



REGIONAL
DISTRICT
OF NANAIMO

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San Pareil Property Owners and Residents Association AGM

June 15, 2023



Agenda

Property Tax Notices

- Regional District of Nanaimo (RDN) As a Whole
- RDN Services
- Electoral Area G Property Taxes
- Reading your Property Tax Notice
- San Pareil Local Services
- How is the property tax notice prepared?
- Where can you get more information and participate in a Budget Survey?

San Pareil Water Service

RDN As a Whole

- 2023 Approved Budget is \$224 million
- Funds are generated through taxation, grants and operating revenue
- The largest expenditures are for
 - Public Transit
 - Solid Waste Management
 - Regional and Community Parks
 - Wastewater Treatment
- Capital Expenditures planned for 2023 total \$61.7 million
- See the first 3 panels of the Property Tax Brochure for more detail

RDN Services

- The RDN has a total of 106 services:
 - For List, see page 7 – 9 of ‘2023 – 2027 Amended Financial Plan’ found at <https://www.rdn.bc.ca/financial-reports>
- Of the 106 services, there are:
 - General Services – applying to all the participants in an Electoral Area or Municipality
 - Local Services – applying to a portion of an Electoral Area or Municipality
 - Requisition Allocation is based on the bylaw for the service and can be by Assessment, Population, Usage, a combination of these or Parcel Tax
- Each service must be accounted for separately – funds requisitioned for one service can only be used for that service

Electoral Area G Property Taxes

- All Electoral Area G residents participate in 27 General Services (See Bar Graph handout for all 27) such as
 - Community Parks (EA G only)
 - Feasibility Studies (EA G only)
 - Northern Community Transit (TQB, Parksville & EA E, G &H)
 - Ravensong Aquatic Centre (TQB, Parksville & EA F, G &H)
 - Regional Parks (all Electoral Areas and Municipalities)
- Some Electoral Area G residents participate in the 10 Local Services for example for your area:
 - Parksville Fire Protection and
 - San Pareil Water

Reading Your Property Tax Notice

	Class	Land Value	Improvements	Rate	No Grant A	Reg Grant B	Add'l Grant C
Provincial Services							
School	01	505,000	415,000	1.13960	1,048.43	1,048.43	1,048.43
Less: Home Owner Grant					0.00	(770.00)	(1,045.00)
Net School					1,048.43	278.43	3.43
Provincial Rural Tax	01	505,000	415,000	0.34000	312.80	312.80	312.80
Police Tax	01	505,000	415,000	0.07900	72.68	72.68	72.68
Local Services							
AREA G NANAIMO	01	505,000	415,000	1.04581	962.15	962.15	962.15
PARKSVILLE FIRE PROT	01	505,000	415,000	0.40946	376.70	376.70	376.70
NANAIMO REG HOSP	01	505,000	415,000	0.35286	324.45	324.45	324.45
BC ASSESSMENT	01	505,000	415,000	0.03360	30.91	30.91	30.91
MUNICIPAL FINANCE AUTHORITY	01	505,000	415,000	0.00020	0.18	0.18	0.18
Parcel Tax							
G D69 COMM JUSTICE					6.98	6.98	6.98
WTR/WTRSHD PROTEC					16.83	16.83	16.83
SAN PAREIL WATER					542.90	542.90	542.90
SAN PAREIL WATER UV TREATMENT					99.99	99.99	99.99
San Pareil Water Upgrade SRVA#66					294.75	294.75	294.75
TOTAL 2023 PROPERTY TAXES					4,089.75	3,319.75	3,044.75
BALANCE					4,089.75	3,319.75	3,044.75

San Pareil Local Services

Parksville Fire Protection – Fire Services Agreement 2022-2026

San Pareil Water

- Majority of the revenue required to run the water system
- Remainder comes from User Rates

San Pareil Water UV Treatment

- 83% of Project Costs covered through grant funding from Provincial and Federal Government;
- Lumpsum option of \$467.39 payable by March 20,2020 or 5 years annual parcel tax of approximately \$100 from 2020 to 2024

San Pareil Water Upgrade SRVA#66

- Lumpsum option of \$4,200 payable in 2014 or 20 years annual parcel tax of approximately \$277 from 2014 to 2034

How is the Property Tax Noticed Prepared?

- The Province prepares the property tax notices for Rural Areas
- RDN provides requisition information in early April and receives funds in early August
- British Columbia Assessment Authority provides assessed values
 - Questions about assessments?
 - Call 1-866-valueBC (1-866-825-8322)

Nanaimo Regional Hospital District

- Board has approved its commitment to the following 5 priority projects:
 - Cancer Centre
 - Patient Tower
 - Long Term Care Facility
 - Catheterization Lab
 - High Acuity Unit
- NRHD is increasing taxation over time, building up reserves to meet our best projection of funds needed for the priority projects and reducing our reliance on debt
- For 2023, the requisition is \$35.18 per \$100,000 of assessed property value, an increase of \$3.92 per \$100,000 from 2022

More Information & Budget Survey

- www.getinvolved.rdn.ca/rdn-budget-talks
 - Budget survey is open now until July 14th
- www.rdn.bc.ca/financial-reports

Questions?

San Pareil Water Service Area System Description

- 299 homes connected + fire protection to entire neighbourhood
- 2 groundwater wells
- Ultraviolet disinfection
- Chlorine disinfection
- 2 concrete reservoirs
- Fully redundant distribution pumping system
- 6.4km asbestos cement watermain
- 1.6km PVC watermain
- Diesel emergency generator
- Fire hydrants

San Pareil Water Service Area Annual Budget

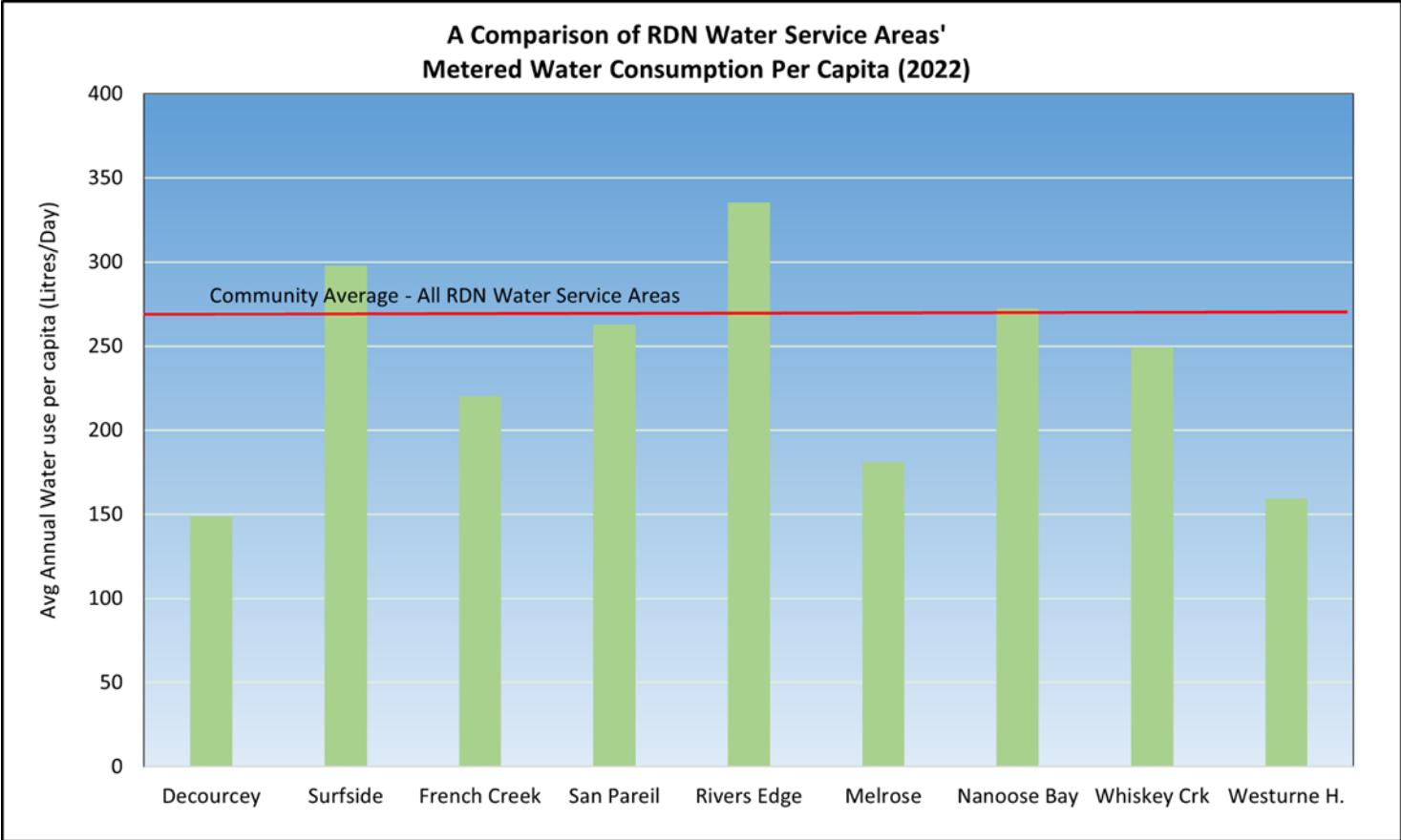
Total Revenue in 2023 is \$394,000. This is made up of:

- Parcel Taxes \$170,000
- User Rates \$ 85,000
- Transfers from Capital Reserve \$ 66,000
- Grants \$ 35,000
- Carry-forwards from 2022 \$ 30,000
- Transfer from Operating Reserve \$ 5,000
- 2022 Budget surplus \$ 4,000

Capital projects for 2023 include SCADA, #1 Reservoir Repairs, Fire Protection Upgrades on Shorewood Drive

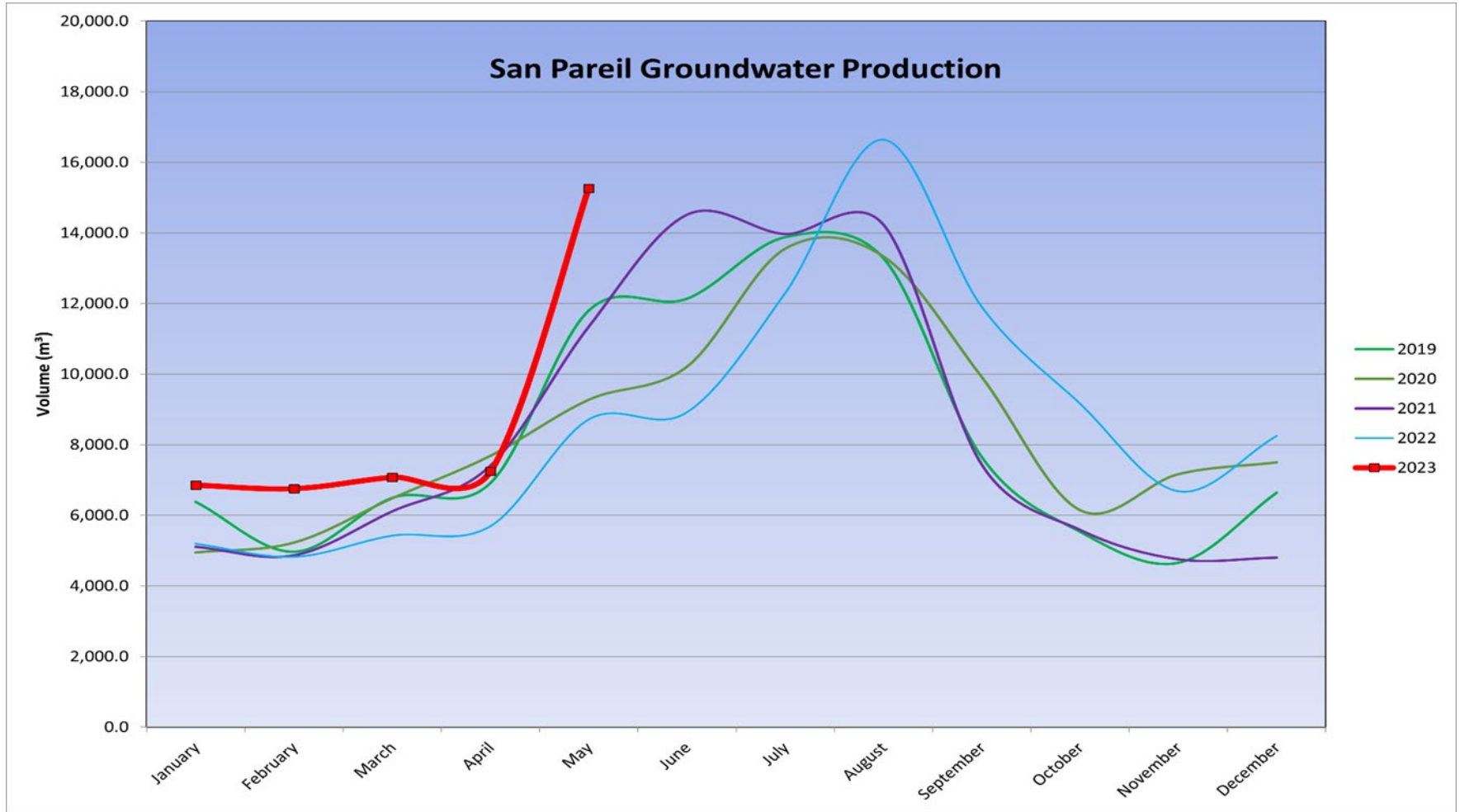
San Pareil Water Service Area

Water Usage Comparison

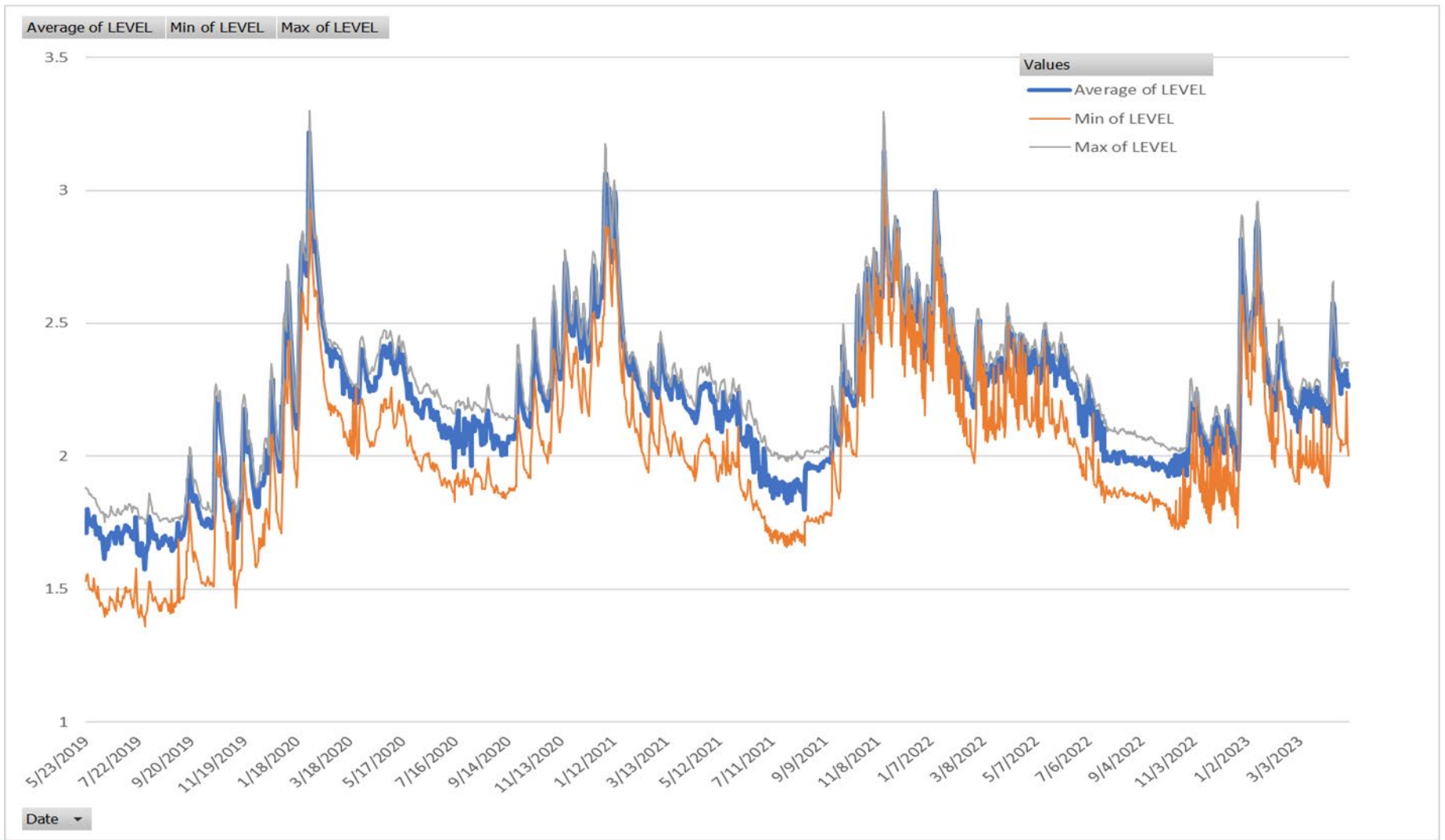


San Pareil Water Service Area

Water Usage History



San Pareil Water Service Area Well Trends



San Pareil Water Service Area Future Capital/Asset Management

10 years

- Common equipment and vehicles \$23,000 (total)
- Well Pump Replacements \$20,000
- Shorewood Watermain Looping \$200,000

20 years

- Common equipment and vehicles \$23,000 (total)
- UV Reactor Replacement \$200,000
- Distribution Pump replacement \$20,000
- Pumphouse Roof Replacement \$10,000
- Emergency Generator Replacement \$120,000

No timeline

- Asbestos Cement watermain replacement \$4,400,000

Questions?