

UNION BAY IMPROVEMENT DISTRICT

EIGHTH ASSESSMENT BYLAW NO. 192, 2005

WHEREAS the Union Bay Improvement District has authority under section 746 of the *Local Government Act* to establish the basis of the assessment of land, the value of land and improvements, and the method to be followed by the assessor in classifying land in the District for assessment purposes;

NOW THEREFORE the Trustees of the Union Bay Improvement District in open meeting assembled, enacts as follows:

Citation

1. This Bylaw may be cited for all purposes as "Eighth Assessment Bylaw 2005, Bylaw No. 192".

Application

2. This Bylaw applies to all land in the District.

Interpretation

3. In this Bylaw:
 - (a) **"Capital Expenditure Charge"** means the charge imposed under Bylaw No. 187, or its predecessor or successor bylaws, to pay the capital costs of providing, constructing altering or expanding water facilities to service the parcel for which the charge was collected.
 - (b) **"District"** means the Union Bay Improvement District.
 - (c) **"Parcel"** means any lot, block or other area in which land is held or into which it is subdivided, and for certainty includes a strata lot, each portion of land assigned a "parcel identification number" by the land title office and the right or interest of an occupier of Crown land but does not include a highway or portion thereof.

Assessor

4. The Assessor shall prepare an assessment roll and present it to the trustees on or before December 31st of each year.

Assessment Classification

5. The basis for assessment of the assessment roll is each individual Parcel.
6. The Assessor shall classify a Parcel as "Group A":
 - (a) if the Parcel is capable of being supplied with water from existing works of the District; and

(b) once the Capital Expenditure Charge has been paid to the District.

7. The Assessor shall classify all other Parcels as "Group B".

Repeal

8. Union Bay Improvement District's "Seventh Assessment Bylaw 2000, Bylaw No. 149" is hereby repealed.

INTRODUCED and given first reading by the Trustees on the 9th day of March 2005.

RECONSIDERED and finally passed by the Trustees on the 9th day of March 2005.

Passed March 9, 2005