

THE BUDGET

The inclusion of the increased operating costs and the Town's share of capital funding have created the need to increase the Town budget by 1.99% (\$26,324).

Prudent capital planning, of current needs, continuous emphasis on operating cost reduction and a look and plan for future needs has been the focus of the Town. Provincial and Federal grants have been maximized, where available, to offset operating and capital projects. Of the almost \$700,000 of capital projects in 2013, only \$33,000 was sourced through either reserves of tax dollars. Efforts with an emphasis on operating cost reduction in addition to promotion and growth of the Town were a priority in 2013. We are staying the course for 2014; of the \$692,000 in capital projects only \$5,000 of the funding will be sourced from taxes, the remaining amounts are funded through grants and reserves.

In keeping with the "user" based utility rate methodology, the supply/service rate for water, sewer, and waste management are increasing by the amount of the supplier costs only. User based services enables control through conservation by our residents and businesses.

Town Council and Administration continue to be committed to building a foundation for long term viability and sustainability. The priorities identified in 2014 will continue to be infrastructure management, community safety and growth.

PROPERTY TAX IMPLICATIONS

In the application of the newly approved budgetary requirements (1.99%), Council agreed to reduce the weighting of the budgetary increase to the residential and commercial tax classifications. This decision was based on the fact that historically, commercial properties carried more than their average share of the tax burden than that of other classifications and that vacant commercial lands and farm lands impede growth when held for long periods of time. Minimizing the tax burden on the residential base assists Bon Accord in becoming a more affordable place to live, while the reduction of rates for commercial properties provide for competitive rates that assist in promoting commercial growth. Please note that the impact of the increase for each notice will vary due to assessed value. Additionally, Council made the decision to maintain the Minimum Tax Levy (\$300.00) to assist in the cost recovery of administration and services for those with Municipal Tax Levies under the minimum.

WHAT ELSE IS ON YOUR TAX NOTICE?

Please keep in mind that it is a municipal budgetary increase of 1.99% however, each individual property tax notice will also include the Alberta School Foundation Fund (ASFF) and Sturgeon Foundation (Seniors Requisition); these two ***requisitions are set by the Province of Alberta and Sturgeon Foundation.*** ***The Town is required to flow through these requisitions to the property holder for collection.***

HOW YOUR PROPERTY TAX LEVY IS CALCULATED

Properties are assessed every year, typically conducted in the summer prior to the current tax year; property assessment takes into consideration the market value of the property. The Town develops their Tax Rates based on the approved budget and change in growth (*overall assessment change*). The Tax Rates are used

in the calculation formula, in conjunction with the assessed property value, to determine the tax levy associated with that specific property (i.e. *Assessed Value of Land and Building multiplied by the applicable Tax Rate per the approved Bylaw*).

ASSESSMENT COMPLAINT PROCESS

A person is entitled to see or receive sufficient information about their assessed property in accordance with section 299 of the Municipal Government Act or a summary of an assessment in accordance with section 300 of the Municipal Government Act, or both.

To discuss or review the specifics of your assessed value, as indicated on your Combined Assessment and Property Tax Notice, please contact the Assessor for the Town of Bon Accord:

Mike Krim, Capital Region Assessment Services Commission (CRASC)

164, 150 Chippewa Road
Sherwood Park, AB T8A 6A2

Phone: 780-417-5191
Fax: 780-417-5579

If, after having discussed your assessment detail with our assessor, you are still of the opinion that your assessment is incorrect, you may file a written complaint within sixty (60) days from the date of mailing (*top of notice*) to the Assessment Review Board. Your complaint must follow the procedures identified under the Assessment Information section (found at the bottom of the notice) and as further described in the **informational inserts**.

The complaint form must be filled out completely and the appropriate fee must accompany the complaint form. **Return the form and fees to:**

Town of Bon Accord – Clerk of the Assessment Review Board
Box 779, 5025 – 50th Avenue, Bon Accord, AB T0A 0K0

Email: info@bonaccord.ca
Fax: 780-921-3585

Complaints with an incomplete complaint form, submitted after the deadline or without the required fee, are invalid.

Category of Complaint	Complaint Fee	
Residential (3 or fewer and farmland)	\$50.00	
Residential (4 or more dwellings)	<i>Variable Fees</i>	
	Assessed Value of up to \$249,999	\$200.00
	Assessed Value of between \$250,000 to \$499,999	\$400.00
	Assessed Value that exceeds \$500,000	\$650.00
Non-Residential	<i>Variable Fees</i>	
	Assessed Value of up to \$249,999	\$200.00
	Assessed Value of between \$250,000 to \$499,999	\$400.00
	Assessed Value that exceeds \$500,000	\$650.00

A complaint against your assessed property value does not exempt you from paying taxes on time or from late payment penalties. If a complaint is successful, the adjustment (in addition to a credit of your application complaint fee) will be applied to the tax roll. Refund requests must be made in writing.

Should you require further clarification on the above matter, please contact either myself or Town Council at (780) 921-3550.

Sincerely,



Vicki Zinyk, Chief Administrative Officer