

THE REGIONAL DISTRICT TAX SYSTEM

Every individual service provided by the qRD has a separate identifiable budget outlining 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 tax (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 with the exception of Electoral Area E (Lasqueti Island) which does not pay for the Cemeteries Service, Regional Animal Shelter, or 911. 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 through 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 located within the boundaries of the service area.

The following table shows the estimated residential tax rates per \$100,000 of assessed value calculated on the financial plan bylaw adopted on February 24, 2022 and the 2022 completed assessment roll. The actual tax rates will be based on the 2022 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.

ELECTORAL AREA 'B'

Following are the residential taxes per \$100,000 of assessed value for the years 2021 and 2022.

	2021	2022
Regional Services		
General Administration	26.90	21.72
Grants-in-Aid - General	0.51	1.15
Regional Parks	12.87	9.79
Emergency Telephone - 911 *	3.58	2.86
Cemeteries *	3.19	2.41
Regional Animal Shelter *	1.52	1.21
Waste Management	16.70	18.17
Regional Emergency Preparedness	3.30	2.94
Heritage Conservation **	3.86	3.04
Subtotal Regional Services	72.43	63.29
Sub-Regional Services		
EA Administration	6.15	4.53
EA Feasibility Studies	0.88	0.69
Planning *	12.69	8.67
Development Services *	1.74	2.23
Para-transit *	5.00	4.96
House Numbering *	0.56	0.88
Powell River Library *	14.96	11.86
Septage Disposal *	1.45	1.14
Social Planning	4.67	3.63
Sub-Regional Recreation **	9.12	7.49
Subtotal EA Shared Services	57.24	46.07
Grants-in-Aid - Individual Areas	4.69	3.15
Area Wide Total	134.36	112.51
Part Area B Services		
Malaspina Fire Protection	93.68	68.94
Myrtle Pond Water (parcel tax)	559.10	583.92

* 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.

INQUIRIES

Surveyor of Taxes

Can provide information on provincial taxation and your property tax notice.

Call toll-free
1-888-355-2700, Office 250-387-0555
Email ruraltax@gov.bc.ca

Provincial Property Tax Website

Has information on home owner grants, the tax deferment program, as well as other valuable tax information.

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:

qathet.ca/finance/

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: finance@qathet.ca



2022 RURAL PROPERTY TAX GUIDE Electoral Area B

2022 BUDGET HIGHLIGHTS

The 2022 budget covers the regular day-to-day operations of the 46 local government services provided annually in individual electoral areas and across the qathet Regional District.

Below are key initiatives being instituted in 2022 to enhance some of these services. The cost of these initiatives will be borne by the taxpayers and users benefitting from these projects.

Regional Services

- Waste Management – Continued design and initiation of construction for the Resource Recovery Centre
- Regional Emergency Preparedness – Continuation and expansion of the Regional FireSmart program
- Regional Emergency Preparedness – Continuation of coastal flood mapping for the islands
- Asset Management – Acquisition of 2022 aerial imagery for internal use and online mapping
- Haywire Bay Park – Installation of a sani-dump and septic system

Electoral Area Services

- Lund Sewer – Installation of a wastewater monitoring system
- Savary Island Fire Protection – Replacement of a fire engine
- Malaspina Fire Protection – Installation of water collection tanks and a refill station at the Community Services office
- Northside Fire Protection – Completion of the Training Centre at the Lund Fire Hall
- Texada Airport – Installation of wildlife fencing, and crack sealing to improve runway surfaces
- Myrtle Pond Water – Upgrades to the existing infrastructure

ABOUT THE qathet REGIONAL DISTRICT

The qathet Regional District (qRD) stretches from Jarvis 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 Jarvis 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 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 the 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.

2022 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 50.5% over 2021.

Residential class assessed values saw the greatest increases. Savary Island assessments increased by 86.2%. Assessments within Electoral Area A increased by 64.5% and assessments within the municipal boundary increased 61.1%.

Light Industry class assessed values increased by 67.1% in Electoral Area B, 41.2% within the municipal boundaries and 34.2% within Electoral Area D.

Business/Other class assessed value increases ranged from 13.2% within the municipal boundary to 41.2% in Electoral Area B.

Recreation/Non-Profit class assessed values increased by 105.4% within Electoral Area D, 53.6% on Savary Island and 45.2% within the municipal boundaries.

UNDERSTANDING YOUR TAX NOTICE

You have just received your 2022 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.