

Ministre des Affaires indiennes et  
du Nord canadien et interlocuteur fédéral  
auprès des Métis et des Indiens non inscrits



Minister of Indian Affairs and  
Northern Development and Federal Interlocutor  
for Métis and Non-Status Indians

Ottawa, Canada K1A 0H4

I, Minister of Aboriginal Affairs and Northern Development, HEREBY  
APPROVE, pursuant to section 83 of the *Indian Act*, the following by-law  
made by the Westbank First Nation, in the Province of British Columbia, at  
a meeting held on the 18th day of June 2012.

- **Westbank First Nation  
Property Taxation By-law No. 12-TX-04  
(Local Improvement Charge)**

A handwritten signature in black ink, appearing to be 'J. Man'.

Dated at Ottawa, Ontario, this 7 day of AUGUST 2012.

**WESTBANK FIRST NATION**  
**TSINSTIKEPTUM IR #10**  
**LOCAL IMPROVEMENT CHARGE BY-LAW NO. 12-TX-04**

A by-law to impose a Local Improvement Charge for the Campbell Road FF Lots Sanitary Sewer System on Tsinstikeptum Indian Reserve No.10.

**WHEREAS:** pursuant to Section 83(1) of the *Indian Act* and the Westbank First Nation's inherent right of self-government, the Westbank First Nation has enacted the *Westbank First Nation Property Taxation By-law 95-TX-08* (the "Taxation By-law");

**AND WHEREAS:** pursuant to section 59 (1) (c) and (d) of the Taxation By-law, Westbank First Nation may impose a local improvement charge;

**AND WHEREAS:** the Westbank First Nation has constructed the Campbell Road FF Lots Sanitary Sewer System on Tsinstikeptum Indian Reserve No.10 (the "Campbell Road Sanitary Sewer System") and has deemed it necessary to impose a local improvement charge against all real property capable of being connected to the Campbell Road Sanitary Sewer System, whether or not the land or real property is connected to that system (the "Campbell Road Sanitary Sewerage Area").

**NOW THEREFORE** the Council of Westbank First Nation hereby enacts the following by-law:

1. A Local Improvement charge is hereby imposed on each and every parcel of land and or real property within the Campbell Road Sanitary Sewerage Area.
2. The amount of the local improvement charge shall be as follows:
  - (a) Two Thousand Eight Hundred and Twenty Three Dollars (\$2,823.00) per year for each property in Campbell Road General as identified on the Supplementary Roll attached as Schedule "A" (the "Supplementary Roll");
3. The Local Improvement charge imposed by this by-law shall commence in 2013 and continue up to and including 2033, provided that persons whose properties are subject to the local improvement charge under this by-law may commute that charge in accordance with section 59 (5) of the Taxation By-law.
4. This By-law comes into full force and effect upon approval by the Minister of Aboriginal Affairs and Northern Development.

**BE IT HEREBY RESOLVED AND AGREED:**

That this By-law, entitled the Westbank First Nation Property Taxation By-law No 12-TX-04 being read for the first, and third and final time by the Council of the Westbank First Nation held at duly convened meetings.

1<sup>st</sup> Reading

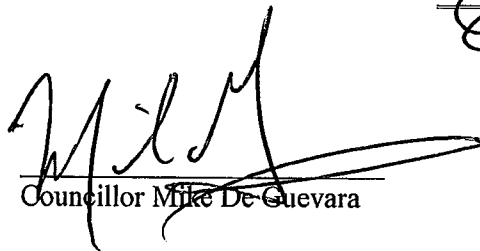
Kelowna, British Columbia, this 4<sup>th</sup> day of June, 2012.

2<sup>nd</sup> Reading

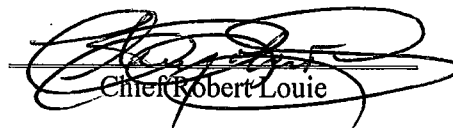
Exempt from second reading as per section 60.9 of Westbank First Nation Constitution pertaining to enactment of a Local Revenue Law.

3<sup>rd</sup> Reading

Kelowna, British Columbia, this 18th day of June, 2012



Councillor Mike De Guevara



Chief Robert Louie



Councillor Mickey Werstuik



Councillor Lorrie Hogaboam

**Repayment schedule for Campbell Road 11 lot sewer project**

**Local Improvement Charge Bylaw No. 12-TX-04**

**Schedule 1: Individual lot amortization schedule \$35,000, 20 years, 5%**

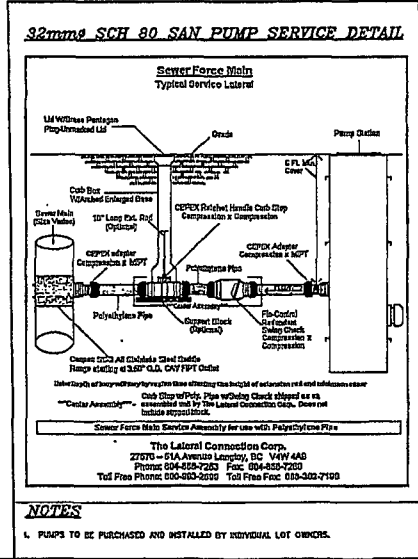
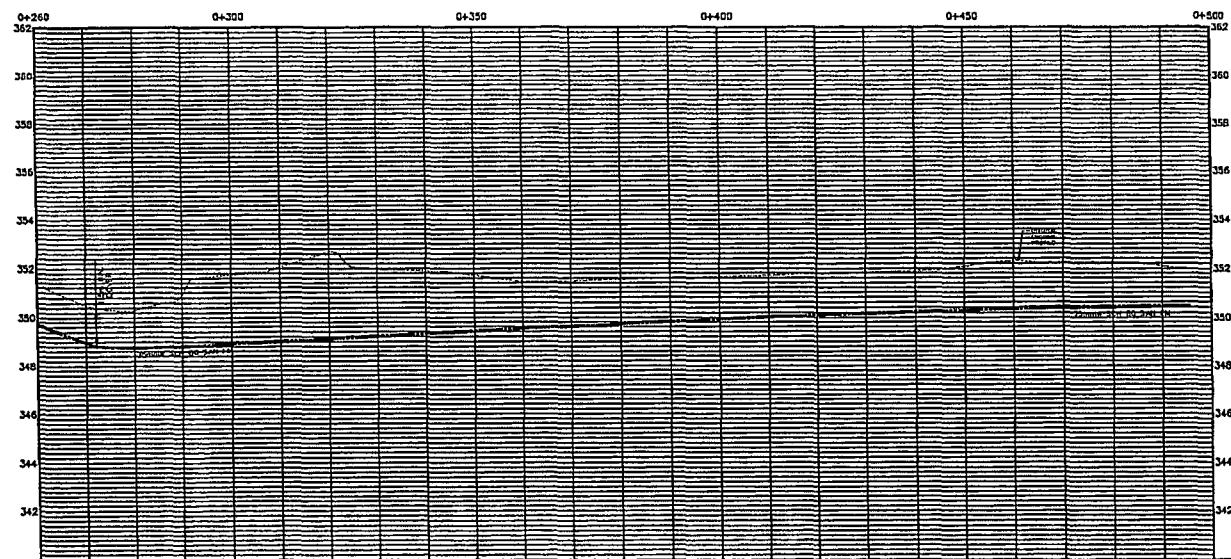
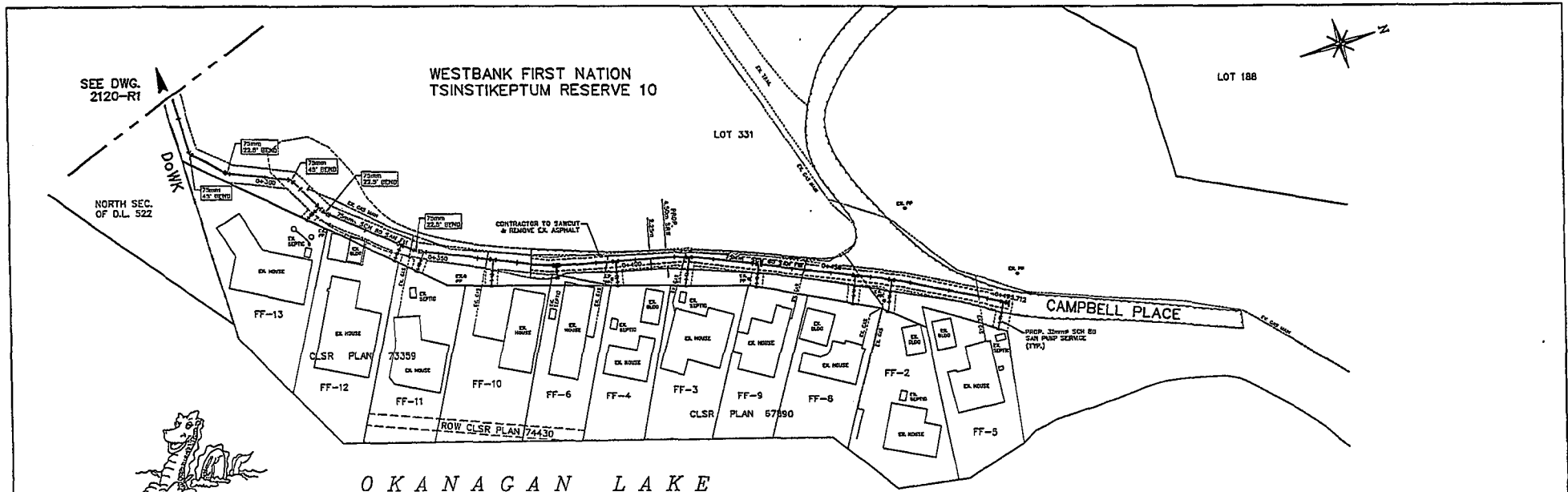
Year	Principal Balance	Capital Paid	Total Capital	Interest Paid	Total Interest	Annual Payment
1	\$35,000.00	\$1,051.52	\$1,051.52	\$1,771.87	\$1,771.87	\$2,823.39
2	\$33,948.48	\$1,104.75	\$2,156.27	\$1,718.64	\$3,490.52	\$2,823.39
3	\$32,843.73	\$1,160.68	\$3,316.95	\$1,662.71	\$5,153.23	\$2,823.39
4	\$31,683.05	\$1,219.44	\$4,536.39	\$1,603.95	\$6,757.19	\$2,823.39
5	\$30,463.61	\$1,281.17	\$5,817.56	\$1,542.22	\$8,299.41	\$2,823.39
6	\$29,182.44	\$1,346.03	\$7,163.59	\$1,477.36	\$9,776.77	\$2,823.39
7	\$27,836.41	\$1,414.17	\$8,577.77	\$1,409.22	\$11,185.98	\$2,823.39
8	\$26,422.23	\$1,485.77	\$10,063.53	\$1,337.63	\$12,523.61	\$2,823.39
9	\$24,936.47	\$1,560.98	\$11,624.52	\$1,262.41	\$13,786.02	\$2,823.39
10	\$23,375.48	\$1,640.01	\$13,264.53	\$1,183.38	\$14,969.40	\$2,823.39
11	\$21,735.47	\$1,723.03	\$14,987.56	\$1,100.36	\$16,069.76	\$2,823.39
12	\$20,012.44	\$1,810.26	\$16,797.83	\$1,013.13	\$17,082.89	\$2,823.39
13	\$18,202.17	\$1,901.91	\$18,699.73	\$921.49	\$18,004.38	\$2,823.39
14	\$16,300.27	\$1,998.19	\$20,697.93	\$825.20	\$18,829.58	\$2,823.39
15	\$14,302.07	\$2,099.35	\$22,797.28	\$724.04	\$19,553.62	\$2,823.39
16	\$12,202.72	\$2,205.63	\$25,002.91	\$617.76	\$20,171.38	\$2,823.39
17	\$9,997.09	\$2,317.29	\$27,320.20	\$506.10	\$20,677.49	\$2,823.39
18	\$7,679.80	\$2,434.60	\$29,754.80	\$388.79	\$21,066.28	\$2,823.39
19	\$5,245.20	\$2,557.85	\$32,312.65	\$265.54	\$21,331.81	\$2,823.39
20	\$2,687.35	\$2,687.35	\$35,000.00	\$136.05	\$21,467.86	\$2,823.39
<b>Totals</b>		<b>\$35,000.00</b>	<b>\$35,000.00</b>	<b>\$21,467.86</b>	<b>\$21,467.86</b>	<b>\$56,467.80</b>

**Repayment schedule for Campbell Road 11 lot sewer project**

**Local Improvement Charge Bylaw No. 12-TX-04**

**Schedule 2: Total project amortization schedule \$385,000, 20 years, 5%**

Year	Principal Balance	Capital Paid	Total Capital	Interest Paid	Total Interest	Annual Payment	Payment per lot
1	\$385,000.00	\$11,566.70	\$11,566.70	\$19,490.62	\$19,490.62	\$31,057.32	\$2,823.39
2	\$373,433.30	\$12,152.26	\$23,718.96	\$18,905.06	\$38,395.69	\$31,057.32	\$2,823.39
3	\$361,281.04	\$12,767.47	\$36,486.43	\$18,289.85	\$56,685.54	\$31,057.32	\$2,823.39
4	\$348,513.57	\$13,413.82	\$49,900.26	\$17,643.50	\$74,329.04	\$31,057.32	\$2,823.39
5	\$335,099.74	\$14,092.90	\$63,993.15	\$16,964.42	\$91,293.46	\$31,057.32	\$2,823.39
6	\$321,006.85	\$14,806.35	\$78,799.51	\$16,250.97	\$107,544.43	\$31,057.32	\$2,823.39
7	\$306,200.49	\$15,555.92	\$94,355.43	\$15,501.40	\$123,045.83	\$31,057.32	\$2,823.39
8	\$290,644.57	\$16,343.44	\$110,698.87	\$14,713.88	\$137,759.72	\$31,057.32	\$2,823.39
9	\$274,301.13	\$17,170.83	\$127,869.70	\$13,886.49	\$151,646.21	\$31,057.32	\$2,823.39
10	\$257,130.30	\$18,040.10	\$145,909.80	\$13,017.22	\$164,663.43	\$31,057.32	\$2,823.39
11	\$239,090.20	\$18,953.38	\$164,863.18	\$12,103.94	\$176,767.37	\$31,057.32	\$2,823.39
12	\$220,136.82	\$19,912.90	\$184,776.08	\$11,144.43	\$187,911.80	\$31,057.33	\$2,823.39
13	\$200,223.92	\$20,920.99	\$205,697.07	\$10,136.34	\$198,048.14	\$31,057.33	\$2,823.39
14	\$179,302.93	\$21,980.11	\$227,677.18	\$9,077.21	\$207,125.35	\$31,057.32	\$2,823.39
15	\$157,322.82	\$23,092.86	\$250,770.04	\$7,964.47	\$215,089.81	\$31,057.33	\$2,823.39
16	\$134,229.96	\$24,261.93	\$275,031.97	\$6,795.39	\$221,885.21	\$31,057.32	\$2,823.39
17	\$109,968.03	\$25,490.19	\$300,522.16	\$5,567.13	\$227,452.34	\$31,057.32	\$2,823.39
18	\$84,477.84	\$26,780.63	\$327,302.79	\$4,276.69	\$231,729.03	\$31,057.32	\$2,823.39
19	\$57,697.21	\$28,136.40	\$355,439.19	\$2,920.92	\$234,649.95	\$31,057.32	\$2,823.39
20	\$29,560.81	\$29,560.81	\$385,000.00	\$1,496.52	\$236,146.47	\$31,057.33	\$2,823.39
<b>Totals</b>		<b>\$385,000.00</b>	<b>\$385,000.00</b>	<b>\$236,146.45</b>	<b>\$236,146.45</b>	<b>\$621,146.44</b>	<b>\$56,467.86</b>



**NOTES**  
 LOCATIONS AND DEPTHS OF EXISTING UTILITIES ARE COPIED FROM THE MOST RECENT INFORMATION AVAILABLE BUT ARE NOT GUARANTEED ACCURATE. ALL UTILITIES NOT NECESSARILY SHOWN.

**LEGEND**  
 --- DISTRICT BOUNDARY  
 [ ] ROAD RESTRICTION

**NOTES**  
 1. PUMPS TO BE PURCHASED AND INSTALLED BY INDIVIDUAL LOT OWNERS.

LEGEND	
J	CAP
○	CATCH BASIN
□	ELECTRICAL BOX
○	HYDRANT
○	D4 VALVE
□	LAMP STANDARD
○	SANITARY MAN (EXISTING OR FUTURE)
○	SANITARY MAN (PROPOSED)
○	STORM MAN (EXISTING OR FUTURE)
○	STORM MAN (PROPOSED)
○	TRANSFORMER
□	UTILITY JUNCTION BOX

No.	DATE	BY	REVISION	CHK'D	No.	DATE	BY	REVISION	CHK'D
3	04/30/12	LWZ	FOR TENDER	DCP					
2	01/06/12	LWZ	REVISED AS PER WFN	DCP					
1	11/25/11	LWZ	GENERAL REVISIONS	DCP					



DATE & PLANNED YEAR	04/30/12
DRAWN	G.R.F.
DESIGN	P.A.C.E.
APPROVED	G.R.F.
DATE	MAY 26, 2011
SCALE	H = 1:500 V = 1:100 1" = 10'

**D.E. Pilling & ASSOC. CONSULTING ENGINEERING**  
 2700 - 61A Avenue Learning, B.C. V6W 4A6  
 Phone: 604-853-7283 Fax: 604-853-7200  
 Toll Free Phone: 800-463-2099 Toll Free Fax: 604-302-7190

**CAMPBELL PLACE SANITARY FORCEMAIN WESTBANK FIRST NATION STATIONS 04+265 TO 04+500 CAMPBELL PLACE PLAN/PROFILE**

DRAWING NO. 2120-R2  
 REV. NO. 3



# WESTBANK FIRST NATION

## WESTBANK FIRST NATION Council Meeting

**Date:** Monday, June 18<sup>th</sup>, 2012  
**Time:** 8:30 AM  
**Location:** Board Room, Lindley Building  
#310-515 Hwy. 97 South

**AT THIS MEETING, THE FINAL DRAFT OF THE LOCAL REVENUE LAW *CAMPBELL ROAD SEWER CAPITAL EXPENDITURE BYLAW NO. 12-TX-04* WILL BE READ AND CONSIDERED FOR ENACTMENT.**

### **SUMMARY OF THE LOCAL IMPROVEMENT CHARGE BYLAW**

Pursuant to Section 83(1) of the Indian Act and the Westbank First Nation's inherent right to self-government, the Westbank First Nation has enacted the Westbank First Nation Property Taxation Bylaw 95-TX-08 and subsequent amendments (the "Taxation Bylaw");

Under the *Westbank First Nation Expenditure Bylaw 1995* and subsequent amendments (the "Expenditure Bylaw") Westbank First Nation "*WFN*" is authorized to expend moneys raised pursuant to the Taxation Bylaw for local purposes, including the provision of Local Services on Reserve and capital projects.

Under *Bylaw 12-TX-04*, WFN will design and construct the Campbell Road Sewer Capital Project.

Third and final reading of the draft *Bylaw 12-TX-04* will be given by Council June 18, 2012; A Local Revenue Law is exempted from second reading by section 60.9 of the *WFN Constitution*.

**A COPY OF THE FINAL DRAFT LAW CAN BE OBTAINED IN THE DEPARTMENT OF TAXATION AT WFN ADMINISTRATION OFFICE AT 515 HWY 97 SOUTH, WESTBANK, BC.**