



TSAWWASSEN FIRST NATION



TSAWWASSEN FIRST NATION
s̓cəwaθən məsteyəx™



TSAWWASSEN FIRST NATION
s̓c̓awaθən məsteyəxʷ

2

Background

- Self-governing First Nation under Canada's first modern urban Treaty
- Jurisdiction over range of law-making powers
 - ▣ Exclusive planning and regulatory jurisdiction over lands
- Taxing authority for 15+ years
- Leaseholder community in three different residential developments
- Recent acquisition of 350 hectares of valuable new lands under Treaty
- TFN's economic model based on sustainable development of land base





TSAWWASSEN FIRST NATION
s̓c̓awaθ̓ən məsteyəxʷ

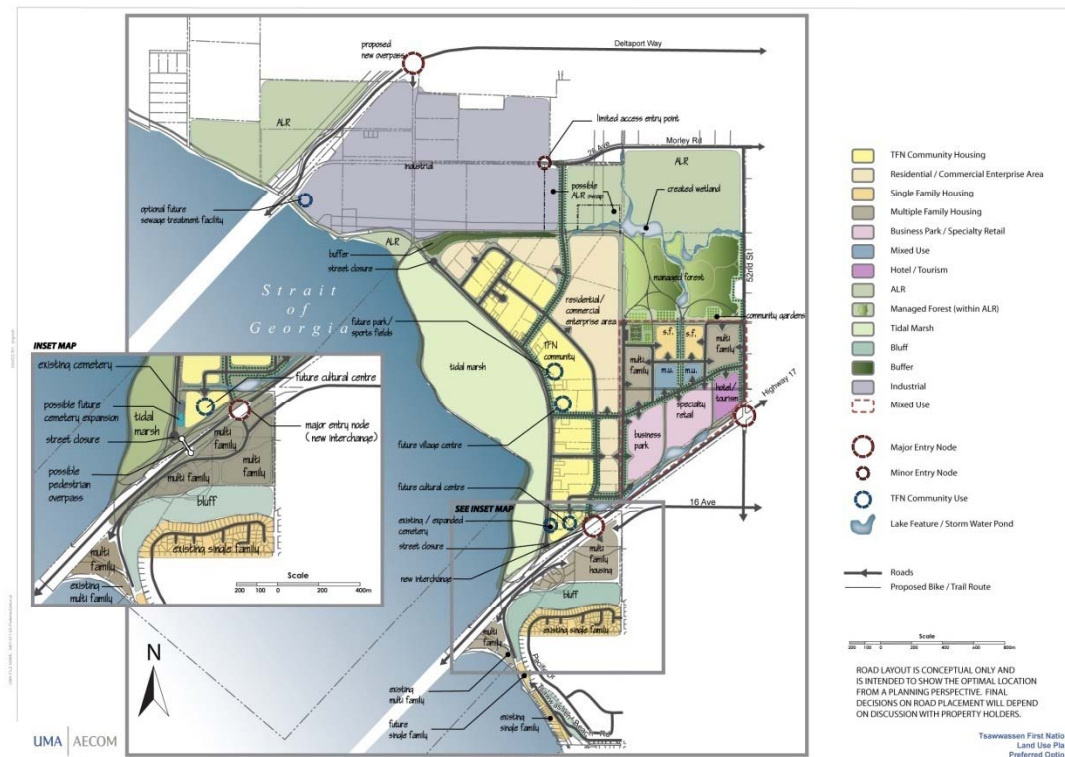
3

Opportunities - Vision

- Vision: Tsawwassen will be an ideal location to raise a family and a working model of an environmentally sustainable, self-sufficient and culturally proud First Nation community

- Success will come from building a sustainable community at Tsawwassen

- Dependable tax base





TSAWWASSEN FIRST NATION
s̓c̓awaθən məsteyəx^w

4

Jurisdiction & Ownership

- TFN treaty outlines TFN's tax jurisdiction and taxation of non-members is governed by Property Tax Coordination Agreement with BC
- TFN has fee simple title, registered in LTO
 - ▣ Title subject to TFN *Land Act* – similar to BC Act
 - ▣ Tsawwassen Lands cannot be alienated
- Long-term leases on private land not hampered by community approval requirements
- Clear development process under *Land Use Planning and Development Act*
- Recognized as municipal jurisdiction
 - ▣ Members of GVRD and Translink
- Transparent, publicly available system of laws



TSAWWASSEN FIRST NATION
s̓c̓awaθ̓ən məsteyəxʷ

5

Property Taxation Act

- Allows TFN to levy taxes, grant exemptions, establish a tax roll, other municipal roles
 - ▣ *BC Assessment Act* applies for assessments
- Mandates taxpayer approval through Property Taxation Authority
 - ▣ Leaseholders and Council – must approve residential property tax rates
 - ▣ Provides representation and transparency
- Also provide for Consultation Committee with leaseholders, to receive input and consult on upcoming decisions

Financial Model Projections

(projections based on TFN Financial Plan 2011)	Pre-Treaty (2008)	Post-Treaty (Current)	10 years out (2020)
Total assessed value of properties	\$140 million	\$340 million (includes current exempt properties)	\$1.4 billion
Property Tax Revenue	\$570,000	\$700,000	\$17.5 million
Approximate Annual Revenue	\$12 million INAC Transfers + Property Tax	\$32 million One-time Treaty Transfers + Property Tax	\$33 million Lease Revenue + Property Tax



TSAWWASSEN FIRST NATION
s̓c̓awaθən məsteyəxʷ

7

Strong, stable system

- ❑ Created a stable, consistent land ownership and leasing structure
- ❑ Transparent, inclusive tax process
- ❑ Current active market for TFN Lands

