

### Chapter 18

#### Federal Government

Indirect controls affecting provincial property (jurisdiction over airports + harbours)

#### Provincial Government

Direct controls affecting property: ACLA, Health Act, Local Services Act

#### Local Government

local improvement district, regional district boards, municipal councils

### Chapter 20

#### Electrical Base Board Heating (convection)

advantages: no heat ducts/pipe, no central furnace system, independently controlled units

disadvantages: lack of air filtration, baseboard occupies wall space

#### Central Gas Fired Forced Hot Air

rapid response, air filtration, can add a/c, best for extreme outdoor temp. changes

requires ductwork under main floor

#### Central Gas Fired Forced Hot Water with Room Baseboard Units (convection)

steady consistent heat, fully automated, clean temperature, convection

occupies wall space, slow response, freeze if not used

#### Wood Fired Space Heater

reduces heating expense, provides comfortable heat (radiant and convection)

only heats one room, fuel storage required, smoke/ash/dust, fire risk

### Chapter 18: Zoning

#### Zoning Bylaws Include

official map (zone locations)

sections listing definitions used in bylaw, administrative sections dealing with rezoning

Outlines of regulations for each district

#### Rezoning

applicant proves ownership, staff review/informal commentary, first reading or two by board members/council, public hearing.

after hearing: majority council vote to pass

if board agrees: require applicant to meet requirements, fourth reading.

Changes may be withheld for up to 90 days b/c of upcoming bylaw change. Sue for lost wages may apply

Non Conforming Use: not allowed under current zoning, existed before current restrictions

Permits: local government provides:

development permit (change the bylaw)

development variance (change specific lot)

temporary commercial/industrial permit

Subdivision: set out by Land Title Act and Local Government Act

Approved through an officer/clerk.

Local Government Act: subdivision may regulate size, shape, dimensions of parcels of land and location, width, alignment and grade of highways

LGA: may also prescribe improvements for roads, sewers/water lines.

### Chapter 19

statutes --> legislation

Net Taxable Value: the actual value of the real property, as determined by the assessor, less any applicable exemptions. This value, when multiplied by the tax rate, produces the amount of real p.tax payable

Real Property Taxes = Tax Rate x (Net Taxable Value)/1000

Income Taxes = Tax Rate x Taxable Income

Variable Tax Rate System: used by municipal councils where different rates may be applied to different classes of property within a particular municipality

School Tax: (provincial p.tax)

General Tax: set and collected by local municipal council

Hospital District Tax, Regional District Tax

### Chapter 20

Hard change: imperial -> metric

Voltage: measure of electrical potential or pressure of current flow

Amperage: measure of the rate of current flow or quantity of electricity per unit of time

Wattage: measure of power consumption

Watts = Volts x Amps

### Chapter 21

Variation in Sale Prices: time, advertising, sales between related parties, financing, special purchasers

Error in Appraisal: 5-10% depending on market circumstances

Legal Appraisal Responsibilities: code of ethics different for different memberships - courts have final say

Actions Available Against Appraiser: contract law (sue for breach of contract)



### Chapter 21 (cont)

must prove contract was established, lost value, reasonably foreseeable to rely upon

Tort Law: sue for negligence, third party who could be foreseen to rely.

Appraiser can protect themselves by adding disclaimer (or use for specific purpose)

### Negligent Appraisal Compensation

1. negligently prepared - actual value

2. calculate amount of loss as result of reliance

### Expected Standard or Duty of Care for Appraisers

knowledgable, follow guidelines, reasonably relied upon



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