



DISTRICT OF 100 MILE HOUSE
COMMITTEE OF THE WHOLE
TO BE HELD IN DISTRICT COUNCIL CHAMBERS
Tuesday November 18th, 2025, AT 12:00 PM

	<u>CALL TO ORDER</u> Mayor to call the Committee of the Whole meeting to order at 12:00 PM. Mayor acknowledges that this meeting is being held on Tsqescencúlecw.
A.	<u>APPROVAL OF AGENDA:</u>
	A1 BE IT RESOLVED THAT the November 18 th , Committee of the Whole agenda <u>be approved</u> .
B.	<u>INTRODUCTION OF LATE ITEMS</u>
C.	<u>DELEGATIONS:</u>
D.	<u>UNFINISHED BUSINESS:</u>
E.	<u>CORRESPONDENCE:</u>

F.	<u>STAFF REPORTS:</u>
Financial Impacts of Mill Closure	F1 BE IT RESOLVED THAT the report from administration regarding the financial impacts of the West Fraser, 100 Mile Lumber permanent closure <u>be received</u>
2026 Operational Budget & Utility Review	F2 BE IT RESOLVED THAT the memos from the Director of Finance regarding the proposed 2026 budget and Fees & Charges Bylaw Amendment <u>be received</u> Director of Finance S. Elias to present the draft 2026 budget and proposed changes to the Fees & Charges Bylaw for Councils consideration.
G.	<u>BYLAWS:</u>
H.	<u>OTHER BUSINESS:</u>
I.	<u>QUESTION PERIOD:</u>
J.	<u>ADJOURNMENT:</u>
	J1 BE IT RESOLVED THAT the Committee of the Whole meeting of November 18 th , 2025 adjourn: PM:

**District of
100 MILE HOUSE****COUNCIL REPORT
File No. 570-01****Committee of the Whole – November 18th, 2025**

REPORT DATE: November 12th, 2025
TITLE: Mill Closure – Taxation Considerations
PREPARED BY: Administration

PURPOSE: To provide Council with information relating to the anticipated reduction in municipal taxation resulting from the West Fraser permanent closure of 100 Mile Lumber announcement.

RECOMMENDATION: N/A – This report is for Councils information only. Figures have been rounded for illustration purposes.

BACKGROUND INFORMATION / DISCUSSION:

It is imperative that, as we progress through the 2026 budget planning and the development of the long-term financial plan, we give serious consideration to the financial impacts to the permanent closure of 100 Mile Lumber, which are compounding previously incurred losses.

In 2021 Norbord applied to BC Assessment for a closure allowance, at that time the District of 100 Mile experienced a \$207,000. loss in taxation revenue. In 2023 the Norbord property was reclassified from Class 04 to Class 06, resulting in an additional \$159,000. loss in revenue.

We anticipate that, once West Fraser is granted a permanent closure allowance through BC Assessment the District will experience another significant reduction in revenue, most likely to occur in 2027. The estimated decrease is approximately \$368,000.

Compounding these increasing revenue losses, an amendment to the BC Assessment valuation of gathering and transmission pipelines will result in an additional \$131,000. loss in revenue for the District in 2026.



Year	Event	Value
2018	Class 02 Assessment	\$97,000.
2022	Norbord Closure	\$207,000.
2024	Norbord Classification	\$159,000.
2026	Class 02 Assessment	\$131,000.
2027	West Fraser Closure	\$368,000.
Total Loss in Municipal Taxation		\$962,000.

In 2025, the District collected a total of \$3,037,547. in property taxes, with 16% coming from Class 04 - Major industry and 21% from Class 02 – Utilities. With the projected drop in assessments, these proportions will continue to shift, and additional consideration will be needed to address the distribution the taxation burden. Over previous years, District Council has worked to reduce the dependency on Class 04 through gradual redistribution of taxation.

Tax Collection by Class	2010	2021	2022	2023	2024	2025	2026
Residential	20%	24%	26%	26%	27%	27%	28%
Utilities	15%	17%	19%	20%	22%	21%	17%
Major Industry	37%	30%	24%	23%	16%	16%	16%
Light Industry	1%	1%	1%	1%	1%	1%	1%
Business	26%	29%	31%	30%	34%	35%	37%
Rec, Non-Profit & Farm account for under 1% of collection							

Tax Collected	2010	2021	2022	2023	2024	2025
	\$2,691,840	\$2,778,341	\$2,636,147	\$2,707,994	\$2,748,170	\$3,037,547.
Revenue from Property tax collection has increased 12.84% from 2010 to 2025						

The future impact on operations will require difficult decisions related to service delivery and the distribution of taxation. Absorbing the recovery of lost taxation through the remaining classes is, at best, limited.

Council will be tasked with identifying potential areas to reduce discretionary spending during the development of the financial plan. There will also need to be a strong focus on fiscal responsibility and economic development, attracting new investment and showcasing what 100 Mile House and the Cariboo have to offer.



Finding additional or increasing revenue sources will be nearly unattainable. The use of municipal reserves for operational expenses is not an option to offset the reduction of revenue, and reviews of the utility user fees are underway. Council will be considering the recommended increases to fund the water and sewer operations.

Capital reserves cannot keep pace with the inflationary costs of capital projects and equipment replacement. The loss of taxation revenue will further impact annual contributions to reserves, resulting in a sharp rate of depletion. Council may need to consider reducing or re-prioritizing municipal services and determining whether major capital projects remain feasible.

On many occasions, Council has advocated to the Province for assistance, and it has reiterated that the District will continue to advocate for financial support, infrastructure replacement funding, and the provincial re-assumption of certain municipal roads. The District seeks to collaborate with the Province and will respectfully request the Province of BC invests in 100 Mile House to protect regional infrastructure, support provincial economic goals by assisting residents of British Columbia in the aftermath of industrial loss.

To prevent future labour force loss, the District must protect and support the remaining taxpayers and engage with employers to understand their challenges, pressures, and risks. The impacts of the mill closure will be significant, and proactive collaboration will be essential.

Maintaining clear and consistent communication with residents about the service levels the District can sustain – while minimizing tax increases – will be crucial. Staff remain committed to serving the community and supporting Council through the difficult budget decisions ahead.

LEGISLATIVE CONSIDERATIONS:

BC Assessment is bound by the assessment act and B.C. Reg.53/2016:

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/53_2016

Legislation provides the terms for closure allowances on Major Industrial and Electrical Properties.

A Closure allowance reduces the *improvement* value to 10% of the cost if the plant is *permanently* closed on or before October 31st to qualify for the succeeding year.

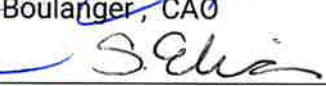


ATTACHMENTS:

- BC Assessment information on Closure allowances
- Assessment Act – Depreciation of Industrial and Electrical Power Generating Facility Improvement Regulation
- Community Charter Regulation 329/96 – Taxation Rate Cap for Class 2

Prepared By: 
T. Boulanger, CAO

Date: Nov 13 2025

Reviewed By: 
S. Elias, Director of Finance

Date: Nov 13/2025



BC ASSESSMENT

Closure allowances for Major Industrial and Electrical properties

The improvements of major industrial (MIP) plants and the improvements of electrical power generating (EPG) facilities may be subject to closure allowance under Section 9 of the Depreciation of Industrial and Electrical Power Generating Facility Improvements Regulation – [B.C. Reg. 53/2016](https://www.bclaws.ca/civix/document/id/complete/statreg/53_2016) (http://www.bclaws.ca/civix/document/id/complete/statreg/53_2016).

What is closure allowance?

Closure allowance is an assessment relief for individual industrial and EPG improvements or entire plants and facilities when they have been closed or shut down. Closure allowance reduces the improvement value to 10% of the cost. In other words, depreciation is increased to 90%.

Criteria to qualify

a) The plant/facility or individual improvement must be **permanently** closed on or before October 31 of any year to qualify for closure allowance in the succeeding year and the owner or a senior executive officer of the corporation that owns the plant confirms in writing that the closure of the improvement or plant is permanent. The letter must specify the permanent closure date.

OR

b) The plant/facility or improvement must be closed for a minimum of 3 consecutive years immediately preceding October 31 of any year to qualify for closure allowance in the succeeding year and the owner or a senior executive officer of the corporation that owns the plant confirms in writing that the improvement or plant is closed and the duration of that closure. The letter must specify the commencement date and closure duration.

Written confirmation must be made to the assessor of the assessment area in which the plant/facility is located.

When is the deadline to apply?

November 30th following October 31st in the criteria above.

What if I fail to apply by the deadline?

Closure will not be granted.

What can closure be applied to?

An entire plant/facility or individual improvement within a plant/facility. Closure may not be applied to part of an improvement.

When does closure cease?

When the plant/facility or improvement is reopened or reactivated.

How often do I need to apply for closure?

Once.

Contact Information

For more information, please contact majorindustry@bcassessment.ca (<mailto:majorindustry@bcassessment.ca>).

Updated 15 January 2014

Disclaimer: Where information presented is different from legislation, legislation shall prevail.

Name

Assessment of Major Industrial and Electrical Properties (<https://info.bcassessment.ca/services-and-products/Pages/Assessment%20of%20Major%20Industrial%20and%20Electrical%20Properties.aspx>)

Assessment of Properties with Dams, Power Plants and Substations in British Columbia (<https://info.bcassessment.ca/services-and-products/Pages/Assessment%20of%20Properties%20with%20Dams,%20Power%20Plants%20and%20Substations%20in%20British%20Columbia.aspx>)

Closure Allowances for Major Industrial and Electrical Properties (<https://info.bcassessment.ca/services-and-products/Pages/Closure%20Allowances%20for%20Major%20Industrial%20and%20Electrical%20Properties.aspx>)

Major Industry Property (MIP) Classification in British Columbia ([https://info.bcassessment.ca/services-and-products/Pages/Major%20Industry%20Property%20\(MIP\)%20Classification%20in%20British%20Columbia.aspx](https://info.bcassessment.ca/services-and-products/Pages/Major%20Industry%20Property%20(MIP)%20Classification%20in%20British%20Columbia.aspx))

Purchasing Major Industrial Properties (MIP) and Electrical Power Group (EPG) Manuals ([https://info.bcassessment.ca/services-and-products/Pages/Purchasing%20Major%20Industrial%20Properties%20\(MIP\)%20and%20Electrical%20Power%20Group%20\(EPG\)%20Manuals.aspx](https://info.bcassessment.ca/services-and-products/Pages/Purchasing%20Major%20Industrial%20Properties%20(MIP)%20and%20Electrical%20Power%20Group%20(EPG)%20Manuals.aspx))

Solar power plants (<https://info.bcassessment.ca/services-and-products/Pages/Solar%20power%20plants.aspx>)

Wind power facilities (<https://info.bcassessment.ca/services-and-products/Pages/Wind%20power%20facilities.aspx>)

Closure allowances**9 (1) If the assessor determines that a major industrial plant or an electrical power generating facility**

- (a) is closed on or before October 31 in any year and the owner of the plant or facility or a senior executive officer of the corporation that owns the plant or facility confirms in writing that the closure is permanent, or
- (b) has been closed for a minimum of 3 consecutive years immediately preceding October 31 in any year and the owner of the plant or facility or a senior executive officer of the corporation that owns the plant or facility confirms in writing that the plant or facility is closed and the duration of that closure,

for the purpose of the assessment roll in the succeeding year, the depreciation applicable to the improvements that are part of the plant or facility is the amount sufficient to reduce the actual value of the improvements to 10% of the cost of the improvements.

(2) If the assessor determines that a separate industrial improvement or a separate electrical power generating facility improvement

- (a) is closed or shut down on or before October 31 in any year and the owner or manager of the major industrial plant or electrical power generating facility of which the improvement is a part confirms in writing that the closure or shutdown is permanent, or
- (b) has been closed or shut down for a minimum of 3 consecutive years immediately preceding October 31 in any year and the owner or manager of the major industrial plant or electrical power generating facility of which the improvement is a part confirms in writing that the improvement is closed or shut down and the duration of that closure or shutdown,

for the purpose of the assessment roll in the succeeding year, the depreciation applicable to the separate improvement is the amount sufficient to reduce the actual value of the improvement to 10% of the cost of that improvement.

(3) Subsection (2) applies only with respect to a complete industrial improvement or electrical power generating facility improvement and must not be applied to a part of an industrial improvement or a part of an electrical power generating facility improvement.**(4) A confirmation referred to in subsection (1) or (2), as applicable, must**

- (a) be made to the assessor of the assessment area in which the major industrial plant or electrical power generating facility, as the case may be, is located,
- (b) be made by November 30 next following the October 31 referred to in subsection (1) (a) or (b) or (2) (a) or (b), as applicable,
- (c) in the case of a confirmation under subsection (1) (a) or (2) (a), specify the date of the permanent closure or shutdown, and
- (d) in the case of a confirmation under subsection (1) (b) or (2) (b), specify the commencement date and duration of the closure or shutdown.

(5) Despite subsection (4), if

- (a) a major industrial plant or electrical power generating facility that has been previously closed is reopened, or
- (b) a separate industrial improvement or electrical power generating facility improvement that has been previously closed or shut down is reopened or reactivated,

this section ceases to apply for the purposes of the assessment roll in the succeeding year.

Schedule 1*[Section 2]***Depreciation Rates for Industrial Improvements**

Item	Column 1 Category of Major Industrial Plant	Column 2 Percentage rate (%)
1	(a) mining, extracting, beneficiating or milling of metallic or non-metallic ore	6.5
2	(b) mining, breaking, washing, grading or beneficiating of coal	4.0
3	(c) producing of aluminum	3.0
4	(d) smelting or refining of metal from ore or ore concentrate	3.0
5	(e) producing, manufacturing, processing or refining of petroleum or natural gas	3.0
6	(f) manufacturing of lumber or other sawmill and planing mill products	4.0
7	(g) manufacturing of wood veneer, plywood, particle board, wafer board, hardboard and similar products	4.0
8	(h) manufacturing of gypsum board	3.0
9	(i) manufacturing of pulp, paper or linerboard	3.0
10	(j) manufacturing of chemicals	4.0
11	(k) manufacturing of chemical fertilizer	3.0
12	(l) manufacturing of synthetic resins or the compounding of synthetic resins into moulding compounds	3.0
13	(m) manufacturing of cement	3.0
14	(n) manufacturing of insulation	3.0
15	(o) manufacturing of sheet glass or glass bottles	3.0
16	(p) building, refitting or repairing ships	5.0
17	(q) (i) loading of cargo onto sea going ships or barges, including associated cargo storage and loading facilities	5.0
18	(q) (ii) the maritime structure of a grain terminal operation including piers, wharves, shipping galleries and loading gallery towers used to transport grain from a grain elevator to sea going ships or barges, but excluding grain elevators and associated structures	5.0
19	(q) (iii) grain elevators and associated structures	

TAXATION RATE CAP FOR CLASS 2 PROPERTY REGULATION

[includes B.C. Reg. 123/2024 amendments (effective June 10, 2024)]

Contents

Section

1. Definitions
 2. General rule
 3. Exceptions to the general rule
- SCHEDULES 1 to 3 – Repealed
- SCHEDULE 4

Definitions

- (Am) Feb 19/08 1. In this regulation:
- "class 2 property" means class 2 property as defined in section 2 of B.C. Reg. 438/81, the Prescribed Classes of Property Regulation;
- "class 6 property" means class 6 property as defined in section 6 of B.C. Reg. 438/81, the Prescribed Classes of Property Regulation;
- (Add) Feb 19/08 "general municipal revenue" means
- (a) the municipal revenue referred to in section 197 (1) (a) of the *Community Charter*, and
 - (b) for the City of Vancouver, revenue equivalent to municipal revenue referred to in section 197 (1) (a) of the *Community Charter*,
- (Sub) Feb 19/08 "municipality" means
- (a) as applicable, paragraph (a) or (b) of the definition of "municipality" in the Schedule to the *Community Charter*,
 - (b) the City of Vancouver, or
 - (c) the shishálh Nation Government District.
- (Am) Jun 10/24 [am. B.C. Regs. 31/2008; 123/2024.]

General rule

2. In setting the tax or levy rate for class 2 property for general municipal purposes, a municipality must not exceed the greater of
- (a) \$40 for each \$1 000 of assessed value, and
 - (b) 2.5 times the rate applicable to class 6 property for general municipal purposes in the municipality for the same taxation year.

Exceptions to the general rule

- (Am) Feb 19/08 3. (1) Despite section 2, in setting the tax rate for class 2 property for general municipal purposes, the municipalities listed in Schedule 4 may not set a tax rate exceeding the greater of
- (a) the value given to the right of the name of the municipality under the heading "Rate cap", and
 - (b) the value calculated as the product of the value to the right of the name of the municipality under the heading "Ratio cap" and the rate applicable to class 6 property in the municipality for the same taxation year.
- (Repealed) Feb 19/08 (2) Repealed. [B.C. Reg. 31/2008]

[am. B.C. Reg. 31/2008.]

(Rep) Feb 19/08

SCHEDULES 1 to 3

Repealed. [B.C. Reg. 31/2008.]

SCHEDULE 4

[am. B.C.Reg. 409/98.]

	<i>Name of Jurisdiction</i>	<i>Rate cap</i>	<i>Ratio cap</i>
	Village of Chase	40.0	4.73
	District of Chetwynd	43.63	2.5
	The Corporation of the Village of Cumberland	40.0	7.2
(Sub) Nov 19/98 >>	The Corporation of the District of Fort St. James	40.0	3.44
	The Corporation of the District of Kent	40.0	5.56
	The Corporation of the Village of Lake Cowichan	40.0	2.89
	District of Mission	40.0	2.9
	City of Nanaimo	46.32	2.5
	The Corporation of the District of North Vancouver	40.0	3.82
	The Corporation of the District of Pitt Meadows	40.0	3.29
	The Corporation of the City of Port Coquitlam	40.0	3.06
	City of Port Moody	40.0	3.28
	The Corporation of the Village of Pouce Coupe	47.2	2.5
(Sub) Nov 19/98 >>	The Corporation of the City of Revelstoke	42.2	2.77
	The Corporation of the Village of Slocan	40.0	7.91
	City of Terrace	64.39	2.5
	Town of View Royal	40.0	3.64
	The Corporation of the City of White Rock	40.0	3.1

[Provisions relevant to the enactment of this regulation: *Community Charter*, SBC 2003, c. 26, sections 199 and 283; *shíshálh Nation Government District Enabling Act*, RSBC 1996, c. 416, section 4; and *Vancouver Charter*, SBC 1953, c. 55, section 374.3]



DISTRICT OF 100 MILE HOUSE

M E M O

Date: November 12, 2025
To: Mayor & Council
From: Finance
Subject: DRAFT Budget 2026

The following report outlines the 2026 DRAFT budget that was completed prior to the announcement of the closure of West Fraser, 100 Mile Lumber operations. The projected tax revenue loss by the permanent closure of 100 Mile Lumber will have noticeable effect on current and future budgets.

The information below highlights the key factors included in the 2026 DRAFT budget to begin the process towards a final budget in the spring of 2026. Tax rates will be discussed in 2026 when the completed and revised BC Assessment rolls are received.

Revenue Considerations:

- The determination of actual tax rates relies on the revised roll from the BC Assessment Authority, expected in Late March 2026. The proposed collection amount is based on the 2026 Preview Roll totals, a decrease of \$83,540 from 2025. This results in a direct reduction in contribution to reserves.
- Funding contributions from the Cariboo Regional District support various essential functions within our municipality. As contracts expire the contributions are reviewed.
- Interest earned has been budgeted at a very conservative amount of \$80,000 due to planned capital expenditures and easing interest rates. The District has seen elevated interest returns over previous years but cannot anticipate that to continue during a trend of lowering rates.

Utility Frontage & User Rates:

Sewer and Water Frontage taxes have been subject to annual increases of 5% as per current bylaws.

Water and Sewer user fees for 2026 are currently under review with a proposed new rate schedule being presented to Council. Water fee revenue is proposed to increase an estimated 20%, while Sewer fee revenue is proposed to increase an estimated 26%. These increases are due to increasing costs for water and sewer service delivery and long-term asset renewal. The Utility review has been underway for much of 2025.

It is imperative to maintain annual increases to ensure the efficiency and sustainability of our water and sewer infrastructure, especially as we approach the expiration of the current frontage bylaws in 2027.

Government Grants:

We anticipate receiving \$389,000 from the Small Communities Grant, which serves to offset current year operating expenses, relieving some pressure on our budget.

The Community Works funding of \$151,200, determined by the UBCM Federal Gas Tax Agreement, provides vital support for eligible projects or reserves, contributing to the overall financial health of our municipality.

Expense Considerations:

Wage increases for the bargaining unit and exempt staff are reflective of collective agreements and district policies, ensuring fair compensation while adhering to budgetary constraints. The union wage increase for 2026 will be 4%.

Employee benefits are calculated at 26% of wages, down from 28% in 2025. The reduction in employee benefits is due to lower WCB rates along with reduced rates for employee benefits. While training budgets remain consistent with prior year allocations.

Increases in standard expenses are noticeable in all aspects of operations. To mitigate increases the District continues to seek out the best value when purchasing by competitive process, receiving multiple quotes and utilizing co-operative procurement.

Debt Principal Payments:

The District of 100 Mile House currently holds no debt, the final payment of the Blackstock Sewer debt was paid in 2024.

Capital Expenditures:

The proposed capital projects address critical infrastructure needs, equipment replacements, and community service enhancements, all of which are vital for the well-being and development of our municipality.

G1	Horse Lake Road Bridge (b/f)	\$6,000,000
G2	Pavement Management Plan	\$800,000
G3	Intersection – Horse Lake Rd & Cariboo Trail (b/f)	\$550,000
CS1	V334 Snow plow and Attachment Replacement	\$500,000
CS2	Excavator	\$160,000
CS3	Fire Department Wash Down Pad (b/f)	\$75,000
FD1	Turn Out Gear	\$25,000
FD2	SCBA Cylinders	\$10,000
FD3	Battery Operated Hydraulic Ram	\$33,000
FD4	Unit 214 Stabilization Struts	\$13,000
FD5	Air Quality Monitoring System	\$10,000
FD6	Quick Attach Snow plow	\$13,000
MO1	Server Replacement (b/f)	\$60,000
SE1	Exeter Lift Station (b/f)	\$2,100,000
WA1	Membrane WTP - Design & Demolition Phase	\$1,100,000
OT1	Centennial Park Washrooms Design (b/f)	\$40,000
OT2	Community Hall Renovation Design	\$140,000
OT3	Lodge Floor	\$99,856
OT4	MEH Air Conditioning and Heat (b/f)	\$370,000
OT5	Airport Fencing (grant dependant)	\$75,000

The District is currently drawing more from reserves for Capital expenditures each year than contributions being made to the reserves.

Without increasing the reserve contribution, we are effectively moving backward, as inflation continually erodes the value of the funds.

Conclusion:

The presented draft budget reflects a reduction in property tax revenue due to reassessment of Class 2, which in turn lowers the District's contribution to reserves.

The recently announced permanent closure of West Fraser's 100 Mile Lumber operations will significantly impact property tax revenue and necessitate a detailed review of both operational and capital budgets.

A mill rate increase will be required to address rising costs, sustain essential services, maintain current service levels, and continue supporting key capital projects. Further discussion regarding mill rate options will occur in 2026.

We remain committed to responsible fiscal management and will continue to refine our budgeting processes to ensure transparency and accountability. Council's support for a 2026 mill rate increase will be essential to maintaining the long-term financial health and stability of the municipality.

Should you have any further questions or require additional information, please do not hesitate to reach out.

Thank you for your attention to this matter.

Prepared By: S. Elias
S. Elias, Director of Finance

Date: Nov 14 / 25

Reviewed By: Tammy Boulanger
Tammy Boulanger, CAO

Date: Nov 14 / 25



**District of
100 MILE HOUSE**

**COUNCIL REPORT
File No. 570-01**

Meeting – COW November 18, 2025

REPORT DATE: November 13, 2025
TITLE: Fees & Charges Bylaw Amendment
PREPARED BY: S.Elias, Director of Finance

PURPOSE: To review the changes to the Fees & Charges bylaw, and obtain Council's direction. Proposed Utility review included in amendment.

BACKGROUND INFORMATION / DISCUSSION:

Below lists the proposed changes to the Fees & Charges Bylaw 1434-2024.

Schedule "B" – Administration

Increase Tax Certificates	\$50.00
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Schedule "C" – Building Permits

Amend Demolition or removal of a building to read:

Residential Demolition	\$150.00
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Commercial Demolition	Building Permit Fees based on estimated value of demolition
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Remove 10. Permit Extension Fee section

Added 10. Permit Renewal Fee	\$200.00 plus plan re-checking fee
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Schedule "D" – Business Licences

Added 8.(f) Bed and Breakfast / Short Term Rentals	\$120.00 (renewal 80.00)
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Schedule "E" – Community Service

Remove 9(b) – Consistency with the new sign bylaw requires this section be removed.

Schedule "H" – Land Use and Development

Added Shipping Container application fee	\$100.00
Added Shipping Container Security deposit	\$1000.00

Schedule "J" – Parks

Remove 1. Municipal Campsite

Amend booking fees to \$25.00 to align with all other municipal booking fees.

Schedule "K" – Utilities

In April of 2025 Staff reviewed current concerns on utility rates, equity, and fairness in relation to water and sewer rates.

The original bylaw categories are outdated and imbalanced. Residential, commercial, and metered rates should all be reviewed and modified to distribute the fees equitably.

Council agreed with concerns and directed staff to proceed with creating a single residential rate for all types of residential use and to amend commercial and metered rates for fairness and full cost recovery of operating the utility systems.

Through this process it was identified that there are some properties that have been paying substantially less than comparable properties. Properties that will experience higher than expected increases will be notified. Primarily these properties will be apartment buildings, restaurants, strata and mobile homes.

The attached bylaw and rate sheets illustrate the proposed changes. The proposed changes result in a 20% overall increase to the water fee revenue and a 26% overall increase to the sewer fee revenue. If approved, these increases will help close the gap between the utility fee revenue and the cost to run the services while helping to prepare for future asset renewal.



Schedule "L" – Municipal Facilities & Events Bookings

Added Upstairs Theater Hourly	\$70.00
Added Basement Theater Hourly	\$25.00

OPTIONS:

Approve the changes noted above and refer the bylaw to the next regular meeting of Council for three readings.

Amend the changes noted above and refer the bylaw to the next regular meeting of Council for three readings.

BUDGETARY IMPACT: Most items are housekeeping items. The Water and Sewer fees will serve to help ensure that the services continue to be funded for operational and future Capital needs.

LEGISLATIVE CONSIDERATIONS (Applicable Policies and/or Bylaws)

ATTACHMENTS:

District of 100 Mile House Fees & Charges Bylaw Amendment No. 1462, 2025.

DRAFT Water rates sheet

DRAFT Sewer rates sheet

Example properties sheet for Water and Sewer

Cost recovery Comparison for Water and Sewer

Prepared By: S. Elias
S. Elias, Director of Finance

Date: Nov 14/25

Reviewed By: Tammy Boulanger
Tammy Boulanger, CAO

Date: Nov. 14/25



Proposed Changes on Example Accounts

Residential

	Sewer Current	Sewer Proposed	Water Current	Water Proposed	Overall increase	% increase
Single Family	77.10	107.90	134.90	134.90	30.80	14%
Mobile Home	77.10	107.90	107.90	134.90	57.80	31%
Suite	77.10	107.90	107.90	134.90	57.80	31%
Strata	77.10	107.90	107.90	134.90	57.80	31%
Seniors Gardens	77.10	107.90	17-20	134.90	145.70	250%

Metered Apartments

Apartment (metered)	77.10	107.90	Metered	134.90	57.80	31%
Apartment (fixed per unit)	77.10	107.90	107.90 per unit	134.90	n/a	n/a

- 15-unit metered apartment
- Current water per quarter - \$1228.00
 - Proposed per unit minimum - \$2023.50

Commercial

	Sewer Current	Sewer Proposed	Water Current	Water Proposed	Overall increase	% increase
Barber Shop/Salon (per chair)	32.05-36.95	40.10	49.05-57.25	57.25	3.15-16.25	
Office (per washroom)	66.35	55.70	49.25	79.60	19.69	17%
Garage / Service Station	112.75-270.05	34.50	49.20-81.90	49.20	-78.25 / -268.25	-50%/-80%
Restaurant (fixed per seat)	17.75	10.50	12.45	15.00	-\$4.70	-15%
Restaurant (metered)	17.75	10.50	Metered	15.00 per seat	n/a	n/a

Metered 99 seat restaurant

Sewer Current	Sewer Proposed	Water Current	Water Proposed	Overall increase
1757.25	1,039.50	604.55	1,485 min.	\$162.70



Cost Recovery Analysis for Water and Sewer

Sewer Service			
	2024	2025	2026(DRAFT)
User Fee Revenue	\$492,501	\$511,105*	\$644,955*
Frontage Tax	\$105,032	\$120,423	\$125,385
Operational Expense	\$-372,944	-\$432,835*	\$-399,570*
Amortization	\$-174,234	\$-173,530*	\$-253,530*
Total	+\$50,355	+\$25,163	+\$117,240
*estimated/budgeted			

Utility Reserve – Sewer balance projected at year end 2025 \$1,090,056.

Recent Sewer Capital Project Values:

- Wastewater Treatment Project \$1,600,000 (District portion \$837,198)
- Exeter Lift Station \$2,100,000 (District portion \$136,800)
- Main Lift Station Control Panels \$75,000 (District 100%)
- RIB Project \$100,000 (District 100%)

Water Service			
	2024	2025	2026(DRAFT)
User Fee Revenue	\$623,587	\$673,145*	\$806,895*
Frontage Tax	\$124,406	\$132,701	\$138,315
Operational Expense	\$-689,381	-\$797,620*	\$-784,300*
Amortization	\$-366,911	\$-358,175*	\$-358,175*
Total	-\$308,299	-\$349,949	-\$197,240
*estimated/budgeted			

Utility Reserve – Water balance projected at year end 2025 \$1,415,544.

Recent Water Capital Project Values:

- Water Treatment Plant Design \$600,000 (District 100%)
- Water Quality Project \$100,000 (District 100%)
- Well Redevelopment \$400,000 (District 100%)

*Well Redevelopment will be needed every 3 years.

Consolidated Sewer Rate Codes – Nov 2025

	Current Rates	DRAFT	% Change
(Fixes rate sewer calculated @ 70% of water user fees)			
(S01) Residential (per unit)	flat 77.10	107.90	+40%
(single, duplex, triplex, fourplex, fiveplex, mobile home, apartment, suite, secondary suite, strata unit)			
<u>Commercial</u>			
(S10) Beauty/Barber Shop (per chair)	36.95	40.10	+8%
(S11) Office/Stores(per washroom)	flat 66.35	55.70	-16%
(S13) Restaurant/Café/Deli(per seat)	17.75	10.50	-40%
(S14) Car Wash (per bay)	122.70	135.00	+10%
(S15) Garage/Service station/Industrial (per wash)	flat 112.75	34.50	-70%
(S16) Public Assembly (per washroom) (Church/Arena/Library/Bowling Alley/Public Washroom)	flat 112.75	57.35	-50%
(S17) Hall/Club (per kitchen)	flat 112.75	57.35	-50%
(S19) Laundromat (per washer)	29.40	49.80	+70%
(S21) Hotel/Motel (per room)	24.45	24.90	+2%
(S22) Hospital (per bed)	98.20	95.75	-3%
(S24) School (per room)	95.75	95.75	0%
(S29) Sani Station	245.50	270.05	+10%
2025 Collections	\$509,295		
2026 Collections	\$643,145	26% overall increase	

Consolidated Water Rate Codes – Nov 2025

		Current Rates	Draft	Increase %
(W01) Residential (per unit)		107.90 - 134.90	134.90	0-25%
(single, duplex, triplex, fourplex, fiveplex, mobile home, apartment, suite, secondary suite, strata unit)				
<u>Commercial</u>				
(W10)	Beauty/Barber Shop (per chair)	49.05	57.25	16%
(W11)	Office (per washroom)	49.25	79.60	61%
(W13)	Restaurant (per seat)	12.45	15.00*	20%
(W14)	Car Wash (per bay)		227.90*	n/a
(W15)	Garage/Service station/Industrial (per washroom)	49.20-81.90	49.20	(-40)-0%
(W16)	Public Assembly (per washroom)	49.25	81.90	66%
(W17)	Hall/Club (per kitchen)	49.25	81.90	66%
(W19)	Laundromat (per washer)	71.15	71.15*	0%
(W21)	Hotel/Motel (per room)	35.55	35.55*	0%
(W22)	Hospital (per bed)		136.80*	n/a
(W24)	School (per room)	81.90	136.80*	+67%

***10% increase on meter minimums**

***addition of a minimum for meters per unit**

30% increase to meter rates – Liter of water costs 0.002 current rate is 0.0012 – Proposed 0.00156 – Equals 80% recovery

2025 Collections \$694,440

2026 DRAFT \$834,735 Approx 20% increase

DISTRICT OF 100 MILE HOUSE

Bylaw No. 1434

Being a bylaw to establish fees and charges for goods and services provided by the District of 100 Mile House.

That the Council of the District of 100 Mile House, in open meeting assembled, enacts as follows:

- (1) This bylaw may be cited as ***"Fees and Charges Bylaw No. 1434, 2024"***
- (2) That the fees and charges for goods and services provided by or conducted by the District of 100 Mile House be established as outlined in the attached Schedules A through L, attached to and forming part of this Bylaw and that the following District of 100 Mile House bylaws are amended as follows:

Amended Bylaw

Animal Control and Pound Operation Bylaw
No. 1131, 2008

Building Bylaw No. 695, 1996

Business License Bylaw No. 1252, 2013

Fire Services Bylaw No. 959, 2005

Road Right of Way Usage Bylaw No. 804, 1999

Sewer Rates & Regulations Bylaw
No. 1204, 2011

Sign Bylaw No. 1121, 2008

Solid Waste and Recyclables Regulation
Bylaw No. 1284, 2015

Storm Sewer Bylaw No. 693, 1996

Repealed Section

Part 2 Subsection 2.4, 2.5, 2.9
Part 8 Subsection 8.7(a) & (b)
Part 8 Subsection 8.10(a)

Schedule "A" & "B"
Part 5 Subsection 5.3(f)

Section 3 (3.12)(3.16)&(3.17)
Section 5 (5.4) (5.7) (5.32)
Section (5.37) (5.38) (5.40)
Section (5.46) (5.50) (5.61)
Section (5.66)

Schedule "A"

Schedule "A"
Division Five Subsection 502
Division Eight Subsection 804
Division Twelve Subsection 1203

Schedule "A" & "B"

Division 6 Subsection 6.5

Section 11(a) & (b)

Schedule "A"

Amended Bylaw**Repealed Section**

Water Rates & Regulations Bylaw No. 1202, 2011 **1347, 2009**

Part 7 Subsection 12

Part 12 Subsection 2

- (3) Any person requesting or receiving a good or service by category outlined in the attached Schedules shall pay a fee as outlined in Schedules A through L, attached to and forming part of this Bylaw:

<u>Type of Good or Service by Category</u>	<u>Fees and Charges Schedule</u>	<u>Page#</u>
Animal Control	A	4
Administrative	B	5
Building Permits	C	8
Business Licenses	D	12
Community Service	E	14
Financial	F	17
Fire Services	G	18
Land Use and Development	H	19
Liquor & Cannabis License	I	21
Parks	J	22
Utilities	K	25
Municipal Facilities & Events Bookings	L	31

Amendment
Bylaw No.
1440, 2025
Replaced
Schedule "K"

- (4) All applicable taxes will be added to each goods and service.
- (5) All fees and charges must be paid in cash, by cheque, or by debit card in advance of the service or delivery of goods.
- (6) District of 100 Mile House Fees and Charges Bylaw No. 1409, 2024 and all amendments thereto are hereby repealed.
- (7) Wherever this Bylaw sets out fees and charges with respect to other District Bylaws and such other Bylaws containing similar fees and charges, this Bylaw is deemed to prevail.

READ A FIRST, SECOND AND THIRD TIME this 26th day of November, 2024.

ADOPTED this 10th day of December 2024.

Mayor

Corporate Officer

DISTRICT OF 100 MILE HOUSE Schedule "A" – Animal Control

1. License Fee

- | | |
|--|----------|
| (a) Each neutered male or spayed female dog | \$ 30.00 |
| (b) Each male dog other than a neutered male | 50.00 |
| (c) Each female dog other than a spayed female | 50.00 |

An application for a license received on or before February 28th in a licensing year will be issued at no cost to the applicant.

Where a dog is not four months old until after the 30th day of June in the current calendar year, or a dog has been moved into the District after the 30th day of June, the license fee shall be as follows:

- | | |
|--|----------|
| (d) Each neutered male or spayed female dog | \$ 20.00 |
| (e) Each male dog other than a neutered male | 35.00 |
| (f) Each female dog other than a spayed female | 35.00 |

2. Impoundment Fees

Fees for impounding any animal shall be:

- | | |
|--|----------|
| (a) First impoundment | \$ 25.00 |
| (b) Second impoundment | 50.00 |
| (c) Third impoundment | 150.00 |
| (d) Fourth and subsequent impoundments plus applicable license fees if the dog is unlicensed | 250.00 |

Plus Maintenance Fees

- | | |
|-------------------------------------|--------------|
| (e) Maintenance fees for any animal | \$ 15.00/day |
|-------------------------------------|--------------|

Plus a license fee where the impounded animal is a dog and the dog is unlicensed.

Plus any fine or penalty imposed under the most current Animal Control and Pound Operation Bylaw.

3. Replacement License

- | | |
|--|---------|
| (a) Issuance of a replacement license or license tag | \$ 2.50 |
|--|---------|

4. Destruction of Animals at Owner's Request

- (a) \$ 25.00 plus the veterinarian fee

**DISTRICT OF 100 MILE HOUSE
Schedule "B" – Administration**

1. Annual Tax Notices (copy)

(a) Owner	No charge
(b) Owner – Each Previous Year requested	No charge
(c) Non-Owner	\$ 5.00/each
(d) Non-Owner Faxed	\$ 5.00/each (plus fax fee)

2. Business License Directory \$ 15.00/each

3. Certified copies of records in District files request \$ 25.00/each
(plus other fees that may apply)

4. Certification by Commissioner for Taking Affidavits No charge

5. Comfort Letter \$ 100.00/each

6. District Pins \$ 1.00/each

7. Faxes

(a) Outgoing – In Province	\$ 1.00/page
(b) Outgoing – Out of Province	\$ 2.00/page

8. Freedom of Information

- (a) Request for information under the Freedom of Information and Protection of Privacy Act will be charged out as per the schedule of fees as set out in the Freedom of Information and Protection of Privacy Act and Regulation.

9. Information Requiring Research

- (a) A fee of \$40.00 per hour (plus applicable taxes) calculated in 15 min. increments, will be charged for a written response to a written request for information where research of District records is necessary in order to provide a response specifically involving confirmation of such items of, but not limited to, zoning, official community plan, charges, building or fire. Additional fees will be charged out accordingly for on-site inspections.

DISTRICT OF 100 MILE HOUSE Schedule "B" – Administration

10. List of Electors (Council candidates only)

(a) 1 st copy	No Charge
(b) 2 nd copy	\$ 10.00/each

11. Mortgage Companies

(a) Property Listing for Mortgage Companies	\$ 1.00/folio
(b) Mortgage Company Tax Refund	\$ 5.00/folio

12. Municipal Flags

\$ 90.00/each

13. Photocopies

(a) Letter size & Legal size	\$ 1.00/page
(b) Letter size – up to a maximum (80)	\$ 30.00
(c) Legal size – up to a maximum (80)	\$ 35.00
(d) Ledger size	\$ 2.00/page
(e) Ledger size – up to a maximum (75)	\$ 40.00
(f) Oversized documents (maps)	\$ 10.00/page
(g) Scanning of Electronic Documents	
Letter/Legal/Ledger Size	\$ 1.00/page
Oversized (plotter)	\$ 5.00/page
(h) Bylaws	
1 to 20 pages	\$ 5.00
Over 20 pages	\$ 20.00
OCP Bylaw	\$ 50.00
(i) Registered Non-Profit/Society all photocopies ½ price.	

14. Tax Certificates

(a) Owner – Current Year	No charge
(b) Owner – Previous Year	No charge
(c) Non-Owner	\$25.00 50.00/property

DISTRICT OF 100 MILE HOUSE Schedule "C" – Building Permits

1. PLAN CHECKING FEES

(a) For permit applications for other than a Single-Family Dwelling or an accessory to a Single-Family Dwelling:

- i. the plan processing fee shall be fifty percent (50%) of the estimated permit fee required pursuant to Section 3 below, to the nearest dollar;
- ii. the plan processing fee shall not exceed \$2000.00 and;

(b) For buildings exceeding 600 square metres

Review of Proposed Alternative Solutions: \$ 1000.00 - \$3000.00

(whether approved or not the fee will be charged and depending on complexity and time required the fee will be set by the Administrator)

An Alternative Solution must be presented in a format where objective and performance is documented in a measurable, quantitative way to equal or better prescriptive B.C. Building Code standards.

Re-Plan Checking Fee – \$500.00

If an issued permit is active or application plans have been reviewed and the owner proposes significant modifications to the building whereby the design changes and the value of the work changes regardless of whether the value increases or decreases.

2. APPLICATION FEES

(a) A non-refundable permit application fee shall be charged for all permits except for when the building permit fee is less than the application fee. \$ 200.00

The building permit fee is in addition to this non-refundable application fee.

3. BUILDING PERMIT FEES

<u>Estimated Construction Values</u>	<u>Fee</u>
(a) \$ 1.00 to \$ 1,000;	\$200.00
(b) \$ 1,000 to \$ 200,000	\$200 plus \$10.00 per \$1,000 up to \$200,000
(c) Exceeding \$200,000	As (b) above then \$6.00 per \$1,000 value construction of excess of \$200,000

Building permit fees may be refunded only upon written request from the original applicant, up to six (6) months from the date of issue of the building permit, subject to the following conditions:

- (1) No permit-related work on site has commenced, and
- (2) A reduction of \$100 or twenty percent (20%) of the *permit fee*, whichever is the greater reduction.

Industrial, and Commercial, Institutional Public Buildings

- (a) Fee formula applied to the contract price or if there is no contract, at the cost estimated by the Building Inspector with due regard to the contract price for the most recent work of a similar nature done in the closest proximity to the proposed project. If the applicant disputes the value estimated by the Building Inspector, then the average of two professional appraisals at the cost of the applicant, shall be used.
- (b) Where a professional engineer or architect is retained by the owner to certify that the project design complies with the building regulations, the building fee will be reduced by five (5) percent to a maximum reduction of \$500.00 for any one property.

4. BUILDING RELOCATION

- (a) For a building that is to be moved from location within the municipality to a location outside of the municipality: \$ 200.00

- (b) For a building that is to be moved from a location within the municipality to another location within the municipality:

Base Fee: \$ 200.00 plus:

Fee formula applied to the value of the new foundation plus the value of any upgrading carried out, or required to be carried out by the Building Inspector.

- (c) For a building that is to be moved from a location outside the municipality to a location within the municipality:

Fee calculated as follows:

- i. \$50 per hour, plus
 - ii. Normal traveling expenses for two persons, for all traveling and inspection time spent in reaching and inspecting the building at the site from which it is to be removed, (both (a) and (b) are to be submitted with the application for permit, and are not refundable), plus
 - iii. fee formula applied to value of the new foundation plus the value of any upgrading carried out, or required to be carried out, by the Building Inspector.
- (d) Mobile or Modular Dwellings: \$50 fee plus .5% of value of foundations and addition

5. OTHER BUILDING PERMIT FEES

(a) Demolition or removal of a building \$150.00

a. **Residential Demolition** \$150.00

b. **Commercial Demolition – apply Section 3. Building Permit Fees**

(b) Plumbing Fixtures:

Basic Plumbing Permit – includes 1 fixture (minimum fee) \$ 200.00
\$ 10.00 per fixture after first fixture

Fixture includes domestic water heater, DWV trapped rough-in, and trapped industrial equipment.

(c) Installation of a chimney or a new solid fuel appliance \$ 150.00

(d) Fire Sprinkler Systems: fee formula applied to actual construction value

(e) Inspections due to a change of occupancy where no alterations are made \$ 80.00

6. TEMPORARY BUILDING PERMIT

Fee formula applied to the value of building (non-refundable).

7. RE-INSPECTION FEE

For inspections subsequent to the first re-inspection, unless re-inspected
In conjunction with another required construction inspection \$ 100.00

8. SPECIAL INSPECTION FEES

Where a request is made for a: voluntary inspection, change of occupancy inspection (where no alternations have been made) code compliance or any other similar special inspection \$ 150.00

9. PERMIT TRANSFER OR ASSIGNMENT FEE

For the transfer or assignment of a building permit, when requested in writing by the original applicant \$ 200.00

10. ~~PERMIT EXTENSION FEE~~ **RENEWAL FEE**

Renewal fee plus plan re-checking fee \$200.00

~~Where a building permit has expired prior to the project being completed, upon written request by the applicant, the cost of the permit extension shall be calculated based on the value of the remaining work to complete.~~

~~Fee~~ ~~Minimum of \$200 to a maximum of \$500~~

~~(a) Any permit application that was received for plan review prior to the adoption of the Building Bylaw shall pay the permit fees that existed at that time for a period not exceeding 30 days from the date the permit is ready to be issued.~~

11. WORK COMMENCED WITHOUT PERMIT

Where work for which a permit is required by this bylaw has been commenced prior to issuance of a permit, and a stop work order has been posed on that work, the applicant shall pay double the building permit fee prescribed in this Schedule provided that the additional fee shall not exceed: \$ 750.00

12. RESTORATION AND CLEAN-UP SECURITY

(a) Commercial construction	\$ 2,500.00
(b) Residential construction	\$ 500.00

13. Construction type and costs per square foot to determine construction value

Type of Construction

Residential: Town/Row Houses
Semi-detached
Single Family
Garage
Carport
Open Porch
Enclosed Porch
Breezeway
Solid Wall Log Exterior Walls
Post and Beam Frame

Cost per Square Foot

As determined by the Building Inspector through application of the RS Means "Square Foot Costs" construction cost reference publications, as amended from time to time.

Mobile Home Additions:

Unfinished, unheated	\$150.00 per square foot
Finished	\$200.00 per square foot

DISTRICT OF 100 MILE HOUSE

Schedule "D" – Business Licenses

LICENSE FEES

- 1 Except where otherwise stated, the fees payable for a new Business License for the first calendar year of the application will be **One Hundred and Twenty Dollars (\$120.00)**, which fee will be reduced to **Eighty Dollars (\$80.00)** in the second and subsequent calendar years.
- 2 The fees payable for a Business License for the first calendar year of the application will be **Eighty Dollars (\$80.00)**, where a person submits an application and commences business after July 31st of the given calendar year.
License fees that remain unpaid after January 31st will be treated as a new application and the appropriate fees shall apply..

- | | |
|--|---------------------|
| 3. Cannabis – Production or Retail Sales | \$ 500.00 |
| 4 Carnivals and Circuses | \$ 175.00/day |
| 5 Farmer's Market | \$ 80.00 |
| 6 Mobile/Street Vendor | \$ 250.00 |
| 7 Off-Premises Sales | \$ 100.00 per event |
| 8 Rentals & Lodging | |

For any person offering for rent or lease of lodging, where more than 2 rooms are available for letting or renting.

- | | |
|--|------------------------------------|
| a) Apartment Houses | \$ 5.00 per unit |
| b) Boarding/Rooming Houses | \$ 2.00 per unit |
| c) Motel-Motor Hotel | \$ 5.00 per unit |
| d) Hotel | \$ 2.00 per room |
| e) Hotel-Coffee House, Dining Room, Banquet Room, Beer Parlor, Liquor Lounge | \$ 50.00 each |
| f) Bed and Breakfast / Short Term Rentals | \$ 120.00 (renewal \$80.00) |

Minimum Business License Fee for Rentals & Lodging shall be **Eighty Dollars (\$80.00)**.

Fees & Charges
Amendment
Bylaw No.
1447, 2025
(Part 9)

The above noted rates will apply to new or existing Business Licenses. License fees that remain unpaid after January 31st of any given year, will be cancelled and anew license will be charged out at the appropriate rates, as calculated above, plus 50%.

- | | |
|---|-----------|
| 9 Special Events | \$ 250.00 |
| 10 Transfer Fee | \$ 35.00 |
| 11 Transfer fee where only a name of a business has changed (ownership and location remains the same) | \$ 10.00 |

DISTRICT OF 100 MILE HOUSE

Schedule "E" – Community Service

1. Administration Fees

- (a) Items requiring reimbursement for municipal services rendered shall include actual cost of labor, overhead for labor, equipment machinery and material costs. An administration cost of 10% shall be added thereto.

2. Airport Fees

- (a) Hanger Fees \$ 1,000.00/annually
plus: additional \$4.00/square metre

3. Cross Connection Control Fees

- | | |
|---|----------|
| (a) Backflow Prevention Assembly Test Tag | \$ 1.50 |
| (b) Backflow Prevention Assembly Test Report Administration Fee | \$ 20.00 |
| (c) Turn On/Off | \$ 40.00 |

4. Culverts

- | | |
|--|-----------------------|
| (a) Access Permit | \$ 50.00 |
| (b) Culverts up to and including 7.0 meters in length | \$ 850.00 |
| (c) Culverts over 7.0 meters to a maximum of 14.0 meters in length | \$120.00/lineal meter |

NOTE: Access culverts will be sized by the Director of Community Services. Flat rate applies to all diameters.

- (d) Ditch Enclosures and Construction

- i. Fees shall be estimated construction cost + 25%.
- ii. Engineering costs shall be borne by the District

5. EV Charger Fees \$ 2.00/hr

6. Garbage/Recycling Collection

- (a) The annual charges for collection of residential garbage and recycling will be determined by way of a tax levy. This levy will be imposed on all properties assessed as "Class 1-Residential" by BC Assessment Authority and will appear as a charge together with the annual property tax notice.
- (b) Trade Waste Container rental and pick up fees as supplied by the Contractor, will be invoiced to the property owner by the Contractor on a monthly basis, and paid directly to the Contractor.

DISTRICT OF 100 MILE HOUSE Schedule "E" – Community Service

7. Memorials

(a) Memorial Bench Program	(existing location / with armrests)	\$ 1,830.00/bench
Memorial Bench Program	(new location / with armrests)	\$ 3,000.00/bench
Additional Plaque		\$ 400.00/each

8. Permit Processing Fees

(a) Signs in Road Right-of-Way	\$ 30.00
(b) Commercial Uses with the Road Right-of-Way	\$ 30.00
(c) Permit Application for Highway Excavation	\$ 20.00

9. Sign Permit Fees

- (a) A permit fee based on the estimated value of the sign and any supporting structure shall be paid prior to issuance of a sign permit with the amount of the fee to be calculated as follows:

<u>Estimated Value</u>	<u>Fee</u>
\$ 1.00 - \$5,000.00	1% of sign value, with a minimum fee of \$30.00
\$5,000.00 - \$20,000.00	\$50.00 plus 0.75% of sign value over \$5,000
Greater than \$20,000	\$165.00 plus 0.5% of sign value over \$20,000

~~(b) No permit fee is payable when a building permit fee is paid for the sign or sign structure pursuant to the District's building regulation bylaw.~~

10. Storm Sewer Connection

- (a) The connection fee shall be:

- i. For 100mm diameter service \$ 600.00
- ii. For a service connection in excess of 150mm diameter, the fee will be the actual cost of construction with a deposit at the time of application of an amount equal to the estimated cost of construction by the Director of Community Service.
- iii. To connect a disconnected sewer connection, the fee will be the actual cost of construction with a deposit at the time of application, of an amount equal to the estimated cost of construction, plus 10%, as determined by the Director of Community Service.

DISTRICT OF 100 MILE HOUSE
Schedule "E" – Community Service

(b) The administration fee shall be:

- i. For each connection irrespective of diameter \$ 60.00

(c) Extra Length and Deep Service Connections

For any service connection which exceeds twenty (20) metres in length, or which has a depth in excess of 3.6 metres over more than half its length, the fee will be the actual cost of construction, plus 10%, with a deposit at the time of application in the amount equal to the estimated cost of the work as determined by the Director of Community Service.

(d) Disconnection Charge

Disconnection from the sewer connection or public sewer \$ 150.00

(e) Building Sewer Installed by Municipality

Where an owner fails to comply with an order to connect to the sewer connection and the work is directed to be done by the Municipality, the entire cost of the work plus a supervision and overhead charge not exceeding 20% of the total amount for labour, equipment and materials will be charged to the owner.

DISTRICT OF 100 MILE HOUSE Schedule "F" – Financial

1. Accounts Receivable Interest

General Accounts Receivable will be subject to interest being charged at 2% per month on accounts outstanding on the last day of the month following the billing date.

2. Non-Sufficient Funds (NSF) Cheques and Returned Cheques

(a) NSF cheque (per cheque fee)	\$ 20.00/each
(b) Cheque returned for any other reason	\$ 20.00/each
(c) NSF Pre-Authorized Payment (per occurrence)	\$ 20.00/each

DISTRICT OF 100 MILE HOUSE
Schedule "G" – Fire Services

COST RECOVERY

SECTION	DESCRIPTION	COST RECOVERY
Fire Protection File Searches	File searches for outstanding code violations or infractions on occupancies.	As approved by the Fire Chief.
Cost Recovery for Failure to Notify	Activation of alarm system, failure to notify of testing, repair, maintenance, adjustments or alterations.	\$300.00 per occurrence. Failure to pay results in costs being applied to the property tax of the owner.
Failure to Provide Clearance Within Time on Notice	Failure to remove an obstruction or provide 1 metre clearance around a fire hydrant within a specified time.	Cost of removal by municipal crews or private contractors and invoiced to the registered owner. Failure to pay results in costs being applied to the property tax of the owner.
Inspection Fee Cost Recovery	Fee charged after second re-inspection during year.	\$300.00 per occurrence Failure to pay results in costs being applied to the property tax of the owner.
Excessive False Alarm Incidents	More than two false alarms at an occupancy during a 1 year period where no fire or emergency situations existed, and was not a result of testing, repair, maintenance, adjustments or alterations.	\$300.00 per occurrence after initial 2 false alarms. Failure to pay results in costs being applied to the property tax of the owner.

DISTRICT OF 100 MILE HOUSE
Schedule "G" – Fire Services
EMERGENCY SERVICES TRAINING CENTRE

FACILITY RENTAL RATES

Facility Only		\$ 1,000/day +Techs & Safety
	Half day (up to 4 hrs)	\$ 500/session
		\$ 550/session

- Burn Building
- Classroom
- Washrooms>Showers
- Vehicle Extrication Pad
- Natural Gas – Fired Props
 - Car Fire
 - Flammable Liquid Fire – 100 sq. ft. pan
 - Garbage Dumpster
 - BLEVE
 - Broken Meter
 - Hazardous Material Tanker

BURN BUILDING ONLY **\$ 500/day +Techs & Safety**
(WorksafeBC and NFPA Compliant)

Gas Props Only **\$ 400/day + Techs & Safety**

Fire practice Special – Burn Props Only **\$ 100/session**
 (2 hr. weekday evening sessions) Fire Engine

Fire Apparatus
\$ 500/day/apparatus as per NFPA 1403 Live Fire Standards for Water Supply

Classroom Only **\$ 150/day**
 ➤ Meeting Night Special (2hrs, plus any requested consumables) **\$ 30/night**

DISTRICT OF 100 MILE HOUSE
Schedule "G" – Fire Services
EMERGENCY SERVICES TRAINING CENTRE

ADDITIONAL FEES (if required)

- | | | |
|--|----|----------------|
| ➤ Instructor/Evaluator (1 to 5 ratio) | \$ | 300/day |
| Practice night | \$ | 35/hr |
| ➤ Live Fire Tech | \$ | 240/day |
| Includes Safety (2 required) | | |
| ➤ Practice night | \$ | 30/hr |
| ➤ Fire Extinguisher for Training Purposes @ current re-charge Rates/size (must be arranged for in advance) | | |
| ➤ Foam @ actual replacement cost + freight (must be arranged for in advance) | | |
| ➤ Lunches can be provided for on a contract basis (must be arranged for in advance) | | |

All Life Fire Training must be conducted as per the ESTC Policies and all Live Fire Instructors must be qualified to instruct (NFPA 1001, Fire Service Instructor 1 and the ESTC Instructor Course or recognized by the COTR, or JIBC or VIERA as a live fire instructor, NFPA 1403) and approved by the District of 100 Mile House Fire Chief. Live Fire Techs and Safety Officers must be qualified and approved by the District of 100 Mile House Fire Chief.

DISTRICT OF 100 MILE HOUSE
Schedule "H" – Land Use and Development

1. Zoning Bylaw Amendments

- (a) Application Fee* \$ 800.00
(to be paid at the time of application)
- (b) Refundable fee of \$400.00 if the application does not proceed to a public hearing and public notice.

2. Official Community Plan Amendments

- (a) Application fee* \$ 800.00
(to be paid at the time of application)
- (b) Refundable fee of \$400.00 if the application does not proceed to a public hearing and public notice.

3. Official Community Plan and Zoning Amendment (Joint Application)

- (a) Application fee* \$ 1,000.00
(to be paid at the time of application)
- (b) Refundable fee of \$400.00 if the application does not proceed to a public hearing and public notice.

4. Development Permits

Non-Refundable application fee (to be paid at the time of application)

- (a) For works up to \$100,000 value \$ 300.00
- (b) For works between \$100,000 and \$500,000 value \$ 400.00
- (c) For works greater than \$500,000 value \$ 500.00
- (d) For amendment to existing Development Permit \$ 100.00

5. Development Variance Permits

- (a) Application fee* \$ 400.00
(to be paid at time of application)
- (b) Refundable fee \$150.00 if application does not proceed to advertising.

6. Board of Variance

- (a) Non-refundable application fee \$ 400.00
(to be paid at time of application)

DISTRICT OF 100 MILE HOUSE

Schedule "H" – Land Use and Development

7. Land Use Application – Subdivision of Land, Conversion of Strata of Existing Building or Bare Land

- | | |
|---|---------------------------|
| (a) Non-refundable application fee | \$ 500.00/1-4 units |
| (to be paid at the time of application) | \$ 125.00/each additional |
| (b) Preliminary Layout Review extension fee | \$ 250.00 |
| (c) Substantial revision fee | \$ 250.00/each revision |
| (d) Site Disclosure Statement fee | \$ 100.00 |
| (e) Inspection fee | |
| 2% of estimated construction costs, as determined by consulting engineer. | |
| (Applicable to the works that will become owned by the District) | |
| (f) Servicing Agreement (Interest rate payable) | Prime Plus 2% |

8. Road Closure Application

- | | |
|--|-----------|
| (a) Non-refundable application fee | \$ 100.00 |
| (to be paid at the time of application) | |
| (b) Non-refundable processing fee | \$ 500.00 |
| (to be paid at time of submitting the Offer to Purchase) | |

9. ALR Exclusion Application

- | | |
|--|-------------|
| (a) Non-refundable Expression of Interest fee | \$ 250.00 |
| (b) Non-refundable ALR Exclusion Application fee | \$ 1,000.00 |
| (c) Non-refundable public consultation fee | \$ 250.00 |
| (d) Non-refundable notice fee | \$ 500.00 |

10. Mobile Home Park Application

- | | |
|---|------------------|
| (a) Non-refundable Mobile Home Park Application fee | \$ 250 plus \$50 |
| per mobile Home pad (to be paid at the time of application) | |
| (b) Renewal fee | \$ 250 |
| (c) Substantial revision fee | \$ 250 |
| (d) Collector's Certificate for Transport Purposes | \$ 25/each |
| Accompanies the application to Transport (Relocate a mobile home) | |

11. Illegal Suite

- | | |
|---|-------------------|
| (a) Placing & discharging notice on title | Actual Cost + 15% |
|---|-------------------|

12. Other Fees

- (a) Any additional costs, including but not limited to advertising, legal survey, preparation and registration of restrictive covenants, statutory rights of way, road closure and disposition. District's legal fees, District's agent fees, taxes, etc. which are required in the processing of any of the applications listed in this Schedule H are payable by the applicant, together with an administrative fee of 15% of that amount.

*includes advertising costs.

13. Shipping Containers

(a) Application Fee	\$100.00
(b) Security deposit	\$1000.00

**DISTRICT OF 100 MILE HOUSE
Schedule "I" – Liquor License**

- | | |
|--|------------------|
| 1. Amendments to existing Liquor Licenses ** | \$ 1,000.00/each |
| 2. New Liquor License | \$ 1,000.00/each |

\$600 will be refunded where a "no comment" resolution is passed

- | | |
|---|------------------|
| 3. New Retail Cannabis Sales License | \$ 1,500.00/each |
| 4. Amendments to existing Retail Cannabis Sales License | \$ 1,500.00/each |

Retail Cannabis Licensing fees are non-refundable

DISTRICT OF 100 MILE HOUSE

Schedule "J" – Parks

1. Municipal Campsite

(a) Campsite fees per site ~~_____~~ ~~\$ 15.00 per night~~

2. Parks

	Non-Refundable Booking Fee	Refundable Deposit
(a) Park Events: Private/Commercial/Public Use (eg: weddings, charity fund raising music festivities)	\$ 20.00 \$25.00	\$ 150.00
(b) Multi-Authority: (Use-All)	\$ 20.00 \$25.00	\$ 150.00
(c) Serving of Alcoholic Beverages: (Use-All)	\$ 20.00 \$25.00	\$ 200.00
(d) All Other Uses: (Use-All)	\$ 20.00 \$25.00	\$ 150.00

NOTE: * "Charity" use is defined as an event where at least 95% of all net proceeds go to a recognized charity.

**** Where any vehicular traffic is used for events the Refundable Damage Deposit shall be increased to \$1,000.00.****

**DISTRICT OF 100 MILE HOUSE
Schedule "K" – Utilities**

Amendment Bylaw No.
1440, 2025
Replaced Schedule "K"

1.Sewer Connection

(a) Non Refundable Application Fee

Domestic Service	\$ 20.00
Commercial Service	\$ 40.00

(b) Connection Fee

4" Service Connection	\$ Actual Cost
Pre-Serviced Lots	\$ 905.00 flat fee

Applied parameters are:

- a) Length does not exceed 45 feet (13.72m)
- b) Removal and replacement of concrete and asphalt at additional actual costs.

(c) Other Connection Fees

All other connections are to be charged out at actual cost of labour including all benefits related thereto, equipment and materials and an administration fee of ten percent (10%) of the labour, equipment, and materials, with the estimated cost being deposited with the Collector on application. Where the work involves the disruption of asphalt or other hard road or sidewalk surface, the costs shall include the removal and replacement of that surface.

AND FURTHER, the District reserves the right to refuse to make main extensions and install service pipe to a customer's property line under frost conditions that would, in the opinion of the District, make such undertaking impractical. If the customer still requests an extension or installation under frost conditions, then, if approved by the District, the customer shall deposit with the District, in advance of construction, an amount equal to the estimated cost of the installation, and any difference between the deposit and actual costs shall be either refunded to or paid by the customer.

2. Sewer Rates – Quarterly Billing

	Effective <u>Jan 1, 2023</u>	Effective <u>Jan 1, 2024</u>	Effective <u>Jan 1, 2025</u>
RESIDENTIAL			
Single Family	\$ 69.95	\$ 73.45	\$ 77.10
Duplex	139.90	146.90	154.20
Triplex	209.80	220.35	231.30
Fourplex	279.75	293.80	308.40
Fiveplex	349.70	367.25	385.50
Mobile Home/Apartment/Suite	69.95	73.45	77.10
Strata Unit	69.95	73.45	77.10
COMMERCIAL			
Arena	445.35	467.60	491.00
Barber Shop: per chair	29.05	30.50	32.05
Bank	133.55	140.25	147.25
Beauty Parlor: per chair	33.50	35.20	36.95
Beer Parlor	445.25	467.50	490.90
Business Office	60.20	63.20	66.35
Café/Restaurant: per seat	16.10	16.90	17.75
Car Wash: per bay	111.30	116.85	122.70
Church	102.30	107.40	112.75
Deli/Bakery: 1-9 seats	66.90	70.25	73.75
Deli/Bakery: 10-15 seats	84.65	88.90	93.35
Deli/Bakery: 16-20 seats	106.90	112.30	117.90
Dental Clinic	111.30	116.85	122.70
Dining/Banquet Room	133.55	140.15	147.15
Dormitories: per bed	22.20	23.30	24.45
Drive-In Café	173.70	182.40	191.50
Garage	102.30	107.40	112.75
Hall/Club/Poolroom/ Bowling Alley: per unit	133.55	140.15	147.15
Hospital: per bed	89.05	93.50	98.20
Hotels/Motels: per room	22.20	23.30	24.45
Laundries	244.95	257.20	270.05
Laundromat: per washer	26.65	28.00	29.40
Library	66.90	70.25	73.75
Licensed Club/Lounge	244.95	257.20	270.05
Medical Clinic	244.95	257.20	270.05
Public Washroom	151.60	159.20	167.15

	<u>Effective Jan 1, 2023</u>	<u>Effective Jan 1, 2024</u>	<u>Effective Jan 1, 2025</u>
Sani-Station	222.65	233.80	245.50
Schools: per room	86.85	91.20	95.75
Service Station	244.95	257.20	270.05
Stores: per washroom	73.45	77.10	80.95
Theatre	173.85	182.55	191.70

Effective January 1 2026

S01	Residential (per unit) Includes duplex, triplex, fourplex, fiveplex, mobile home, apartment, suite, secondary suite, strata unit)	107.90
S10	Beauty/Barber Shop (per chair)	40.10
S11	Office / Stores (per washroom)	55.70
S13	Restaurant / Café / Deli (per seat)	10.50
S14	Car Wash (per bay)	135.00
S15	Garage / Service Station / Industrial (per washroom)	34.50
S16	Public Assembly (per washroom) (Includes Church, Arena, Library, Bowling Alley, Public use Halls and Clubs)	57.35
S17	Public Assembly (per kitchen)	57.35
S19	Laundromat (per washer)	49.80
S21	Hotel / Motel (per room)	24.90
S22	Hospital (per bed)	95.75
S24	School (per room)	95.75
S29	Sani Station	270.05

- a washroom is defined as a toilet and a sink

3. Water Connection

(a) Non Refundable Application Fee

Domestic Service	\$ 20.00
Commercial Service	\$ 40.00

(b) Connection Fee

20m (3/4") Service Connection	\$ Actual Cost
Pre-Serviced Lots	\$ 925.00 flat fee

Applied parameters are:

- a) Length does not exceed 50 feet (15.2m)
- b) Removal and replacement of concrete and asphalt at additional actual costs.

(c) Other Connection Fees:

All other connections are to be charged out at actual cost of labour including all benefits related thereto, equipment and materials and an administration fee of ten percent (10%) of the labour, equipment, and materials with the estimated cost being deposited with the Collector on application. Where the work involves the disruption of asphalt or other hard road or sidewalk surface, the costs shall include the removal and replacement of that surface.

(d) Water Turn-On/Turn Off:	\$50.00 for each turn on or turn off
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(e) Service Pipes

Extra Inspection requirement due to defective service work or work not ready for inspection	\$ 30.00
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(f) DISCONTINUATION OF SERVICE

Reconnection as a result of disconnection for violation of the provision of the current Water Rates & Regulations Bylaw, payable in advance.	\$ 50.00
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4. Water Rates – Quarterly Billing

	Effective <u>Jan 1, 2023</u>	Effective <u>Jan 1, 2024</u>	Effective <u>Jan 1, 2025</u>	Effective <u>Jan 1, 2026</u>
RESIDENTIAL				
Single Family	\$ 116.80	122.65	134.90	
Duplex	233.55	245.15	269.80	
Triplex	350.40	367.90	404.70	
Fourplex	467.15	490.50	539.60	
Fiveplex	583.95	613.15	674.50	
Mobile Home (per pad)				
/Apartment(per unit)				
Suite (per unit)	93.45	98.10	107.90	
Strata Unit	93.45	98.10	107.90	
COMMERCIAL				
Barber Shop: per chair	42.50	44.60	49.05	New Residential and Commercial rates for Jan 1 2026 shown below.
Beauty Parlor: per chair	49.55	52.05	57.25	
Bowling Alley: per alley	13.00	13.65	15.00	
Coffee Shop/Restaurant	10.75	11.30	12.45	
Dining: per seat				
Deli/Bakery: maximum 20 seats	120.35	126.35	139.00	
Drive-In Restaurant	122.75	128.90	141.80	
Garage: per washroom	42.60	44.75	49.20	
Halls & Clubs: per washroom	70.90	74.45	81.90	
Halls & Clubs: per kitchen	70.90	74.45	81.90	
Hotel/Motel: per room	30.75	32.30	35.55	
Laundries	233.65	245.35	269.90	
Laundromat: per washer	61.60	64.70	71.15	
Licensed Club/Lounge	10.75	11.30	12.45	
Office/Store: per washroom	42.60	44.75	49.25	
Pools	134.55	141.30	155.45	
Pool Rooms: per table	13.00	13.65	15.00	
Schools: per room	70.90	74.45	81.90	
School Dormitory: per bed	30.75	32.30	35.55	
Service Station: per washroom	70.90	74.45	81.90	
Up to 5,000 gallons	4.75	5.00	5.50	7.15
5,001 to 30,000 gallons	4.85	5.10	5.60	7.30
over 30,000 gallons	5.25	5.50	6.05	7.75

	Effective Jan 1, 2023	Effective Jan 1, 2024	Effective Jan 1, 2025	Effective Jan 1, 2026
COMMERCIAL METERED (MINIMUM CHARGE)				
20mm meter	\$ 116.80	\$ 122.65	134.90	148.40
25mm meter	143.00	\$ 150.15	165.15	181.65
40mm meter	285.60	\$ 299.90	329.90	362.90
50mm meter	415.50	\$ 436.25	479.90	527.90
Hospital	415.50	\$ 436.25	479.90	527.90
Standpipe	30.75	\$ 32.30	35.55	39.10
Hydrants	73.25	\$ 76.90	84.60	93.05
FIRE HOSE CONNECTION				
1 1/2" (40mm) diameter outlet	26.25	27.55	30.30	33.35
2 1/2" (65mm) diameter outlet	52.05	54.65	60.10	66.10
SPRINKLER SYSTEM CONNECTION				
Up to 4" (100mm) diameter connection	106.25	111.55	122.70	135.00
6" (150)mm diameter connection	151.10	158.65	174.50	192.00
Other: per fixture	10.70	11.25	12.35	13.60

****NOTE: Full "economic rate" to be charged on all public recreation facilities (ballfields, parks, soccer fields).****

5. BULK WATER RATES

- a) Account Access Fee \$ 100.00
- b) Bulk Water \$ 0.02/litre

Effective January 1 2026

S01	Residential (per unit) Includes duplex, triplex, fourplex, fiveplex, mobile home, apartment, suite, secondary suite, strata unit)	134.90
S10	Beauty/Barber Shop (per chair)	57.25
S11	Office / Stores (per washroom)	79.60
S13	Restaurant / Café / Deli (per seat)	15.00*
S14	Car Wash (per bay)	227.90*
S15	Garage / Service Station / Industrial (per washroom)	49.20
S16	Public Assembly (per washroom) (Includes Church, Arena, Library, Bowling Alley, Public use Halls and Clubs)	81.90
S17	Public Assembly (per kitchen)	81.90
S19	Laundromat (per washer)	71.15*
S21	Hotel / Motel (per room)	35.55*
S22	Hospital (per bed)	136.80*
S24	School (per room)	136.80*

***minimum per unit on metered services**

- a washroom is defined as a toilet and a sink

DISTRICT OF 100 MILE HOUSE
Schedule "L"
Municipal Facilities & Events Bookings

COMMUNITY HALL

1. Booking Fees (non-refundable)	\$ 25.00
2. Day rental – 8 hours or more	\$ 400.00
3. Half day rental – 8am-3pm or 4pm – 12pm	\$ 250.00
4. Hourly rate up to 4 hours (over 4 hours goes to the half day rate or full day rate)	\$ 50.00/hr
5. Kitchen only	\$ 80.00
6. Bar area only	\$ 60.00
7. Damage Deposit - (refundable)	\$ 500.00
8. Key Deposit (refundable)	\$ 35.00

All rental fees and deposits are payable at the time of booking in order to secure the day(s) of the event.

Cancellations less than 30 days prior to event, will receive a refund for the damage deposit only.

MARTIN EXETER HALL

1. Booking Fees (non-refundable)	\$ 25.00
2. Upstairs Theater Hourly	\$ 70.00
3. Upstairs Daily	\$ 425.00
4. Upstairs Weekly	\$ 875.00
5. Boardroom Daily	\$ 175.00
6. Basement Theater Hourly	\$ 25.00
7. Basement Theater Daily	\$ 125.00
8. Basement Theater Weekly	\$ 475.00
9. Clean Up Fee	\$ 25.00/hr
10. Damage Deposit – (refundable)	\$ 500.00
11. Key Deposit (refundable)	\$ 35.00

All rental fees and deposits are payable at the time of booking in order to secure the day(s) of the event.

Cancellations less than 30 days prior to event, will receive a refund for the damage deposit only.

AIRPORT RENTAL

- | | |
|--|---------------|
| 1. Booking Fee (non-refundable) | \$ 25.00 |
| 2. Apron only | \$ 250.00/day |
| 3. Apron and runway | \$ 500.00/day |
| 4. Damage deposit (refundable) | \$ 500.00 |

Registered Not-For-Profit group/society Fly-In or Air Show – No charge except for damage deposit.

PARADE/TEMPORARY ROAD CLOSURE

- | | |
|--|-----------|
| 1. Booking Fee (non-refundable) | \$ 25.00 |
| 2. Damage Deposit (refundable) | \$ 500.00 |

Registered Not-For-Profit group/society – No charge