



Town of Fort Smith  
Special Town Council Meeting  
SP-02-23  
Agenda

Tuesday, April 18<sup>th</sup>, 2023 at 6:00 pm – Council Chambers

- A. Call to Order and Confirmation of Quorum
- B. Approval of Agenda
- C. Discussion
  - i. NTPC Delegation
  - ii. Briefing Note 2023 Mill Rate
  - iii. Bylaw 1046 2023 Mill Rate – 1<sup>st</sup> and 2<sup>nd</sup> Reading
- D. Absence of Council Members
- E. Adjournment
- F. Question Period



## BRIEFING NOTE

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To: Mayor & Council  
Date: April 18, 2023  
Subject: 2023 Mill Rate Bylaw

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### **Purpose:**

To present the 2023 Mill Rate Bylaw.

### **Background:**

Council approved the 2023 Operating Budget which included proposed property tax revenue of \$3,866,396: an approximate 2.5% increase over the 2022 amount. This requires revision of the Mill Rate. Mill Rate is determined as follows:

$(\text{Property Tax Revenue Requirement}) / (\text{Total Assessed Value of all properties in Town}) = \text{Mill Rate}$

From this equation two things can be determined:

- With a fixed Total Assessed Value, an increase in the Revenue Requirement will result in an equivalent increase in the Mill Rate; and
- With a fixed Revenue Requirement, an increase in the Total Assessed Value will result in an equivalent decrease in the Mill Rate.

So, the 2.5% increase in Property Tax Revenue should result in an average 2.5% increase in the Mill Rate. Note that increases in Total Assessed Value (i.e., new construction) and the re-weighting of property classes will reduce the Mill Rate increase necessary to meet the Property Tax Revenue Requirement.

Some Notes regarding Assessed Values:

- The Town does not assess properties; this information is provided by the GNWT, and the role of the Town is to establish the Mill Rate based on the approved Property Tax Revenue Requirement; and
- The GNWT assesses properties by 'class'; these classes include Residential, Commercial, Industrial, and Institutional; these classes are further subdivided by grantable (government properties) or taxable (private properties) and developed or vacant.

- These classes, while similarly named, are not the same as municipal development zones, i.e., a person running a home occupation in a Residential Zone may be assessed in the Commercial Class.
- When property owners disagree with the GNWT assessment of their property, they can dispute the assessment at the Board of Revision which meets each Spring. The outcome of this meeting may result in minor changes to the Total Assessed Value. The Board of Revision has met in March 2023 and there were no substantial changes the GNWT assessment .

The Council can assign different mill rates to different classes of property and can use these reallocations to distribute the tax burden across classes of property. The current 2023 assessment calculations are based on the class of property and the percentages assigned to their respective taxable assessment, as shown in the table below:

<b>PT on \$100,000 asssed value (see your assesment notice) NOT MARKET VALUE</b>					
<b>PT CLASSES</b>	<b>WEIGHTING</b>	<b>PT ON \$100,000 ASSESSED VALUE</b>	<b>MILL RATE 2023</b>	<b>MILL RATE 2022</b>	<b>EST. PT</b>
Residential	0.45	\$ 100,000	13.91	13.65	\$ 26
Residential - Undeveloped	0.45	\$ 100,000	13.91	13.65	\$ 26
Commercial	0.83	\$ 100,000	25.51	25.03	\$ 48
Commercial - Undeveloped	0.88	\$ 100,000	27.05	26.55	\$ 51
Industrial	0.83	\$ 100,000	25.51	25.03	\$ 48
Industrial - Undeveloped	0.88	\$ 100,000	27.05	26.55	\$ 51
Institutional	1.10	\$ 100,000	34.01	33.37	\$ 64
Institutional - Undeveloped	1.15	\$ 100,000	35.55	34.89	\$ 67
Recreation	0.50	\$ 100,000	15.46	15.17	\$ 29
Telecommunications	1.10	\$ 100,000	34.01	33.37	\$ 64
Country - Residential	0.40	\$ 100,000	12.37	12.14	\$ 23
Country - Undeveloped	0.40	\$ 100,000	12.37	12.14	\$ 23
Country - Mixed	0.45	\$ 100,000	13.91	13.65	\$ 26

**Increased weightings of institutional developed and undeveloped and telecommunications by .5:**

PT on \$100,000 assssed value (see your assement notice) NOT MARKET VALUE					
PT CLASSES	WEIGHTING	PT ON \$100,000 ASSESSED VALUE	MILL RATE 2023	MILL RATE 2022	EST. PT
Residential	0.4500	\$ 100,000	13.89	13.65	\$ 24
Residential - Undeveloped	0.4500	\$ 100,000	13.89	13.65	\$ 24
Commercial	0.8250	\$ 100,000	25.47	25.03	\$ 44
Commercial - Undeveloped	0.8750	\$ 100,000	27.02	26.55	\$ 47
Industrial	0.8250	\$ 100,000	25.47	25.03	\$ 44
Industrial - Undeveloped	0.8750	\$ 100,000	27.02	26.55	\$ 47
Institutional	<b>1.1050</b>	<b>\$ 100,000</b>	<b>34.12</b>	<b>33.37</b>	<b>\$ 75</b>
Institutional - Undeveloped	<b>1.1550</b>	<b>\$ 100,000</b>	<b>35.66</b>	<b>34.89</b>	<b>\$ 77</b>
Recreation	0.5000	\$ 100,000	15.44	15.17	\$ 27
Telecommunications	<b>1.1050</b>	<b>\$ 100,000</b>	<b>34.12</b>	<b>33.37</b>	<b>\$ 75</b>
Country - Residential	0.4000	\$ 100,000	12.35	12.14	\$ 22
Country - Undeveloped	0.4000	\$ 100,000	12.35	12.14	\$ 22
Country - Mixed	0.4500	\$ 100,000	13.89	13.65	\$ 24

**Increased weightings of institutional developed and undeveloped and telecommunications by 1:**

PT on \$100,000 assssed value (see your assement notice) NOT MARKET VALUE					
PT CLASSES	WEIGHTING	PT ON \$100,000 ASSESSED VALUE	MILL RATE 2023	MILL RATE 2022	EST. PT
Residential	0.4500	\$ 100,000	13.88	13.65	\$ 22
Residential - Undeveloped	0.4500	\$ 100,000	13.88	13.65	\$ 22
Commercial	0.8250	\$ 100,000	25.44	25.03	\$ 41
Commercial - Undeveloped	0.8750	\$ 100,000	26.98	26.55	\$ 44
Industrial	0.8250	\$ 100,000	25.44	25.03	\$ 41
Industrial - Undeveloped	0.8750	\$ 100,000	26.98	26.55	\$ 44
Institutional	<b>1.1100</b>	<b>\$ 100,000</b>	<b>34.23</b>	<b>33.37</b>	<b>\$ 86</b>
Institutional - Undeveloped	<b>1.1600</b>	<b>\$ 100,000</b>	<b>35.77</b>	<b>34.89</b>	<b>\$ 88</b>
Recreation	0.5000	\$ 100,000	15.42	15.17	\$ 25
Telecommunications	<b>1.1100</b>	<b>\$ 100,000</b>	<b>34.23</b>	<b>33.37</b>	<b>\$ 86</b>
Country - Residential	0.4000	\$ 100,000	12.33	12.14	\$ 20
Country - Undeveloped	0.4000	\$ 100,000	12.33	12.14	\$ 20
Country - Mixed	0.4500	\$ 100,000	13.88	13.65	\$ 22

**Recommendation:**

That Council approve the 2023 Mill Rate Bylaw.



THE MUNICIPAL CORPORATION OF THE TOWN OF FORT SMITH  
BY-LAW 1046

A BY-LAW OF THE MUNICIPAL CORPORATION OF THE TOWN OF FORT SMITH, IN THE NORTHWEST TERRITORIES, TO PROVIDE FOR THE ESTABLISHMENT OF A MUNICIPAL AND EDUCATION MILL RATE, PASSED PURSUANT TO SECTION 76 OF THE PROPERTY ASSESSMENT AND TAXATION ACT, BEING CHAPTER P-10, OF THE REVISED STATUTES OF THE NORTHWEST TERRITORIES 1988.

WHEREAS, the Council of the Municipal Corporation of the Town of Fort Smith, in the Northwest Territories, deems it to be in the public interest and is required by the provision of the Property Assessment and Taxation Act to establish Mill Rates for Municipal and School purposes; and

NOW THEREFORE, the Council of the Town of Fort Smith, at a duly assembled meeting enacts as follows:

1. That this bylaw may be cited as the “2023 Mill Rate Bylaw”;
2. That assessed property in the Town of Fort Smith, liable to taxation and in respect of which grants-in-lieu of taxes may be paid, shall be liable for taxation and grants-in-lieu of taxes as follows:

a) Residential Developed.....	<del>13.65</del>	13.91
b) Residential Non-Developed.....	<del>13.65</del>	13.91
c) Commercial Developed.....	<del>25.03</del>	25.51
d) Commercial Non-Developed.....	<del>26.55</del>	27.05
e) Industrial Developed.....	<del>25.03</del>	25.51
f) Industrial Non-Developed.....	<del>26.55</del>	27.05
g) Institutional Developed.....	<del>33.37</del>	34.01
h) Institutional Non-Developed.....	<del>34.89</del>	35.55
i) Recreational.....	<del>15.17</del>	15.46
j) Telecommunications.....	<del>33.37</del>	34.01
k) Country Residential Developed.....	<del>12.14</del>	12.37
l) Country Residential Non-developed.....	<del>12.14</del>	12.37
m) Country Residential Mixed Use.....	<del>13.65</del>	13.91

3. That the rate of taxation to be applied to lands and improvements liable to taxation, or in respect of which grants-in-lieu may be paid, for school purposes shall be as follows for the year 2023.

a) School Levy.....	<del>2.59</del>	2.77
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READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, A.D.

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, A.D.



**THE MUNICIPAL CORPORATION OF THE TOWN OF FORT SMITH  
BY-LAW 1046**

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READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, A.D.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
SENIOR ADMINISTRATIVE OFFICER

I hereby certify that this bylaw has been made in accordance with the requirements of the *Cities, Towns and Villages Act* and the bylaws of the Municipal Corporation of the Town of Fort Smith.

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SENIOR ADMINISTRATIVE OFFICER