



RESORT VILLAGE OF WAKAW LAKE

March 2023

Box 58 Wakaw SK S0K 4P0
124 1st St. S. (beside SARCAN)
306-233-5671

rvwakawlake@gmail.com

Office Hours: Tuesday, Wednesday, Thursday 9-4

IT'S TAX TIME!

Assessment notices were mailed out to cabin owners on March 15, 2023. Below is a breakdown of the difference between assessment notices and tax notices:

Assessment Notice

This document allows a homeowner to see what the Saskatchewan Assessment Management Agency (SAMA) has valued the land and improvements (structures) on their property. Homeowners have an option to appeal the value if they believe there is an error in assessment within 30 days of receiving the notice. Homeowners cannot appeal the amount of taxes they pay, only the value of the property.

The net taxable assessment is multiplied by the mill rate to levy a portion of the taxes. There are also base taxes on land and land with improvements. There will not be any increases in property taxes and trailer fees this year. The mill rate remains at 4.7, the base tax on land only and land with improvements is \$528.00, and the trailer fees in lieu of taxes is \$528.00.

Tax Notice

Tax notices outline the amount of taxes levied for each category.
For example:

(2021)

Residential	Base Tax	Municipal		School
Residential	253,360	\$594.00		
		\$1,038.78		\$1,129.99
		<u>(value x MR)</u>		<u>(value X ed. MR)</u>
		\$1,632.78	+	\$1,129.99
				Total: \$2,762.77

A 10% discount is applied to the Municipal portion if taxes are paid by July 31st. School taxes do not qualify for discounts. Please look at the net value on the tax notice for the amount to pay with the discount:

(2021)

$(\$1,632.78 \times .10 = \$163.28)$

Residential	4.1	May	-\$163.28	\$2,760.72	(net)
School Residential	4.46	June	-\$163.28	\$2,760.72	(net)
		July	-\$163.28	\$2,760.72	(net)

Watch for your tax notice in April!

E-NOTICE OPTIONS

You have the option of receiving assessment notices, tax notices, and receipts via email. If you would like to save some Poplars, please let us know at rwwakawlake@gmail.com.

2023 BUDGET HIGHLIGHTS

Residents will not see any increases to property taxes in 2023.

In 2021 and 2022, substantial projects were completed including paving the remainder of Byng Ave., applying SB-90 over the gravel on Sandy Point, and Crescent Ave. was repaired with better drainage and additional material.

In 2023, a path will be created behind the tree line at the beach to ensure motorized vehicles are kept off the sand. In addition, a beach volleyball court will be installed. Irene Lane will be graded and the potholes will be filled in. Future plans include dust control/ SB 90 for Irene Lane and the garage road and continuing public access restoration.

VOLUNTEER FIREFIGHTING INSURANCE

It is recommended that each resident carries a least \$25,000 in coverage for fire-fighting costs. Regular fire insurance does not cover the cost of the fire department invoice. Contact your insurance provider for further information.

BUSINESS LICENSES

Business licenses and permits are required for home based businesses in the Resort Village of Wakaw Lake including direct selling and bed and breakfasts. In addition to the business license for a bed a breakfast, there are provisions in the Zoning Bylaw that must be followed.

WHEN ARE PERMITS REQUIRED?

The Resort Village of Wakaw Lake requires development permits for all projects to ensure that the development standards in *The Zoning Bylaw* are followed. This includes grading, adding gravel, paving, and any alteration to natural drainage. Development permits are also required for sheds to ensure proper setbacks are followed. There is no cost for a development permit. **Development permits are also required for all shoreline development.**

Building Permits are required for new builds, sheds over 100 sq ft, decks, gazebos, garages, modular or mobile homes, RTMs, additions, basement developments, and renovations that enlarge the building envelope, add windows or doors, and new exterior and interior wall locations. There is a \$50 fee for the building permit application and additional fees set out by the building inspector for plan reviews, inspections, etc.

Building and developing without proper permits is illegal and can be costly. If development standards are not followed, you will be asked to comply with the Zoning Bylaw. If you are unsure if you require a permit, please call the office.

AQUATIC HABITAT PROTECTION PERMIT APPLICATIONS

Any work proposed on or near the shoreline first requires a permit from the water security agency. There are significant fines if permits are not acquired prior to projects. Development permits along the shoreline will only be approved once WSA approval has been obtained.

STREET SWEEPING

Virtue Construction will be coming out in May to sweep Byng Ave. Watch for information on when to keep the road cleared.

LOCAL SERVICES

Household Waste/ Recycling

Did you know that your property taxes/ trailer fees include the cost of the REACT garbage & recycling bins and membership? When you order temporary garbage bins from other companies, you are paying for two services. Call REACT for quotes on 8 yard or roll off garbage bins for construction and other projects.

REACT Waste Management

<http://www.reactask.ca/>

(306) 682-3666



SARCAN Recycling

<https://www.sarcana.ca/>

(306) 233-5199



Wakaw Library

<https://wapitilibrary.ca/branch/313>

(306) 233-5552



Watershed Association

<http://crwatershed.ca/>

(306) 752-1270



**Carrot River Valley
Watershed Association**

Property Owners at Wakaw Lake (POWL)

<https://wakawresortvillage.com/wp/wp-content/uploads/2021/12/POWL-Membership-form.pdf>

RCMP – Wakaw Detachment

(306) 233-5810

RM of Hoodoo

(306) 256-7147

Wakaw Primary Health & Collaborative Emergency Centre

(306) 233-4611

Clinic: (306) 233-4443

Wakaw Pharmacy

(306) 233-4661

Wakaw Lake Regional Park

Front Gate: (306) 233-5744

Pro Shop: (306) 233-5955

<https://wakawresortvillage.com/>