



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 2017 reflecting a slight increase in municipal property taxes of 0.66%. This is the second year in a row that we've been able to keep the increase to less than inflation, without sacrificing service or impairing our ability to take care of our infrastructure and other long-term needs. The net impact on the tax bill for the *average* residential property is about \$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 \$13 for the average residential property. This means that the average residential property will be paying about the same amount of total taxes as it has for the last two years.

The chart below (left) shows the distribution of total taxes paid for a residential property, before applying the Provincial Home Owner Grant. The municipal portion includes the Water and Sewer parcel taxes, which help

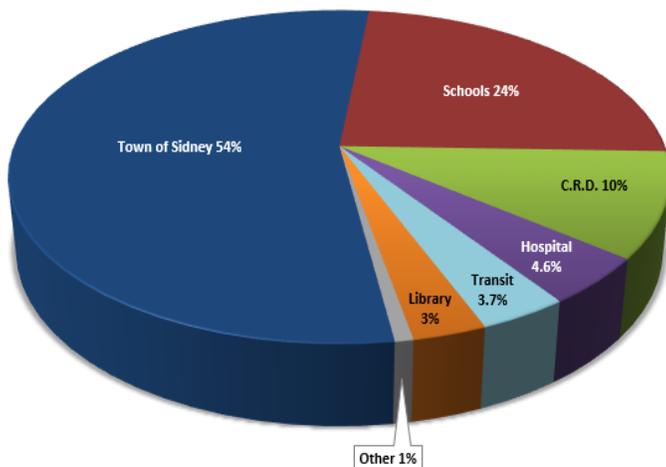
maintain our underground infrastructure.

As always, the tax increase for any individual residence will vary depending on its assessment change relative to the average. For 2017, the average residential property increased in value by 16.4%, to \$513,775. The impact on your property depends on how close your assessment change was in relation to the 16.4%.

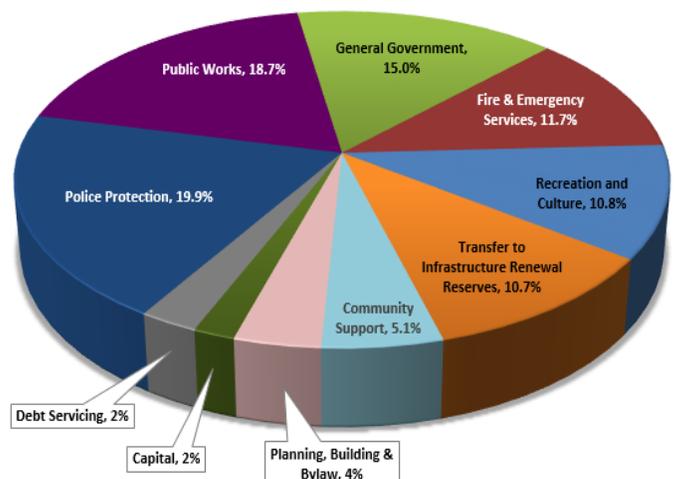
Total *municipal* taxes for the average residence are about \$1,392 per year, or \$116 per month. For this monthly amount, the Town provides fire and police services, roads maintenance, parks and public space maintenance, community and emergency planning, bylaw enforcement, as well as a range of related community services. While many of these services may be taken for granted, the value received for \$116 per month compares favourably with many common utility bills, not to mention the average strata fee.

The Town is collecting just under \$11 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



2017 Service Highlights

This year's modest 0.66% tax increase was made possible by three major factors:

- 1) Continuing growth in the tax base (from new construction) 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 increase in the property tax, 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.

- \$2.2M is committed to infrastructure renewal projects in 2017; close to \$9.3M over the next five years.

The biggest project for 2017/18 is the construction of a new Community Safety Building. Financing and location have been secured, and construction is about to commence; completion is expected in fall 2018.

While this project will have an impact on taxes over the next two years, the community will have a high quality emergency building for the next 50 years, at a relatively low cost per household. With the expected growth in the tax base over the next few years, the impact on taxes may be even lower than projected.

IMPORTANT NOTES ON PAYING YOUR 2017 TAXES

Due Date: Tuesday July 4, 2017

Unpaid 2017 taxes, including outstanding home owner grant applications and deferment applications/renewals, are subject to penalties of:

- **5% if not paid by July 4, 2017**
- **Additional 5% if not paid by September 1, 2017**

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, 2017 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, 2017, to avoid penalty.

Drop Box – Available 24/7, located at the front entrance of the Municipal Hall, 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, 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, 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 the 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



Worried about incurring A 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. Sign up 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 using 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 current year 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 2017 renewal form. Once received, please complete the renewal form and home owner grant application, and submit both to the Sidney Municipal Hall.

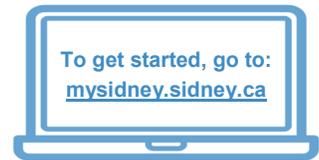
To avoid penalty, deferment applications and renewals must be submitted, or post-marked, no later than July 4, 2017.

To find out whether you are eligible for 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 assessments 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 250-658-1184 www.sidney.ca M-F 8:30-4:00	2017 PRO DUE DATE: ?  It is not necessary to Penalties are not disc Homeowner Grants) * 5% penalty if not * an additional 5% LOT A/B, SECTION PLAN VIP69693 TOTAL NET CLASS 6 - Bus/Oth COLUMN A	
TOWN OF SIDNEY 2440 SIDNEY AVE SIDNEY BC V8L 1Y7			
FOLIO NUMBER	476120432.010	ACCESS	709649
PROPERTY ADDRESS	2440 SIDNEY AVE		



To avoid penalty, your online payment and grant application must have a transaction date of July 4, 2017, 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 can help you with 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 VOID cheque or pre-authorized debit form from your financial institution.

Detailed terms and conditions are available at the Municipal Hall or online at www.sidney.ca.

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: _____