

THE qRD TAX SYSTEM

Every individual service provided by the qathet Regional District (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 qRD services is property value tax (i.e., taxes based on the assessed value of properties). Parcel taxes (i.e., flat rates 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 and part-area services are paid for by only the Electoral Area(s) or property owners benefiting from the services.

The following table shows the estimated residential tax rates per \$100,000 of assessed value, calculated on the financial plan bylaw adopted on March 26, 2025 and the 2025 completed assessment roll. The actual tax rates will be based on the 2025 revised assessment roll plus the first supplement. The provincial tax collection fee of 5.25 percent is not included in the estimate. Actual taxes may vary slightly from the rates shown.

ELECTORAL AREA D

Following are the residential taxes per \$100,000 of assessed value for the years 2024 and 2025.

	2024	2025
Regional Services		
General Administration	25.21	30.41
Grants-in-Aid - General	1.13	1.08
Regional Parks	10.45	10.41
Emergency Telephone - 911 *	2.72	2.92
Cemeteries *	2.50	2.66
Regional Animal Shelter *	1.20	1.18
Waste Management	36.23	37.66
Regional Emergency Preparedness	3.13	3.08
Subtotal Regional Services	82.58	89.40
Sub-Regional Services		
EA Administration	4.38	4.16
EA Feasibility Studies	0.61	0.58
Planning *	8.26	10.31
Development Services *	2.00	1.69
Para-transit *	3.84	4.57
House Numbering *	0.31	0.38
Powell River Library *	11.79	11.82
Septage Disposal *	1.05	1.01
Economic Development *	(0.15)	(0.07)
Social Planning	(1.48)	(0.58)
Subtotal Sub-Regional Services	30.61	33.86
Individual Area Services		
Grants-in-Aid - Individual Areas	4.32	4.85
Emergency Program Area D	2.77	2.57
Texada Health Centre	18.18	17.50
Texada Recreation Commission	24.30	23.37
Texada Airport	24.30	22.43
Texada Marine (Van Anda Dock)	12.56	12.15
Texada Heritage	5.28	4.90
Subtotal Local Services	91.70	87.75
Area Wide Total	204.89	211.01

* indicates services to which Electoral Area E (Lasqueti Island) does 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

How Your Tax Dollars are Used:

Visit qathet.ca/2025Budget to view how your tax dollars are being spent:



Provincial Property Tax Website

Has information on home owner grants, the tax deferral 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



qathet
REGIONAL DISTRICT

2025 RURAL PROPERTY TAX GUIDE

Electoral Area D

2025 BUDGET HIGHLIGHTS

The 2025 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 2025 to maintain some of these services. The cost of these initiatives will be borne by the taxpayers and users benefitting from these projects.

Regional Services

- Environmental Services - Continuation of the Wood Smoke Reduction Program
- Regional Emergency Preparedness
 - Continuation of the Regional FireSmart program
 - Emergency generator replacement
- Cemeteries - Replacement of mausoleum windows (grant funded)
- Palm Beach Park -Replacement of concession roof and doors

Electoral Area Services

- Texada Recreation
 - Emily Lake trail resurfacing
 - Tennis court equipment replacement
 - Community Hall renovations
- Northside Fire and Savary Fire Protection – Replacement of one fire engine in each area
- Myrtle Pond Water – Replacement of chlorine system analyzer
- Planning
 - Savary Island – Official Community Plan review and update
 - Growth modelling study for Electoral Areas A, B, C and D (grant funded).

ABOUT THE qathet REGIONAL DISTRICT

The qathet Regional District (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 Island, and Hernando Island.

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).

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

The qathet Regional Hospital District (qRHD) does not operate the qathet General Hospital but acts to fund debt payments of the Willingdon Creek Village Complex Care Facility. The qRHD 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.

2025 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 qRD as a whole increased by 4.1 percent over 2024.

Residential: Class assessed values increased by 3.8 percent overall. The greatest residential increases decreases were seen in Electoral Area B with a 7.2% increase and in Electoral Area D with a 7.0% increase.

Light Industry: Class assessed values increased by 10.2 percent across the region. Electoral Area C saw the greatest increase at 25.2, and Electoral Area D saw an increase of 11.4 percent in the light industry class.

Business/Other: Class assessed values increased by 6.9 percent across the region. Electoral Area C saw the greatest increase at 13.1 percent, Electoral Area A saw an increase at 9.0 percent, and Electoral Area D saw an increase of 8.3 percent in the business/other class.

Recreation/Non-Profit: Class assessed values increased by 15.2 percent overall. The greatest increase to the recreation/non-profit assessments was in Electoral Area D at 119.0 percent followed by the City of Powell River with an increase of 27.1 percent and Electoral Area C with a 25.9 percent increase.

UNDERSTANDING YOUR

TAX NOTICE

You have just received your 2025 tax notice from the Province. The Province collects taxes for schools, roads, policing, and regional district services. The qathet Regional District (qRD) receives a lump sum payment from the Province in August of each year for the qRD 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 D: This is your Electoral Area tax for services provided by the qRD. The qRD 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.

qathet Regional Hospital District: This is your tax for services provided by the Regional Hospital District (qRHD). The qRHD provides services to residents of the entire region (City of Powell River, Tla'amin Nation, 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 qRD system.

Electoral Area D:

Where do your taxes go?

Regional districts help communities by providing important services like clean water, parks, and fire protection, but they do not manage roads or policing.

Each regional district is different because it offers services based on what the people in the area determine they need. Certain services, including Regional Hospital District Financing, General Administration, Planning Services, Emergency Planning, and Solid Waste Management, are mandated services that all regional districts must provide.

All budget decisions and direction to staff are made by the Board of Directors through voting. See how your tax dollars support services in your area:

Regional Services (Services Shared between Electoral Areas, and the City of Powell River):

General Administration Service:

Provides general support to all Regional District services. This includes finance, supporting the Board of Directors, the operation of meetings, purchasing, risk management, public engagement, human resources, elections, referendums, communications, bylaw and policy management, telecommunications and computer systems, and records management.

Grants-in-Aid Service:

Provides grant funding for initiatives that provide programs and facilities for residents of the qathet Regional District inclusive of all Electoral Areas, the City of Powell River, and Tla'amin Nation.

Regional Parks Service:

Provides for the acquisition, development, operation, and maintenance of land, buildings and other facilities for regional parks. The qathet Regional District manages 10 regional parks, 22 beach access sites, and a few small recreation facilities. These parks and facilities are located on lands that are owned by the Regional District, or leased from the Province.

Cemeteries Service:

Provides for the operation and maintenance of the Powell River Regional Cemetery (Cranberry) and the Woodland Cemetery (Texada Island). Both cemeteries are open to the public and have no denominational restrictions.

Regional Animal Shelter Service:

Provides for an annual contribution towards the operation of an animal shelter that cares for abused and abandoned animals.

Regional Emergency Preparedness:

Provides emergency planning, preparedness, training, response, and recovery for all areas within the qathet Regional District, including the City of Powell River and in collaboration with the Tla'amin Nation. The program works with emergency responders, government staff, volunteers, partner agencies, and the public.

Emergency Telephone 911 Service:

Provides emergency 9-1-1 telephone dispatch service to supported service areas.

Waste Management Service:

Provides long-term planning and management of solid waste for the entire Regional District, and includes the operation of the Resource Recovery Centre. Waste collection is a separate service that the Regional District does not provide.

qathet Regional Hospital District:

Regional Hospital Districts (RHDs) were created not to operate but to help finance local contributions to major healthcare facility construction and renovations. The qathet Regional Hospital District (qRHD) board includes qRD Regional Board and a representative from Tla'amin Nation.

Each regional district service has its own budget, and only the participants of that service pay for it.

The main revenue source is property value tax, supplemented by parcel taxes and fees, with collection handled by provincial or municipal governments.

The qathet Regional District applies a standard 9% charge on the net operating budget of all services.

Electoral Area Services (Shared Services between other Electoral Areas):

Electoral Area Administration Service:

Provides Directors' remuneration and costs related to electoral area governance, costs associated with the local government elections and Electoral Area portions of shared wages and overhead. Funds are set aside annually into a reserve to fund the local government election every four years. This prevents a large tax increase during the election year.

Electoral Area Feasibility Studies:

Provides funds for the establishment of new services as well as funds for costs not covered under grant-funded studies that do not fit under already established services. The costs that are expended to establish a new service become part of costs allocated to the new service.

Planning Service:

Funded by taxpayers within Electoral Areas A, B, C, and D, the Planning Service provides land use planning services to Electoral Areas A, B, C and D. The City of Powell River and Tla'amin Nation each have their own planning service. Electoral Area E (Lasqueti Island) receives its planning service from the Islands Trust.

Development Services:

The Development (Referrals) service is funded by taxpayers within Electoral Areas A, B, C, and D. The service supports the processing of provincial land use and development referrals in order to determine whether proposed

applications received comply with qathet Regional District bylaws and policies. Development referrals are received from a range of provincial agencies.

Powell River Public Library Service:

The service provides an annual contribution to the Powell River and Texada Island Library service to support their operations.

House Numbering Service:

The service supports the issuance of new or revised civic addresses.

Paratransit Service:

Provides rural transit to select routes within the region. The qathet Regional District pays 60% of the service through a combination of fares and property taxes with BC Transit paying the remainder.

Septage Disposal Service:

The service provides a contribution to the City of Powell River toward the costs associated with the operation and maintenance of accepting septage. This allows all residents to utilize this facility.

Economic Development Service:

The service supports initiatives that enhance economic development in the region.

Social Planning Service:

The service supports community well-being through research, advocacy, and policy development, addressing issues like housing, health, social inclusion, and poverty reduction. The service "can" also provide grant funding to social planning agencies through funding agreements and requests.

Electoral Area Services (Individual Area Services):

Electoral Area D Emergency Program Service:

The Emergency Program Electoral Area D service is funded by taxpayers within Electoral Area D. The service provides an annual contribution to the Van Anda Improvement District to support road rescue service on Texada Island.

Texada Island Health Centre Service:

The Texada Health Centre service is funded by taxpayers within Electoral Area D. The service supports the operation, maintenance, and improvements to the Texada Island Medical Clinic. The Health Centre provides a clean and functional facility for the Texada community to receive care from Vancouver Coastal Health.

Texada Island Recreation Commission:

The Texada Island Recreation service is funded by taxpayers within Electoral Area D. The service supports the maintenance of recreational facilities on Texada Island. The service also supports ongoing maintenance for Gillies Bay Community Hall, the Farmers Market, and Old Gillies Bay School.

Texada Island Airport Service:

The Texada Island Airport service is funded by taxpayers within Electoral Area D. The service supports the maintenance and operation of the Texada Island Airport. The airport provides aircraft parking, leased hangar sites, visitor parking and facilities, a terminal building, and an on-site caretaker.

Texada Island Marine Service:

The Texada Island Marine Service is funded by taxpayers within Electoral Area D. The service supports the administration and operation of the Van Anda dock, which was divested to the qathet Regional District from Transport Canada. The Van Anda public dock is leased from the Province and provides pedestrian access to the water. Facility maintenance and liability insurance are the primary functions of this service.

Texada Island Heritage Conservation Service:

The Texada Heritage Conservation service is funded by taxpayers within Electoral Area D. The service supports the operation of the Texada Island Museum as well as heritage planning and conservation on the Island.

To learn more about the budget, please visit:

qathet.ca/2025-budget

