

ELECTORAL AREA C

THE REGIONAL DISTRICT TAX SYSTEM

Every individual service provided by the qRD has a separate identifiable budget which outlines the revenues and total costs for providing that service. Revenues and costs cannot be shifted to other services and no service is permitted to budget an operating deficit. Each service has its own group of participating areas (electoral areas, municipalities) and only those participants pay for the service. The main revenue source for Regional District services is property value taxes (i.e. taxes based on the assessed value). Parcel taxes (i.e. a flat rate for each lot in the service area) and fees are other sources of revenue for a few services.

Regional services are paid for by taxpayers throughout the entire region: the Municipality and all Electoral Areas with the exception that Area E (Lasqueti Island) does not pay for Cemeteries Service, Regional Animal Shelter, or 911 and Electoral Areas D (Texada Island) and E do not pay for the Heritage Service.

Sub-Regional services are typically paid for by Electoral Areas A-D, although in a few cases Electoral Area E also contributes.

Individual area or part area services are paid for by the single Electoral Areas or only by those properties within the boundaries of the service area.

Following are the residential taxes per \$100,000 of assessed value for the years 2019 and 2020.

	2019	2020
Regional Services		
General Administration	26.65	27.10
Grant-in-Aid - General	0.50	0.48
Regional Parks Summary	10.71	13.48
Cemeteries *	3.43	3.17
Regional Animal Shelter *	1.63	1.59
Regional Emergency Preparedness	4.71	4.52
Heritage Conservation **	3.34	4.05
Emergency Telephone 911 *	3.04	2.84
Waste Management	13.38	16.81
Subtotal Regional Services	67.37	74.03
Sub-Regional Services		
EA Administration	5.58	5.11
EA Feasibility Studies	0.97	0.93
Planning *	14.77	13.65
Development *	0.89	1.96
Powell River Library *	15.27	15.20
House No. *	0.20	0.00
Paratransit *	5.37	5.17
Septage Disposal *	1.61	1.52
Economic Development *	4.07	4.37
Social Planning	4.08	3.22
Sub-Regional Recreation **	9.92	9.50
Subtotal Sub-Regional Services	62.71	60.63
Grant-in-Aid - Individual	1.69	0.15
Community Recreation - Area C	9.46	9.45
Area Wide Total	141.23	144.26
Part Area C Service		
Malaspina VFD	91.23	94.28

* indicates services to which Electoral Area E (Lasqueti Island) does not contribute.

** indicates services to which Electoral Area D (Texada Island) and E (Lasqueti Island) do not contribute.

This table is an estimate calculated on the financial plan bylaw adopted on March 30, 2020 and the 2020 completed assessment roll. The actual tax rates will be based on the 2020 revised assessment roll plus the first supplement. The provincial tax collection fee of 5.25% is not included in the estimate. Actual taxes will vary slightly from the rate shown.

INQUIRIES

Surveyor of Taxes

Can provide information on provincial taxation and your property tax notice. Call toll-free through Enquiries BC at 1-800-663-7867 and request a transfer to 250-387-0555.

Provincial Property Tax Website

Has information on home owner grants, the tax deferment program, as well as other valuable tax information: www.sbr.gov.bc.ca/rpt/

Tax Payment

You pay your property taxes to the office that sent you your property tax notice.

qathet Regional District

Visit the financial section of our website: www.qathet.ca.

Or contact:

Linda Greenan, Manager of Financial Services
#202 - 4675 Marine Avenue
Powell River, BC V8A 2L2

Phone: 604-485-2260 Fax: 604-485-2216
Email: lgreenan@qathet.ca



2020 Rural Property Tax Guide Electoral Area C

2020 BUDGET HIGHLIGHTS

The 2020 budget covers the regular day-to-day operations of the 43 local government services provided annually in individual electoral areas and across the qathet Regional District.

Below are key initiatives being instituted in 2020 to enhance some of these services. The cost of these initiatives will be borne by the taxpayers and users benefitting from these improvements.

Regional Services

- General Administration – Replacement of the Network Host Server. Reinforcement of the Offsite Storage Facility wall.
- Regional Emergency Preparedness – Installation of a new 20' Emergency Supply container with evacuation support supplies. Stocking additional Evacuation support supplies.
- Regional Parks – Haywire Bay: Installation of a new playground with fall surface, and a new sani-dump station. Craig Park: Installation of Disc Golf Tee boxes and signage. Installation of a new outhouse. Kla'ah'men Lund Gazebo Park: A new outhouse to be installed.
- Cemeteries - Continuing beautification with more tree planting at both Cranberry Cemetery and Woodland Cemetery on Texada (partially grant funded).

Electoral Area Services

- Malaspina Volunteer Fire – Modification of new Water Tanker to match existing one.
- Lasqueti Volunteer Fire – Construction of a new mezzanine in the South Hall. New transport vehicle for the SCBA.
- Northside Volunteer Fire – Development of new satellite fire hall in Lund.
- Savary Volunteer Fire – Construction of a new stairwell and ramp at the main hall.
- Texada Recreation – Replacement of flooring in the Community Hall.

ABOUT THE qathet REGIONAL DISTRICT

The qRD stretches from Jervis Inlet to Toba Inlet and includes the City of Powell River and five Electoral Areas.

Area A extends north from city boundary and includes Lund, Savary and Hernando Islands.

Area B extends south from city boundary and includes Nootka, Covey and Tanner Streets, Paradise Valley, and properties along Highway 101 up to Whalen Road (west side).

Area C extends from Whalen Road (east side) to Jervis Inlet including Black Point, Kelly Creek, Lang Bay, Stillwater and Saltery Bay.

Area D Texada Island.

Area E Lasqueti Island.

(Boundaries exclude Tla'amin Nation lands)

POWELL RIVER REGIONAL HOSPITAL DISTRICT

Regional Hospital Districts (RHDs) were established throughout the province as a means of financing a local contribution to the costs of constructing or renovating major health care facilities such as acute care hospitals. With a few exceptions, RHD boundaries are the same as Regional District boundaries.

RHDs originally financed a 40% share of the costs of construction and renovations and the province paid 60%. Subsequent legislative changes allow for different cost-sharing formulas, i.e., RHDs may pay more or less than 40%, and there is a broadened scope of projects that RHDs may help to finance.

The RHD also funds debt payments of the Willingdon Creek Village complex care facility. The RHD owns the facility and leases it to Vancouver Coastal Health and it is operated by Vancouver Coastal Health Authority.

The Regional Hospital Board is composed of the same members as the qRD's regional board as well as one representative from Tla'amin Nation.

2020 PROPERTY ASSESSMENTS

The BC Assessment Authority classifies all properties according to one of eight Property Tax Classes:

- Residential (includes non-zoned vacant land)
- Utilities
- Major Industry
- Light Industry
- Business/Other
- Managed Forest
- Recreation/Non-Profit
- Farm

The Utilities, Industry, Business, and Managed Forest classes are taxed at higher rates than other classes, thus relieving the residential tax burden. For regional districts, the tax ratios among the different classes are set by the province. Municipalities, which include cities, can set their own ratios.

Total assessed values for the regional district as a whole increased by 26.6% over 2019.

Residential class assessments saw the greatest increase within Electoral Area D at 20.3%, Electoral Area A saw a 10.3% increase, Electoral Area B saw 9.6% and Electoral Area E saw 9.5%.

Recreation/Non-Profit class assessed values saw an increase of 153.9% within the municipal boundaries, an 87.1% increase in Electoral Area D and a 60.6% increase in Electoral Area B.

Managed Forest class assessed values saw increases of 28.6% within Electoral Area D and a decrease of 31.9% within Electoral Area B.

Business/Other class assessed values increased by 14.7% in Electoral Area C, 10.8% in Electoral Area B and 8.4% within the municipal boundaries.

UNDERSTANDING YOUR TAX NOTICE

You have just received your 2020 tax notice from the province. The province collects taxes for schools, roads, policing and regional district services. The qRD receives a lump sum payment from the province in August of each year for the Regional District service portion. The following will explain each line on your property tax notice.

Provincial School Tax The province collects this tax for education services and school facilities.

Provincial Rural Tax and Police Tax This provincial tax is for rural road maintenance and police protection services.

BC Assessment Authority BC Assessment Authority is a Crown corporation that sets all property assessment values in the province. Its costs are recovered by this tax.

Municipal Finance Authority The Municipal Finance Authority coordinates money borrowing for all local governments in the province.

Local Services Area A This is your Electoral Area tax for services provided by the qRD. The Regional District provides common services to residents of the entire region (City and Electoral Areas) and some services which are specific only to the Electoral Areas, to your area alone or to a part of your area.

Powell River Regional Hospital District This is your tax for services provided by the Regional Hospital District (RHD). The RHD provides services to residents of the entire region (City and Electoral Areas).

Other Regional Services Included in this brochure is a breakdown of taxation for the services provided only to parts of your Electoral Area either by assessed value or through a parcel tax. Services provided only to Savary Island and only to the mainland are shown separately.

Improvement District Services You may receive services administered by an Improvement District and these will be identified on your property tax notice as a separate item. Improvement Districts are not part of the Regional District system.