



REGIONAL DISTRICT of Fraser-Fort George

November 7, 2025

Honourable Brenda Bailey

Minister of Finance
PO Box 9048 Stn Prov Govt
Victoria, B.C., V8W 9E2

Sent by email: FIN.Minister@gov.bc.ca

Dear Minister Bailey,

Re: Request to Postpone Upcoming Changes to BC Assessment Transmission Pipeline Valuation

On behalf of the Board of Directors of the Regional District of Fraser-Fort George (RDFFG), we are writing to express our concern regarding the proposed changes to the valuation of “Gathering and Transmission Pipelines” for the 2026 Assessment Roll.

We respectfully request that BC Assessment postpone these changes until a comprehensive review of all industries within the Utilities Tax Class is completed and phased-in concurrently.

The proposed reduction in assessed value for Gathering and Transmission Pipelines within RDFFG boundaries —estimated to range between 15 and 30% depending upon the area under consideration — is expected to significantly shift the tax burden to other property classes, particularly residential and business properties. This shift will result in tax increases for residential property owners in most Electoral Areas, before accounting for any other cost pressures. The most significant impact is expected to occur within local services that are the lifeblood of small communities such as volunteer fire halls, community halls and other desired local services. These services are established and voted for by residents, based on a financial model that includes all assessment classes and values.

Consultation with affected local governments has been nonexistent surrounding this change. RDFFG was only made aware of these changes in mid September, despite the fact that BC Assessment has reportedly been considering this review since 2001. The lack of any form of engagement and the brief timelines has left our Board with limited opportunity to assess and prepare for the financial implications of this change in our 2026 budget.

Gathering and Transmission Pipelines represent a major source of taxation revenue within RDFFG Electoral Areas and member municipalities. The recent completion of major infrastructure projects, such as the Coastal Gaslink Pipeline and the Trans Mountain expansion,

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has significantly increased the assessed value of this property class with utilities. In total, the utility class represents approximately 16% of converted assessments in our Regional District.

A sudden reduction in assessment valuation would shift taxation onto other property classes, primarily residential properties, which are already under pressure due to limited tax base diversity in many Electoral Areas.

Pipeline companies are well resourced to be able to afford the taxes that they are paying under the current assessment modelling. Providing a tax break to pipeline companies by reducing the assessed values of their income producing asset, while at the same time shifting taxation to residential and small businesses, is unfair to our residents.

We understand that BC Assessment is planning to review other large-scale utilities which may help offset the impacts of the proposed pipeline changes. With the significant decline proposed in pipeline assessments, we have grave concern that these assessment values cannot be replaced through any other means.

We urge BC Assessment to maintain the current valuation methodology, in order to allow time for consultation with local governments and a more equitable and coordinated approach.

Thank you for your attention to this matter.

Sincerely,

Lara Beckett
Chair

cc: Minister Christine Boyle, Ministry of Housing and Municipal Affairs
MLA Kiel Giddens, Prince George – Mackenzie
MLA Rosalyn Bird, Prince George – Valemount
MLA Sheldon Clare, Prince George – North Cariboo
Thompson-Nicola Regional District
City of Prince George
District of Mackenzie
Village of McBride
Village of Valemount
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