

Notice of Intention Concerning Business Improvement Area Service

City of White Rock Council intends to adopt a new “White Rock Business Improvement Area Bylaw 2024, No. 2495” to establish and designate a business improvement area service pursuant to Section 213 of the *Community Charter*, SBC 2003, c. 26 (the “Community Charter”).

The locations of the proposed Business Improvement Area and the taxable properties making up the Business Improvement Area (“Area”) are shown within the heavy dark outline on the maps below.

The Business Promotion Scheme proposed to be undertaken by the White Rock Business Improvement Association is intended to develop and undertake projects and initiatives to encourage business and commerce in the “Area” and is described further in the proposed Bylaw 2495.

The above noted Business Promotion Scheme will be designed to benefit the “Area” and the estimated Council Grant toward the Business Promotion Scheme will be as follows:

- a) In 2025, a sum not to exceed \$378,600;
- b) In 2026, a sum not to exceed \$393,700;
- c) In 2027, a sum not to exceed \$409,400;
- d) In 2028, a sum not to exceed \$425,800;
- e) In 2029, a sum not to exceed \$442,800

In 2024, the annual tax/cost charged to property owners within the “Area” under the Business Improvement Area Bylaw, 2019, No. 2311 was \$0.61708 per \$1,000 of the 2024 taxable assessed value on both land and improvements in assessment Class 06 (Business and Other). Under the terms of the proposed new bylaw, this rate will be set annually based on the approved amount of the City Grant and corresponding gross assessed property values on both land and improvements in assessment class 05 and 06 (Business and Other and Light Industry) for the year. **100% of this City Grant for this Business Improvement Area Service (paid by the City to the White Rock Business Improvement Association) will be borne by the property owners in the “Area” as a property value tax on land and improvements of Class 05 and 06 properties.**

This tax (property value tax) will be imposed for a period of five (5) years, from January 2025 to December 31, 2029. The establishment of the “Area”, through bylaw, is proposed to be implemented on Council’s initiative. **Unless by NOVEMBER 25, 2024 at 4:30 p.m. the owners of the parcels that would be subject to the property value tax submit a sufficient petition to the Director of Corporate Administration that Council not proceed with the program, the Business Improvement Area Service will be undertaken by White Rock City Council and the new bylaw will be adopted.**

In order for the petition to be sufficient and valid:

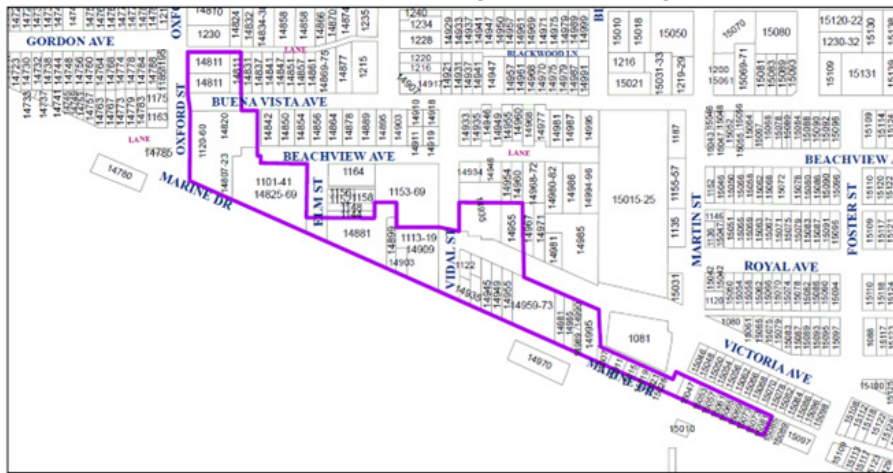
- a) The petition must be signed by the owners of at least 50% of the parcels that would be subject to the property value tax (outlined on the maps included in this notice / in Schedule A of proposed Bylaw 2495), **AND**
- b) The persons signing must be the owners of parcels that in total represent at least 50% of the assessed value of land and improvements that would be subject to the property value tax.

Persons desiring to petition against the Business Improvement Area Service proposed by “White Rock Business Improvement Area Bylaw, 2024, No. 2495” must do so by submitting the required petition form to the Corporate Administration Department at White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6.

The final date for the acceptance of the petition by the Corporate Officer will be Monday, November 25 at 4:30 p.m. Property owners within the BIA area will be mailed a letter with a petition enclosed. If you have any questions regarding this notice of intention or any of the information included, or if you did not receive a letter with a petition form, please contact the Corporate Administration office at 604-541-2212 or email: clerksoffice@whiterockcity.ca with BIA Bylaw No. 2495 typed in the subject line.

Dated at the City of White Rock this 17th day of October, 2024.
Tracey Arthur, Director of Corporate Administration

Waterfront Commercial Areas (West Beach)



Waterfront Commercial Areas (East Beach)



Uptown Commercial Area

