



REQUEST FOR DECISION

File # 1700-03, 3900-20

Report To: **Mayor and Council**
From: **Shirley Collington, Director of Finance**
Presenter: **Angie Bernardin, Deputy Treasurer / Collector**
Subject: **Administration Report No. 0084/26**
Tax Rates Bylaw No. 2632, 2026
Meeting: **Regular Council**
Meeting Date: **April 27, 2026**

RECOMMENDATION:

"THAT, Tax Rates Bylaw No. 2632, 2026, be introduced and read for the first three times by title only."

CAO'S COMMENTS:

The tax rate bylaw is introduced annually once required revenue is established through an approved budget and assessment information for the community is known and provides the statutory authority to prepare tax notices.

ALTERNATIVE RECOMMENDATION:

"THAT, Administration Report No. 0084/26 - Tax Rates Bylaw No. 2632, 2026, be received for information."

KEY ISSUES(S)/ CONCEPTS DEFINED:

The Community Charter Section 197(1) states (in part): "Each year, after adoption of the financial plan but before May 15, a council must, by bylaw, impose property taxes for the year by establishing rates"

RELEVANT POLICY:

N/A

IMPLICATIONS OF RECOMMENDATION

COMPLIANCE WITH STRATEGIC PILLARS:

Vibrant Community – Invest in community safety, social, cultural, and recreational programs.

Relationships & Advocacy – Initiate and foster relationships and advocate to decision makers on the issues that impact our community and our neighbours.

Economic Development – Enhance community economic development to provide opportunities and sustainability for Fort St. John.

Organizational Excellence – Provide a healthy workplace that is inclusive and builds on our diversity, engagement, and sense of community.

Managing Assets – Build and manage assets that support the current and future needs of the community.

COMPLIANCE WITH STRATEGIC OBJECTIVES:

N/A

GENERAL:

An overall look at tax rates for 2026 include:

- A minimal decrease of 0.0979% between January's assessment of 4,150,889,314 and April's assessment of 4,146,826,314.
 - Residential assessments reduced by (346,400)
 - Major Industries reduced by (283,000),
 - Light Industries increased by 283,000,
 - Business reduced by (3,520,600) and
 - Recreation reduced by (196,000).
 - Total decrease in assessments: (4,063,000)
- Municipal tax requisition increased by 4.46%
- BC Transit tax requisition increased by 2.42%
- Peace River Regional Hospital tax requisition increased by 1.33%
- Peace River Regional tax requisition decreased by (1.25)%
- BC Assessment Authority tax requisition increased by 12.13%
- Provincial School tax requisition increased by 9.62%

ORGANIZATIONAL:

N/A

FINANCIAL:

The tax rates bylaw establishes the rates to raise tax revenue approved in the 2026 Financial Plan for the City of Fort St. John. The tax rates bylaw also establishes the rates to raise funds to cover

the tax requisitions for the Peace River Regional District, the Peace River Regional Hospital, and for BC Transit.

FOLLOW UP ACTION:

The bylaw will come back for adoption and the tax notices will be produced and distributed in May.

COMMUNITY CONSULTATION:

A public meeting was held on February 23 , 2026 for the operating budget which included information on tax revenue required for City operations.

COMMUNICATION:

N/A

DEPARTMENTS CONSULTED ON THIS REPORT:

Legislative Services

ATTACHMENTS:

Tax Rates Bylaw No. 2632, 2026

RESPECTFULLY SUBMITTED:

Angie Bernardin, Deputy Treasurer / Collector

CITY OF FORT ST. JOHN

BYLAW NO. 2632, 2026

**A BYLAW FOR THE LEVYING OF RATES FOR MUNICIPAL, REGIONAL HOSPITAL,
REGIONAL DISTRICT, REGIONAL SHARED SERVICES AND B.C. TRANSIT
FOR THE YEAR 2026**

WHEREAS, Section 197 of the *Community Charter* requires the Council to adopt a Bylaw to impose rates on all taxable land and improvements according to their assessed values before May 15 in each year.

NOW THEREFORE, Council of the City of Fort St. John in open meeting assembled enacts as follows:

TITLE

1. This Bylaw may be cited for all purposes as "Tax Rates Bylaw No. 2632, 2026".

ENACTMENT

2. The following rates are hereby imposed and levied for the year 2026:
 - a) For lawful purposes of the Municipality on the assessed value of land and improvements taxable for Municipal General and Debt purposes, rates appearing in Column A of the Schedule 'A' attached hereto and forming a part thereof.
 - b) For Hospital purposes on the assessed value of land and improvements taxable for Regional Hospital District purposes, rates appearing in Column B of the Schedule 'A' attached hereto and forming a part thereof.
 - c) For purposes of the Peace River Regional District on the assessed value of land and improvements taxable for Regional District purposes, rates appearing in Column C of the Schedule 'A' attached hereto and forming a part thereof.
 - d) For purposes of the Peace River Regional District Improvements Based Services on the assessed value of improvements only taxable for Regional District purposes, rates appearing in Column D of the Schedule 'A' attached hereto and forming a part thereof.
 - e) For purposes of B.C. Transit on the assessed value of land and improvements taxable for B.C. Transit purposes, rates appearing in Column E of the Schedule 'A' attached hereto and forming a part thereof.



Tax Rates Bylaw No. 2632, 2026

3. If any section, subsection sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.

READ FOR THE FIRST THREE TIMES THIS DAY OF , 2026

ADOPTED THIS DAY OF , 2026

LILIA HANSEN
MAYOR

BONNIE MCCUE
CORPORATE OFFICER

CITY OF FORT ST JOHN

BYLAW NO. 2632, 2026

SCHEDULE A

TAX RATES (Dollars of tax per \$1,000 taxable value)

Property Class	A Municipal General & Debt	B Regional Hospital District	C Regional District	D Regional District Shared Services (Based on Improvements only)	E B.C. Transit
1 Residential	5.8392	0.5647	0.1684	0.6018	0.2416
2 Utilities	40.0000	1.9765	0.5894	2.1063	0.8456
3 Supportive Housing	5.8392	0.5647	0.1684	0.6018	0.2416
4 Major Industrial	32.4035	1.9200	0.5726	2.0461	0.8214
5 Light Industrial	29.6007	1.9200	0.5726	2.0461	0.8214
6 Business	16.4286	1.3835	0.4126	1.4744	0.5919
8 Recreational	12.3073	0.5647	0.1684	0.6018	0.2416
9 Farm	1.7518	0.5647	0.1684	0.6018	0.2416