



TOWN OF CHURCHBRIDGE

Property Assessment Edition

March 2017

“Churchbridge - Proud past, exciting future”



2017 SAMA Property Assessment Revaluations

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Councillors
Colleen Craig
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Carter Prier
Russ Thies
Peter Vaughan

Administrator
Carla Kaeding

Foreman
Jason Poppenheim

Upcoming Council Meetings

All meetings start at 7 p.m.

Monday, March 13
Monday, March 27
Monday, April 10
Monday, April 24
Monday, May 15

www.churchbridge.com

Enclosed is your 2017 property assessment as provided by the Saskatchewan Assessment Management Agency or SAMA.

The provincial government mandates SAMA to conduct revaluations of all Saskatchewan properties every four years. All property types will have their values updated in relation to the Jan. 1, 2015 base date, meaning the new assessments are based on sales in the area as of Jan. 1, 2015.

While SAMA is responsible for setting the new values, provincial legislation requires municipalities to use these values when determining taxes.

SAMA has advised that across the province, 2017 assessments for residential properties have increased by approximately 15 per cent, commercial properties by approximately 37 per cent, rental properties by 39 per cent and agricultural properties by 2.1 to 2.2 times.

It is important to note that an increase in property assessment does not automatically mean an increase in property tax. All municipalities (towns, cities, RMs, etc) have tools which can be used to ensure property owners are protected from a surge in assessment. Tax tools include the use of base tax, or minimum tax, or mill rates or a combination of these.

Property taxes are necessary as they provide the main source of revenue to the Town. This revenue is then used to provide services such as protective services (RCMP, fire fighting), street maintenance, environment (garbage, recycling), drainage projects, recreation facilities, capital equipment and projects just to name a few.

Finally, enclosed with your assessment is information on appealing SAMA's value of your property. If you choose to appeal, please note that your appeal must be received by the Town Office by May 5.

Classes of property and their 2017 “percentages of value” as established by the provincial government

- Residential - 80% (up from 70%)
- Commercial & Industrial - 100% (same)
- Multi-unit residential - 80% (up from 70%)
- Non-arable (pasture) land - 45% (up from 40%)

Assessment x Provincial “Percentage of Value” = Taxable Assessment

You will be taxed on 80% of the total assessment of your property (for residential properties)

Taxable Assessment Comparison Example - 2016 to 2017

	Assessment	x	Percentage of Value	=	Taxable Assessment
2016	\$141,400	x	70%	=	\$98,980
2017	\$144,800	x	80%	=	\$115,840

Property tax notices for 2017 will be mailed out mid May.

For more information on SAMA's 2017 Revaluation, visit www.sama.sk.ca

ANNUAL PUBLIC MEETING SET FOR APRIL 6

Churchbridge Town Council and staff will hold its annual public meeting on Thursday, April 6 beginning at 7 p.m. in the Community Centre (dining room). The 2017 public meeting will be the first for this council, elected in October 2016.

Water Quality

In addition to the usual revenue and budget information, Council has asked representatives of the engineering firm of Catterall & Wright to also address those in attendance regarding options for the Town's water supply. Catterall & Wright consultants have made recommendations for both temporary and permanent solutions to the ammonia levels affecting our water. As previously reported, one of the permanent options recommended is reverse osmosis. This meeting will not be the lone opportunity for residents to have their say into this

option or other potential solutions. Much more information will be gathered and shared with the public before any decision is made, especially given the key role residents will play in financing any project, and of course the necessity of quality water.

As far as a temporary solution, Water Securities Agency which is the provincial agency that the Town answers to with regards to water quality, has approved a Catterall & Wright proposal. The temporary solution involves a number of steps and would eventually see the water "shocked". This will lead to proper disinfection of the Town's water supply, but again this is only a temporary solution.

Because there are several steps involved in this process, and it will include a reduction in water pressure, possible discolouration and likely a strong odour, Town Council

would like to have Catterall & Wright explain the procedure and accompanying effects to residents. Public notices will be issued well in advance of the start of this process.

Official Community Plan (OCP)

The Town of Churchbridge is in the initial stages of developing an Official Community Plan (OCP). As a cost-saving measure, Churchbridge is collaborating with the towns of Langenburg and Saltcoats, who are also developing OCPs.

According to the Province of Saskatchewan's website, an OCP "is to provide a comprehensive policy framework to guide physical, environmental, economic, social and cultural development of the municipality."

The Town of Churchbridge will be holding future meetings to obtain public input as the OCP is developed and finalized.

CENSUS IS IN...

In early February, Statistics Canada released its Population and Dwelling Count based on data collected during the 2016 census.

Between 2011 and 2016, Churchbridge grew by 20 per cent to 896 people. During that time, 42 new building permits were issued, four new business fronts were established and we saw new capital builds including the RM shop, the fire hall and the aquatic centre. Our K-12 school student population has also increased by more than 50 students since 2011.

It is important to note that some government funding and grants are based off of these official population counts, so the population growth means more than just more people in town.

Thanks to you, our residents, we are a welcoming community that has enticed people to move here and call Churchbridge home. While other communities grew by two percent, we grew by 20 - we hope to keep growing strong!

Community Events Schedule

Visit www.churchbridge.com, Events Calendar for more information.

- March 1-10 - Go Out & Play Challenge
- March 4 - 4-on-4 Road Hockey Tournament - Arena
- March 5 - CanSkate Carnival
- March 13-14 - Potashville Music Festival (bands) - CPS
- March 16 - Potashville Music Festival (voice, verse) - Community Centre
- March 19 - Salute to Sinatra (Canada 150 celebration fundraiser)
- Community Centre
- March 20-21 - Potashville Music Festival (piano) - Community Centre
- March 26 - Potashville Music Festival Final Concert & Awards
- Community Centre
- March 30 - Canada's 150 Planning Meeting - Community Centre
- April 6-8 - Churchbridge Players production -
You Have the Right to Remain Dead (comedy-murder)
- April 15 - Lions' Men's Night
- May 6 - Lioness Ladies' Night

What to watch for:

- Leaps & Bounds Dance Studio recital - April
- CPS Drama Production - May
- Swimming Lesson registration - May
- Canada 150 - Churchbridge Celebrates - July 13-16

** Please visit www.churchbridge.com for up-to-date information as we prepare for the Canada 150 celebrations July 13-16.*