

Following are the residential taxes per \$100,000 of assessed value for the years 2016 and 2017.

THE REGIONAL DISTRICT TAX SYSTEM

Every individual service provided by the PRRD 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 run 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 City and all electoral areas (with the exception that Area E does not pay for Waste Management Mainland/Texada, Regional Animal Shelter, or 911).

Electoral area shared services are typically paid for by Electoral Areas A-D, although in a few cases 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.

ELECTORAL AREA B

	2016	2017
Regional Services		
General Administration	25.06	24.62
Grants-in-Aid - General	2.04	2.45
Regional Parks	7.17	9.41
Emergency Telephone - 911 *	3.39	3.49
Cemeteries	2.81	2.03
Waste Management *	6.22	10.79
Regional Animal Shelter*	1.99	1.89
Regional Emergency Preparedness	6.02	5.25
Subtotal Regional Services	54.71	59.94
Electoral Area Shared Services		
EA Administration	2.75	15.53
EA Feasibility Studies	1.69	1.57
Planning *	17.43	13.72
Development *	0.67	0.67
Para-transit *	3.46	4.05
House Numbering *	0.23	-
Powell River Library *	14.27	14.14
Septage Disposal *	1.84	1.79
Economic Development *	3.29	1.81
Subtotal EA Shared Services	45.63	53.30
Grants-in-Aid - Individual Areas	1.24	2.50
Area Wide Total	101.58	115.73
Part Area B Services		
Malaspina Fire Protection	64.97	68.07
Myrtle Pond Water [parcel tax]	506.81	519.48
	571.78	587.55

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

This table is an estimate calculated on the financial plan bylaw adopted on March 23, 2017 and the 2017 completed assessment roll. The actual tax rates will be based on the 2017 revised assessment roll plus the first supplement. The provincial tax collection fee of 5.25% is not included in the estimate, so your 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 deferral program, as well as other valuable tax information: www.sbr.gov.bc.ca/rpt/

Powell River Regional District - visit the financial section of our website: www.powellriverrd.bc.ca.

Or contact:

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POWELL RIVER
REGIONAL DISTRICT

2017 Rural Property Tax Guide

**Powell River Regional District
Electoral Area B**

2017 BUDGET HIGHLIGHTS

The 2017 budget covers the regular day-to-day operations of the 35 local government services provided annually in individual electoral areas and across the Powell River region. Listed below are the key initiatives being instituted in 2017 to enhance some of these services. The cost of these initiatives will be borne solely by the taxpayers or customers benefitting from these improvements.

- Mapping of the PRRD's assets to enhance asset management practices.
- Development of a corporate greenhouse reduction strategy.
- Investments in public engagement including live-streaming of Board and Committee meetings.
- Continuation of the organics diversion pilot project.
- Review and update of the official community plan for Electoral Area D.
- 58 capital projects are contemplated for 2017 to include: upgrades to the Texada Island Medical Clinic; completion of the Padgett Road bike path; resurfacing of the tennis courts at both Palm Beach and Craig parks; construction of a group campsite at Palm Beach park; phase 1 of a Resource Recovery Centre at the former Marine Avenue Transfer Site will begin in 2017 with detailed site closure planning; new ortho photos of the region will be taken in 2017 to update our GIS mapping data; the Lund Sewer system will see major upgrades funded through a federal/provincial CWWF grant; and the Savary Island Dock will be upgraded / enhanced.
- The 2017 budget provides for the completion of the solid waste management plan updates for both the mainland / Texada Island and Lasqueti Island.
- An allocation is provided for the following potential services: Regional Recreation; Regional Museum; Savary Island Community Recreation; and Squitty Bay Dock.

Further details on these initiatives and the 2017 budget highlights are available in the financial section of the Powell River Regional District (PRRD) website at www.powellriverrd.bc.ca.

ABOUT THE POWELL RIVER REGIONAL DISTRICT

The PRRD 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 2017 budget includes a 40% cost share allocation towards both a nurse call system and a patient monitoring system, as well as a \$75,000 contribution toward capital equipment valued at greater than \$5,000 but less than \$100,000 for Powell River operations and a \$3,000 contribution toward operation of the Judith Fisher Centre on Lasqueti Island.

The RHD also funds debt payments of the Willingdon Creek Village complex care facility which was built to replace Olive Devaud. 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 all the same members as the PRRD's regional board as well as one representative from Tla'amin Nation.

2017 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 2017 assessed values for the regional district as a whole have increase by 2.4% over 2016.

Total 2017 **Recreation/Non-Profit** class assessed values saw the largest increase at 26.2% in the regional district as a whole. The increase was greatest in Area B at 119.3%. Area B also saw an increase of 19.8% in the **Managed Forest** class.

Area A saw a decrease of 25.6% of assessed values for **Managed Forest** and a decrease of 18.7% of assessed values in the **Recreation/Non-Profit** class.

Area C saw an increase of 29.8% in the **Managed Forest** class and a decrease of 19.5% in the **Business/Other** class.

UNDERSTANDING YOUR TAX NOTICE

You have just received your 2017 tax notice from the province. The province collects taxes for schools, roads, policing and regional district services. The PRRD 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.

PRRD Electoral Area Services This is your electoral area tax for services provided by the PRRD. 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.

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.

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.