

Looking Ahead: 2020 Priorities

MESSAGE FROM MAYOR JOHN McEWEN & COUNCIL

Adjusting to COVID-19 with a Strong Financial Position

The year we anticipated for 2020 has definitely veered off track, and our Council and staff have taken swift action to respond to emerging needs to protect our community, and to assess how the pandemic will affect us going forward. We continue to take direction from the health authorities and Dr. Bonnie Henry, and in response, we will be looking at how the BC Restart Plan to lift restrictions will affect our residents and facilities in the coming months. Visit anmore.com/covid-19 regularly for updates.

Beyond the personal impacts of social distancing, COVID-19 is causing significant financial challenges for residents, business owners and government agencies. Anmore Council recognizes the difficult fiscal time this may be for some of our residents, and as a result we have made some adjustments to payment requirements. We extended the deadline for the annual utility bill, and we are reducing the penalty for late property tax payments.

While property tax payments are still due July 2, 2020, there will only be a 2% penalty for any outstanding taxes as of July 3, 2020 (usually it's 5%).

Any taxes still owed as of Oct. 1, 2020 will have an 8% penalty applied. With this approach, we hope to provide some relief for families while still ensuring we have the revenue required to deliver services and maintain operations as well as make our required payments to the other agencies by Aug. 15, 2020 (see pie chart).

We have the flexibility to offer these relief measures as Anmore Council has worked diligently to build up our reserves for future significant expenditures, such as the Anmore Civic Building, and potential emergencies (such as a pandemic). This has helped to ensure that future Councils are not burdened with high levels of debt. Another positive outcome is that our tax increase this year is significantly lower than the past several years.

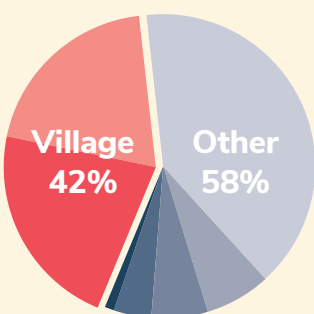


The average increase for 2020 is 4.8%, based on an average assessed property value of \$1,946,815, which equals about \$127 on your property tax notice.

Thanks to our strong financial position (as highlighted in the spring Anmore Advisor newsletter), we are also pleased to be able to help stimulate the economy and contribute to employment by moving forward with a significant capital works program in 2020. This is a win-win scenario as we will also be realizing reduced contract pricing as a result of so many similar regional municipal projects being put on hold this year by our neighbours.

Some of the priority capital projects for 2020 include sidewalk upgrades along Sunnyside and East roads, installation of covered bus stops and pavement rehabilitation on Sunnyside Road. We also anticipate leveraging federal and provincial government grant programs for our Anmore Civic Building construction, when we are ready to tender later this year.

We appreciate the way our community has pulled together to support front-line workers and follow the social distancing requirements to flatten the curve. We know we have a long way to go as we work together through the BC Restart Plan, and we will keep in touch through our website, email notices and newsletter to let you know how Anmore will adapt to each phase of recovery.



HOW YOUR PROPERTY TAXES ARE DISTRIBUTED

Only a portion of your property taxes go to the Village for municipal services.

22% Village: General	\$1.23M	5.3% Metro Vancouver	\$0.30M
20% Village: Fixed Asset Levy	\$1.12M	4.5% Police	\$0.25M
40% School Tax	\$2.26M	1.1% Municipal Finance Authority & BC Assessment	\$0.07M
7.1% Translink	\$0.40M	Total:	\$5.63M

IMPORTANT INFORMATION – PLEASE TRANSLATE

Mandarin 重要信息，请翻译

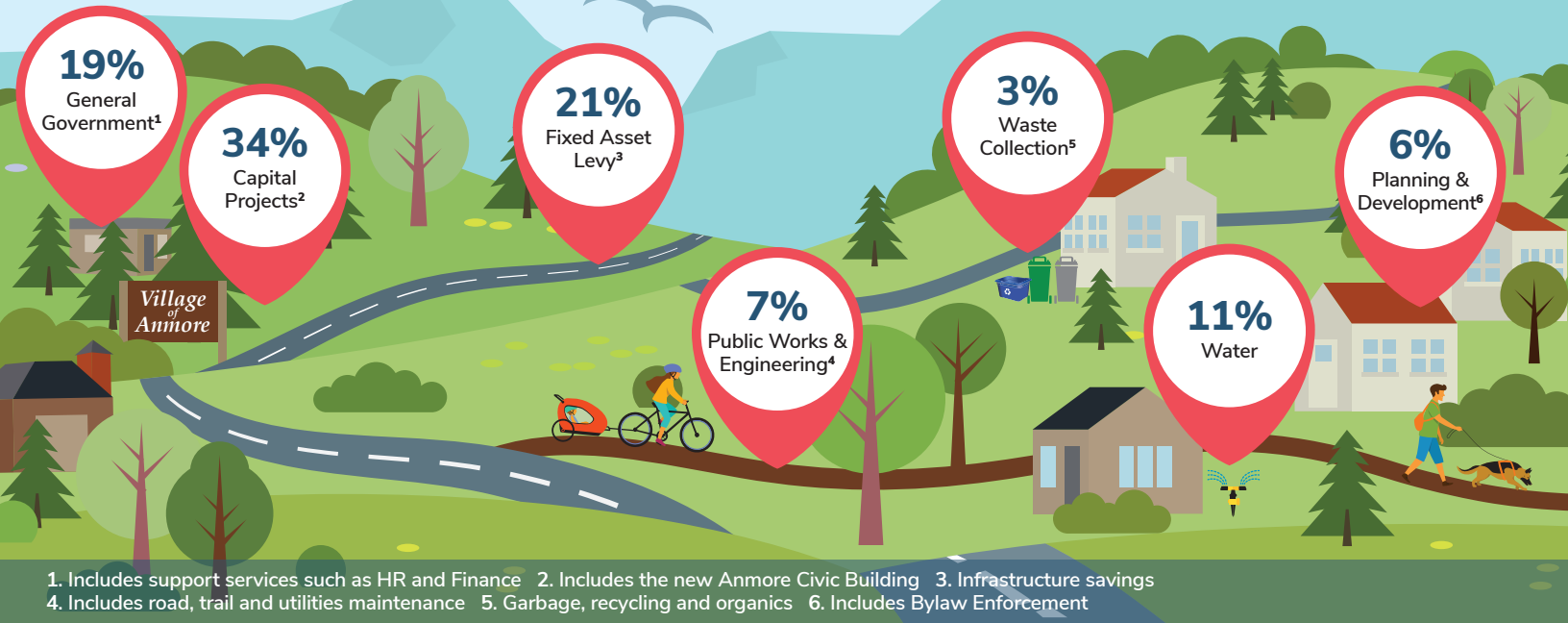
Korean 중요한 정보는 번역 해주세요

Farsi دی‌باش داشته را ترجمه نی لطفاً، مهم اطلاعات

Polish Ważne informacje, proszę, przetłumacz to

Russian Важная информация, пожалуйста, переведите это

Where Do My Municipal Taxes & Fees Go?



How do Anmore's Taxes Compare?

The table shows how Anmore's taxes compare to neighbouring and similar communities in Metro Vancouver in 2020, using \$2 million as the standard home value. It's important to note that municipalities may provide some services that are different than others and may also set their levels of service differently.

As an example, the Village of Anmore places high importance and resources into snow plowing each year. The municipal tax rates shown at the right are for Residential Class (1) Properties. For the same value home in each community, Anmore is not only financially sustainable, but also has the second lowest annual taxes.

2020 TAX RATES

	Tax Rate	Annual Taxes (\$2M home)
Port Moody	2.6475	\$5,295.00
Port Coquitlam	2.6285	\$5,257.00
Coquitlam	2.2776	\$4,555.20
Bowen Island	2.2688	\$4,537.60
Lions Bay	1.8815	\$3,763.00
Anmore	1.5064	\$3,012.80
Belcarra	1.4303	\$2,860.60

How Will My Assessment Affect My Taxes?

Assessment Change	Property Tax Impact
Lower than average 3.54% decrease	Likely to be less than 4.8% tax increase
Similar to average 3.54% decrease	Likely to be equal to 4.8% tax increase
Higher than average 3.54% decrease	Likely to be more than 4.8% tax increase

Anmore taxes are going up by 4.8% per year for the average assessed home (\$1,946,815). A property's assessed value determines its share of taxes. Overall, Anmore residential assessments decreased an average of 3.54% from last year. However, this does not mean your property tax bill will decrease by 3.54%. Your increase will be based on how the change in your home's assessed value this year compares to the average change for other Anmore homes. 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 (\$127 for 2020). If your assessment decreased even more than 3.54%, your tax in amount will be lower than the average. Check your notice of assessment or visit bcassessment.ca to see how much your 2020 property's assessed value has changed from 2019.

IMPORTANT REMINDERS

- Remember to submit your Homeowner Grant through anmore.com (if eligible) by July 2, 2020 to avoid a penalty on that amount. Find the Property Taxes webpage in the Finance section under Business & Development.
- Applications to the new provincial government online Property Tax Deferral program can not be accepted by the Village. They must be submitted directly to the provincial government website: gov.bc.ca/propertytaxdeferral
- Utility notice payments are due July 24, 2020.
- Visit anmore.com/covid-19 for important information and changes to Village Hall operations related to COVID-19.