

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 blue ink, appearing to be 'J. Man'.

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

**WESTBANK FIRST NATION  
TSINSTIKEPTUM IR #10  
PROPERTY TAXATION BY-LAW NO. 12-TX-04**

**(Local Improvement Charge)**

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

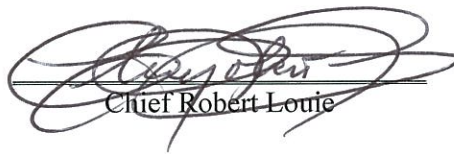
Kelowna, British Columbia, this 4<sup>th</sup> day of June, 2012.

2<sup>nd</sup> Reading

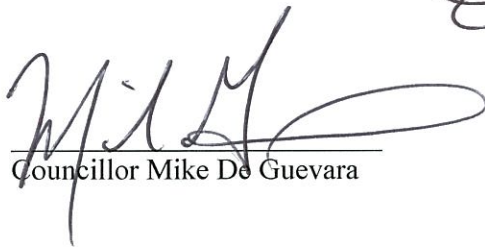
Exempt from second reading as per section 60.9 of Westbank First Nation Constitution pertaining to enactment of a Local Revenue Law.

3<sup>rd</sup> Reading

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



Chief Robert Louie



Councillor Mike De Guevara



Councillor Mickey Werstuik

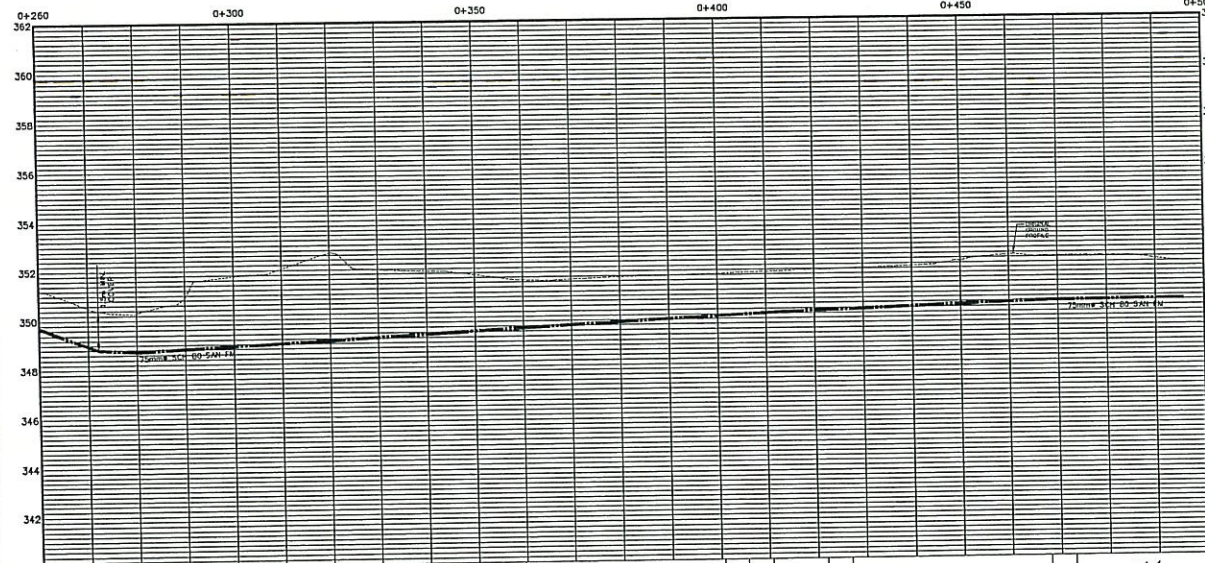
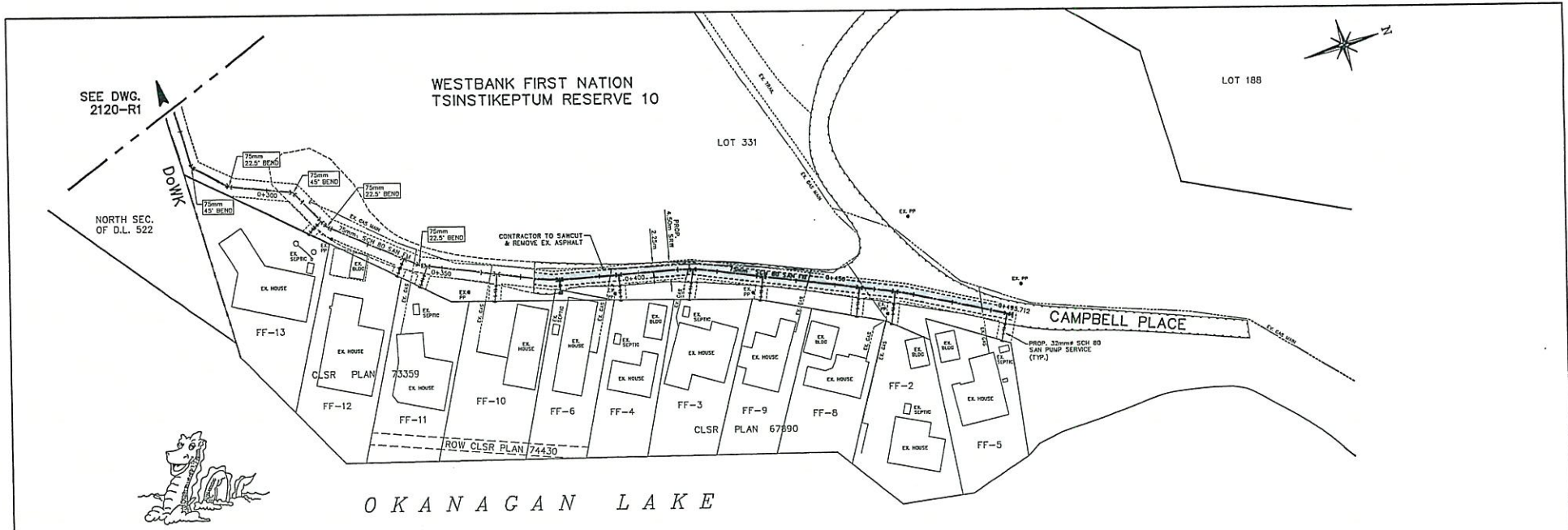


Councillor Lorrie Hogaboam

**SCHEDULE "A"**

<i>Repayment schedule for Campbell Road 11 lot sewer project</i>						
<i>Local Improvement Charge Bylaw No. 12-TX-04</i>						
<i>Schedule 1: Individual lot amortization schedule \$35,000, 20 years, 5%</i>						
<b>Year</b>	<b>Principal Balance</b>	<b>Capital Paid</b>	<b>Total Capital</b>	<b>Interest Paid</b>	<b>Total interest</b>	<b>Annual Payment</b>
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>

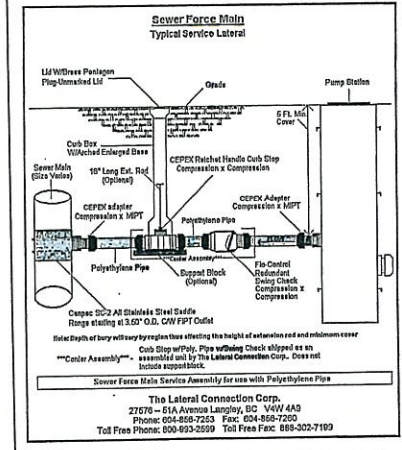
<i>Repayment schedule for Campbell Road 11 lot sewer project</i>							
<i>Local Improvement Charge Bylaw No. 12-TX-04</i>							
<i>Schedule 2: Total project amortization schedule \$385,000, 20 years, 5%</i>							
<b>Year</b>	<b>Principal Balance</b>	<b>Capital Paid</b>	<b>Total Capital</b>	<b>Interest Paid</b>	<b>Total interest</b>	<b>Annual Payment</b>	<b>Payment per lot</b>
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 OFFSETS OF EXISTING UTILITIES ARE COMPILED FROM THE MOST RECENT INFORMATION AVAILABLE BUT ARE NOT GUARANTEED ACCURATE. ALL UTILITIES NOT NECESSARILY SHOWN.

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

**32mm SCH 80 SAN PUMP SERVICE DETAIL**



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

LEGEND	3	CHP	SAN	SANITARY MH (EXISTING OR FUTURE)
CABLE TV	■	CATCH BASIN	SAN	SANITARY MH (PROPOSED)
GAS	∇	ELECTRICAL BOX	STW	STORM MH (EXISTING OR FUTURE)
SAN. SEWER	⊙	HYDRANT	STW	STORM MH (PROPOSED)
STORM SEWER	⊙	VALVE	□	TRANSFORMER
U.S. ELECTRICAL	⊙	LAMP STANDARD	□	UTILITY JUNCTION BOX
U.S. TELEPHONE	⊙			
WATER	⊙			

No.	DATE	BY	REVISION	CHK'd	No.	DATE	BY	REVISION	CHK'd
					3	04/30/12	LWZ	FOR TENDER	DEP
					2	01/05/12	LWZ	REVISED AS PER WFN	DEP
					1	11/25/11	LWZ	GENERAL REVISIONS	DEP



DATE	DESIGN	D.R.F.
	DESIGN	P.A.C.E.
	APPROVED	D.E.P.
	DATE	MAY 26, 2011
	SCALE	H = 1:500 V = 1:100 1" = 10'

**The Pilling Group**  
 CONSULTING ENGINEERING  
 27078 - 61A Avenue Langley, BC V4V 4A3  
 Phone: 604-868-7263 Fax: 604-868-7200  
 Toll Free Phone: 800-993-2559 Toll Free Fax: 888-302-7193

**CAMPBELL PLACE SANITARY FORCEMAIN  
 WESTBANK FIRST NATION  
 STATIONS 0+265 TO 0+500  
 CAMPBELL PLACE PLAN/PROFILE**

DRAWING NO. **2120-R2**  
 REV. NO. **3**