

VILLAGE OF ZEBALLOS  
COMMITTEE OF THE WHOLE

**AGENDA**

7:00 pm

April 12, 2022

157 Maquinna Avenue, Zeballos, BC

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*We would like to acknowledge we are on unceded First Nations land of Ehattesaht Chinehkint territory.*

**1. CALL TO ORDER**

**2. BUSINESS ITEMS**

- 2.1** Verbal Report from the Chief Administrative Officer re: Unsightly Premises Action - Request for Reconsideration of Deadline

Recommendation:

For discussion.

- 2.2** Verbal Report from the Chief Administrative Officer re: Landfill Tipping Fees and Curbside Pick Up for the Month of May

Recommendation:

That landfill tipping fees be waived for Zeballos area residents for the month of May 2022; and,

That free curbside pickup for larger items be offered for the month of May 2022 for those who require additional assistance.

- 2.3** Verbal Report from the Chief Administrative Officer re: General Update

- 2.4** Verbal Report from the Chief Administrative Officer re: 2022 Proposed Tax Rate Scenario

Page 1

Recommendation:

That tax rate scenario #2 be implemented as the 2022 General Municipal Tax Levy.

- 2.5** Verbal Report from the Chief Administrative Officer re: 2022 Capital Expenditures Transfer to Reserves

Recommendation:

That \$100,000.00 be transferred to unrestricted reserves.



**TAX RATE SCENARIOS TESTING TOOL**

General Municipal Assessment	2021	2022	% change
Residential	8,169,600	12,541,200	53.5106
Utilities	83,000	90,200	8.6747
Supportive Housing	-	-	
Major Industry	-	-	
Light Industry	1,342,100	1,366,500	1.8180
Business and Other	625,700	807,350	29.0315
Managed Forest Land	-	-	
Recreation / Non-profit Farm	18,600	19,500	4.8387
	-	-	

**2020 Amortization** **241,039**

SCENARIOS											
	2021	2022: Base Scenario		2022: Scenario 1 (COLA)		2022: Scenario 2		2022: Scenario 3		2022: Scenario 4	
Revenue Growth Rate		0.00%		2.10%		3.00%		4.00%		0.00%	
Amortization Target		0.00%		3.00%		3.00%		2.00%		100.00%	
General Taxation Revenue	\$ 202,457.70	\$ 202,458.70		\$ 206,710.31		\$ 208,532.43		\$ 210,557.01		\$ 202,458.70	
Funded Amortization		-		7,231.17		7,231.17		4,820.78		241,039.00	
<b>Total Revenue to Raise</b>	<b>\$ 202,457.70</b>	<b>202,458.70</b>		<b>213,941.48</b>		<b>215,763.60</b>		<b>215,377.79</b>		<b>443,497.70</b>	
<b>Tax Rates</b>		<b>Rate</b>	<b>% change</b>	<b>Rate</b>	<b>% change</b>	<b>Rate</b>	<b>% change</b>	<b>Rate</b>	<b>% change</b>	<b>Rate</b>	<b>% change</b>
Residential	13.4827	10.17320	-24.5463	10.75019	-20.2668	10.84175	-19.5877	10.82236	-19.7315	22.28499	65.2858
Utilities	47.1893	35.60619	-24.5460	37.62566	-20.2665	37.94611	-19.5875	37.87826	-19.7313	77.99746	65.2863
Supportive Housing											
Major Industry											
Light Industry	52.5823	39.67547	-24.5460	41.92573	-20.2665	42.28281	-19.5874	42.20720	-19.7312	86.91146	65.2865
Business and Other	28.3136	21.36372	-24.5461	22.57539	-20.2666	22.76767	-19.5875	22.72696	-19.7313	46.79848	65.2862
Managed Forest Land											
Recreation / Non-profit Farm	13.4827	10.17320	-24.5463	10.75019	-20.2668	10.84175	-19.5877	10.82236	-19.7315	22.28499	65.2858



**Scenario Impact Assessment**

Total Residential*	88	*Residential Single Family Homes. Excludes vacant lots and 'other' dwelling types.
Residential Assessment*	11,659,300	*Residential Single Family Homes. Excludes vacant lots and 'other' dwelling types.
Average Value	125,037.50	('The Point Property' excluded as an outlier - Folio No. 00002.040)
Homeowner Grant (Basic)	770.00	
Homeowner Grant (Senior)	1,045.00	

Residential ONLY	Taxes Owed	Taxes Owed	% change	Taxes Owed	% change	Taxes Owed	% change	Taxes Owed	% change	Taxes Owed	% change
Average Value	1,685.84	1,272.03	-24.5463	1,344.18	-20.2668	1,355.62	-19.5877	1,353.20	-19.7315	2,786.46	65.2858
\$100,000	1,348.27	1,017.32	-24.5463	1,075.02	-20.2668	1,084.17	-19.5877	1,082.24	-19.7315	2,228.50	65.2858
\$125,000	1,685.34	1,271.65	-24.5463	1,343.77	-20.2668	1,355.22	-19.5877	1,352.79	-19.7315	2,785.62	65.2858
\$150,000	2,022.41	1,525.98	-24.5463	1,612.53	-20.2668	1,626.26	-19.5877	1,623.35	-19.7315	3,342.75	65.2858

Example Tax Bill: \$100,000 Property	Base	% change	Scenario 1	% change	Scenario 2	% change	Scenario 3	% change	Scenario 4	% change		
General Municipal	13.4827		10.17320		10.75019		10.82236		22.28499			
Library	0.294		0.294		0.294		0.294		0.294			
School Taxes	4.0098		4.0098		4.0098		4.0098		4.0098			
Police	0.3855		0.3855		0.3855		0.3855		0.3855			
Regional District- Admin	0.1911		0.1911		0.1911		0.1911		0.1911			
Regional District- Emerg	0.0769		0.0769		0.0769		0.0769		0.0769			
Hospital	0.3801		0.3801		0.3801		0.3801		0.3801			
Regional District- Solid Waste	0.1472		0.1472		0.1472		0.1472		0.1472			
BCAA	0.0411		0.0411		0.0411		0.0411		0.0411			
MFA	0.0002		0.0002		0.0002		0.0002		0.0002			
<b>TOTAL \$ per 1000</b>	<b>19.0089</b>		<b>15.6991</b>		<b>16.2761</b>		<b>16.3483</b>		<b>27.8109</b>			
<b>TOTAL TAX BILL</b>	<b>\$1,900.89</b>		<b>\$1,569.91</b>	<b>-17.4119</b>	<b>\$1,627.61</b>	<b>-14.3765</b>	<b>\$1,636.76</b>	<b>-13.8948</b>	<b>\$1,634.83</b>	<b>-13.9968</b>	<b>\$2,781.09</b>	<b>46.3046</b>
<b>Change in Dollar Amount</b>		<b>-\$330.98</b>		<b>-\$273.28</b>		<b>-\$264.13</b>		<b>-\$266.06</b>		<b>\$880.20</b>		

NOTE: All requisition rates are 2022 values



**BUDGET WORKSHEET FOR 2022**

	<b>SUMMARY</b>	<b>2022</b>
	Revenue Total	\$ 1,842,655
*Include 3% of 2020 Amortization	Expense Total*	\$ 1,842,655
Negative value indicates a shortfallPositive value is a surplus		-\$ 0
	2020 Amortization	\$ 230,003

<b>REVENUE</b>		<b>SUBTOTALS</b>
TAXATION	\$	234,029.70
ADMINISTRATION	\$	52,500.00
GRANTS	\$	1,457,550.00
PUBLIC WORKS	\$	48,925.00
PARKS	\$	8,500.00
WATER	\$	28,500.00
SEWER	\$	12,650.00
<b>REVENUE TOTAL</b>	<b>\$</b>	<b>1,842,654.70</b>

<b>EXPENSES</b>		<b>SUBTOTALS</b>
LEGISLATIVE		35,202
ADMINISTRATION		1,464,681
FIRE		13,800
EMERGENCY PREPAREDNESS		3,000
GARBAGE		18,900
LANDFILL		11,400
ROADS		43,000
WHARF		2,500
PUBLIC WORKS		131,391
RECREATION (CH)		31,355
MUSEUM		9,530
PARKS		16,900
TOURISM		7,000
LIBRARY		6,400
WATER		23,678
SEWER		23,918
<b>TOTAL EXPENSES</b>	<b>\$</b>	<b>1,842,655.17</b>



**Property Taxation - Class Multiples**

Last Updated: April 4, 2022

Class	Class Description	Municipal	Provincial
1	Residential	1.00	1.00
2	Utilities	3.50	3.50
3	Supportive Housing	-	1.00
4	Major Industrial	-	3.40
5	Light Industrial	3.82	3.40
6	Business/Other	2.10	2.45
7	Managed Forests	-	3.00
8	Recreation/Non Profit	1.00	1.00
9	Farm	-	1.00

		VoZ historical multipliers										
		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018
1			1	1	1	1	1	1	1.00	1.000	1.000	1.000
2		3.5	3.5	4.3	3.5	3.3	3.2479	3.5	3.50	3.500	3.500	3.500
3												
4												
5		4.5	4.4	4.3	3.4	4.0732	4.0547	4.1	4.02	3.960	3.900	3.900
6		2.45	2.4	2.35	2.45	2.2387	2.1974	2.15	2.10	2.100	2.100	2.100
7												
8		1	1	1	1	0.9456	0.9307	1	1.00	1.000	1.000	1.000
9												

**Council Direction**

moving business to align with residential  
 keeping recreation = residential  
 met 2005 goal to reduce Light industry from 5.45 ratio  
 2016: continue moving Light industrial toward provincial multiplier of 3.4  
 2017: Light industrial multiplier down by 1.5%  
 2018: Light industrial changed from 3.96 down to 3.9  
 2022: Adjusted Light Industrial multiplier by COLA 2.1% from 3.9 to 3.82