

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 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 does not pay for Cemeteries Service, 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.

CITY OF POWELL RIVER

Following are the residential taxes per \$100,000 of net taxable value for the years 2017 and 2018.

	2017	2018
Regional Services		
General Administration	24.63	23.38
Grants-in-Aid - General	2.45	1.21
Regional Parks	9.34	9.53
Waste Management	10.79	10.03
Regional Emergency Preparedness	5.25	4.61
Subtotal Regional Services	52.47	48.77

Sub-Regional Services		
Emergency Telephone - 911	3.49	3.16
Cemeteries	2.03	2.07
Regional Animal Shelter	1.89	1.71
Subtotal Sub-Regional Services	7.41	6.94

Total **59.88** **55.70**

Regional Services are contributed to by the City of Powell River, a portion of the Sechelt Indian Government District, Electoral Areas A, B, C, D, E.

Sub-Regional Services are contributed to by the City of Powell River, a portion of the Sechelt Indian Government District, Electoral Areas A, B, C, D.

This table is an estimate calculated on the financial plan bylaw adopted on March 29, 2018 and the 2018 completed assessment roll. The actual tax rates will be based on the 2018 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 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

2018 Rural Property Tax Guide

**Powell River Regional District
City of Powell River**

2018 BUDGET HIGHLIGHTS

The 2018 budget covers the regular day-to-day operations of the 43 local government services provided annually in individual electoral areas and across the Powell River Regional District.

Below are key initiatives being instituted in 2018 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

- Waste Management - Continuation of the Marine Avenue Waste Site Closure plan, purchase of a BurnBoss air curtain burner to assist with invasive species control.
- Regional Parks - Conversion of the rock wall shoreline at Palm Beach to a Green Shore, replacement of supports for the Haywire Bay access bridge.
- Cemeteries - Landscaping at Cranberry and Woodland Cemetery, replacement of the Cranberry Cemetery fence, office siding and utility vehicle.
- Regional Emergency Preparedness - Install of emergency evacuation supply containers, install of a generator for the Regional District Maintenance Facility Emergency Operations Centre.

Electoral Area Services

- Fire Protection - New water tender and fire engine for Malaspina Volunteer Fire Department, secure and survey donated land for Northside Volunteer Fire Department hall replacement.
- Continuation of Lund Sewer pump station upgrades and Emil Road extension.
- Texada Health Center upgrades.
- Savary Island Dock bike racks and pedestrian way upgrade.
- Lasqueti recycling center extension.

Further details on these initiatives and the 2018 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 municipality 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 2018 budget includes completion of a 40% cost share 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 Hospital operations.

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 PRRD's regional board as well as one representative from Tla'amin Nation.

2018 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 16.2% over 2017.

Managed Forest class assessed values saw the largest increase in the regional district as a whole at 40.5%. This peaked in Area C at 58.0%.

The largest increase of 115.8% was seen in Area C **Business/Other** class.

Residential class assessments saw increases above 20% in the Municipality and Areas B, C and D.

Most Area's **Farm** class assessments experienced decreases in assessed value in 2018.

The largest decreases were seen in **Recreation/Non-Profit** class assessments for Area B with -55.6% and Area D with -66.3%.

UNDERSTANDING YOUR TAX NOTICE

You have just received your 2018 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. 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.