PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF MUNICIPAL AFFAIRS

REPORT

for the

YEAR ENDED DECEMBER 31

1969

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1970

To Colonel the Honourable JOHN R. NICHOLSON, P.C., O.B.E., Q.C., LL.D.,
Lieutenant-Governor of the Province of British Columbia.

MAY IT PLEASE YOUR HONOUR:

I have the honour to transmit herewith the Annual Report of the Department of Municipal Affairs for the year ended December 31, 1969.

D. R. J. CAMPBELL,
Minister of Municipal Affairs.

Victoria, British Columbia.

Report of the Department of Municipal Affairs

VICTORIA, BRITISH COLUMBIA, January 16, 1970.

The Honourable D. R. J. Campbell,
Minister of Municipal Affairs.

SIR,—I have the honour to submit the Annual Report of this Department for the year ended December 31, 1969.

The response to the topics discussed during the three seminars held in Burnaby, Prince George, and Kamloops during the year respecting the operations of the regional districts, together with the general reaction of which we have been made aware in the day-to-day operations of the Department, clearly indicate that the regional district concept has now been widely accepted as part of the local government institution. Senior members of the Department were present and participated in the programme at these seminars. While from time to time there will be difficulties in regional operations, as there are in municipal operations, these will merely confirm the viability of these units. Much of the suspicion among municipalities and between municipalities and non-municipal areas has disappeared as a result of three or four years of actual experience working together on the boards of the respective regional districts.

The work of the Technical Branch of the Joint Study Committee on Provincial-Municipal Finances has continued unabated throughout the year, and we are now in the stage of rounding out the analytical part of the study and the presentation of the analysis in a concise and readable form. It is hoped that the report will be ready for presentation fairly early in the new year.

As this is the last Report that I shall have the privilege and honour to submit, perhaps I may be permitted to refer to certain matters which I feel should receive consideration in the years ahead.

At the U.B.C.M. convention in Kamloops I undertook to give a brief resumé of the changes that have taken place in local government in this Province since I joined the Department in the spring of 1952. As this is already a matter of record I do not feel it should be repeated here. However, I did mention one area where I felt little progress had been made and I should like to elaborate upon that topic in this Report.

The property tax has a long history and at one time was not only the mainstay of local government but represented a major proportion of taxes levied by all levels of government. During the decade of the thirties the property tax approached 40 per cent of the total taxes imposed by the Federal, Provincial, and municipal governments in this Province. Currently this is of the order of 10 per cent. Nevertheless, the property tax remains an important part of local government finances and is likely to so remain for the foreseeable future. While it may not be a perfect tax in a theoretical sense, some of the theoretically better taxes have not been that much better in practice. Moreover, to the surprise of many, the property tax has continued to be a very productive tax. It is surprising, therefore, considering the importance of the property tax, that so little has been done to modernize its application.

In the days when the tax was first initiated in its present form we had a largely rural and agrarian society whose annual cash crop provided the money to pay the tax. It seems strange that in a highly urbanized and industrialized society geared to monthly payment of accounts we should still be using the collection procedures applicable to a largely rural and agrarian era. One of the prime requisites of any tax is that it be as convenient as possible for the taxpayer to comply with the tax. The present method of administering the property tax makes little or no effort to do this.

Another important factor in respect to a tax is its equitable application, which involves questions of exemption and the currency of the tax base. While property values may not have changed too rapidly in earlier periods, they have been undergoing rapid changes in recent years with the rate of change varying substantially from area to area. If equity is to be achieved it is just as important that property assessment values be current as it is for incomes to be current. If assessors were to use trend lines to keep their assessment values up-to-date it would do much to remove the feeling that the tax is not being applied on an equitable basis as between one taxpayer and another.

Lastly, with the bringing-together of municipal and non-municipal areas in common ventures, there is much to be said for reducing the provisions of the *Municipal Act* and the Provincial *Taxation Act* to a common set of rules which would apply throughout.

The study to which I have already referred has brought to light another area of municipal operations which, in my view, also requires some direct attention. Municipalities in British Columbia have made substantial progress in the post-war period in improving their administration and, generally speaking, their financial records are second to none. However, to be effective, these must be supplemented by sufficient data to make it possible to carry out some detailed cost analysis for the various services which municipalities provide. We have been struck by the wide variation in the *per capita* costs of providing a given service as between municipalities, and have been at a loss to account for these variations. While municipal councils and their senior administrators have been conscious of the aggregate cost of a particular service, they have not usually had the information necessary to uncover those elements or factors which have produced the total and have, therefore, not been able to institute measures which would reduce the costs of providing the same service. For example, any unnecessary use of time either of personnel or equipment to pick up a certain amount of garbage increases the cost of providing that service. Careful routing and timing can have a material effect on the cost, both in labour and equipment.

Some fairly complex and expensive equipment is now coming on the market to handle the growing volume of " paper " work. Councils will have to be alert to see that they are not paying for much idle machine-time, which is a costly item, and may find it necessary to share equipment-time with others in order to keep the costs down. Just as industry has had to meet rising costs with increased efficiencies in its operations, so all municipalities will be faced with the same problem and have to employ the same techniques.

The problems of financing capital works at the local level have, if anything, become more difficult as the year has progressed. The problem is compounded by a number of factors, both national and international. Wars cause inflation and the United States, which is fighting a fairly costly war, has been suffering from inflation for some little period, and this has, because of the interrelations, tended to drift into Canada. The attempt by the two Governments to dampen the inflationary effect by

fiscal and monetary policies has resulted in a substantial contraction in the supply of money and, therefore, has reduced the amount of money available for investment, with the resulting very high interest rate attached to whatever is available. A further complication is the changing pattern of savings, with the decline in the importance of the insurance companies and the rise in the importance of mutual funds, with the resulting shift in the emphasis on equity investment as against fixed investment. This change has also been accentuated by the development of the Canada pension scheme. With the gradual disappearance of the traditional methods of financing, local government will have to equip itself to face a substantially new situation and adapt its methods accordingly.

In contrast to the extensive amendments made to the *Municipal Act* in 1968, amendments introduced at the 1969 Session of the Legislature were kept to a minimum. Possibly the most significant change was the provision empowering council to adopt by-laws, with the assent of the electors, to permit Sunday sports and entertainment. To accommodate pollution-control measures, certain land and improvements used for pollution control were exempted from taxation, while continued increase in the use of mobile homes led to the necessity of granting authority to councils to impose mobile-home occupancy fees. Clarification and simplification of the procedures affecting regional district financing on behalf of member municipalities completes the list of the more important amendments. In addition, legislation ratifying procedures and by-laws that were initiated to meet special situations of various municipalities was enacted in the *Municipalities Enabling and Validating Act.*

The annual shield award open to all municipalities in three categories, presented by the Minister of Municipal Affairs as an incentive to increase the turn-out at municipal elections, was received by the following municipalities:—

	Per Cent
Cities and towns—Merritt	70.54
District municipalities—Tadanac	80.33
Village municipalities—100 Mile House	83.06

It is of interest to note that Tadanac won the award for the district section at the municipality's final vote; it was amalgamated with the City of Trail, effective January 1, 1969. Second-place municipalities were: Cities and towns—Fernie, 65.75 per cent; districts—Gold River, 70.55 per cent; villages—Port McNeill, 80.16 per cent.

The Annual Convention of the Union of British Columbia Municipalities, which was held in Kamloops this year, was attended by senior members of the staff. We again maintained an office at the Convention centre to accommodate delegates from the various municipalities who wished to take the opportunity to discuss local problems with the Departmental staff. The Annual Conference of the Municipal Officers' Association of British Columbia was held in Penticton, which was a departure from a practice of long standing of holding such meetings in Victoria. As in other meetings of this nature, the Departmental staff contributed actively in the programme.

Boundaries of some of the municipalities in the Regional Districts of Greater Vancouver, Dewdney-Alouette, Central Fraser Valley, and Fraser-Cheam have, because of uncertainties in description, been the cause of several disputes. On December 5, 1968, by Order in Council No. 3869, Mr. T. F. Moore was appointed Commissioner, pursuant to special legislation in the *Municipalities Enabling and Validating (Amendment) Act, 1968*, to determine and redefine the boundaries of The Corporation of the District of Burnaby, The Corporation of the District of Coquitlam, The Corporation of Delta, and the Corporation of the City of New

Westminster. On April 29, 1969, by Order in Council No. 1360, the terms of reference of the Commissioner were extended to include the boundaries of the District of Surrey. Six hearings were held in the offices of municipalities, and supplementary Letters Patent instituting the Commissioner's recommendations were issued on December 18, 1969.

We have continued with our programme, both by personal visit and by correspondence, of ensuring that investment houses and financial institutions in Eastern Canada and the United States are kept informed of the development and the activities of the regional districts and municipalities in British Columbia. The reaction to the introduction of the mandatory five-year capital expenditure programme has received favourable recognition from financial institutions, who will now be able to view the borrowing requirements of the municipalities and regional districts in a more informed fashion than has been possible in the past.

At this time, may I record my very deep gratitude to you and your predecessor for your confidence, support, and friendship; to my staff who have so cheerfully and effectively carried out their respective duties and assignments and have been ready on all occasions with their help and advice; to the municipal councils and their staffs for their co-operation and unfailing courtesy. To my associates in the other Departments of Government who have worked with us for the betterment of local government in this Province, I extend my thanks.

J. E. BROWN, F.C.I.S.,
Deputy Minister.

REPORT OF THE ASSISTANT DEPUTY MINISTER AND DEPUTY INSPECTOR OF MUNICIPALITIES

VICTORIA, BRITISH COLUMBIA, January 15, 1970.

J. E. Brown, Esq.,
Deputy Minister of Municipal Affairs.

SIR,—The past year reflected once again the axiom that increases in municipal populations give rise to urgent demands for new or improved levels of local services, particularly in such areas as sewers, water, and roads. These demands remain a source of major concern, not only from the standpoint of their priority, but perhaps more seriously in view of the scarcity of capital funds and the increased financing costs which must be met if and when the desired funds are obtainable.

A review of revenues of municipalities for the five-year interval from 1964 to 1968 reflects the two-fold impact of increased demands for services and the increased costs of providing same. In 1964, municipal revenues, including those of waterworks and other utilities, totalled approximately $252,000,000, while in 1968 this total had risen to $431,000,000, for an increase of $179,000,000. Debenture debt of municipalities over the same interval has increased from $323,000,000 to $384,000,000.

As was anticipated, the benefits accruing from the regional organization of local government gained wider recognition, and numerous requests for services were advanced by member areas to the various regional districts which are now well established within the Province. Some indication of the expanding range of local government activities which are being effectively co-ordinated and developed by the regional type of institution is evident upon perusal of the 16 specified area by-laws and 59 supplementary Letters Patent approved and issued during the past year.

The revenues of regional districts in 1968 totalled approximately $1,700,000, an increase of $500,000 over the previous year. Debenture debt of regional districts in 1968 totalled approximately $2,900,000, an increase of $800,000 over the previous year.

The continued expansion and development in the various areas of local government have added to the complexity of the problems to be solved and placed additional demands upon all members of our staff. To keep abreast of the latest developments in the field of local government, members of staff have, of their own volition, undertaken special courses of study from time to time.

A record of major activities of the Department during 1969 would include the following:—

(1) Four hundred and twenty-three visits were made to municipalities, improvement districts, and regional districts. The number of municipalities, improvement districts, and regional districts actually visited was 164; some received more than one visit.

(2) Four hundred and nine Minutes of Council were prepared and subsequently approved by the Lieutenant-Governor in Council.

(3) One hundred and fifty-five certificates of approval for municipal loan by-laws were issued.

(4) Thirty-one debenture issues were examined and subsequently certified by the Inspector of Municipalities, consisting of 4,146 debentures of a total par value of $7,023,433.

(5) Eight hundred and forty-eight by-laws were examined and registered. Of these, 78 were district by-laws, 215 were town by-laws, 510 were village by-laws, 31 were regional district by-laws, and 14 were improvement district by-laws. Many of the by-laws required advice and correspondence, resulting in resubmission in revised form.

(6) Many draft by-laws and similar documents were submitted for review and comment, involving a considerable amount of correspondence.

(7) Publication of the Annual Report of Municipal Statistics, which includes some 35 different schedules.

(8) Editing the financial and statistical returns of the municipalities and regional districts to ensure conformity with statutory and other requirements. This phase of administration involves considerable correspondence with officials and auditors.

(9) Administration of the Municipal Commercial Vehicle Licensing Programme.

(10) By correspondence and by visits to the various municipalities, encouraging the adoption of good financial, accounting, and administrative procedures.

(11) Members of staff devoted considerable time and attention to the furnishing of advice to regional districts on appropriate activities which they could undertake in fulfilment of their role as co-ordinator and developer.

The four-year programme to phase out the municipal administration course sponsored by the Department continued during the 1969/70 academic year. This programme, undertaken in co-operation with the Faculty of Commerce and Business Administration of the University of British Columbia, commenced in the 1968/69 academic year with the phase-out of first-year registrations and the 1969/70 academic year saw the acceptance of second-year registrations for the last time. Third-year applications will be accepted for the last time in 1970/71 and, to complete the programme, the 1971/72 academic year will be the last in which fourth-year applications are accepted.

To assure those persons who wished to participate in a course oriented to the fields of local government administration and finance that such an opportunity would be provided, arrangements were made with the Chartered Institute of Secretaries and the Certified General Accountants' Association to accept applications for courses offered under their sponsorship.

Persons enrolling in courses offered by the Chartered Institute of Secretaries may, upon graduation, be granted senior certificates in municipal administration or finance, depending on their practical experience and the appointment which they hold. The additional attractiveness to graduates of this course is that they may be granted the professional degree "A.C.I.S." (Associate of the Chartered Institute of Secretaries). There were seven enrolments for this course from persons employed in the municipal field for the 1969/70 academic year.

Persons enrolling as undergraduates in the special three-year diploma course sponsored by the Certified General Accountants' Association, which contains selected subjects principally in the financial administration field, will, as they progress through and complete the course, receive recognition as having sufficient academic qualification for certificates of proficiency in municipal administration (junior) and municipal finance (senior). As some of the subjects in this special course are also

mandatory subjects in the certified general accountants' course of studies, the student is afforded the opportunity of continuing his studies toward the certificate award of certified general accountant and use of the professional designation "C.G.A." There were six enrolments for this special course from persons employed in the municipal field for the 1969/70 academic year.

Investigations are continuing into the possibility of offering a one- or two-year course in selected subjects for those persons employed in smaller municipalities or who, for some other reason, do not wish to seek senior certificates in the municipal administration or municipal finance fields. It is anticipated that the successful completion of this proposed course would be sufficient academic qualification for a junior certificate in municipal administration.

Student enrolment in the present correspondence course which, as stated, has seen first-year registrations eliminated, is as follows: Second year, 17; third year, 32; and fourth year, 22. In addition, the course in property appraisal open to assessors has a current enrolment of eight students.

The Board of Examiners, on which the Department is represented, granted 28 certificates of proficiency during the year. The following table illustrates classifications of certificates issued during 1969, and the number by classification which have been issued to date:—

Certificates	1969	To Date
Junior	12	71
Senior Administration	6	86
Senior Finance	2	87
Property Appraisal	8	51
Totals	28	295

In view of the importance of the annual edition of Municipal Statistics to investment houses, financial institutions, and others, every effort is made to ensure that it is available for distribution as early in the year as possible, and that the financial and other information contained in this publication is accurate and on a comparable basis with prior years.

Interest in the Municipal Commercial Vehicle Licensing Programme, administered by the Department on behalf of the municipalities, has not diminished in that 118 municipalities participated in the programme during the 1968/69 licence-year, an increase of three over the previous year. The revenue derived from licence sales during the 1968/69 licence-year was $649,912, which, after payment of incidental expenses, was distributed to the participating municipalities on a *per capita* basis. In all, 57,651 municipal commercial-vehicle plates and 46,600 exempt plates were issued.

I am pleased to report that it was possible during the past year to increase the number of municipalities which received a visit from a senior staff member. If the work load associated with the co-ordination and development of functions at the regional level does not increase substantially during the coming year, it is anticipated that further progress will be made toward fully resuming our policy of having all municipalities within the Province visited at least once during the year by a senior staff member.

I would again express appreciation of the loyalty and devotion to duty which all members of the staff have shown during the past year. For senior members, this has meant many week-ends of work in the field, curtailed holidays, or taking holidays in piecemeal fashion. All in all, it has been a job well done.

J. D. BAIRD, F.C.I.S.,
Assistant Deputy Minister and Deputy Inspector of Municipalities.

REPORT OF THE DIRECTOR, FINANCE AND STATISTICS DIVISION

VICTORIA, BRITISH COLUMBIA, January 15, 1970.

J. E. Brown, Esq.,
Deputy Minister of Municipal Affairs.

SIR,—The real-property tax continues to be the major source of revenue of municipalities in British Columbia. The growth in assessed values of real property and revenue from taxation of these properties over the past 10 years is portrayed in the following table. It will be noted that revenue from this source of taxation in 1968 totalled $251,692,644. Of this amount, $130,248,086 represented taxation for general municipal purposes and $121,444,558 represented taxation for school purposes.

GROWTH IN COMBINED ASSESSED VALUES AND TAXES IN MUNICIPALITIES OF BRITISH COLUMBIA

Year	Gross Assessed Values (Millions of Dollars)		Assessed Values Actually Taxed (Millions of Dollars)		Tax Revenue (Thousands of Dollars)
	All Properties	Taxable Properties	School	Municipal	
1960	3,569	3,016	2,417	1,844	116,857
1961	3,717	3,143	2,508	1,920	122,272
1962	4,032	3,408	2,770	2,182	128,866
1963	4,062	3,434	2,795	2,225	141,021
1964	4,188	3,534	2,878	2,295	154,074
1965	4,460	3,771	3,770	2,366	172,164
1966	4,808	4,071	3,315	2,549	192,056
1967	5,292	4,507	3,653	2,780	224,840
1968	5,797[1]	4,885	3,950	4,372	251,693
	7,477[2]	4,958			
1969	6,352[1]	5,400[1]	4,402	5,404	285,000[3]
	8,329[2]	5,618[2]			

[1] School values.
[2] Municipal values.
[3] Estimated.

The table below indicates the distribution of 1969 assessed values by class of municipality, with the percentage increase over 1968 shown in parentheses.

	General Municipal Gross Assessed Values (Millions of Dollars)		Assessed Values Actually Taxed (Millions of Dollars)	
	All Properties	Taxable Properties	School	Municipal
	%	%	%	%
Cities	1,437 (12.4)	940 (13.5)	1,050 (16.3)	827 (15.5)
Districts	3,114 (9.4)	2,063 (13.2)	1,906 (9.8)	2,002 (14.2)
Towns	163 (14.8)	102 (14.6)	118 (13.5)	98 (13.9)
Villages	135 (1.5)	83 (2.5)	92 (1.1)	78 (1.3)
Sub-totals	4,849 (10.1)	3,188 (13.0)	3,166 (11.7)	3,005 (14.2)
Vancouver	3,480 (13.2)	2,430 (13.8)	1,236 (10.8)	2,399 (38.1)
Totals	8,329 (11.4)	5,618 (13.3)	4,402 (11.4)	5,404 (23.7)

A major portion of the increase of 38.1 per cent indicated for the City of Vancouver in "Assessed Values Actually Taxed" is represented by an increase of the percentage of improvements taxed. In 1968, improvements were taxed at 50 per cent of actual value, while in 1969 this was increased to 75 per cent.

The increase in assessed values actually taxed for general municipal purposes from $2,780,000,000 in 1967 to $4,372,000,000 in 1968 and to $5,404,000,000 in 1969 was principally due to a change in policy by the Cities of Vancouver and Penticton and the Districts of Burnaby, Peachland, Summerland, and West Vancouver. These municipalities have elected to utilize a separate assessment roll for general municipal purposes in which land and improvements are assessed at their actual value, as permitted by the provisions of the *Municipal Act,* rather than to adopt the assessed values of land and improvements, as determined pursuant to the *Assessment Equalization Act.* Under the *Assessment Equalization Act,* assessed values for taxation purposes under the *Public Schools Act* are 50 per cent of actual value.

On the basis of the present rate of growth it is anticipated that revenue from real property and other sources of taxation for school and general municipal purposes in 1969 will reach $285,000,000. This would represent an increase of approximately 144 per cent over the revenue of 10 years ago. The total assessed values actually taxed for school purposes in the Province in 1969 amounted to $5,786,349,575, which represents an increase of approximately $600,000,000 over the values taxed in 1968. The assessment values in city, district, town, and village municipalities amount to 76 per cent of this total, or $4,401,799,867.

During the year 1968, the last year for which audited financial statements of municipalities are available, municipal revenues, including those of waterworks and other utilities, were in excess of $430,000,000. This revenue can be identified as accruing from the following major sources: General municipal taxation, $130,000,000; transfers from other governments, $93,000,000; revenue from own sources, including sewer systems and utilities, $86,000,000; and school taxation, $121,000,000. The school taxation levy was offset by the application of the homeowner grant payments of $40,000,000, leaving a net of approximately $81,000,000 in school taxes as having been paid by the property owner.

There was a marked decrease in the total value of capital projects undertaken by municipalities and regional districts in 1968 over the previous year. This is due in large measure to the difficulties municipalities are facing in the marketing of municipal debentures, which in turn is due primarily to the lack of investor funds available for this purpose. The value of works undertaken amounted to $101,000,000, of this total programme $87,000,000 was completed during the fiscal year, leaving a balance of works in progress of $14,000,000 at the year-end. Of the $101,000,000 expended during the year on works of a capital nature, municipalities were able to provide $34,000,000 out of current general revenue and utility revenue funds, $5,000,000 from reserve funds, and approximately $3,000,000 was obtained from grants-in-aid from the Provincial and Federal Governments. Municipal councils have continued in their efforts to finance larger portions of their capital programmes out of current revenue funds, as is indicated in the increase of $5,000,000 in this category over 1967. When considered in the light of the $16,000,000 decrease in total projects, this increase in capital expenditures out of revenue funds is more significant. There is also a sharp decrease in funds provided by grants due to the elimination of the Federal Winter Works Incentive Programme.

Figures in the following table indicate the activity in the capital works programmes over the past five years. The balance between the cost of the projects undertaken and the amounts shown in the " Source of Funds " column was financed through debenture loans, temporary bank loans, and other methods of financing.

Year	Projects Undertaken	Works Completed	Works in Progress	Source of Funds		
				Revenue	Reserve Funds	Grants
1964	$80,000,000	$62,000,000	$18,000,000	$15,000,000	$5,000,000	$5,000,000
1965	103,000,000	87,000,000	16,000,000	16,000,000	5,000,000	7,000,000
1966	118,000,000	99,000,000	19,000,000	21,000,000	5,000,000	8,000,000
1967	117,000,000	102,000,000	15,000,000	29,000,000	6,000,000	6,000,000
1968	101,000,000	87,000,000	14,000,000	34,000,000	5,000,000	3,000,000

The trend in authorized term borrowing over the past seven years is indicated below. The marked increase in borrowing between the years 1963 to 1964 has been attributed to the municipal development and loan fund financing scheme. However, since that date the level has been maintained due to the demand for services, primarily sewerage and water, required by the continued accelerated development of urban areas of the Province. The sharp increase in authorized borrowings between 1967 and 1968 is due to increased borrowing for sewer programmes. The decline shown in 1969 is again a reflection of the difficulties currently being experienced by the municipalities in marketing municipal debentures.

Year	Amount	Year	Amount
1963	$14,581,981	1967	$30,756,706
1964	25,231,663	1968	50,967,479
1965	27,499,789	1969	23,343,554
1966	24,663,388		

Total debenture debt as at December 31, 1968, of all municipalities, including the City of Vancouver, is shown by the following table. The debenture debt of the Greater Vancouver Sewerage and Drainage District and the Greater Vancouver Water District is not included.

	Sold	Unissued and Unsold	Total
Cities	$64,858,326	$10,757,196	$75,615,522
Districts	80,399,792	39,710,477	120,110,269
Towns	9,058,974	1,179,107	10,238,081
Villages	6,047,896	3,037,713	9,085,609
Regional Districts	248,177	2,692,500	2,940,677
Sub-totals	$160,613,165	$57,376,993	$217,990,158
Vancouver	168,894,368	.....	168,894,368
Totals	$329,507,533	$57,376,993	$386,884,526

Debenture sales for all municipalities amounted to $15,042,375 for the year 1968. This resulted in a decrease of $12,377 to the total outstanding debenture debt of all municipalities for 1968 after giving effect to the retirement of debentures maturing during the year.

During the 1969 Session of the Legislature, the *Municipal Act* (section 199A) was amended to require the preparation of a five-year capital expenditure programme by all municipalities. Minor difficulties were experienced in presentation

this initial year; however, these have been overcome and it is anticipated the programmes for subsequent years will provide meaningful information and guidance to the municipalities, to this Department, and to financial institutions. A summary of the capital expenditure programmes by year is listed below. Included in the general heading under "Classification of Expenditure" are all capital expenditures on roads, sidewalks, building, land purchases, and other capital projects not related to either water or sewerage systems. I pointed out previously in this report the fact that municipal councils were making an effort to finance more of their capital works out of current revenue; this is further emphasized from an analysis of this summary, which indicates that over the five-year period total expenditures from current revenue will represent approximately 30 per cent of the total programmes.

FIVE-YEAR CAPITAL EXPENDITURE PROGRAMMES SUMMARY BY YEAR FOR ALL MUNICIPALITIES (INCLUDING VANCOUVER)

Classification of Expenditures

Year	Water	Sewer	General	Total
1969	$11,823,623	$18,049,417	$78,188,328	$108,061,368
1970	8,176,880	24,296,368	72,982,537	105,455,785
1971	10,173,150	15,430,372	68,118,023	93,721,545
1972	8,390,615	13,917,096	61,936,455	84,244,166
1973	6,956,804	11,006,630	60,432,982	78,396,416
Totals	$45,521,072	$82,699,883	$341,658,325	$469,879,280

Source of Funds

Year	General Revenue	Grants	Reserve Funds	Prior Years' Surplus	Debenture Sales
1969	$30,279,825	$6,694,334	$16,053,096	$1,577,234	$53,456,879
1970	29,842,789	4,390,121	9,574,074	169,057	61,479,744
1971	27,512,468	3,339,258	9,501,719	246,365	53,121,735
1972	25,925,486	3,839,390	7,239,390	21,000	47,218,900
1973	26,105,874	3,175,525	6,535,298	19,327	42,560,392
Totals	$139,666,442	$21,438,628	$48,903,577	$2,032,983	$257,837,650

The percentage of current revenue expended to service debenture debt, excluding utilities, in cities and districts declined in 1968 and increased slightly in the towns and villages. Figures for 1968 are shown below, along with the 1967 figures in parentheses:—

	Per Cent
Cities	7.8 (8.4)
Vancouver	11.7 (11.9)
Districts	6.7 (7.4)
Towns	7.6 (7.5)
Villages	5.3 (5.1)

Debenture debt of utilities is serviced almost entirely by revenues derived from charges paid by the consumer and by frontage taxes.

British Columbia municipalities have continued to maintain a strong financial position and in many cases have improved their position over previous years as indicated from audited financial statements and other statistical information.

Table 1 and Chart 1 indicate the trends in various financial aspects of municipal government compared to population and income. The increase in total revenue as indicated by the table and the chart resulted primarily from an increase of $16,000,000 in Provincial Government grants, raising the amount paid to municipalities to approximately $76,000,000, excluding capital and special-purpose grants, an increase of $13,000,000 in general municipal taxation, and the increase in revenue derived from school tax levies, which increased by $14,000,000 to approximately $121,000,000. The increase in school taxes was offset to some extent, in so far as resident home-owners were concerned, by an increase of $4,000,000 in the home-owner grants paid to municipalities on their behalf.

At the end of 1968, reserve funds of the various municipalities held for a variety of purposes amounted to $36,000,000, an increase of $4,000,000 or 12.5 per cent over the previous year, after giving effect to the fact that during the year 1968 approximately $5,000,000 from reserve funds was expended on capital works during the year.

The total of reserves and surpluses held in all accounts of the municipalities was $85,623,545. This represents 29 per cent of the total revenue, excluding school taxes, of the municipalities. While the reserve funds are held in liquid form or in investments authorized by Statute, a portion of the surplus is represented in arrears of taxes and other receivables.

The tax-collection picture in municipalities has always been considered one of the primary indications, not only of the efficiency of the administration, but also of the ability of the taxpayer to meet the municipal tax levy promptly. Tax collections have continued to improve to the point where the collection of current taxes in cities now exceeds 96 per cent of the levy, districts collected 97 per cent, villages collected in excess of 95 per cent, and towns were slightly lower with nearly 94 per cent. The collection of current taxes in British Columbia municipalities continues to be the highest among the Provinces in Canada publishing statistics of a comparable nature, while the percentage of arrears of taxes is the lowest, as an examination of the 1967 published statistics indicates.

	Per Cent
British Columbia—	
Collection of current taxes	96.4
Arrears on adjusted levy	4.7
Alberta—	
Collection of current taxes	92.5
Arrears on adjusted levy	11.4
Saskatchewan—	
Collection of current taxes	89.0
Arrears on adjusted levy	13.6
Ontario—	
Collection of current taxes	93.3
Arrears on adjusted levy	8.8
Newfoundland—	
Collection of current taxes	89.4
Arrears on adjusted levy	26.2
Nova Scotia—	
Collection of current taxes	85.4
Arrears on adjusted levy	25.0

Chart 2 shows the percentage of tax collections for the period 1958 to 1968, inclusive, and Table 2 reveals further information relative to tax collections in British Columbia municipalities for the years shown. Economic factors have contributed substantially to the establishment of this favourable position in the property-tax field. However, municipal treasurers and collectors are to be congratulated for their efforts in this high rate of tax collection.

Chart 3 indicates the *per capita* and percentage of revenues of municipalities by major source for the 1968 fiscal year. The revenue shown for utilities represents the amount appropriated from utility operations for general municipal purposes. Chart 4 reflects the expenditures by major function on a *per capita* basis and as a percentage of total expenditure.

The development of the regional district concept and the functions and activities in which they have become involved has caused a significant change in the financial content of the provisional and annual budgets adopted by the regional boards. The Inspector of Municipalities has a responsibility to ensure that the amount to be raised from non-municipal areas for regional district purposes is in accordance with these annual budgets before a levy is made. The Division has, therefore, had to devote considerable time, not only to the verification of the functional detail within these complex budgets to ensure compliance with statutory requirements, but also to the subsequent review of requisitions based thereon in satisfaction of the fact that costs are properly apportioned to participating member areas. At the present time these annual budgets require a two-fold review of the costs associated with some 191 functions and 42 specified service areas.

While a few of the local areas established under the provisions of the *Local Services Act* have had their agreements terminated and the jurisdiction for the provision of a specific service transferred to regional districts in the form of specified service areas, the Division continues to review the agreements of the remaining 31 local areas to assure that the necessary funds for financing their particular service requirements are advanced each year and then recovered by way of an appropriate tax levy. It is expected that, as and when the opportunity arises, many of these local areas will be converted to specified service areas within the regional district structure.

Meetings were held at various times during the year in Winnipeg, Toronto, and Halifax with the Departments of Municipal Affairs of the other provinces, and the Dominion Bureau of Statistics, in connection with the revision of the Municipal Finance Reporting Manual, mentioned in last year's Report. We had hoped that the revised manual would be available for introduction in the 1970 fiscal year. However, obtaining agreement or compromise on the many points in question on a national basis has taken longer than anticipated and introduction of the manual will therefore be delayed until the following year. The new manual will follow the previous method of reporting revenues by source and expenditures by function. The sources of revenue will, however, be divided into nine categories, the four major being Taxes, Sales of Services, Revenue from Own Sources, and Transfers from Other Governments. The expenditures will be segregated into nine functional expenditure categories, the largest of which are General Government Services, Protective Services, Transportation Services, Environmental Health Services, Fiscal Services, and Public Debt. While it is recognized that the manual will be used primarily by the larger municipalities as a code of accounts, the smaller municipalities make use of the manual as a reference for fund accounting procedures, and the revisions to the manual are being made with these factors in mind.

The systems analysis and electronic data-processing feasibility-study programme which commenced in 1968 on a limited scale has expanded rapidly to now include virtually all municipalities and regional districts throughout the Province, with the exception of those in the Greater Vancouver area.

The study has been designed to serve a double purpose. The first phase includes a complete analysis of the existing systems and practices in the municipalities and regional districts and a projection of future work loads under these systems. Appropriate recommendations will be made if it is determined that economies may be effected by the adoption of practices in effect in other municipalities or regions.

The second phase of the programme deals with the movement from manual systems to electronic data processing, assessing the needs of the community, the probable cost of moving from manual systems to computer systems, and the operational effectiveness.

Municipal administrators are keenly aware of the necessity of receiving competent advice in this matter and also of the benefits which may be derived from undertaking these studies on a joint basis rather than in isolation.

The Department has underwritten the development costs of the study, amounting to $10,000, which are common and of benefit to all areas of the Province. This has permitted the smaller municipalities and regions to participate in the programme at a very nominal cost.

It is anticipated that the results of the study, along with the appropriate recommendations, will be available to the municipalities and regional districts at the same time as the revised Municipal Finance Reporting Manual, which is also oriented toward electronic data processing.

The functions of the Division include a continual review of the financial position and administrative practices of the municipalities and other areas of local government, and to encourage the adoption of good budgetary practices as well as the maintenance of adequate accounting records. A close liaison is maintained with financial institutions, the Dominion Bureau of Statistics, and other departments of Government in an effort to ensure that financial and other information required is available on a uniform and comparable basis. In this regard we have continued to receive the highest degree of co-operation from both elected and appointed municipal and local government officials.

W. K. SMITH, F.C.I.S.,
Director, Finance and Statistics Division.

TABLE 1.—TRENDS IN FINANCIAL ASPECTS OF MUNICIPAL GOVERNMENT COMPARED TO POPULATION AND INCOME EXPRESSED AS INDEXES

Year	Population	Total Revenue (Excluding Utilities)	Building Permits	Debenture Debt	Maximum Values Taxable	Total B.C. Personal Income
1956	100.00	100.00	100.00	100.00	100.00	100.00
1957	107.47	116.34	99.81	107.36	113.99	108.36
1958	110.91	134.68	107.24	109.77	126.31	112.04
1959	115.24	152.68	103.49	121.81	138.13	119.29
1960	118.72	165.07	79.20	127.89	148.51	124.39
1961	118.24	176.25	84.00	129.67	154.66	126.37
1962	124.05	186.74	95.96	130.61	170.17	134.86
1963	126.75	199.73	109.60	139.67	171.72	142.23
1964	130.90	214.34	145.87	142.13	176.81	154.97
1965	135.53	244.39	170.99	148.23	188.72	174.95
1966	137.92	276.05	173.74	162.15	203.66	194.63
1967	144.78	318.86	211.90	165.32	224.44	215.35
1968	150.34	365.77	226.63	165.29	242.67	232.84

TABLE 2.—PERCENTAGE TAX COLLECTIONS

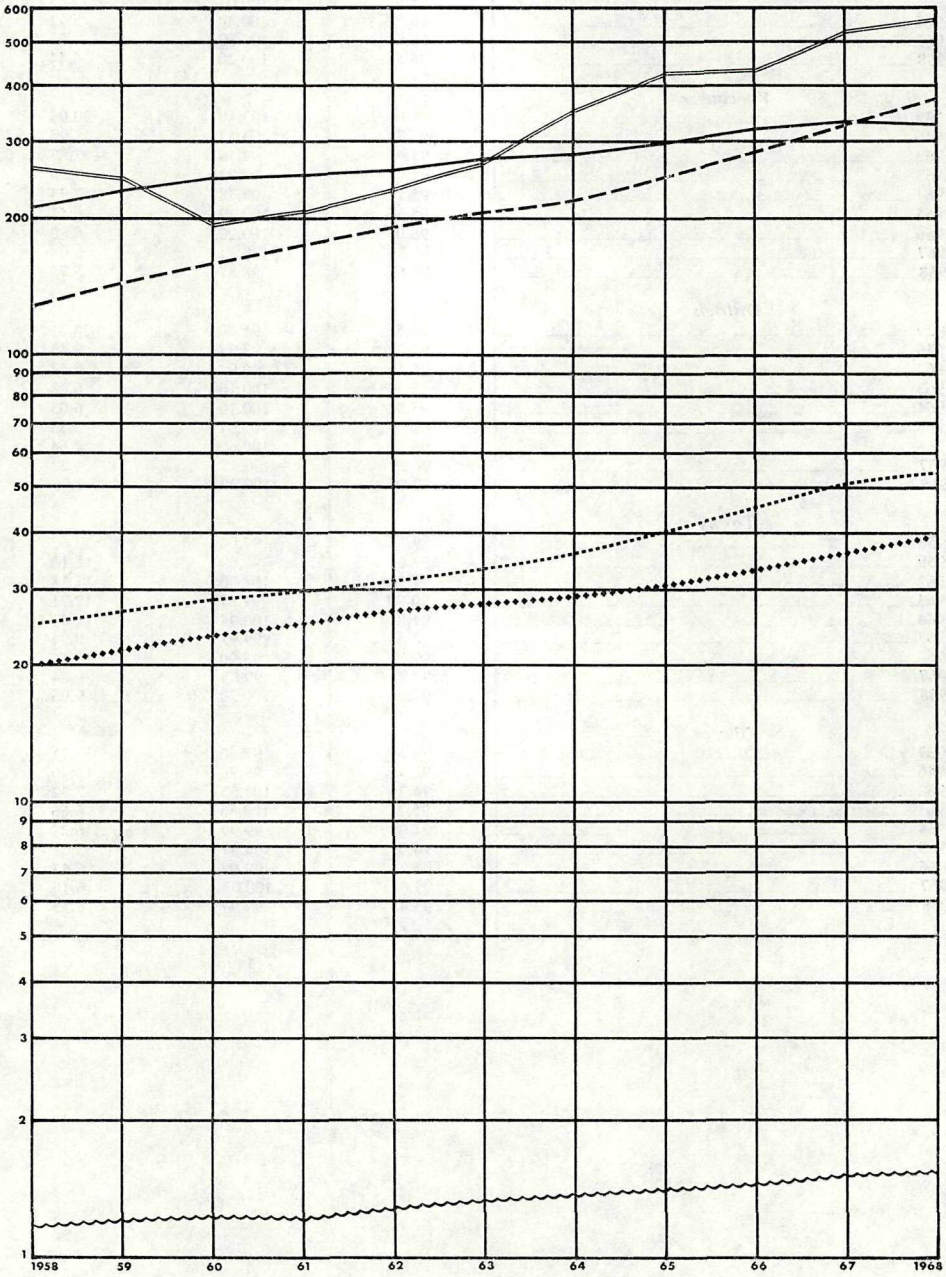
	Percentage of Current Levy Collected	Total Collections as a Percentage of Current Levy	Outstanding Taxes as a Percentage of Current Levy
Cities (Except Vancouver)			
1939	81.10	99.10	40.16
1946	94.13	100.46	7.85
1962	95.12	100.17	6.75
1963	95.42	100.32	6.30
1964	95.82	100.45	5.70
1965	95.92	100.01	5.49
1966	96.28	100.40	5.12
1967	96.61	100.30	4.57
1968	96.65	100.20	4.44
Vancouver			
1939	91.00	103.10	30.06
1946	95.74	100.57	5.90
1962	94.65	99.56	7.83
1963	94.95	99.92	7.50
1964	95.11	99.78	7.34
1965	95.66	100.39	6.45
1966	96.03	100.20	5.80
1967	96.36	100.15	5.04
1968	95.67	98.87	5.75
Districts			
1939	77.60	95.80	34.81
1946	92.32	99.28	9.45
1962	95.12	99.94	6.47
1963	95.27	100.16	6.28
1964	95.52	100.10	6.03
1965	96.05	100.31	5.33
1966	96.51	100.67	4.64
1967	96.69	100.17	4.22
1968	97.00	100.29	3.90
Towns			
1958	89.55	97.06	13.62
1959	88.69	98.00	15.18
1962	91.36	101.00	11.58
1963	90.80	97.87	12.71
1964	91.88	100.25	11.47
1965	92.87	99.93	9.94
1966	92.81	98.90	10.16
1967	93.21	99.75	9.84
1968	93.98	100.20	9.06
Villages			
1939	76.50	98.30	38.71
1946	92.45	99.90	11.90
1962	94.73	101.53	7.32
1963	95.21	100.53	6.66
1964	95.09	99.99	6.28
1965	96.04	100.31	5.52
1966	95.21	99.08	6.48
1967	95.64	100.07	6.16
1968	95.45	99.97	6.15

TRENDS IN FINANCIAL ASPECTS OF MUNICIPAL GOVERNMENT COMPARED TO POPULATION AND INCOME

CHART 1

LEGEND

- Population in millions
- Total revenue in millions of dollars
- Building permits in millions of dollars
- Debenture debt in millions of dollars
- Maximum values taxable in hundreds of millions of dollars
- Personal income in hundreds of millions of dollars

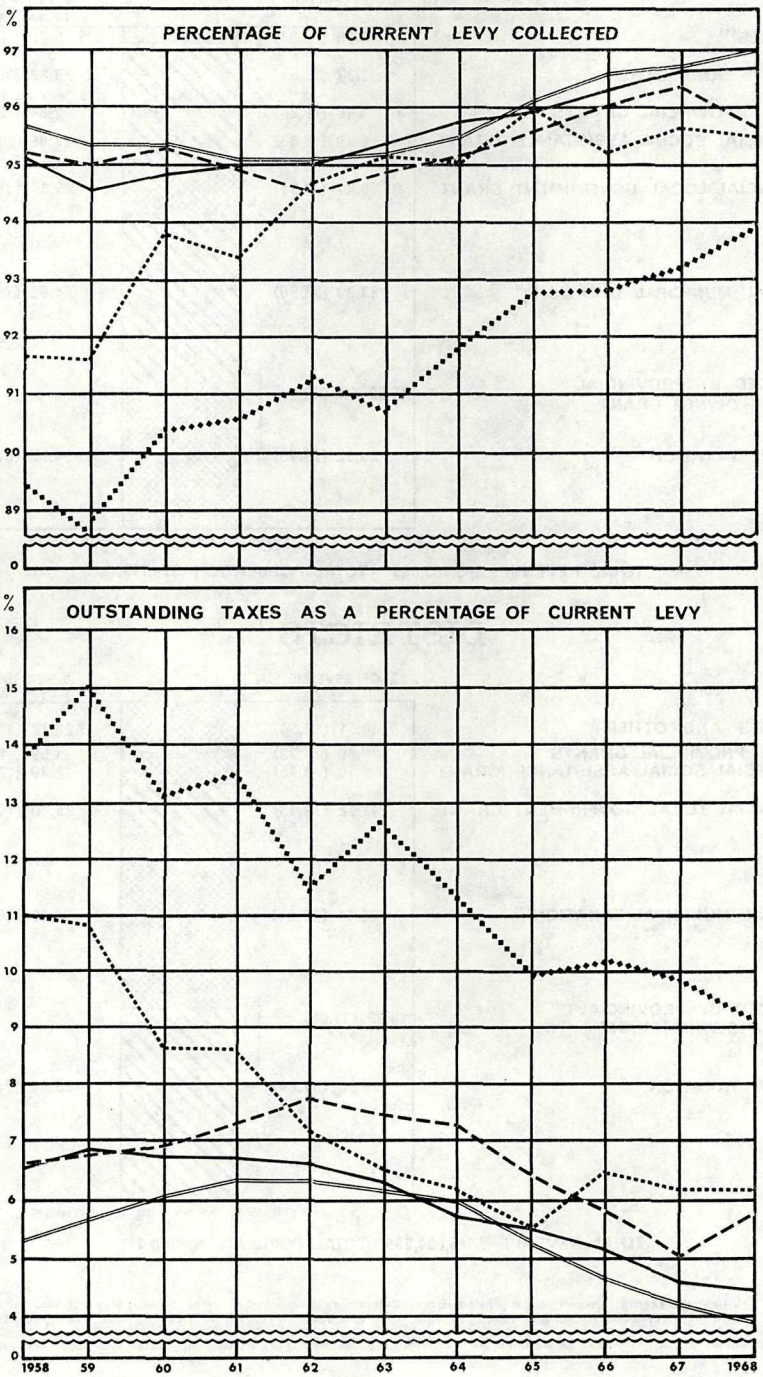


PERCENTAGE TAX COLLECTIONS

CHART 2

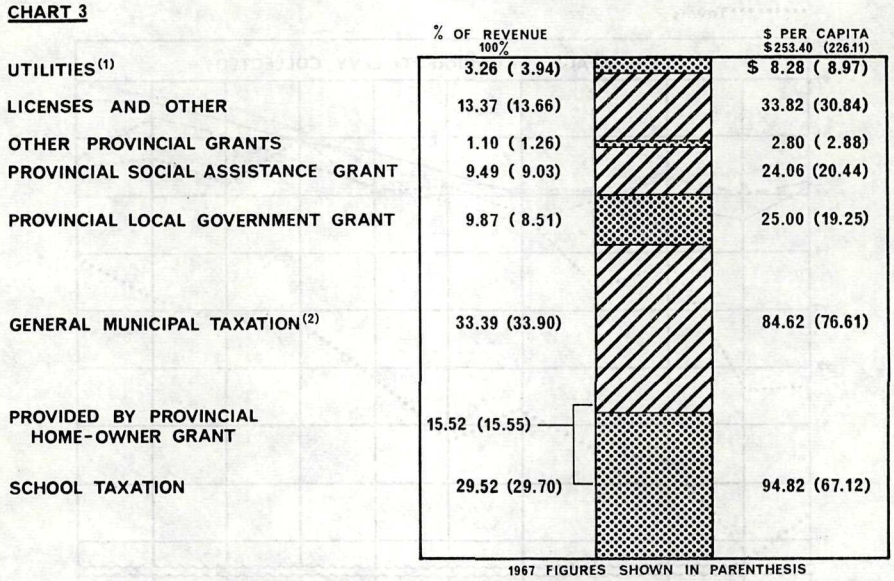
LEGEND

Cities — Villages
Districts — Vancouver
Towns



MUNICIPAL REVENUES
BY MAJOR SOURCE 1968
CITIES (EXCLUDING VANCOUVER)

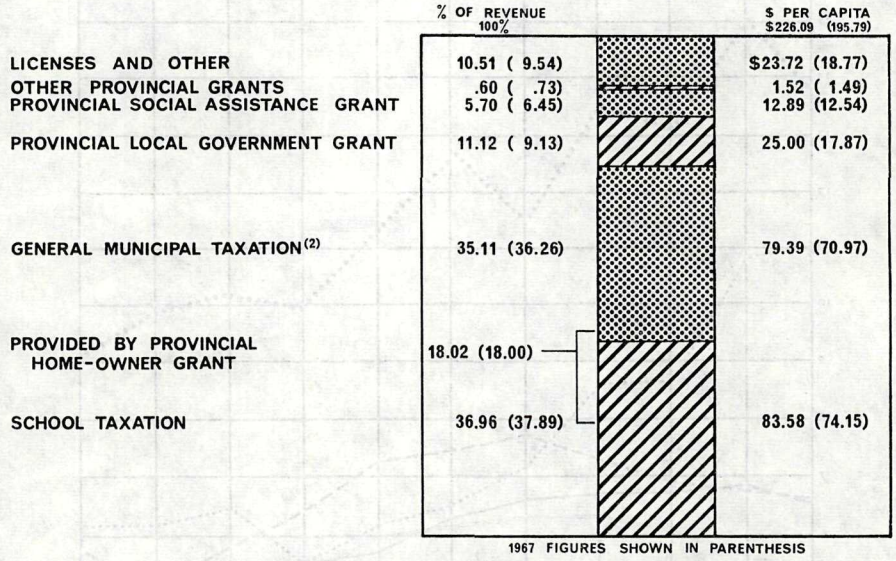
CHART 3



1967 FIGURES SHOWN IN PARENTHESIS

TOTAL REVENUE-$95,463,825 TOTAL POPULATION-376,719

DISTRICTS



1967 FIGURES SHOWN IN PARENTHESIS

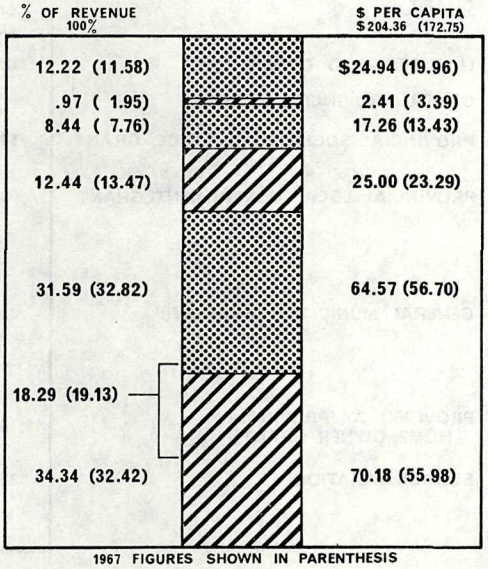
TOTAL REVENUE-$146,604,295 TOTAL POPULATION-648,411

NOTE:- (1) Utilities represents amount appropriated from utility operations for General Municipal Purposes, is not Major Source of Revenue for Districts, Towns, Villages and Vancouver, included in 'Licenses and Other' for 1967 and 1968.

(2) General Municipal Taxation includes Ad Valorem Tax, Business Tax, Sewer and Water Frontage Tax and Special Assessments.

MUNICIPAL REVENUES
BY MAJOR SOURCE 1968
TOWNS

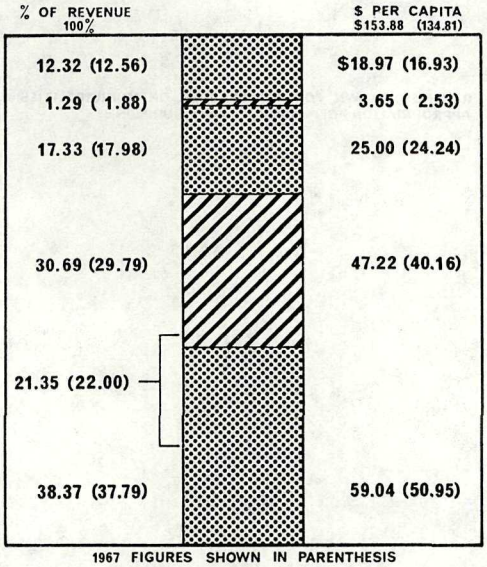
CHART 3



1967 FIGURES SHOWN IN PARENTHESIS

TOTAL REVENUE-$9,994,199 TOTAL POPULATION-48,903

VILLAGES



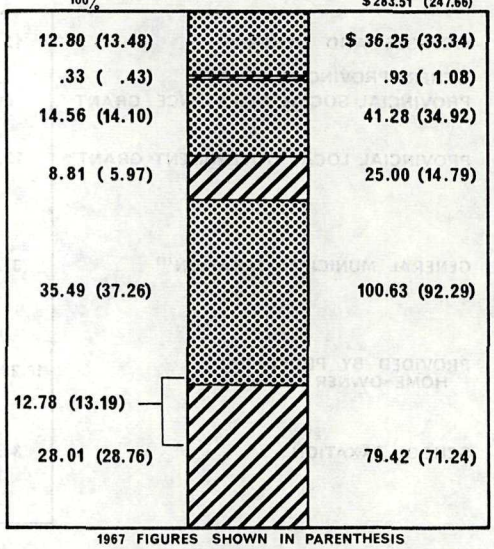
1967 FIGURES SHOWN IN PARENTHESIS

TOTAL REVENUE-$7,919,966 TOTAL POPULATION-51,468

NOTE:- (1) General Municipal Taxation includes Ad Valorem Tax, Business Tax, Sewer and Water Frontage Tax and Special Assessments.

MUNICIPAL REVENUES
BY MAJOR SOURCE 1968
VANCOUVER

CHART 3



	% OF REVENUE 100%	$ PER CAPITA $283.51 (247.66)
LICENSES AND OTHER	12.80 (13.48)	$ 36.25 (33.34)
OTHER PROVINCIAL GRANTS	.33 (.43)	.93 (1.08)
PROVINCIAL SOCIAL ASSISTANCE GRANT	14.56 (14.10)	41.28 (34.92)
PROVINCIAL LOCAL GOVERNMENT GRANT	8.81 (5.97)	25.00 (14.79)
GENERAL MUNICIPAL TAXATION(1)	35.49 (37.26)	100.63 (92.29)
PROVIDED BY PROVINCIAL HOME-OWNER GRANT	12.78 (13.19)	
SCHOOL TAXATION	28.01 (28.76)	79.42 (71.24)

1967 FIGURES SHOWN IN PARENTHESIS

TOTAL REVENUE-$116,347,745 TOTAL POPULATION-410,375

NOTE:- (1) General Municipal Taxation includes Ad Valorem Tax, Business Tax, Sewer and Water Frontage Tax and Special Assessments.

REVENUE SHOWN FOR ALL CLASSES OF MUNICIPALITIES INCLUDING VANCOUVER DOES NOT INCLUDE APPROPRIATION OF PRIOR YEARS SURPLUS.

REVENUE EXPENDITURES
BY MAJOR FUNCTION 1968
CITIES (EXCLUDING VANCOUVER)

CHART 4

	% OF EXPENDITURE 100%	$ PER CAPITA $254.68 (227.19)
GENERAL GOVERNMENT	6.06 (6.34)	$15.44 (14.42)
FIRE	4.41 (4.50)	11.25 (10.22)
ADMINISTRATION OF JUSTICE	6.36 (6.26)	16.20 (14.23)
OTHER PROTECTION	1.87 (1.91)	4.77 (4.35)
PUBLIC WORKS	7.18 (7.35)	18.29 (16.69)
SANITATION AND WASTE REMOVAL	3.86 (4.10)	9.83 (9.32)
SOCIAL WELFARE	13.28 (11.22)	33.83 (25.48)
EDUCATION	29.51 (29.34)	75.16 (66.66)
DEBT CHARGES (NET)	8.29 (8.99)	21.12 (20.43)
CAPITAL EXPENDITURES FROM REVENUE	6.40 (8.14)	16.31 (18.49)
OTHER	12.78 (11.85)	32.48 (26.90)

1967 FIGURES SHOWN IN PARENTHESIS

TOTAL EXPENDITURES - $95,943,932 TOTAL POPULATION - 376,719

DISTRICTS

	% OF EXPENDITURE 100%	$ PER CAPITA $234.55 (201.00)
GENERAL GOVERNMENT	5.76 (5.97)	$13.51 (11.99)
FIRE	3.38 (3.40)	7.93 (6.83)
ADMINISTRATION OF JUSTICE	4.96 (4.89)	11.63 (9.84)
OTHER PROTECTION	1.78 (1.65)	4.18 (3.32)
PUBLIC WORKS	8.00 (8.18)	18.78 (16.45)
SANITATION AND WASTE REMOVAL	2.54 (2.68)	5.97 (5.38)
SOCIAL WELFARE	9.60 (8.57)	22.51 (17.24)
EDUCATION	35.71 (36.73)	83.75 (73.84)
DEBT CHARGES (NET)	6.95 (7.74)	16.30 (15.56)
CAPITAL EXPENDITURES FROM REVENUE	7.84 (6.63)	18.39 (13.33)
OTHER	13.48 (13.56)	31.60 (27.22)

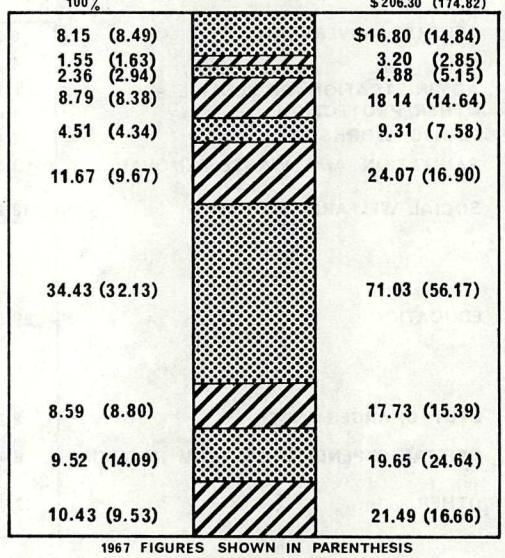
1967 FIGURES SHOWN IN PARENTHESIS

TOTAL EXPENDITURES - $152,085,692 TOTAL POPULATION - 648,411

NOTE:- Expenditures for Health included in 'Other'.

REVENUE EXPENDITURES
BY MAJOR FUNCTION 1968
TOWNS

CHART 4

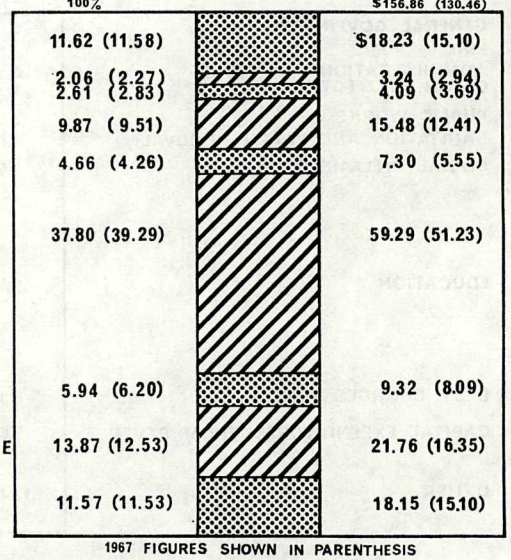


	% OF EXPENDITURE 100%	$ PER CAPITA $206.30 (174.82)
GENERAL GOVERNMENT	8.15 (8.49)	$16.80 (14.84)
FIRE	1.55 (1.63)	3.20 (2.85)
OTHER PROTECTIONS	2.36 (2.94)	4.88 (5.15)
PUBLIC WORKS	8.79 (8.38)	18 14 (14.64)
SANITATION & WASTE REMOVAL	4.51 (4.34)	9.31 (7.58)
SOCIAL WELFARE	11.67 (9.67)	24.07 (16.90)
EDUCATION	34.43 (32.13)	71.03 (56.17)
DEBT CHARGES (NET)	8.59 (8.80)	17.73 (15.39)
CAPITAL EXPENDITURE FROM REVENUE	9.52 (14.09)	19.65 (24.64)
OTHER	10.43 (9.53)	21.49 (16.66)

1967 FIGURES SHOWN IN PARENTHESIS

TOTAL EXPENDITURES - $10,088,636 TOTAL POPULATION - 48,903

VILLAGES



	% OF EXPENDITURE 100%	$ PER CAPITA $156.86 (130.46)
GENERAL GOVERNMENT	11.62 (11.58)	$18.23 (15.10)
FIRE	2.06 (2.27)	3.24 (2.94)
OTHER PROTECTIONS	2.61 (2.83)	4.09 (3.69)
PUBLIC WORKS	9.87 (9.51)	15.48 (12.41)
SANITATION & WASTE REMOVAL	4.66 (4.26)	7.30 (5.55)
EDUCATION	37.80 (39.29)	59.29 (51.23)
DEBT CHARGES (NET)	5.94 (6.20)	9.32 (8.09)
CAPITAL EXPENDITURE FROM REVENUE	13.87 (12.53)	21.76 (16.35)
OTHER	11.57 (11.53)	18.15 (15.10)

1967 FIGURES SHOWN IN PARENTHESIS

TOTAL EXPENDITURES - $ 8,073,454 TOTAL POPULATION - 51,468

NOTE:— Expenditures for Health included in 'Other'.

REVENUE EXPENDITURES
BY MAJOR FUNCTION 1968
VANCOUVER

CHART 4

	% OF EXPENDITURE 100%	$ PER CAPITA $309.30 (265.85)
GENERAL GOVERNMENT	3.14 (3.45)	$ 9.72 (9.17)
FIRE	5.63 (6.18)	17.42 (16.43)
ADMINISTRATION OF JUSTICE	8.83 (9.88)	27.31 (26.27)
OTHER PROTECTION	2.64 (2.03)	8.18 (5.41)
PUBLIC WORKS	2.26 (2.38)	6.99 (6.34)
SANITATION AND WASTE REMOVAL	2.78 (2.99)	8.61 (7.97)
SOCIAL WELFARE	16.88 (15.33)	52.23 (40.78)
EDUCATION	25.67 (26.45)	79.42 (70.30)
DEBT CHARGES (NET)	10.85 (11.18)	33.58 (29.73)
CAPITAL EXPENDITURES FROM REVENUE	7.72 (7.73)	23.90 (20.56)
OTHER	13.60 (12.40)	41.94 (32.89)

1967 FIGURES SHOWN IN PARENTHESIS

TOTAL EXPENDITURES - $126,929,317 TOTAL POPULATION - 410,375

NOTE:- Expenditures for Health included in 'Other'.

REPORT OF THE DIRECTOR, ADMINISTRATION DIVISION

VICTORIA, BRITISH COLUMBIA, January 15, 1970.

J. E. Brown, Esq.,
Deputy Minister of Municipal Affairs.

SIR,—Previous Annual Reports have made mention of the growing range of activities of the regional districts and the services being provided by them. This year a series of tables has been introduced at the end of this report to illustrate the growth that has taken place. Table 1 shows the new functions of the various regional districts undertaken during the past 12 months on behalf of two or more member areas. The growing trend toward the development of community services on a multi-municipal approach is indicated by these new functions. Co-operation between municipal and non-municipal areas is rapidly expanding under the regional district concept as illustrated by the number and variety of new functions that have been assumed. In addition to new functions, several regional districts expanded their activities by adding to the number of participating members for already existing functions. Many of the functions and other services provided by regional districts represent an entirely new approach in local government. Because the ground is largely unfamiliar, we have found it necessary in most cases to spend a good deal of our time in developing new methods and procedures and in guiding proposals through to a successful conclusion. Table 2 summarizes the functions that have been undertaken by the regional districts to date.

Apart from authorizing new or expanded functions a large number of supplementary Letters Patent were issued for such things as extension or revision of regional district boundaries, alteration of internal electoral area boundaries, administrative amendments to functions, and other procedural revisions. To facilitate a regional approach in situations where financial assistance was requested, a number of regional districts were empowered by supplementary Letters Patent to make grants-in-aid.

Prior to the introduction of regional local government, nearly all community services in the non-municipal areas of the Province were provided by improvement districts. Most communities in need of services are now turning to the regional district. Twenty-eight specified service areas were established in 1969. Many of these would have been established as separate improvement districts with the resulting duplication of administrative organization had the regional district not been available as the means of centrally providing the needed services.

Table 3 lists the specified service areas established during the year. All of these areas were established following a favourable vote of the benefiting property owners. Specified service areas within regional districts are gradually replacing existing improvement districts (created under either the *Water Act* or the *Municipal Act*) as the means of providing elementary local services for small unincorporated communities. Of the specified service areas formed during the year, two were former improvement districts that were dissolved and their assets and liabilities transferred to a regional district, two were former local areas incorporated under the *Local Services Act,* and one was established for the purpose of preserving services in a non-municipal area adjacent to a municipality where the greater part of a former improvement district had been absorbed within the municipal jurisdiction.

Turning to the municipal borrowing picture, the prevailing difficult monetary situation with accompanying high interest rates is clearly reflected in the activities

of the past 12 months. There were a few more borrowing by-laws adopted compared to the previous year, but in total they were for considerably less money. Altogether 100 term borrowing by-laws of both regional districts and municipalities were recommended for the approval of the Inspector of Municipalities during 1969. All but five of these by-laws were subsequently adopted either upon the initiative of council following statutory advertising procedures, or where necessary, the assent of the owner-electors; this reflects the very high acceptance record enjoyed by British Columbia local governments in obtaining sanction from the taxpayers for capital borrowing proposals.

The total new borrowing authority authorized during the year amounted to $23,343,554 for the various categories of projects summarized below. The table shows term borrowing by issuing authorities. The amount authorized is nearly $30,000,000 less than that authorized in 1968. Part of the decrease was a result of the lack of available financing and part due to there being fewer major capital programmes for extended sewer and water development schemes than the previous year.

Included in the total authorized borrowing is some $1,000,000 in short-term loans authorized under the *per capita* borrowing provisions of the *Municipal Act*.

BORROWING AUTHORIZATION, 1969

Purpose	Regional Districts	Cities	Districts	Towns	Villages	Total
Sewers and drainage	$1,600,000	$4,282,500	$4,931,000		$926,616	$11,740,116
Parks and recreation	91,500	505,000	1,006,000			1,602,500
Civic buildings and projects	755,000	140,000	896,317			1,791,317
Waterworks	1,506,000	530,000	1,653,000	$34,860	356,000	4,079,860
Consolidated local improvements		35,670	2,839,240			2,874,910
Paving, roads, and sidewalks		658,800	192,551		60,000	911,351
Equipment (including fire protection)	116,000	45,000	34,000	40,500		235,500
Electric light and power	16,000	92,000				108,000
Totals	$4,084,500	$6,288,970	$11,552,108	$75,360	$1,342,616	$23,343,554

Borrowing by the City of Vancouver and by the metropolitan water and sewer boards is not subject to the approval of the Inspector of Municipalities and therefore has not been included in the above table. The borrowing authorized for regional districts does not include some $22,000,000 borrowed by the Greater Vancouver Regional District on behalf of a number of its member municipalities and the Greater Vancouver Sewerage and Drainage District.

For comparison purposes, trends in borrowing authorization during the past five years, including 1969, are indicated by the following table.

TRENDS IN BORROWING AUTHORIZATION, 1965–69

Year	Regional Districts	Cities	Districts	Towns	Villages	Total
1965		$10,122,759	$13,532,776	$2,010,500	$1,833,754	$27,499,789
1966		12,601,600	10,206,513	771,500	1,083,775	24,663,388
1967	$2,345,500	4,440,914	21,315,016	1,136,381	1,518,895	30,756,706
1968	567,750	5,754,270	41,051,821	1,200,693	2,392,945	50,967,479
1969	4,084,500	6,288,970	11,552,108	75,360	1,342,616	23,343,554

It will be noted that the total amount of borrowing authorized in the year under review is considerably less than the average of the previous four years, reflecting the difficult borrowing situation and, as mentioned previously, the reduction in major programmes extending over lengthy construction periods.

Despite an over-all decrease in the amount of borrowing authorization there was a marked increase in the amount of anticipated borrowing for local improvement works. Projects estimated to cost in excess of $8,000,000 were given preliminary borrowing approval. A considerable part of this will be financed internally through special local improvement funds rather than by the issue of debentures. Projects in the amount of nearly $3,000,000 that were financed during the year are included by issuing authority in the previous table.

In addition to new loan authorization by-laws, 46 security issuing by-laws were approved; these by-laws specify the details of debenture issues and other security which previously had been approved in principle only. It was necessary to amend a number of these by-laws to meet the rapidly changing demands of the market where sales were made, and to bring earlier by-laws in line with procedural requirements where the issue of debentures was being undertaken by a regional district. A number of amendments were made to the borrowing procedures of the *Municipal Act* during the 1969 Session of the Legislature to further expedite the issue and sale of debentures by regional districts on behalf of municipalities. The Division assisted in this by preparing several sample by-laws for the information of the municipalities and regional districts; these samples were distributed, together with a procedural outline prepared for the purpose of helping municipal officials complete the documentation of their borrowing by-laws, and in particular to assist smaller municipalities in meeting procedural requirements.

Recent increases in the costs of operation and maintenance and the development of new projects resulted in a large number of municipalities undertaking the revision of utility and sewer rates by-laws. Over 50 such by-laws were reviewed and commented on by the Division prior to being recommended for the approval of the Lieutenant-Governor in Council.

The Division reviews all by-laws of towns, villages, and improvement districts before acceptance for registration in the office of the Inspector of Municipalities, as required by the *Municipal Act*. A total of 891 by-laws were registered, many of which were the subject of correspondence and discussion. This is an increase of nearly 150, compared with the previous year.

Three municipal debenture issues were guaranteed under the provisions of the *Municipalities Assistance Act* in 1969. The total amount of debentures guaranteed by the Province under the *Municipalities Assistance Act* and the *Village Municipalities Assistance Act* outstanding as at December 31, 1969, was $67,351,288; details are shown in the following table. In addition, debenture debt guaranteed by the Province under the *Greater Vancouver Sewerage and Drainage District Act* outstanding as at the end of the year amounted to $23,986,000.

OUTSTANDING DEBENTURES GUARANTEED

	Village Municipalities Assistance Act	Municipalities Assistance Act	Total
Cities (excluding Vancouver)	$643,600	$13,130,000	$13,773,600
Districts	433,000	12,610,738	13,043,738
Towns	1,348,500	2,175,500	3,524,000
Villages	522,450	3,386,500	3,908,950
Totals	$2,947,550	$31,302,738	$34,250,288
Vancouver	.....	11,820,000	11,820,000
Greater Victoria Water District	.....	668,000	668,000
Greater Nanaimo Sewer and Drainage District	.....	1,701,000	1,701,000
Greater Nanaimo Water District	.....	81,000	81,000
Greater Vancouver Water District	.....	18,831,000	18,831,000
Grand totals	$2,947,550	$64,403,738	$67,351,288

As an element of borrowing power and to improve borrowing capability, nearly all municipal waterworks and sewerage systems are operated on a self-liquidating basis. During the past year the Inspector of Municipalities certified as self-liquidating a further four sewerage systems and one waterworks system; all of the certificates issued were provisional and will be replaced by subsisting certificates following a number of years of actual operation and continued proof of self-liquidation.

The following is a brief resumé of municipal incorporations, extensions of boundaries, and other changes in municipal structure:—

Plebiscites held under the supervision of the Division at the direction of the Trustees of the Chase Waterworks District and the Valleyview Irrigation District on the question of a change in status to a village resulted in affirmative votes; the Village of Chase was incorporated on April 22, 1969, and the Village of Valleyview was incorporated on October 23, 1969.

As and from January 1, 1969, the Village of Golden, because of growth in population, was elevated by a change in status to a town. Effective February 1, 1969, the Village of Houston, together with additional lands, changed in status to a district municipality. This was to accommodate the anticipated growth of the community as a result of the development of a major forest products utilization complex.

A vote on the question of incorporation as a district municipality held in the communities of Colwood, Langford, and Metchosin, which together have one of the largest populations for a non-municipal area in the Province, failed conclusively.

Effective November 1, 1969, the Town of Mission City and the District of Mission were amalgamated as the new District of Mission. Several other municipalities have shown interest in studying amalgamation as it applies to their communities.

Changes to local areas established under the provisions of the *Local Services Act* include the following: Supplementary Letters Patent were issued to the Regional District of Central Okanagan governing the transfer of the administration of Community Planning Areas 1 and 2. The Regional District of Fraser-Fort George in like manner assumed the administration of Community Planning Areas 7 and 20 for the general Prince George area. Vanderhoof Local Area (fire protection) was dissolved and the Regional District of Bulkley-Nechako undertook to provide the service on a specified-area basis.

Mission Dyking District and Silverdale Dyking District were dissolved and designated specified areas of the District of Mission. Arnold Waterworks District was transferred to the District of Sumas; Port Hardy Improvement District was dissolved and its assets and liabilities were transferred to the District of Port Hardy. The 100 Mile House Fire Protection District was similarly dissolved and its assets and liabilities transferred to the Village of 100 Mile House; Gibsons Fire Protection District and Selma Park Improvement District have been dissolved and their assets and liabilities transferred to Sunshine Coast Regional District.

Of the 35 hospital improvement districts transferred from the jurisdiction of the Water Rights Branch of the Department of Lands, Forests, and Water Resources to this Department, only nine remain operative; the balance, in co-operation with the British Columbia Hospital Insurance Service, have been dissolved under the provisions of the *Regional Hospital Districts Act* and their assets and liabilities transferred to the appropriate regional hospital district.

Boundary extensions were authorized by the issue of supplementary Letters Patent for the following municipalities:—

MUNICIPAL BOUNDARY EXTENSIONS, 1969

Municipality	Area (Acres)			Population		
	Before	Added	After	Before	Added	After
Cities						
Cranbrook	1,181.0	243.0	1,424.0	7,849	*Nil*	7,849
Cranbrook (second)	1,424.0	1,089.5	2,513.5	7,849	(1)	(1)
Fernie	1,206.5	19.7	1,226.2	2,781	*Nil*	2,781
Kimberley	8,005.2	18.0	8,023.2	7,731	*Nil*	7,731
Penticton	8,549.7	9.0	8,558.7	15,330	5	15,335
Districts						
Campbell River	32,970.0	79.3	33,049.3	7,809	452	8,261
Houston	407.4	17,064.6	17,472.0	699	1,101	1,800
Towns						
Creston	955.9	4.0	959.9	2,961	*Nil*	2,961
Fort St. John	3,104.1	37.4	3,141.5	7,738	98	7,836
Quesnel	2,719.0	63.6	2,782.6	5,725	*Nil*	5,725
Williams Lake	1,349.0	620.8	1,969.8	3,592	*Nil*	3,592
Villages						
Burns Lake	607.4	14.8	622.2	1,290	18	1,308
Cumberland	178.2	4.8	183.0	1,530	4	1,534
Fruitvale	565.1	22.9	588.0	1,254	64	1,318
Gibsons	502.0	612.1	1,114.1	1,450	244	1,694
Lumby	905.8	46.1	951.9	879	*Nil*	879
McBride	240.0	114.0	354.0	652	(1)	(1)
100 Mile House	229.6	32.2	261.8	895	62	957
Vanderhoof	944.2	110.6	1,054.8	1,558	*Nil*	1,558

1 Figures not available at time of printing.

Adjustments in area as well as the alternations in population are shown in the table. Local count determines the additional population of the extension areas and the primary populations are those established by the 1966 census.

At the direction of the Minister, a boundary extension of Cranbrook was submitted to the owners of land. The proposal failed to receive the required three-fifths majority in the affirmative. Submission of two further boundary extension petitions resulted in the inclusion of most of the originally proposed extension area. In addition, a plebiscite held on an extension to the boundaries of the Town of Quesnel failed to receive the requisite number of votes in the affirmative.

The introduction of legislation providing for the incorporation of Indian lands as village municipalities has raised interest in municipal status in several Indian bands. The first Indian municipality may be incorporated next year.

Amongst other activities of the Division, 72 Minutes of Council authorizing the abandonment of highways in municipalities were prepared and recommended for approval, together with 32 Minutes of Council appointing members of the Board of Variance and Boards of Commissioners of Police. Many other Minutes of Council were prepared for a variety of approvals as indicated in the report of the Assistant Deputy Minister.

While the efforts of the Division, as a matter of necessity, have been directed primarily in assisting regional districts in their formative period, we have attempted to continue to assist the municipalities to meet their ever-increasing local government responsibilities.

C. H. L. WOODWARD, F.C.I.S.,
Director, Administration Division.

TABLE 1.—FUNCTIONS ASSIGNED TO REGIONAL DISTRICTS DURING 1969

Alberni-Clayoquot—
- Control of fireworks.
- Control of soil removal.

Cariboo—
- Regional planning.
- Community planning.
- Building regulation.
- Control of unsightly premises.

Central Fraser Valley—
- Community arena and recreation complex (Matsqui, Sumas, Abbotsford).
- Establishment of a community civic properties and recreation commission (Matsqui, Sumas, Abbotsford).

Central Kootenay—Control of noxious insects (Creston and district).

Central Okanagan—
- Regional planning.
- Community planning.
- Building regulation.
- Control of noxious insects.
- Establishment of the Okanagan Basin Water Board (jointly with Okanagan-Similkameen).

Comox-Strathcona—
- Parks acquisition and development.
- Control of firearms.

Cowichan Valley—
- Ambulance facilities (Duncan, North Cowichan, and district).
- Airport land acquisition and development.
- Regional planning.
- Community planning.
- Building regulation.
- Sanitation regulation.

Fraser-Fort George—Parks acquisition and development (*Regional Parks Act*).

Greater Vancouver—Contract works and services for member municipalities.

Kootenay Boundary—
- Housing for elderly citizens (Grand Forks, Midway, and district).
- Refuse disposal facilities (Grand Forks and district).
- Control of insects (Grand Forks and district).
- Sewage disposal facilities (Trail, Rossland, and Warfield).

Nanaimo—Public transit (Nanaimo and district).

North Okanagan—
- Community arena improvements (Lumby and district).
- Building regulation.

Okanagan-Similkameen—
- Refuse disposal (Osoyoos and district).
- Establishment of the Okanagan Basin Water Board (jointly with Central Okanagan).

Peace River—
- Contract works and services for member municipalities.
- Local works and services for non-municipal communities.
- Regional planning.
- Community planning.
- Building regulation.
- Library services.

Powell River—
- Contract works and services for member municipalities.
- Local works and services for non-municipal communities.
- Control of fireworks.

Skeena A—
- Regional planning.
- Community planning.
- Building regulation.

Skeena B—
- Regional planning.
- Community planning.
- Building regulation.

Sunshine Coast — Water supply (Gibsons, Sechelt, and district).

Thompson-Nicola—Control of fireworks.

TABLE 2.—REGIONAL DISTRICT FUNCTIONS AS AT DECEMBER 31, 1969

	Alberni-Clayoquot	Bulkley-Nechako	Capital	Cariboo	Central Fraser Valley	Central Kootenay	Central Okanagan	Columbia-Shuswap	Comox-Strathcona	Cowichan Valley	Dewdney Alouette	East Kootenay	Fraser-Cheam	Fraser-Fort George	Greater Vancouver	Kootenay Boundary	Mount Waddington	Nanaimo	North Okanagan	Ocean Falls	Okanagan-Similkameen	Peace River	Powell River	Skeena A	Skeena B	Squamish-Lillooet	Sunshine Coast	Thompson-Nicola
Regional planning	×	×	×	×	×	×	×	—	×	×	×	×	×	×	×	×	×	×	×		—	×	×	×	×	×	×	×
Community planning	×	×	×	×	×	×	×	—	×	×	×	×	×	×	×	×	×	×	×		—	×	×	×	×	×	×	×
Building regulation	×	×	×	×	×	×	×	—	×	×	×	×	×	×	×	×	×	×	×		×	×	×	×	×	×	×	×
Contract services	×	×		×		×	×	×	×	×	×	×	×	×	×	×	×	×	×		×	×	×		×	×	×	×
Local works and services	×	×		×		×	×	×	×	×	×	×	×	×		×	×	×	×	×	×	×	×		×	×	×	×
Ambulance						—			—	—				×		—			—									
Parks			—			×		—	—			×		×			×											
Recreation facilities			—		—			—											—		—							
Recreation programme					—	×		—	—								×											
Study of water resources							×		—												×							
Study of functions and boundaries	×	×																	×								—	
Water supply									—																			
Sewage disposal			×													—												×
Fireworks and firearms regulation	×		×														—										×	
Refuse disposal						—										—					—							
Air-pollution control	×													×														
Urban renewal												—																
Home nursing												—																
Family and Children's Court			×																									
Pest control						—	×									—					×							
Elderly citizens' housing									×							—												
Rural electrification									—																			
Library																						×						
Airport facilities										×																		
Sanitary regulation										×																		
Soil-removal regulation	×																											
Transit																		—										

" × " indicates function. " — " indicates application of function in part of regional district only.

TABLE 3.—REGIONAL DISTRICT SPECIFIED SERVICE AREAS ESTABLISHED DURING 1969

Bulkley-Nechako—
- Fire-protection services (Vanderhoof district).
- Fire-protection services (Burns Lake district).

Cariboo—
- Street-lighting services (Horsefly).
- Fire-protection services (100 Mile House).

Central Okanagan—Refuse disposal (Westbank).

Comox-Strathcona—
- Water works (Courtenay district).
- Fire-protection services (Black Creek).
- Emergency answering service (Courtenay, Comox district).

Cowichan Valley—
- Recreation facilities (Mesachie Lake).
- Street-lighting services (Mesachie Lake).
- Water works (Mesachie Lake).
- Sewer services (Mesachie Lake).
- Fire-protection services (Mesachie Lake).
- Fire-protection services (Cowichan Lake district).

East Kootenay—
- Street-lighting services (Moyie).
- Street-lighting services (Elko).
- Street-lighting services (Wardner).

Fraser-Fort George — Street-lighting services (Prince George district).

Mount Waddington — Fire-protection services (Sointula).

North Okanagan—Park acquisition (Cherryville).

Okanagan-Similkameen—
- Refuse disposal (Okanagan Falls).
- Fire-protection services (Okanagan Falls).

Squamish-Lillooet—
- Fire-protection services (Lillooet district).
- Fire-protection services (Pemberton district).

Sunshine Coast—
- Fire-protection services (Gibsons district).
- Street-lighting services (Selma Park).
- Fire-protection services (Roberts Creek).
- Street-lighting services (Granthams Landing).

REPORT OF THE DIRECTOR, REGIONAL PLANNING DIVISION

VICTORIA, BRITISH COLUMBIA, January 15, 1970.

J. E. Brown, Esq.,
Deputy Minister of Municipal Affairs.

SIR,—Of the 28 regional districts incorporated in the Province, all but four now have the planning function, 13 have operating planning offices, and two more are in the process of hiring planners and technical staff. The remainder are using the services of consultants or the Division whenever staff is available.

The Lower Mainland Regional Planning Area was reconstituted into the Regional Districts of Greater Vancouver, Central Fraser Valley, Dewdney-Alouette, and Fraser-Cheam on March 31st, and since that time the Regional Plan has been administered by these regional districts and has had very few amendments affecting land, and one major administrative procedure amendment. In all, the intent of the Plan has remained intact.

Both the Capital Region Planning Area and the Central Okanagan Regional Planning Area were absorbed into their respective regional districts, so that now there are no regional planning areas. Legislation creating planning areas was first passed by the Legislature in 1948 on the American model, where planning was expected to be conducted in a vacuum without any direct contact with other government agencies. Now planning becomes the staff function in a regional district and is a proper tool for co-ordination in a management function.

The planning staff are designated in groups of regional districts, and besides being statutory members on Technical Planning Committees and giving planning advice and guidance along with other public servants in group form, we have been involved directly on request in a number of areas throughout the Province in the preparation of plans and by-laws. Besides specific projects, there has been a great deal of day-to-day advice given in the environmental management process.

It has been the practice of the Division for a quarter of a century now to give direct advice where asked in small communities and in particular to villages which have just been incorporated. To this end, we prepared a planning report for the Village of Midway. We also finished the Village of Lillooet Planning Report and the Village of Cumberland had a report prepared which has now been implemented by the council. As soon as the regional districts have operating staffs well established and there are regional plans for the regional districts, they will be able to do this work themselves on a contract basis, but until that time we will be available to help out wherever possible. The Village of Houston was reconstituted into the District of Houston with the development of the forest resource in that area, and to this end we have been intensely involved in an advisory capacity, in the future development of the community.

Last summer the Minister's Land Use Committee was formed, consisting of the departments most intensely involved with multiple land use problems. Technical assistance is being supplied to this committee through the respective Deputy Ministers and professional staff. The Department is represented on the committee advising on settlement land-use policy and one of our planners acts as secretary to the Technical Sub-committee.

The Division has been active wherever possible in giving talks, participating in seminars, and taking the initiative in holding group workshops ourselves with affected officials, to improve communication and exchange of ideas. We are now also assisting wherever we can in forming ideas through operational research to help more efficient, effective, and better decision-making processes in environmental management.

COMMUNITY PLANNING AREAS

Community Planning Area Number 1 (Kelowna) was absorbed into the administration of the Regional District of Central Okanagan. The changeover warrants special mention because this was the first area of this kind in the Province. In the mid 'forties there was a great deal of concern about development outside the City of Kelowna. A committee of the Government at that time made recommendations which would give the Minister of Municipal Affairs the authority to act as a municipal council in unorganized territory where problems of land use were concerned, and the *Town Planning Act* was amended in 1946 to allow this action. A building inspector was hired, and building, subdivision, and zoning regulations were passed in the form of Minister's regulations, and the area was called Kelowna Regulated Area. When the *Town Planning Act* was repealed in 1957 and the *Local Services Act* was passed, the name was changed to Community Planning Area Number 1, and regulations in effect were revised with the benefit of experience of the administration in the area for 10 years. In the time that we have administered the area, over 4,000 dwelling units have been built and the subdivision and zoning regulations have helped shape the outside community into some semblance of order, which otherwise would have resulted in a chaotic jumble of land uses. The community planning area has always been looked upon as a holding device rather than a permanent institution and now, with the administration going to the Regional District, the people living in the area have an elected voice through the Directors of the electoral areas around the City.

Similarly, another community planning area of long standing, Community Planning Area Number 7, around Prince George, has been taken over by the Regional District of Fraser-Fort George. In both these cases the building inspection staff have been retained by the regional districts, ensuring that there is a good continuity of experience by qualified staff.

Community Planning Area Number 22 became incorporated into the Village of Chase. In co-operation with the Department of Lands, subdivision proposals were prepared for Community Planning Area Number 17 at Fort Nelson.

A new community planning area was formed last year to meet a special purpose. There had been some concern about the rapid development of the Gulf Islands, and the subdivision regulation was passed as a holding device which would restrict subdivisions to parcels of 10 acres or more. This will give breathing-time to the various regional districts bordering around the islands in the Gulf of Georgia to prepare plans and help mould orderly development.

In all the community planning areas there were 162 applications for a change in zoning, about the same amount of activity as least year, but there was a record in building, with $12 million more in construction than last year and 300 more dwelling units being constructed. In Community Planning Area Number 1 (Kelowna), 100 more houses were built than last year; in Community Planning Area Number 4

(outside Victoria), almost 150 more houses than last year and equalling in activity the largest municipality in the region. The community planning area around Kamloops had a similar increase.

Community Planning Areas	Dwelling Units Built, 1969	Dwelling Units Built since Areas Established	Total Value of All Construction, 1969
Community Planning Area Number 1 (around Kelowna)[1]	753	4,082	$15,800,730
Community Planning Area Number 2 (around Vernon)	191	1,076	2,344,101
Community Planning Area Number 3 (View Royal)	11	603	237,050
Community Planning Area Number 4 (Langford-Metchosin)	397	1,439	5,448,055
Community Planning Area Number 6 (Nanaimo)	275	4,060	4,720,703
Community Planning Area Number 7 (Prince George)[2]	55	2,068	1,080,152
Community Planning Area Number 8 (around Kamloops)	397	2,702	7,431,119
Community Planning Area Number 9 (around Quesnel)	10	306	1,000,387
Community Planning Area Number 12 (around Dawson Creek)	5	277	252,860
Community Planning Area Number 13 (Woodhaven, near Ioco)	22	108	313,762
Community Planning Area Number 14 (north of Campbell River to south of Courtenay)	130	1,223	2,389,499
Community Planning Area Number 15 (around Fort St. John)	36	378	1,066,118
Community Planning Area Number 16 (Sicamous)	13	81	153,285
Community Planning Area Number 17 (Fort Nelson)	55	177	831,400
Community Planning Area Number 20 (Crooked River, 60 miles north of Prince George)[2]	----	15	2,000
Community Planning Area Number 22 (Chase)[3]	10	60	160,339
Community Planning Area Number 23 (Shawnigan)	14	47	1,590,470
Community planning areas now part of a municipality or a regional district	----	960	178,592
Totals	2,381	19,662	$45,000,622

[1] Absorbed by Central Okanagan Regional District, December 1, 1969.
[2] Absorbed by Fraser-Fort George Regional District, June 1, 1969.
[3] Incorporated into a village, April 22, 1969.

DON SOUTH, M.T.P.I.C.,
Director, Regional Planning Division.

REPORT OF THE DIRECTOR, HOUSING AND URBAN RENEWAL DIVISION

VICTORIA, BRITISH COLUMBIA, January 15, 1970.

J. E. Brown, Esq.,
Deputy Minister of Municipal Affairs.

SIR,—During 1969, the Division, with the co-operation of municipalities, has promoted actively the provision of public-housing for rental, the development of land for residential purposes, and urban modernization and redevelopment.

In the field of public housing, additions of projects in Burnaby, Prince Rupert, Vancouver, and Victoria have raised the inventory to 2,750 units completed or under contract. Projects awaiting contract or final agreement will provide 655 more dwellings. New proposals are being strongly supported which are anticipated to provide 771 new units. Although the majority of the dwelling units are intended for family occupancy, nearly 40 per cent will be available for those senior citizens who have difficulty in finding economical accommodation.

PUBLIC HOUSING PROJECTS

Municipality	Units of Accommodation				
	Completed	Contract	Approved	Proposed	Total
Burnaby	90	.....	341	.....	431
Dawson Creek	.....	.....	50	.....	50
New Westminster	.....	.....	60	.....	60
Prince Rupert	50	84	.....	.....	134
Saanich	13	37	90	.....	140
Vancouver	1,858	434	114	771	3,177
Victoria	.....	184	.....	.....	184
Totals	2,011	739	655	771	4,176

In the year preceding, several municipalities had wished to study their physical urban problems or had proposed works of rejuvenation and redevelopment. Changes in Federal policy with regard to urban renewal caused suspension of outstanding proposals. However, approval has been achieved for the renewal of areas of Delta, Port Coquitlam, and Surrey and the special problems are being studied for a drastically revised rehabilitation programme in the Strathcona area of Vancouver.

The development of serviced residential lots through land-assembly projects is of continued interest in some municipalities. Work in progress at Sparwood and Ladysmith is providing 309 building lots, and preparatory work at Masset and North Cowichan will develop a further 127 lots. As presently seen, the programme may reach 3,722 lots, including the potential of the land-bank in the District of North Vancouver.

Explanation of the various programmes to municipal officials, and discussions of the ramifications of their introduction, involves considerable time and travel, but the results of the knowledge are apparent in the broader approach being taken by

municipalities. Regional district Boards are looking to the available aid in resolving the problems of complex or metropolitan areas, and this co-operative attitude is encouraging.

J. T. WILLIAMS,
Director, Housing and Urban Renewal.

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