

OSOYOOS IRRIGATION DISTRICT

ASSESSMENT BYLAW NO. 202

A bylaw to to provide for the making the 2020 assessment roll and to determine the basis of assessment and the method to be followed in classifying the lands in the district.

The Trustees of the Osoyoos Irrigation District **ENACT AS FOLLOWS:**

1. That the treasurer is directed to make the 2020 Assessment Roll of the District.
2. In this bylaw, “parcel” means any lot, block or other area, which is the subject of separate registration in the Land Title Office and includes two or more contiguous lots registered in the name of the same person and used as one holding.
3. In this bylaw, a “pre-existing operational alternative source of water” is a source of water not provided by the district that is in place and operating at the date on which this bylaw is enacted.
4. That the bases of assessment for the said assessment roll shall be parcels of land, areas of land, and whether the parcel has its own pre-existing operational alternative source of water that is used for agricultural irrigation purposes or for normal domestic purposes.

5. That the assessor shall classify all areas of land in the District into grades as follows:

Grade A – Shall comprise all irrigable land within the District exceeding two (2) acres.

Grade B – Shall comprise all irrigable land within the District from 0 to 2 acres.

Grade C – Shall comprise all areas of land not classified into Grades A or B.

6. That the assessor shall classify the parcels of land in the District into groups as follows:

Group 1 – Each and every parcel of land in the District on which is situated either or both

- (i) one or more single family dwellings (or residences), or
- (ii) a structure that is or is desired to be connected to the District’s water system, excluding those identified in Group 2 or Group 3,

wherein, if water is used, it is used only for normal domestic (residential) purposes.

Group 2 – Each and every parcel of land in the District on which is situated one or more multiple family dwellings (or residences), wherein, if water is used, it is used only for normal domestic (residential) purposes.

Group 3 – Each and every parcel of land in the District to which connection is made to the District's water system for use in a business or commercial establishment.

Group 4 (frontage) – Excluding land classified as Grade A as well as land classified in Grade B that is more than 0.6 acres in area, each and every parcel of land in the District which can be supplied with water for domestic purposes, but which is not classified into Groups 1, 2 or 3.

Group 5– Shall comprise each and every parcel of land in the District, which is not classified into Groups 1, 2, 3 or 4.

7. Each and every parcel of land in the District that would otherwise be classified in Group 1 or 2, except that water therein is used for other than only normal domestic (residential) purposes, will be treated as a business or commercial establishment and classified as Group 3.
8. For all parcels of land that are classified into Grade A, the assessor shall also classify such land as follows:

Class I – Shall comprise all such land that does not have its own pre-existing operational alternative source of water that is used for either agricultural irrigation purposes or to provide water for any single or multiple family dwellings or business or commercial operations located on that land.

Class II – Shall comprise all such land classified in Group 1 or Group 2 that has its own pre-existing operational alternative source of water that is used only to provide water for agricultural irrigation purposes or only for commercial or business purposes or for both these purposes (but not to provide water for the single or multiple family dwellings or other structures, located on that land, that are connected to the District's water system).

Class III – Shall comprise all such land classified in Group 1 or Group 2 or Group 3, that has its own pre-existing operational alternative source of water that is used only to provide water for the single or multiple family dwellings or commercial operations or other structures, located on that land, that are connected to the District's water system (but not for agricultural irrigation purposes).

Class IV- Shall comprise all such land that is not classified into Class I, II or III.

9. For all parcels of land that are classified into Grades B or C, the assessor shall also classify such land as Class I.
10. A decision by a parcel owner not to use water provided by the District for one or more purposes when there is no pre-existing operational alternative source of water that can be used for those purposes does not affect the assessment classification.
11. This bylaw repeals Bylaw No. 130.
12. This bylaw may be cited as the "Osoyoos Irrigation District Assessment Bylaw No. 202-2020".

INTRODUCED and given first reading by the Trustees on the 24th day of March 2020.

RECONSIDERED and finally passed by the Trustees on the 24th day of March 2020.



Bill Plaskett, Chair of the Trustees



I certify that this is a true copy of Bylaw No. 202



Officer