 - 97 streets)

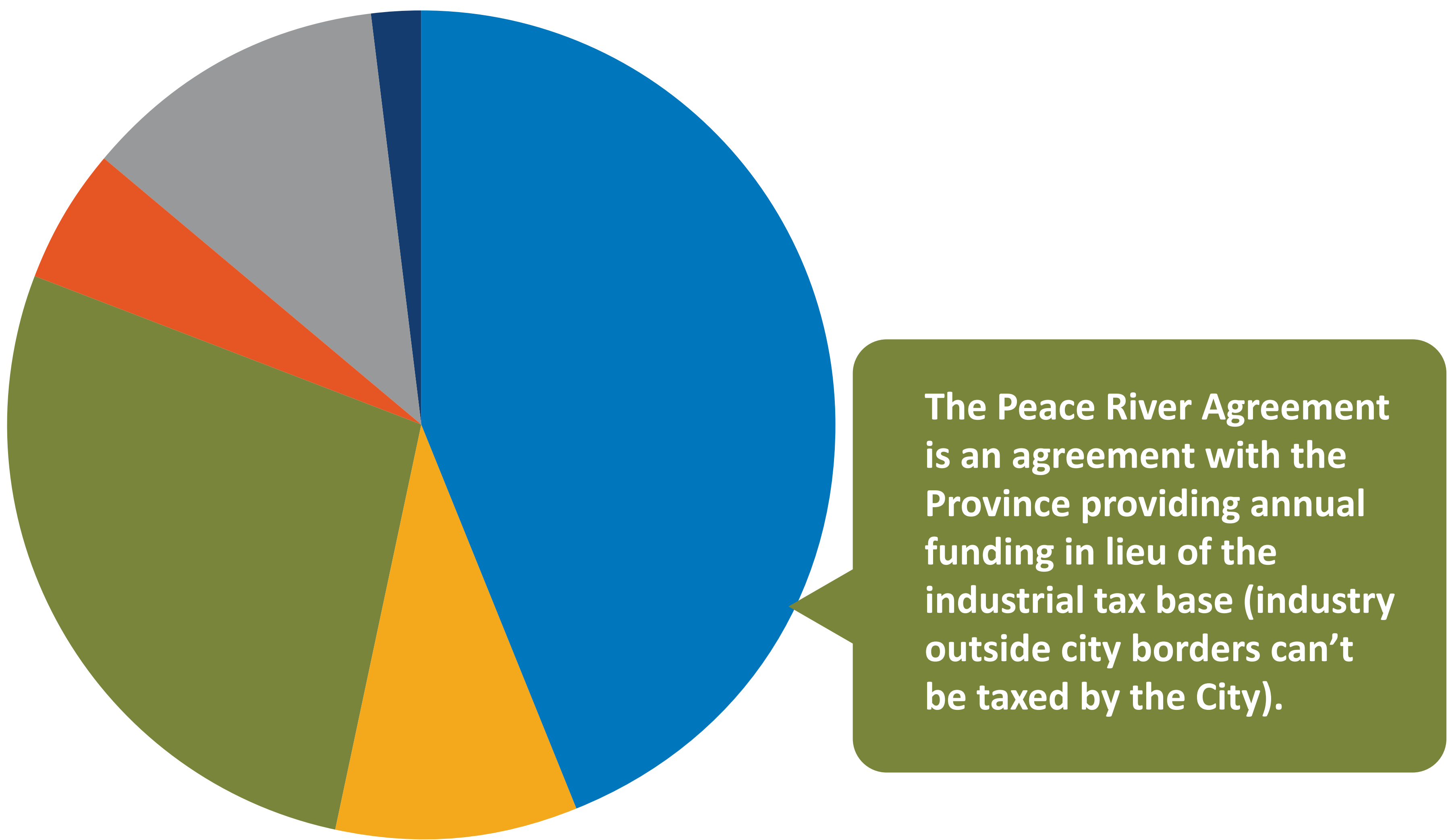
BUILDINGS

- City Hall Parking Lot
- Demolition of IT Building
- Search & Rescue Parking Lot
- North Peace Arena Plumbing, Lobby & Washroom Upgrades
- North Peace Arena Air Handling Units
- North Peace Cultural Centre Exterior
- Development Services Building Upgrades
- Pomeroy Sport Centre Oval Mats Replacement
- Pomeroy Sport Centre Lighting & Bleacher Upgrades
- Public Works Washroom & Alternate Power Unit
- North Peace Cultural Centre Upgrades

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WHERE DOES THE CAPITAL BUDGET COME FROM?

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

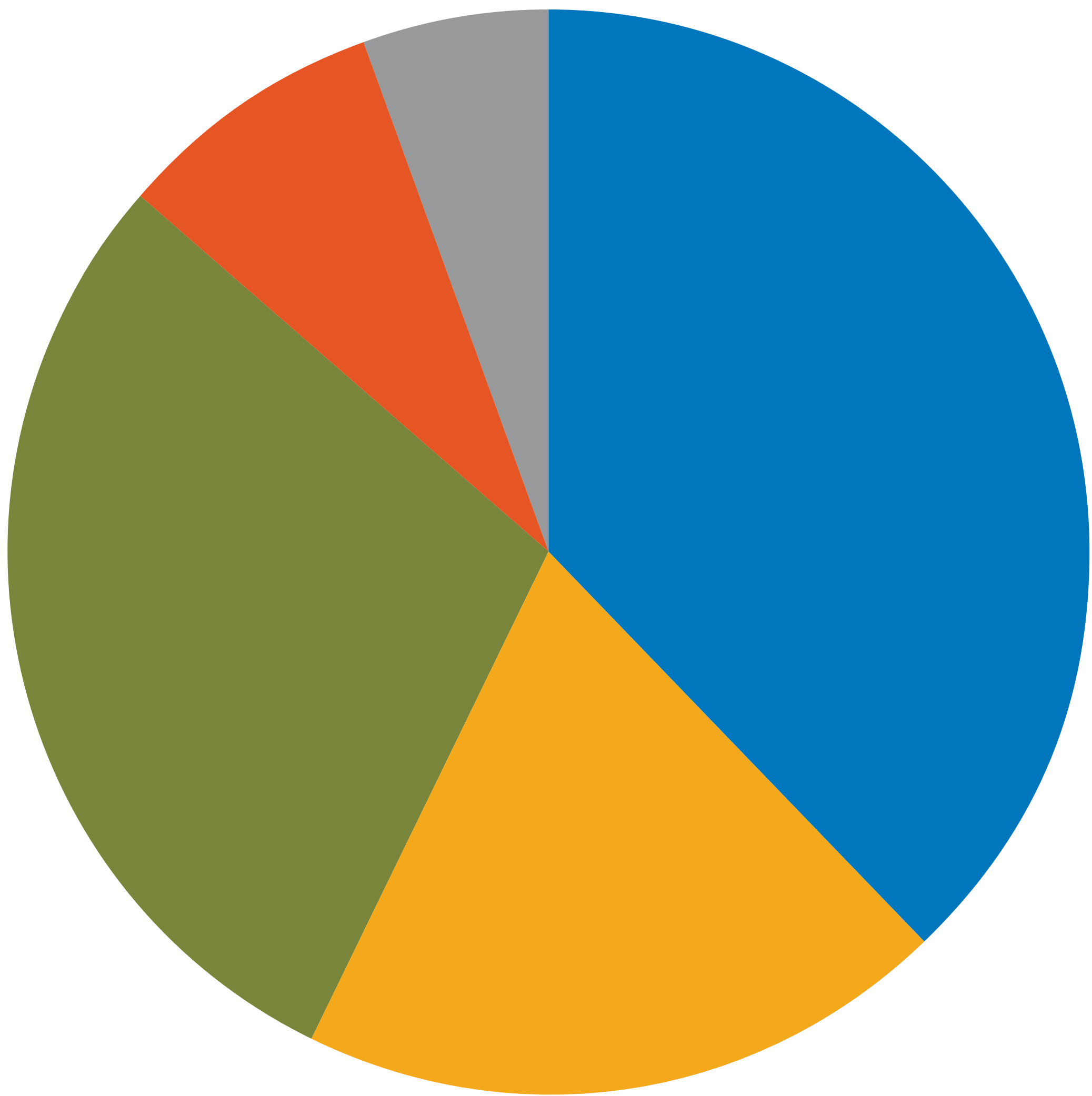


Peace River Agreement	\$27,401,000	44%
Federal & Provincial Grants	\$5,880,090	9%
Capital Reserves & Carryovers	\$17,101,910	28%
Sewer Reserve	\$3,270,000	5%
Water Reserve	\$7,355,000	12%
Canada Community-Building Fund	\$1,157,000	2%

2025 CAPITAL BUDGET
\$62,165,000

Who sets the priorities? YOU! YOUR ideas helped draft long range plans and the Official Community Plan that determine our priorities.

WHAT DO YOU GET FOR THAT?



Roads and Related Infrastructure	\$23,580,000	38%
Facilities, Buildings, and Parks	\$11,997,000	19%
Water and Sewer	\$18,210,000	29%
Equipment, Vehicles, and Machinery	\$5,046,500	8%
Studies, Plans, and Special Projects	\$3,331,500	5%

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WHERE DOES THE OPERATING BUDGET COME FROM?

This is day-to-day operations of the City

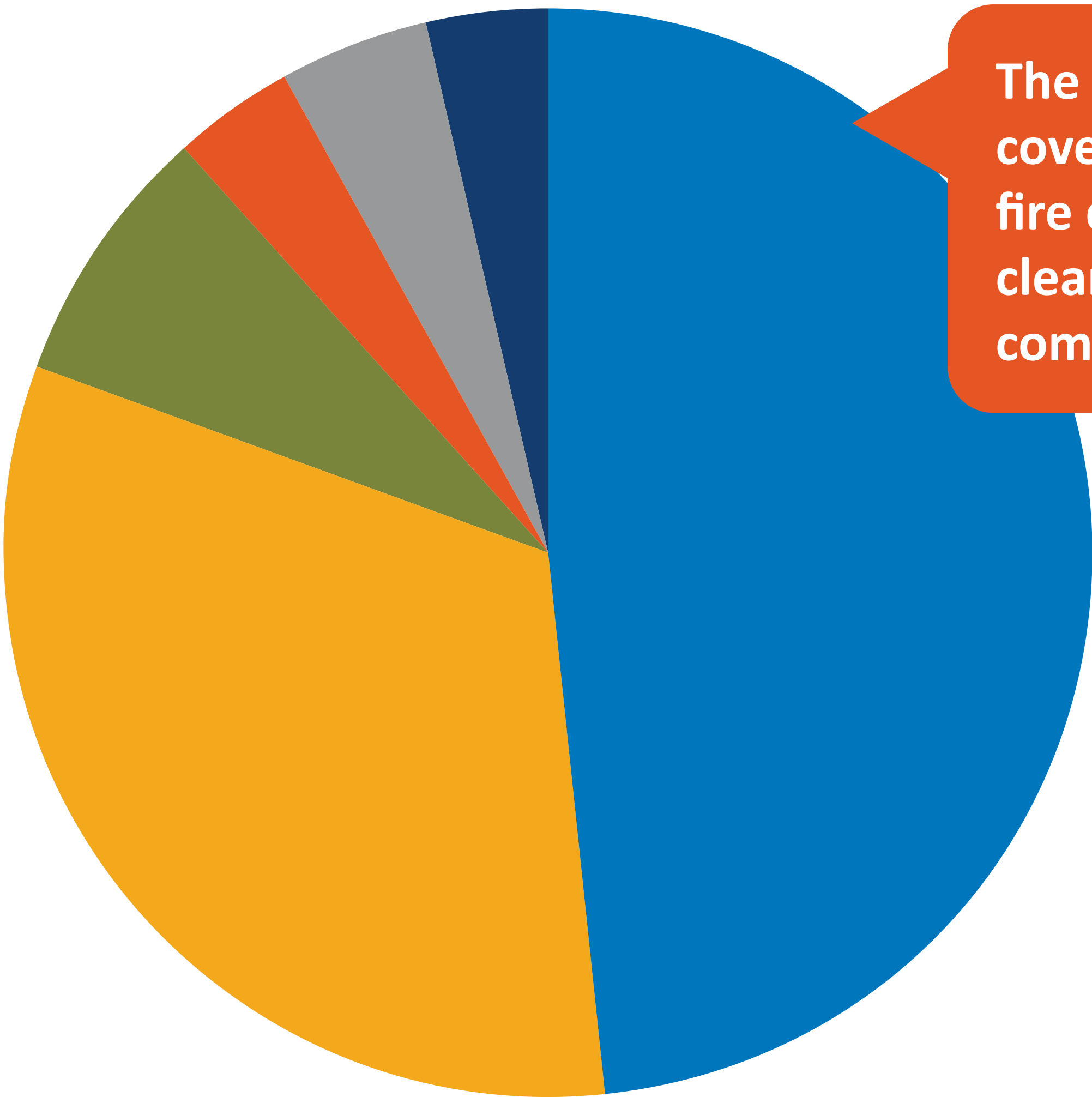


About 24% of operating revenue comes from the residential property tax class. The business property tax represents about 30% of the operating revenue.

Residential Property Tax class	\$15,900,000	24%
Business Property Tax class	\$19,600,000	30%
Other Property Tax classes & grants in lieu	\$6,342,617	10%
Sale of services	\$15,037,190	23%
Revenue from own sources	\$5,230,330	8%
Services provided to other governments	\$1,307,581	2%
Government transfers	\$1,961,372	3%

2025 OPERATING BUDGET
\$65,379,090

WHAT DO YOU GET FOR THAT?



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

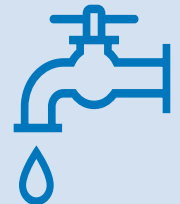
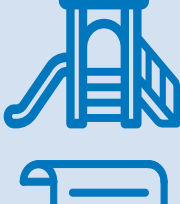
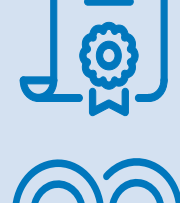
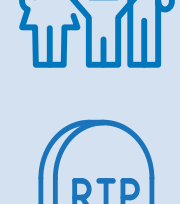
Wages and employee benefits	\$31,016,623	48%
Contracted and general services	\$20,655,025	32%
Materials, goods and supplies	\$4,885,750	8%
Utilities	\$2,419,150	4%
Other expenses	\$2,734,200	4%
Bank charges and interest	\$2,261,867	4%

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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

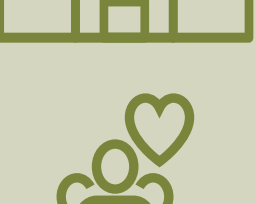
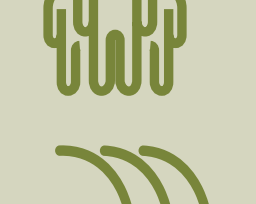
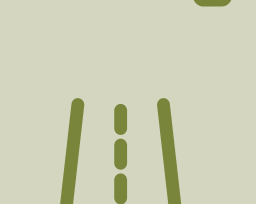
REGIONAL DISTRICT

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

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