



City of Richmond

Report to Committee



To: Finance Committee
From: Ivy Wong
Acting Director, Finance
Date: April 1, 2022
File: 03-0925-10-01/2022-
Vol 01
Re: Annual Property Tax Rates (2022) Bylaw No. 10374

Staff Recommendation

That the Annual Property Tax Rates (2022) Bylaw No. 10374 be introduced and given first, second and third readings.

Ivy Wong
Acting Director, Finance
(604-276-4046)

Att. 3

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER  Acting GM, F&CS	
REVIEWED BY SMT	INITIALS: SL
APPROVED BY CAO 	

Staff Report

Origin

Section 197 of the *Community Charter* requires municipalities to establish property tax rates for the current year on the basis of the assessed values after the adoption of the Consolidated 5 Year Financial Plan and before May 15th. Council must, under subsection 197(3.1), consider the tax distribution to each assessment class prior to adopting the tax rate bylaw.

This report supports Council's Strategic Plan 2018-2022 Strategy #5 Sound Financial Management:

Accountable, transparent, and responsible financial management that supports the needs of the community into the future.

5.1 Maintain a strong and robust financial position.

5.4 Work cooperatively and respectfully with all levels of government and stakeholders while advocating for the best interests of Richmond.

Analysis

Under the Community Charter, all municipalities in BC are required to calculate tax rates based on the Revised Roll totals provided by BC Assessment. Assessment values in the Revised Roll reflect the market condition as of July 1st of the preceding year. The assessment totals are comprised of market values for existing properties and values for new properties (new growth) for 2022.

Tables 1 and 1.1 provide comparisons of 2021 to 2022 and 2020 to 2021 market value changes and new growth respectively. Market value changes reflect the market price of existing properties from year to year while new growth is the term used for new developments, property shifts between assessment classes, and any new exemptions.

New developments add taxable value to the class while new exemptions reduce the value to that class. Large multi-year developments may add new growth to the Revised Roll for each year the project is in construction, based on the percentage completion of the project and the additional construction value added to the property in the preceding year.

Table 1: Comparison of Assessment Values 2021 - 2022

Property Class	(1) 2021 Total Assessment	(2) 2022 Market Value Change	(3) 2022 New Growth and Re-Class	(4) 2022 Total Assessment	(5) % Market Value Change
Class 01 - Residential	78,838,952,721	12,743,898,049	1,378,232,304	92,961,083,074	16.16%
Class 02 - Utilities	41,633,243	3,196,249	(1,796,800)	43,032,692	7.68%
Class 03 - Supportive Housing	20	-	-	20	-
Class 04 - Major Industry	336,999,000	52,697,100	155,000	389,851,100	15.64%
Class 05 - Light Industry	4,286,605,100	1,094,599,000	(12,246,000)	5,368,958,100	25.54%
Class 06 - Business/Other	18,856,561,153	3,209,372,500	147,222,100	22,213,155,753	17.02%
Class 08 - Recreation/Non-Profit	213,775,700	44,932,500	94,863,100	353,571,300	21.02%
Class 09 - Farm	26,044,063	450,105	2,172	26,496,340	1.73%
TOTAL	\$102,600,571,000	\$17,149,145,503	\$1,606,431,876	121,356,148,379	16.71%

- (1) 2021 property assessment values provided by BC Assessment are based on the state and condition of 84,935 properties as of July 1, 2020.
- (2) Current year's market value change of the same 84,935 properties from 2021 to 2022.
- (3) New growth is the term used for new developments and any new exemptions. New developments add taxable value to the class while new exemptions reduce the value to that class. Re-class refers to property shifts between assessment classes. In 2022, 1,500 new folios were created due to new growth.
- (4) The 2022 total assessment values provided by BC Assessment are based on the state and condition of 86,435 properties as of July 1, 2021.
- (5) Percentage increase based on market value change of the existing properties from 2021 to 2022 (percentage change of column (2) from column (1)).

Highlights:

- From 2021 - 2022, total market value increased by approximately \$17.15 billion (column 2) or 16.71% (column 5). In comparison, Table 1.1 shows that in 2020 - 2021 market value increased by \$1.75 billion or 1.75%.
- Breakdown of the market value change by assessment class shows that for 2021 - 2022, residential market values increased by approximately \$12.74 billion or 16.16%. In comparison, the increase for 2020 - 2021 market value was \$2.01 billion or 2.65%.

- A further breakdown of the residential class shows that in 2022, single family detached properties had an average increase in market value of 20.14% while strata properties had an average increase in market value of 14.49%. In comparison, 2021 market values increased by 4.52% and 8.75% for single family detached and strata properties respectively.
- Total new growth (column 3) in 2022 is approximately \$1.61 billion, an increase of 77.30% from the \$906M of new growth in 2021.
- Similar to previous years, the majority of new growth is in the residential class. In 2021, 85.79% of the total new growth is in the residential class.
- Market value in the light industry class remains strong which saw an increase of \$1.09 billion in market value or 25.54%.
- Business/other class rebounded in 2022 with a market value increase of \$3.21 billion or 17.02%. In comparison, 2021 market values decreased by \$739M or 3.77%.

Table 1.1: Comparison of Assessment Values 2020 - 2021

Property Class	(1) 2020 Total Assessment	(2) 2021 Market Value Change	(3) 2021 New Growth and Re-Class	(4) 2021 Total Assessment	(5) % Market Value Change
Class 01 - Residential	75,895,923,258	2,010,863,990	932,165,473	78,838,952,721	2.65%
Class 02 - Utilities	55,674,080	(14,316,787)	275,950	41,633,243	(25.72%)
Class 03 - Supportive Housing	24	(4)	0	20	(16.67%)
Class 04 - Major Industry	289,799,700	46,248,600	950,700	336,999,000	15.96%
Class 05 - Light Industry	3,850,127,200	445,427,600	(8,949,700)	4,286,605,100	11.57%
Class 06 - Business/Other	19,613,458,252	(739,373,000)	(17,524,099)	18,856,561,153	(3.77%)
Class 08 - Recreation/Non-Profit	211,659,200	2,267,500	(151,000)	213,775,700	1.07%
Class 09 - Farm	26,102,556	651,016	(709,509)	26,044,063	2.49%
TOTAL	\$99,942,744,270	\$1,751,768,915	\$906,057,815	\$102,600,571,000	1.75%

As in prior years, estimated revenue from new growth was included as a separate income source when preparing the 2022 Operating Budget. Revenue from new growth reduces the tax increase required to balance the operating budget.

Tax Rates:

Prior to calculating new tax rates based on Council approved increases, the prior year’s tax rates are adjusted annually to account for changes in assessment values of existing properties from one year to the next. Adjusting tax rates ensure that the City collects the same amount of taxes from each class in the current year as it did in the previous year. In general, when assessment values increase, the base tax rate decreases and conversely, when assessment values decrease, the base tax rate increases.

Once the base rates are adjusted, the Council approved tax increase is applied to the base rates to determine the new rates to charge for the current year for each assessment class.

Tax Rate Comparison:

While assessment and tax data is available for all 21 GVRD municipalities, the analysis was limited to the six comparable municipalities.

Attachment 1 provides a tax rate comparison across the comparator group. As a whole, Richmond’s tax rates for every assessment class range from the middle to the lowest in the group. However, because tax rates are a function of assessment values and higher assessment values may result in lower tax rates for a municipality, using tax rates as a method of comparison may not provide an accurate indication of taxpayers’ burden.

Tax Burden:

Tax burden analysis provides a snapshot of the portion of total taxes collected from each assessment class. Each municipality has the option of shifting tax burden from one assessment class to another, as long as the total taxes collected meet their annual budget requirements. Without direction from Council to shift tax burden from one assessment class to another, tax burden for each class will change only with new growth in that class.

Tables 2 and 2.1 below provide overviews of the City’s tax burden for each assessment class in 2022 and 2021 with minimal changes to the tax burden.

Table 2:

2022 Revised Roll						
Assessment Class	Folio	% of Total Folio	Assessment	% of Total Assessment	Total Municipal Taxes	% of Total Municipal Taxes (Tax Burden)
Residential	78,591	89.45%	92,961,083,074	76.60%	154,078,347	57.09%
Utility	117	0.13%	43,032,692	0.04%	1,658,247	0.61%
Supportive Housing	12	0.01%	20	0.00%	-	0.00%
Major Industry	30	0.03%	389,851,100	0.32%	2,929,778	1.09%
Light Industry	589	0.67%	5,368,958,100	4.42%	21,479,322	7.96%
Business / Other	7,436	8.46%	22,213,155,753	18.30%	88,867,061	32.93%
Recreation / Non-Profit	476	0.55%	353,571,300	0.30%	479,496	0.17%
Farm	614	0.70%	26,496,340	0.02%	414,380	0.15%
Total	87,865	100.00%	121,356,148,379	100.00%	269,906,631	100.00%

Table 2.1:

2021 Revised Roll						
Assessment Class	Folio	% of Total Folio	Assessment	% of Total Assessment	Total Municipal Taxes	% of Total Municipal Taxes (Tax Burden)
Residential	77,172	89.36%	78,838,952,721	76.84%	146,152,453	56.85%
Utility	118	0.14%	41,633,243	0.04%	1,663,256	0.65%
Supportive Housing	12	0.02%	20	0.00%	-	0.00%
Major Industry	30	0.03%	336,999,000	0.33%	2,819,759	1.10%
Light Industry	591	0.68%	4,286,605,100	4.18%	19,580,697	7.62%
Business / Other	7,351	8.51%	18,856,561,153	18.38%	86,134,508	33.50%
Recreation / Non-Profit	474	0.55%	213,775,700	0.21%	337,806	0.13%
Farm	612	0.71%	26,044,063	0.02%	398,946	0.15%
Total	86,360	100.00%	102,600,571,000	100.00%	257,087,425	100.00%

For 2022, the City’s residential class is comprised of 78,591 folios or 89.45% of the City’s total folio count. The total assessment value for the residential class is approximately \$92.96 billion or 76.60% of the City’s total assessed value. Municipal taxes to be collected or the tax burden from this class is approximately \$154.08M or 57.09% of total municipal taxes.

In comparison, the business/other class comprised of 7,436 folios or 8.46% of total folio count has assessment values totalling \$22.21 billion or 18.30% of the City’s total assessed values. This class carries 32.93% or \$88.87M of the City’s tax burden.

Tax Burden Comparison:

A tax burden comparison by municipalities can only be completed by using 2021 data as most municipalities are just finalizing their 2022 tax rates. Attachment 2 provides a comparison of the percentage of total assessment and percentage of tax burden for each assessment class across the comparator group.

In 2021, Richmond’s tax burden for both residential and business class ranked third highest within the comparator group at 56.85% and 33.50% respectively as shown in Table 3.

Table 3:

% of Tax Burden (2021)		% of Tax Burden (2021)	
Municipality	Residential	Municipality	Business
Surrey	67.18%	Vancouver	40.32%
Coquitlam	66.76%	Burnaby	38.63%
Richmond	56.85%	Richmond	33.50%
Vancouver	56.55%	Coquitlam	28.73%
Delta	51.99%	Surrey	26.46%
Burnaby	50.69%	Delta	24.26%

In previous years, some municipalities have shifted their tax burden from business to residential class to reduce the tax burden on businesses as many external studies have found that municipal services such as parks, recreation, and community safety were largely consumed by the residential assessment class.

Tax Ratio:

Tax ratio is a direct comparison of the tax rates between all classes against the residential tax rate. Fluctuations in the market value for residential class will affect all resulting tax ratios since tax rates are adjusted annually to ensure that the City collects only what is needed to balance the budget. The proposed 2022 tax rates in the Annual Property Tax Rates (2022) Bylaw No. 10374 will result in a business to residential tax ratio of 2.41 which is slightly lower than last year's tax ratio of 2.46. The reduction is due to the higher percentage increase in average market values realized by business properties compared to the average residential properties.

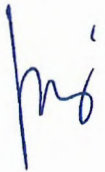
The City's Business to residential tax ratio remains competitive within the comparator group in attracting and retaining businesses to the City in 2022.

Financial Impact

The property tax rates provided in the Annual Property Tax Rates (2022) Bylaw No. 10374 will generate the municipal taxes necessary to balance the Council approved 2022 Operating Budget.

Conclusion

Staff recommends that the Annual Property Tax Rates (2022) Bylaw No. 10374 be introduced and given first, second and third readings.



Mike Ching
Manager, Revenue
(604-276-4137)

MC:nm

- Att. 1: Tax per \$1000 of Assessment in 2021
- 2: Comparison of 2021 Assessment Value & Tax Burden by Class
- 3: Annual Property Tax Rates (2022) Bylaw No. 10374

Tax per \$1,000 of Assessment in 2021

Municipality	Class	Assessment	Taxes	Tax Per \$1,000 of Assessment
Delta	Residential	31,612,776,841	79,888,648.35	2.52710
Coquitlam	Residential	49,058,240,871	110,327,077.89	2.24890
Surrey	Residential	144,304,987,710	269,610,780.74	1.86834
Richmond	Residential	78,838,952,721	146,152,438.94	1.85381
Burnaby	Residential	87,173,209,398	148,255,477.22	1.70070
Vancouver	Residential	319,525,213,661	511,726,020.18	1.60152

Municipality	Class	Assessment	Taxes	Tax Per \$1,000 of Assessment
Surrey	Utility	107,262,495	4,290,499.80	40.00000
Delta	Utility	25,416,605	1,016,636.24	39.99890
Richmond	Utility	41,633,243	1,663,283.45	39.95085
Coquitlam	Utility	31,459,120	1,206,828.47	38.36180
Vancouver	Utility	299,262,201	8,479,331.11	28.33412
Burnaby	Utility	329,867,260	6,128,900.70	18.57990

Municipality	Class	Assessment	Taxes	Tax Per \$1,000 of Assessment
Vancouver	Major Industry	258,444,000	8,611,041.36	33.31879
Burnaby	Major Industry	333,203,400	7,942,669.41	23.83730
Surrey	Major Industry	203,653,100	4,626,973.99	22.71988
Delta	Major Industry	616,715,900	13,956,219.15	22.62990
Richmond	Major Industry	336,999,000	2,819,768.36	8.36729
Coquitlam	Major Industry	N/A	N/A	N/A

Municipality	Class	Assessment	Taxes	Tax Per \$1,000 of Assessment
Coquitlam	Light Industry	808,079,800	5,632,235.40	6.96990
Delta	Light Industry	3,737,788,400	20,258,439.35	5.41990
Burnaby	Light Industry	3,323,123,900	17,114,752.71	5.15020
Vancouver	Light Industry	1,957,275,100	9,619,282.92	4.91463
Richmond	Light Industry	4,286,605,100	19,580,697.70	4.56788
Surrey	Light Industry	4,371,191,700	16,018,450.54	3.66455

Municipality	Class	Assessment	Taxes	Tax Per \$1,000 of Assessment
Coquitlam	Business / Other	5,856,950,221	47,486,981.00	8.10780
Delta	Business / Other	6,104,121,586	37,280,312.17	6.10740
Burnaby	Business / Other	19,866,522,798	112,980,915.15	5.68700
Surrey	Business / Other	20,822,264,747	106,201,254.45	5.10037
Vancouver	Business / Other	74,240,073,516	364,862,492.50	4.91463
Richmond	Business / Other	18,856,561,153	86,134,508.56	4.56788

Municipality	Class	Assessment	Taxes	Tax Per \$1,000 of Assessment
Coquitlam	Recreation / Non-Profit	51,014,100	585,754.10	11.48220
Delta	Recreation / Non-Profit	40,165,900	307,578.41	7.65770
Surrey	Recreation / Non-Profit	210,319,800	433,132.60	2.05940
Vancouver	Recreation / Non-Profit	966,215,900	1,545,162.81	1.59919
Richmond	Recreation / Non-Profit	213,775,700	337,808.36	1.58020
Burnaby	Recreation / Non-Profit	100,235,300	67,167.67	0.67010

Municipality	Class	Assessment	Taxes	Tax Per \$1,000 of Assessment
Delta	Farm	45,211,788	952,996.67	21.07850
Coquitlam	Farm	1,460,628	23,817.29	16.30620
Richmond	Farm	26,044,063	398,946.34	15.31813
Burnaby	Farm	1,321,141	7,243.68	5.48290
Surrey	Farm	35,670,799	121,722.32	3.41238
Vancouver	Farm	185,852	297.21	1.59919

Comparison of 2021 Assessment Value & Tax Burden by Class

Residential (Class 1)					
Municipality	Assessment	% of Total Assmt	Municipality	Municipal Tax	% of Tax Burden
Coquitlam	49,058,240,871	88.48%	Surrey	269,610,780.74	67.18%
Surrey	144,304,987,710	84.87%	Coquitlam	110,327,077.89	66.76%
Vancouver	319,525,213,661	80.51%	Richmond	146,152,438.94	56.85%
Burnaby	87,173,209,398	77.76%	Vancouver	511,726,020.18	56.55%
Richmond	78,838,952,721	76.60%	Delta	79,888,648.35	51.99%
Delta	31,612,776,841	75.69%	Burnaby	148,255,477.22	50.69%

Utility (Class 2)					
Municipality	Assessment	% of Total Assmt	Municipality	Municipal Tax	% of Tax Burden
Burnaby	329,867,260	0.34%	Burnaby	6,128,900.70	2.10%
Vancouver	299,262,201	0.07%	Surrey	4,290,499.80	1.07%
Surrey	107,262,495	0.06%	Vancouver	8,479,331.11	0.94%
Coquitlam	31,459,120	0.05%	Coquitlam	1,206,828.47	0.73%
Delta	25,416,605	0.05%	Delta	1,016,636.24	0.66%
Richmond	41,633,243	0.04%	Richmond	1,663,283.45	0.65%

Major Industry (Council 4)					
Municipality	Assessment	% of Total Assmt	Municipality	Municipal Tax	% of Tax Burden
Delta	616,715,900	1.24%	Delta	13,956,219.15	9.08%
Burnaby	333,203,400	0.33%	Burnaby	7,942,669.41	2.72%
Richmond	336,999,000	0.32%	Surrey	4,626,973.99	1.15%
Surrey	203,653,100	0.11%	Richmond	2,819,768.36	1.10%
Vancouver	258,444,000	0.06%	Vancouver	8,611,041.36	0.95%
Coquitlam	N/A	N/A	Coquitlam	N/A	N/A

Light Industry (Class 5)					
Municipality	Assessment	% of Total Assmt	Municipality	Municipal Tax	% of Tax Burden
Delta	3,737,788,400	9.22%	Delta	20,258,439.35	13.18%
Richmond	4,286,605,100	4.42%	Richmond	19,580,697.70	7.62%
Burnaby	3,323,123,900	3.15%	Burnaby	17,114,752.71	5.85%
Surrey	4,371,191,700	2.65%	Surrey	16,018,450.54	3.99%
Coquitlam	808,079,800	1.44%	Coquitlam	5,632,235.40	3.41%
Vancouver	1,957,275,100	0.47%	Vancouver	9,619,282.92	1.06%

Business / Other (Class 6)					
Municipality	Assessment	% of Total Assmt	Municipality	Municipal Tax	% of Tax Burden
Vancouver	74,240,073,516	18.63%	Vancouver	364,862,492.50	40.32%
Burnaby	19,866,522,798	18.34%	Burnaby	112,980,915.15	38.63%
Richmond	18,856,561,153	18.30%	Richmond	86,134,508.56	33.50%
Delta	6,104,121,586	13.59%	Coquitlam	47,486,981.00	28.73%
Surrey	20,822,264,747	12.18%	Surrey	106,201,254.45	26.46%
Coquitlam	5,856,950,221	9.96%	Delta	37,280,312.17	24.26%

Recreation / Non--Profit (Class 8)					
Municipality	Assessment	% of Total Assmt	Municipality	Municipal Tax	% of Tax Burden
Richmond	213,775,700	0.29%	Coquitlam	585,754.10	0.35%
Vancouver	966,215,900	0.27%	Delta	307,578.41	0.20%
Delta	40,165,900	0.12%	Vancouver	1,545,162.81	0.17%
Surrey	210,319,800	0.12%	Richmond	337,808.36	0.13%
Burnaby	100,235,300	0.08%	Surrey	433,132.60	0.11%
Coquitlam	51,014,100	0.08%	Burnaby	67,167.67	0.02%

Farm (Class 9)					
Municipality	Assessment	% of Total Assmt	Municipality	Municipal Tax	% of Tax Burden
Delta	45,211,788	0.08%	Delta	952,996.67	0.62%
Richmond	26,044,063	0.02%	Richmond	398,946.34	0.16%
Surrey	35,670,799	0.02%	Surrey	121,722.32	0.03%
Burnaby	1,321,141	0.00%	Coquitlam	23,817.29	0.01%
Coquitlam	1,460,628	0.00%	Burnaby	7,243.68	0.00%
Vancouver	185,852	0.00%	Vancouver	297.21	0.00%



Annual Property Tax Rates (2022) Bylaw No. 10374

The Council of the City of Richmond enacts as follows:

1. Parts 1 through 6 excluding Part 3, pursuant to the *Community Charter*; and
2. Part 3 pursuant to section 100 of the *Municipalities Enabling and Validating Act*.

PART ONE: GENERAL MUNICIPAL RATES

1.1 General Purposes

- 1.1.1 The tax rates shown in column A of Schedule A are imposed and levied on the assessed value of all land and improvements taxable for general municipal purposes, to provide the monies required for all general purposes of the **City**, including due provision for uncollectible taxes, and for taxes that it is estimated will not be collected during the year, but not including the monies required for payments for which specific provision is otherwise made in the *Community Charter*.

1.2 City Policing, Fire & Rescue and Storm Drainage

- 1.2.1 The tax rates shown in columns B, C & D of Schedule A are imposed and levied on the assessed value of all land and improvements taxable for general municipal purposes, to provide monies required during the current year for the purpose of providing policing services, fire and rescue services and storm drainage respectively in the City, for which other provision has not been made.

PART TWO: REGIONAL DISTRICT RATES

- 2.1 The tax rates appearing in Schedule B are imposed and levied on the assessed value of all land and improvements taxable for hospital purposes and for Greater Vancouver Regional District purposes.

PART THREE: TRUNK SEWERAGE RATES

- 3.1** The tax rates shown in Schedule C are imposed and levied on the assessed values of all land only of all real property, which is taxable for general municipal purposes, within the following benefitting areas, as defined by the Greater Vancouver Sewerage & Drainage District:
- (a) Area A, being that area encompassing those portions of sewerage sub-areas and local pump areas contained in the Lulu Island Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Lulu Island West Sewerage Area; and
 - (b) Area B, being that area encompassing Sea, Mitchell, Twigg and Eburne Islands, which is that part of the **City** contained in the Vancouver Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Vancouver Sewerage Area; and
 - (a) Area C, being that part of the City contained in the Fraser Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Fraser Sewerage Area,

and the total amount raised annually is to be used to retire the debt (including principal and interest) incurred for a sewage trunk system, which includes the collection, conveyance and disposal of sewage, including, without limiting the generality of the foregoing, forcemain sewers and their pumphouses and such ancillary drainage works for the impounding, conveying and discharging the surface and other waters, as are necessary for the proper laying out and construction of the said system of sewerage works, provided however that land classified as "Agriculture Zone" in Section 14.1 of the **Zoning Bylaw**, is exempt from any tax rate imposed or levied pursuant to this Part.

PART FOUR: GENERAL PROVISIONS

4.1 Imposition of Penalty Dates

4.1.1 All taxes payable under this bylaw must be paid on or before July 4, 2022.

4.2 Designation of Bylaw Schedules

4.2.1 Schedules A, B and C are attached and designated a part of this bylaw.

PART FIVE: INTERPRETATION

5.1 In this bylaw, unless the context otherwise requires:

CITY means the City of Richmond.

ZONING means the Richmond Zoning Bylaw 8500, as amended from time to time.

BYLAW

PART SIX: PREVIOUS BYLAW REPEAL

6.1 Annual Property Tax Rates (2021) Bylaw No. 10249 is repealed.

PART SEVEN: BYLAW CITATION

7.1 This Bylaw is cited as “Annual Property Tax Rates (2022) Bylaw No. 10374”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. MC
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER

SCHEDULE A to BYLAW NO. 10374

PROPERTY CLASS	COLUMN A GENERAL PURPOSES	COLUMN B POLICING SERVICES	COLUMN C FIRE & RESCUE	COLUMN D STORM DRAINAGE	TOTAL
1. Residential	0.93662	0.43416	0.27181	0.01486	1.65745
2. Utilities	21.77579	10.09393	6.31937	0.34550	38.53459
3. Supportive Housing	0.93662	0.43416	0.27181	0.01486	1.65745
4. Major Industry	4.24677	1.96855	1.23242	0.06738	7.51512
5. Light Industry	2.26076	1.04795	0.65607	0.03587	4.00065
6. Business/ other	2.26076	1.04795	0.65607	0.03587	4.00065
8. Recreation/ non profit	0.76635	0.35524	0.22240	0.01216	1.35615
9. Farm	8.83763	4.09659	2.56469	0.14022	15.63913

SCHEDULE B to BYLAW NO. 10374

PROPERTY CLASS	REGIONAL DISTRICT
1. Residential	0.05127
2. Utilities	0.17946
3. Supportive Housing	0.05127
4. Major Industry	0.17433
5. Light Industry	0.17433
6. Business/other	0.12562
8. Rec/non profit	0.05127
9. Farm	0.05127

SCHEDULE C to BYLAW NO. 10374

AREA		RATES
A, B & C	Sewer Debt Levy (land only)	0.04102