

THE CORPORATION OF THE VILLAGE OF CHASE

BY-LAW NO. 275

A By-law to Impose a Water Frontage Tax on VLA Specified Area of By-law 262 Pursuant to the Provisions of Section 481 of the Municipal Act.

WHEREAS the Council of the Village of Chase, hereinafter referred to as the Corporation, is empowered by the Municipal Act to impose and levy a frontage tax to meet the cost of works and services that benefit land within the municipality:

AND WHEREAS certain costs have been incurred by the Corporation in providing water services to lands within its boundaries:

AND WHEREAS it is deemed desirable and expedient to impose and levy a frontage tax on land benefiting from such service to meet such costs:

NOW THEREFORE, the Council of the Village of Chase in open meeting assembled enacts as follows:

1. In this by-law, unless the context otherwise requires,
 - "Actual foot-frontage" means the number of feet of a parcel of land which actually abuts of the work or highway:
 - "Taxable foot-frontage" means the actual foot-frontage or, where applicable, the number of feet of a parcel of land deemed to abut on the work or highway and in respect of which parcel the frontage tax is levied for the work or service:
 - "Total actual foot-frontage" means the sum of the actual foot-frontage of the parcels of land which actually abut on the work or highway;
 - "Total taxable foot-frontage" means the sum of the taxable foot-frontage of the parcels of land which abut or are deemed to abut on the work or highway:
2. A tax shall be and is hereby imposed upon the owners of land or real property within the VLA Specified Area By-law No. 262, which is capable of being connected with the water main, whether or not the parcel of land is connected with such water main; the aforesaid tax to be hereinafter referred to as the "Frontage Tax".
3. (1) The frontage tax shall be levied in each year on each parcel of land aforementioned and the amount thereof, except as otherwise provided in this by-law, will be the product of the taxable foot-frontage and the annual rate.
(2) The annual rate shall be the quotient of the sum required annually under this by-law and the total foot-frontage or total taxable foot-frontage, whichever is the greater total amount - the annual rate shall be \$2.20 per foot-front of taxable foot-frontage.
4. For the purpose of this by-law, initially, the following calculations have been made from a study of the land within the Corporation:
 - (a) the total actual foot-frontage is 494.61 feet.
 - (b) the total taxable foot-frontage is 446.00 feet.
5. (1) The Frontage tax shall be in force and be effective until the complete discharge and satisfaction by the Corporation of all obligations presently incurred, and to be incurred, in respect of the aforesaid service.
(2) Without limiting the effect of subsection (1) of this section, the sum of Nine Hundred and Eighty-One Dollars and thirty seven cents (\$981.37) shall be raised annually for a period of ten years (10 years) by the Frontage Tax.
6. For the purposes of this by-law, a regularly shaped parcel of land is rectangular.
7. (1) To place the foot-frontage on a fair and equitable basis, the taxable foot-frontage of the following parcels of land shall be the number of feet fixed by the Collector:
 - a) a triangular or irregularly shaped parcel of land; or
 - b) a parcel of land wholly or in part unfit for building purposes; or
 - c) a parcel of land which does not abut on the work but is nevertheless deemed to abut on the work, as the case may be.

- 7. (2) The Collector, in fixing the taxable foot-frontage under subsection (1) shall have due regard:
 - (a) to the condition, situation, value and superficial area of the parcel as compared with other parcels of land; or
 - (b) to the benefit derived from the water;
- 8. For the purpose of this by-law:
 - (1) Where the number of feet of a parcel of land which abuts a water main has less than sixty (60) feet of frontage, the taxable foot-frontage shall be deemed to be a minimum of sixty (60) feet and where such parcel has more than eighty (80) feet of frontage the taxable foot-frontage shall be deemed to be eighty (80) feet.
 - (2) Where the parcel of land is situate at the junction or intersection of highways and the water service is provided on or along more than one side of the parcel, the taxable foot-frontage shall be on half of the actual foot-frontage but if such one-half of the actual foot-frontage is less than sixty (60) feet, then the actual foot-frontage shall be sixty (60) feet and if such one-half of the actual foot-frontage is more than eighty (80) feet then the taxable foot-frontage shall be eighty (80) feet.
 - (3) Where the front and rear boundaries of a parcel of land each abut on a highway, other than a lane, which for the purpose of this by-law is defined as a highway having a width of less than ten (10) feet, and the water service is provided on or along both such boundaries, the taxable foot-frontage shall be eighty (80) feet.
 - (4) Where water service payable by special charges has previously been provided on or along one side of a parcel, the taxable foot-frontage shall be eighty (80) feet.
- 9. The provisions of Section 8 of this by-law shall be subject to the provisions of Section 7 hereof.
- 10. This by-law may be cited as "Water Frontage Tax on VLA Specified Area of Bylaw No. 262, By-law No. 275, 1984."

READ A FIRST TIME THIS 26th day of April, 1984.

READ A SECOND TIME THIS 26th day of April, 1984.

READ A THIRD TIME THIS 12th day of July, 1984.

RECONSIDERED AND ADOPTED THIS 12th day of July, 1984.

Acting Reed M. Marshall
Mayor

Agnes Sweet
Clerk

Certified a true copy of By-law No. 275 as adopted by the Village Council of Chase on the 12th day of July, 1984.

Agnes Sweet
Clerk

A true copy of By-Law No. 275 registered in the office of the Inspector of Municipalities this 27th day of July 1984.
W. L. Asham
Deputy Inspector of Municipalities



Province of
British Columbia

OFFICE OF THE
INSPECTOR OF MUNICIPALITIES
OF BRITISH COLUMBIA



Ministry of
Municipal Affairs

Street
British Columbia
V8W 3E1

V06-29

October 24, 1984

Mrs. Agnes Sweet,
Clerk-Treasurer,
Village of Chase,
Box 440,
Chase, B. C.
VOE 1M0

Dear Mrs. Sweet:

Enclosed is Certificate of Approval No. 11376 for Bylaw No. 274 cited as "Downtown Revitalization Specified Area Establishment and Loan Authorization Bylaw No. 274, 1984".

Yours very truly,

Christopher L. Woodward,
Inspector of Municipalities.

AT/gf

Enclosure.

