



February 3, 2025

To: LGD of Pinawa Council Members  
Subject: Follow-Up on Business Taxes, Fees, and Consultation Process

Dear Council Members,

Thank you for your response to our inquiry about business taxes and fees in Pinawa. We appreciate your help in keeping local businesses informed. To further support our members, we would like to ask for some clarification on a few points:

**1. Fee Structure and Review - Policies and Procedures**

We understand that certain fees, like those for mobile food vendors and seasonal businesses, are reviewed annually. Could you please let us know when these reviews take place? Additionally, how are businesses notified of changes, and is there an opportunity for businesses to provide feedback or appeal a decision as part of this process?

**2. Consultation with Pinawa Chamber on changes to business taxes and fees.**

We appreciated the opportunity to solicit comments from our members on the accommodation tax by-law this past spring. We'd like to know if the LGD of Pinawa plans to include the Chamber in future consultations on business policies as part of its regular procedure. It's important for businesses of all types, not just tourism and seasonal, to have a voice in these discussions to ensure equity for everyone.

**3. Business Classifications**

We would benefit from more information on how businesses are classified (tourism, seasonal, non-seasonal). Clear guidelines would help businesses understand which fees apply to them. How often are these classifications reviewed, and can businesses appeal their classification if they feel it's incorrect?

We value the open communication with the LGD and look forward to working together to ensure a strong business community in Pinawa. While we appreciate the offer to have dialogue on these matters, we believe there is significant value in regular written communication as it helps establish a clear and accessible record for businesses to reference. This aligns with our commitment of supporting transparent and pro-active policies and by-laws for businesses.

In absence of any LGD published policies or guides, we are gathering some key points to help current and future business owners navigate the business landscape in Pinawa. Please review the summary of the key points that were taken from your response letters at the end of this letter and let us know if any updates are needed, or if there is anything else to add.

Thank you for your time.

Sincerely,

Eric Busch, President

Pinawa Chamber of Commerce

## Key Point Summary

### Property Tax Assessment:

- Conducted by the Provincial Assessment Branch under **The Municipal Assessment Act**.
- Properties are assessed at **market value**, with tax calculations based on property class and mill rates.
- Commercial property owners may opt for income-based property assessment by contacting the Provincial Assessor.

### Public Consultation:

- Input on property taxes can be given through the Public Hearings for the Annual Financial Plans for the LGD of Pinawa and the School District of Pinawa.
- Businesses can present their concerns or suggestions to the Council through formal delegations.

### Local Rules & Fees in Pinawa

#### Home-Based Businesses:

- Require an annual **Home Business License** (\$105).
- Operate as a **secondary use** of the residential property with limits on hours (8:00 a.m. to 8:00 p.m.) and space usage (40% of floor area).

#### Bed and Breakfasts:

- Must be operated as a **secondary use** of a dwelling with up to 4 guest rooms.
- Require a business license and are assessed **residential property taxes**.

#### Transient Traders (Mobile Businesses):

- Annual license fee: **\$100**.
- Defined as mobile businesses with no permanent infrastructure.
- Not assessed property taxes.

#### Mobile Food Vendors:

- License options:
  - **7-day license:** \$100.
  - **Seasonal license:** \$600, with operations governed by a Memorandum of Understanding (MOU).
- Not assessed property taxes.

#### Seasonal Businesses:

- Pay a **\$2,500 annual fee** for operating on public lands.
- Governed by an MOU outlining operational conditions.
- Assessed property taxes if operating on commercial land.

#### Campgrounds:

- Pay **\$200 per 30 trailer sites**, in addition to commercial and residential property taxes.
- LGD of Pinawa is currently reviewing campground fees and regulations under By-Law 550-96.

#### Commercial Businesses:

- No additional fees beyond **commercial property taxes**.

#### Short-Term Rentals:

- Rentals under **30 days** are not permitted in residential zones.



**Other Considerations:**

**Consultation with Tourism Businesses:**

- LGD conducts **pre- and post-season meetings** with tourism vendors to gather feedback and adjust fees or operational agreements (MOUs and LUAs) as needed.
- New businesses may qualify for **reduced fees** during their first year of operation.

**Fee Schedule Availability:**

- A detailed **Fee Schedule** is available on the LGD of Pinawa's website: <https://www.pinawa.com/> by searching 'Fee Schedule' in the search bar.

**To Learn More:**

- Review the **Fee Schedule** on the LGD of Pinawa website for up-to-date fee information.
- Contact the LGD of Pinawa for assistance with licensing and regulations.
- Attend Public Hearings or request a meeting with the Council for further clarification or input.