



TOWN OF SIDNEY

PROPERTY TAX INFORMATION

2440 Sidney Ave | Sidney BC V8L 1Y7

www.sidney.ca

T 250-656-1184

Town Council has adopted a Financial Plan for 2016 reflecting a slight increase in municipal property taxes of 0.81%. This is our lowest increase for many years, and is less than inflation. The net impact on the tax bill for the *average* residential property is about \$11 (just under \$1 a month) for the *municipal* portion only.

Please note that the Town also collects taxes for a variety of other local jurisdictions, including the Province for School Taxes, and the Capital Regional District for regional and Panorama Recreation services. About half of the charges on your tax bill are amounts collected for other jurisdictions and levels of government.

The change in taxes collected for other jurisdictions represents a *decrease* of about \$12 for the average residential property. This means that the average residential property is will be paying about the same amount of total taxes as last year.

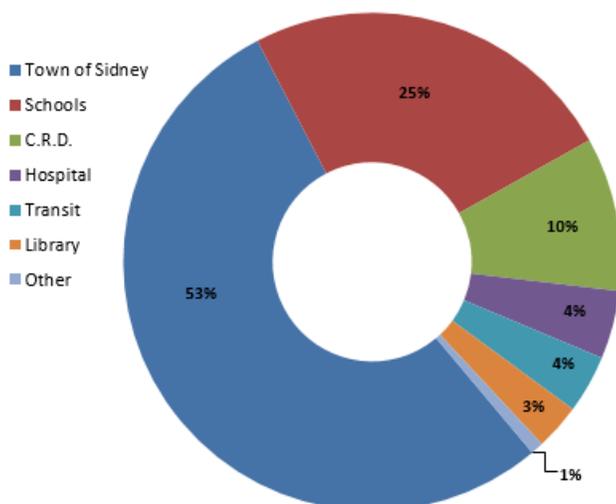
The chart below (left) shows the distribution of total taxes paid for a residential property, before applying the Provincial Home Owner Grant.

As always, the tax increase for any individual residence will vary depending on its assessment change relative to the average. For 2016, the average residential property increased in value by 3.63%, to \$441,331. The impact on your property depends on how close your assessment change is in relation to that 3.63%.

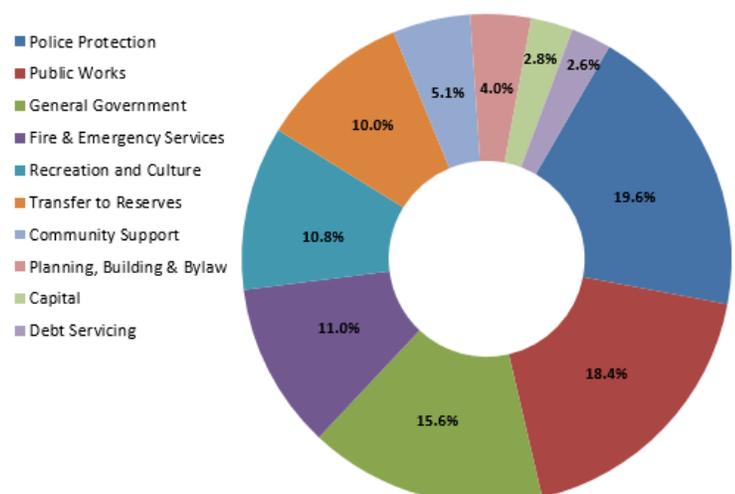
Total *municipal* taxes for the average residence are about \$1,368 per year, or \$114 per month. For this monthly amount, the Town provides fire and police services, roads maintenance, parks and public space maintenance, community and emergency planning, bylaw enforcement, as well as a range of related community services. While many of these services may be taken for granted, the value received for \$114 per month compares favourably with many common utility bills, not to mention the average strata fee.

The Town is collecting just over \$10.76 million in municipal taxes this year. The chart below (right) shows where those tax dollars are going. Please note that most of our capital program is funded from non-tax sources, mainly from reserves which have been set aside for replacement of infrastructure and certain other assets.

Where your property tax dollars go



How your municipal tax dollars are spent



2016 Service Highlights

This year's modest 0.81% tax increase was made possible by three major factors:

- 1) The largest growth in the tax base (from new construction) that we've seen since 2008, which generated more new revenue than the general tax increase;
- 2) Expanded eligibility rules for use of the Gas Tax funds received from the federal government. This has allowed us to finance some projects and studies that would typically be tax funded;
- 3) Continuing commitment from staff and Council in finding efficiencies within our budgets, and keeping tax increases to a minimum.

Despite the modest growth in Town revenues, our financial plan supports our ongoing commitment to renewing our infrastructure, providing quality services, enhancing the safety of our residents, and planning for the orderly development of our town.

- \$1.9M is committed to infrastructure renewal projects in 2016; over \$7.5M over the next five years.
- The Firefighter hiring plan is now complete, adding four career staff to our complement. This ensures better daytime coverage for our fire service, which remains mainly volunteer-staffed.

IMPORTANT NOTES ON PAYING YOUR 2016 TAXES

Payment deadline is Monday July 4, 2016

Unpaid 2016 taxes, including outstanding Home Owner Grants, are subject to penalties of:
5% if not paid by July 4, 2016
Additional 5% if not paid by September 1, 2016

Payment Options

Online Banking – Use your financial institution's online bill payment service. To avoid penalty, please ensure your payment is made before your bank's cut off time for processing July 4, 2016 transactions. For tips on how to add the Town of Sidney as a new payee, please refer to the "Make your tax payment online" section on the next page.

By Mail – Cheques and bank drafts (made payable to Town of Sidney) are accepted, and may be post-dated to the due date. Mailing address can be found at the top left hand corner of your tax notice. Mail must be post marked no later than July 4, 2016, to avoid penalty.

Drop Box – Available 24/7, conveniently located at the front entrance to the Municipal Hall, just to the right of the main door. Please do not deposit cash through the drop box.

At Financial Institutions – Payable in person at most financial institutions. However, most financial institutions no longer accept the Home Owner Grant application form; therefore, please apply directly through the Town of Sidney.

At Municipal Hall – 2440 Sidney Ave, 8:30 am to 4:00 pm, Monday to Friday. We accept cash, cheque and debit (up to your daily transaction limit). Credit cards are not accepted for property taxes.

Please see the back of your tax notice for more information. To avoid the last minute rush, please consider paying early online or by post-dated cheque. Cheques may be post-dated to the due date.

Please do not forget to apply for your Home Owner Grant, if eligible.

Application must be made every year, regardless of who pays your taxes or how they are paid.

Please apply for the grant directly through the Town, not your financial institution.

You may apply in person, via mail or online at ehog.sidney.ca

Have questions?
Need help?

Please let us know so we can help!

250-656-11854
propertytax@sidney.ca
2440 Sidney Ave



Worried about incurring the penalty in case your deferment application is not approved by the Province?

You have the option to provide us a cheque for the amount of taxes you plan to defer. We will not cash the cheque unless your deferment application is declined by the Province. Your cheque will be considered on-time payment of your taxes regardless of when the Province makes a decision on your deferment application.



Go Green, Signup for eBilling Now Available for Property Tax Notices & Utility Bills Visit mysidney.sidney.ca to get started!



Convenience at your fingertips

- Hassle-free access to your bills 24 hours a day from wherever you are.
- Keep a record of your bills without cumbersome paper records.
- Say goodbye to potential delays caused by standard mail delivery.



Eco-friendly

- Choosing eBilling helps the environment by reducing paper waste.



It's easy!

- Only a few simple steps to sign up and you're done!

To apply for the Home Owner Grant online

- Go to ehog.sidney.ca
- Enter the folio number and access code, which can be found on your property tax notice.
- For the folio number, enter the **9 digits after "476", including the decimal**.
- If you have a MySidney property tax account, simply follow the "Claim Grant" button on the Tax Account Detail screen.

To make your tax payment online

- Use your financial institution's online bill payment service.
- If you need to add the Town of Sidney as a new payee, try searching for us as just "**Sidney**"; then select the option for property taxes.
- Use the folio number, found on your property tax notice, as the account number.
- You will need to enter **all 12 digits, starting with "476", but exclude the decimal**.

Provincial Property Tax Deferment Program

The Province of British Columbia continues to offer both the Regular and Families with Children deferment programs to assist qualifying homeowners with payment of property taxes on their principal residence. To qualify, you must be a Canadian citizen or permanent resident who has lived in British Columbia for at least one year immediately prior to applying.

If you have an active deferment agreement, the Province will mail you a Statement of Account and 2016 Renewal Form. Once received, please complete the Renewal Form and Home Owner Grant application, and submit to the Sidney Municipal Hall.

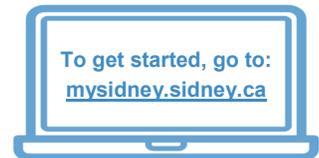
To avoid penalty, deferment applications and renewals must be submitted, or post-marked, no later than July 4, 2016.

For more information about these programs and to download the application form, please visit:

www.gov.bc.ca/propertytaxdeferment

What is MySidney all about?

- It's the one portal to access all of your Town of Sidney accounts.
- It's available 24 hours a day, and no lineups.
- It's the place to sign up for eBilling for your property tax notice and utility bill.
- You get one-click access when applying for your Home Owner Grant online.
- You can review account details, such as current balances, payments, historical tax assessment and levies (for property tax accounts), past consumption and charges (for utility accounts), and much more!
- Registering is fast, easy and free!



Looking for the Folio Number & Access Code?

Both are located on the left side of your property tax notice, directly below the address block.

	TOWN OF SIDNEY 2440 Sidney Avenue Sidney BC V8L 1Y7 250-656-1184 www.sidney.ca M-F 8:30-4:00	2016 PROPE DUE DATE: Mo  It is not necessary for ta Penalties are not discretio Homeowner Grants) are \$ * 5% penalty if not pai * an additional 5% pen
TOWN OF SIDNEY 2440 SIDNEY AVE SIDNEY BC V8L 1Y7		LOT A/B, SECTION 111 PLAN VIP69693
		TOTAL NET ASS CLASS G 6 - Bus/Oth
FOLIO NUMBER 476120432.010	ACCESS 135790	
PROPERTY ADDRESS 2440 SIDNEY AVE		COLUMN A NO GRANT
PID 024-612-111	RATES	
SCHOOL TAXES COLLECTED ON BEHALF OF THE PROVINCE OF BC		
School Taxes	5.40000	0.00
NET BASIC SCHOOL TAXES		



To avoid penalty, your online payment and grant application must have a transaction date of July 4, 2016, or earlier. Please consider submitting your payment and grant early to avoid unexpected last minute delays.

Pre-authorized Property Tax Payment Plan

The Town of Sidney offers an instalment plan that allows you to make 10 equal payments towards next year's property taxes by automatic monthly deductions from your bank account.

How does it work?

You determine how much you'd like to pay each month.

The pre-determined amount is withdrawn from your bank account on the first day of each month, starting in August and ending in May. There are no withdrawals for the months of June and July.

Your annual tax notice will reflect the current year's taxes less the total prepayments, including the interest that you earned. You are responsible for paying any difference, as well as applying for the Home Owner Grant, by the due date.

What are the advantages?

Monthly payments assist you in budgeting and eliminate the impact of one large payment in July.

Interest will be credited to your instalment account monthly, at the Prime rate less 2.5%.

MySidney

If you have a MySidney account you can view your instalment balances, assessment and property tax history. To register, go to mysidney.sidney.ca.

How do I sign up?

Detach, complete, and sign the authorization form below. Return it to Sidney Municipal Hall along with a personal cheque marked "VOID".

Detailed terms and conditions are available at the Municipal Hall.

Already signed up?

Your monthly payment will continue at the same amount unless you decide to change it.

Use the form below if you would like to modify the amount of your monthly payment.

Did you know?

We also offer a pre-authorized payment option for our quarterly utility bills.

For more information and to sign up, visit www.sidney.ca.

PRE-AUTHORIZED PAYMENT AUTHORIZATION FORM

NEW

MODIFY

REGISTERED OWNERS: _____

Folio: _____

Starting Date: _____

Civic Address: _____

Phone No: _____

We hereby authorize _____

Amount \$: _____

NAME OF FINANCIAL INSTITUTION

To debit my/our account on or after the 1st day of each month for the months August to May inclusive each year. All payments are to be made to the Town of Sidney. *My / our void cheque (or stamped confirmation from financial institution) is attached.*

SIGNATURES: _____

DATE: _____

- For a joint account all depositors must sign if more than one signature is required on cheques issued against the account for verification purposes. **Please attach a void cheque.**
- The designated monthly withdrawal amount above will not change unless a pre-authorized payment modification form is completed.
- I understand that it is my responsibility to cancel this plan if I sell my property. Initial: _____