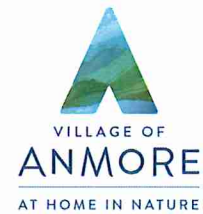


2017 PROPERTY TAX NOTICE

DUE DATE: JULY 4, 2017



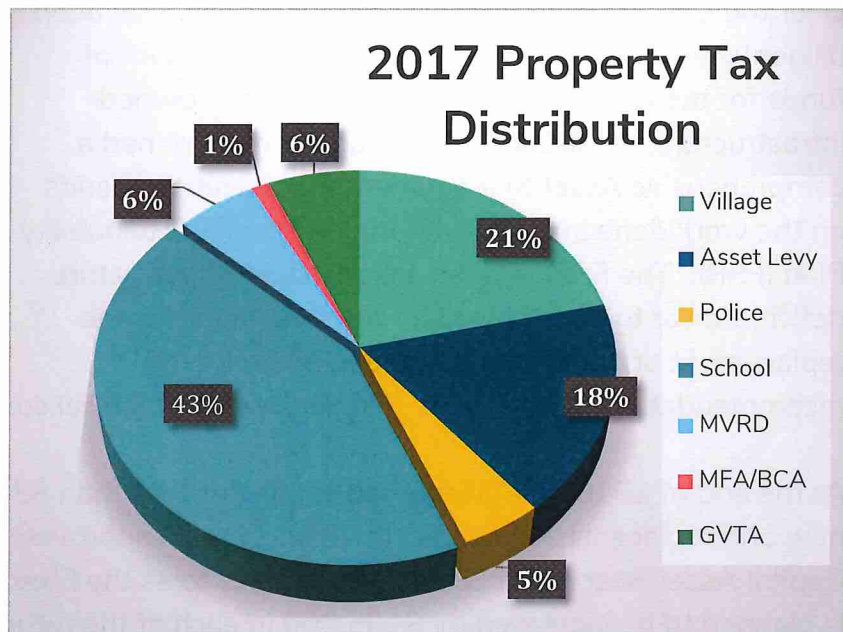
Important information

The Village of Anmore accepts a number of payment options for property taxes. Post-dated cheques should be dated for on or before the due date. See www.anmore.com for further details about our payment options. For all enquiries regarding your 2017 property tax notice, please contact the Village Hall.

Late payments will be subject to 5% penalty on **July 5, 2017** and a further 5% penalty will be applied on outstanding accounts on **October 2, 2017**. Banks do not process the Village's tax payments in branch (except online and mortgage company payments).

Where your tax dollars go

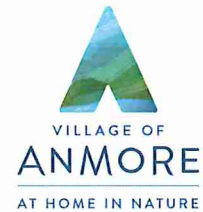
The Village collects property taxes to deliver municipal services to the community of today and to ensure service continuity for the community of tomorrow. The Village also collects property taxes on behalf of other authorities including: School District No. 43, Metro Vancouver Regional District, Greater Vancouver Transportation Authority (TransLink), Police (Coquitlam RCMP), BC Assessment and the Municipal Finance Authority.



As shown in the graph, 61% of the property taxes payable on the tax notice are collected for other authorities. The 2017 property tax rate increase for the Village for an average single family dwelling in the Village is approximately \$200 (8.9%) comprising of \$165 (7.4%) for the capital asset levy and \$35 (1.5%) for municipal operations. The capital asset levy is for the replacement of supporting infrastructure, such as roads, water networks, buildings, vehicles and equipment as they reach the end of their useful lives.

2017 PROPERTY TAX NOTICE

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How much will my taxes go up?

There is no direct correlation between the percentage increase/decrease in assessed value and property taxes. Local governments set their tax rates based on the amount of funds required to provide the services required and as directed by Council.

One way to determine if your taxes will be going up as a result of your assessed value changing significantly is if your assessment went up or down by more than the average. If your assessed value went up by more than the average for the rest of the Village, then your annual property tax amount will also be higher than the average (\$200 for 2017).

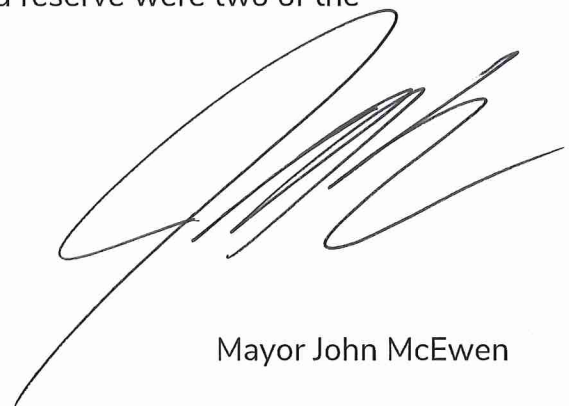
Message from Council

Over the past number of years, Anmore Council has been diligently working to set aside an adequate amount of funds for the future replacement of all Village owned infrastructure. In 2016/17 the Village commissioned a comprehensive Asset Management Plan, which expands on the work done in 2013 with the Financial Sustainability Plan (FSP). The FSP outlined a significant infrastructure deficit, similar to most Canadian municipalities, for the replacement of our assets and made a number of recommendations to move the Village towards financial sustainability.



At the end of 2016, the Village had set aside more than \$3.5Million in reserve funding for new and replacement projects. In 2017, Council approved an increased transfer to our Capital Asset Reserve of \$825,000, referred to as the Fixed Asset Levy. This annual amount is planned to be increased by \$135,000 in each of the future years of our 5-Year Financial Plan. The Fixed Asset Levy represents nearly one third of the Village's annual operating budget being set aside to ensure that future replacement of our assets is adequately funded. The Fixed Asset Levy and transferring it to a dedicated reserve were two of the recommendations made in the FSP.

The Asset Management Plan will be finalized mid-year and will assist Council in determining the annual funding amount required going forward. Anmore Council is committed to ensuring fiscal responsibility for today's residents and future generations who choose to be At Home in Nature.



Mayor John McEwen