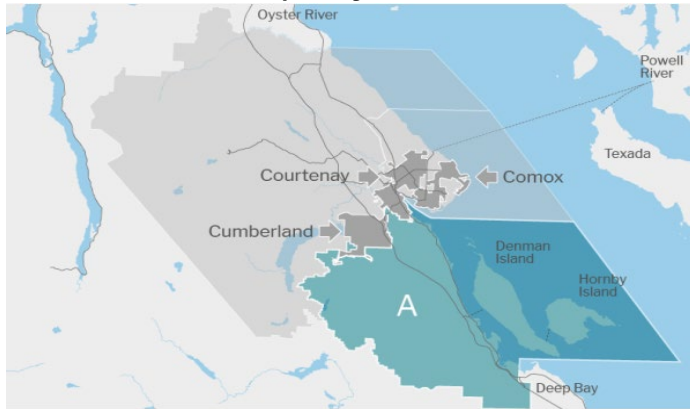




comoxvalleyrd.ca

2024

Comox Valley Regional District Property Taxes



Electoral Area A – Denman and Hornby Islands

Area Director: Daniel Arbour
Population – 2,616

Electoral Area A begins at the southern boundaries of the City of Courtenay and the Village of Cumberland, stretching south to Cook Creek, the most southerly boundary of the Comox Valley Regional District. It includes Baynes Sound (Royston, Union Bay, and Fanny Bay – population 5,310), Denman (population – 1,391) and Hornby (population – 1,225) Islands.

Within the province of BC, regional districts do not issue property tax notices nor collect taxes directly from residents. Your 2024 Property Tax will be issued by the Surveyor of Taxes through the Province of BC.

The Comox Valley Regional District (CVRD) will receive payment from the province in August for the requisition.

The province also collects taxes on behalf of other government agencies for police, schools, hospitals, roads and many other services not provided through the regional district. Those tax rates are not included in the CVRD calculations.

The CVRD currently provides 100 different services to its residents and businesses. These 100 services are organized into eight core service categories. As not all services are available in each electoral area, the services shown on your property tax notice will be the unique mix provided to your property. As a taxpayer you will only pay for the services you receive.

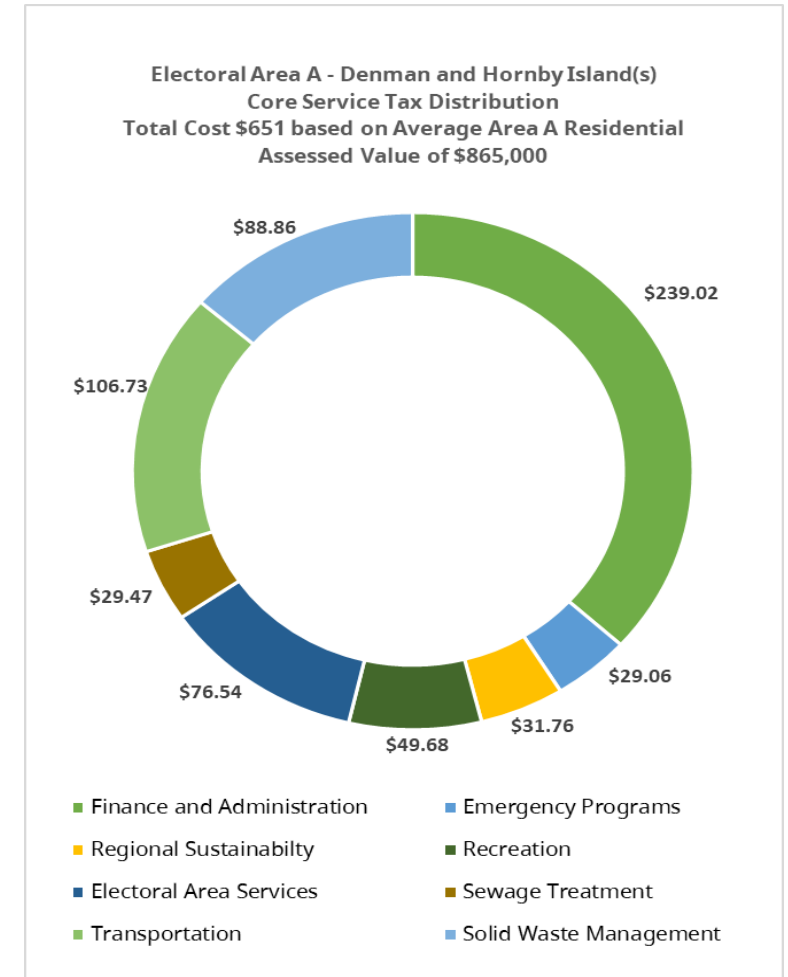
Some of the services are regional (meaning that every property in the CVRD will pay), some are electoral area specific (meaning that all properties in Area A will pay), and some are provided to local service areas with the electoral area (meaning that only specific properties within Area A will pay). A complete listing of all Area A services are on the back of this page.

Property Taxes are calculated using your current year assessed value multiplied by the service tax rate. In Area A the average Residential Property Value for 2024 is **\$865,000** (provided by the BC Assessment Authority).

On March 19, 2024, the Board of Directors adopted the 2024 – 2028 Financial Plan and Capital Expenditure Bylaw. www.comoxvalleyrd.ca/currentbudget

The approved 2024 Tax Requisition for the 100 services delivered is \$46,602,019; of which Area A – Denman and Hornby Island(s) residents contribute \$1,405,673 to 22 core services.

HOW THE FUNDS ARE SPENT IN YOUR AREA



2024 Service Tax Rate by Core Service Category









Electoral Area A – Denman and Hornby Island(s) contributes to 22 services across the CVRD eight core categories for a total cost of \$75.00 per \$100,000 of assessed values. Depending on where in Area A – Denman and Hornby Island(s) your property is located, you may also pay for one or more of the following services:

Electoral Area A - Denman Island - Other Requisitions (Defined / Specified Areas)				
Service Number	Function Name	Tax Rate	Cost per	
		per \$1,000 Assessed Value	\$100,000 of Property Assessed	
		2024	2024	
123	Denman Island - Grant in Aid	\$0.0158	\$1.58	
154	Denman Island - Feasibility Studies	\$0.0046	\$0.46	
215	Denman Island Fire Protection	\$0.5751	\$57.51	
362	Denman Island Garbage Collection	\$0.1559	\$15.59	
555	Denman Island Economic Development	\$0.0759	\$7.59	
605	Denman Island Recreation	\$0.0208	\$2.08	
619	Denman Island Parks and Greenways	\$0.1468	\$14.68	
675	Denman Island Community Facilities	\$0.1052	\$10.52	
694	Denman Island Heritage Conservation	\$0.0013	\$0.13	
710	Denman Island Streetlighting	\$0.2202	\$22.02	

Electoral Area A - Hornby Island - Other Requisitions (Defined / Specified Areas)				
Service Number	Function Name	Tax Rate	Cost per	
		per \$1,000 Assessed Value	\$100,000 of Property Assessed	
		2024	2024	
124	Hornby Island - Grant in Aid	\$0.0156	\$1.56	
155	Hornby Island - Feasibility Studies	\$0.0080	\$0.80	
220	Hornby Island Fire Protection	\$0.6582	\$65.82	
360	Hornby Island Garbage Disposal	\$0.3930	\$39.30	
556	Hornby Island Economic Development	\$0.1140	\$11.40	
606	Hornby Island Recreation	\$0.0295	\$2.95	
620	Hornby Island Parks and Greenways	\$0.1866	\$18.66	
670	Hornby Island Community Hall	\$0.0982	\$9.82	
688	Hornby Island Comfort Station	\$0.0364	\$3.64	
695	Hornby Island Heritage Conservation	\$0.0014	\$0.14	

Residents in the Denman Island Local Water Service Area and the Graham Lake Water Improvement District will also have a parcel tax on their tax notices.

2024 Area A – Denman and Hornby Islands Core Services

		Finance and Administration	\$27.65	
		110 Admin. & General Government	\$0.57	
		150 Feasibility Studies - Regional	\$0.05	
		275 911 Answering Service	\$3.13	
		795 CV Airport Service	(\$0.43)	
		130 Electoral Areas Governance	\$9.53	
		630 VI Regional Library	\$14.80	
		Emergency Programs		
		200 Victim Services Program	\$0.38	\$3.36
		205 CV Community Justice	\$0.26	
		265 CV Search and Rescue	\$0.83	
		270 CV Emergency Program	\$1.89	
		Regional Sustainability	\$3.67	
		450 Emergency Shelter Land Acquisition	\$2.25	
		625 Regional Parks and Trails	\$1.42	
		Recreation	\$5.74	
		600 Recreation grant	\$2.24	
		607 Denman/Hornby Rec Complexes	\$1.81	
		660 CV Exhibition Grounds	\$1.70	
		Electoral Area Services	\$8.85	
		296 Weed Control	\$0.30	
		299 Denman/Hornby Bylaw Enforcement	\$3.38	
		530 House Numbering Area C	\$0.02	
		560 Denman/Hornby High Speed Internet	\$5.15	
		Sewage Treatment	\$3.41	
		340 Liquid Waste Mgmt	\$3.41	
		Transportation	\$12.34	
		780 Transit Comox Valley	\$12.34	
		Solid Waste Management	\$10.27	
		391 Comox Strathcona Waste Management	\$10.27	

Grant Funding

Within the 2024 – 2028 Financial Plan and Capital Expenditure Bylaw, Community Works Funds of \$563,986 and Growing Communities Funds of \$875,000 have been allocated to Electoral Area A – Denman and Hornby Island(s) for key initiatives and capital projects including:

- Shingle Spit Boat Ramp \$ 365,680
- Denman Island Cross Trail \$ 155,000
- Denman Island Fire Hall \$ 850,000
- Little Tribune Bay Comfort Station \$ 20,000

The use of grant funding allows for greater financial stability for the residents while advancing benefit to the greater community.

New in 2024 is the Residential Property Tax Calculator – this interactive online calculator will provide an estimate of your property tax levy. You will need your current property assessment value from the BC Assessment Authority.

For more information specific to Area A – Denman and Hornby Island(s), your property taxes, the 2024 – 2028 financial plan, the core services and strategic priorities go to www.comoxvalleyrd.ca/finance

While on the website explore our Connect section and see projects and initiatives that are ongoing in other areas of the CVRD. Join in the discussions on the engage website and give us your feedback to help guide future plans.