



THE CORPORATION OF THE CITY OF COURTENAY

## STAFF REPORT

**To:** Council  
**From:** City Manager (CAO)  
**Subject:** 2023 Property Tax Bylaw

**File No.:** 1705-20/1970-02  
**Date:** April 26, 2023

### PURPOSE:

To seek adoption of the 2023 property tax rate bylaw.

### BACKGROUND:

Per section 197 of the *Community Charter* Council must adopt the annual property tax bylaw prior to May 15<sup>th</sup> of the year. The property tax bylaw must be adopted after the five-year financial plan bylaw.

### POLICY ANALYSIS:

With the adoption the 2023-2027 Consolidated Financial Plan Bylaw 3096, 2023 which authorizes all spending, along with revenue reequipments to support spending. The Financial Plan authorizes \$31,195,000 in property taxation to be levied. The property tax bylaw provides the tax rates necessary to levy property tax based on current year property value assessment.

The property tax bylaw also includes tax rates for the other taxing authorities that the City collects property tax on their behalf. These other authorities include:

- Comox Valley Regional District
- Comox Strathcona Regional Hospital District
- Vancouver Island Regional Library
- Municipal Finance Authority of British Columbia
- British Columbia Assessment Authority
- Downtown Courtenay Business Improvement Area

### FINANCIAL IMPLICATIONS:

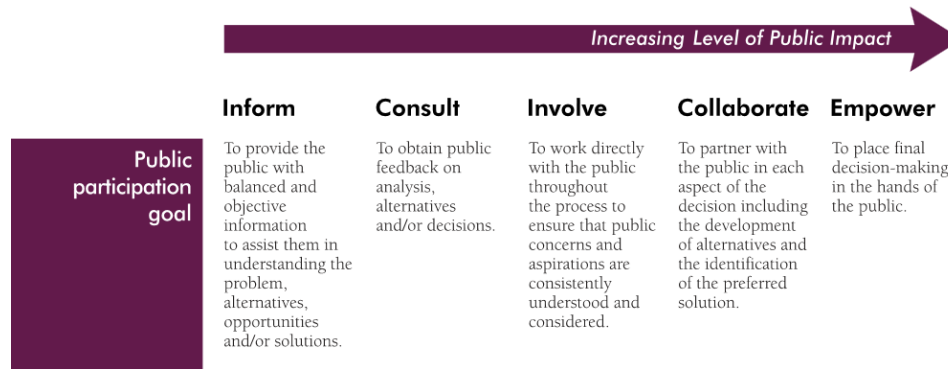
The total value of property taxation to be collected by this bylaw for all authorities is \$43.3 million dollars (\$38.9M-2022). The average home valued at \$716,077 is expected to see a combined tax and utility increase of \$394 (9%) for a total property tax payment of \$4,765 for 2023, this includes all taxing authorities (Regional District, Regional Hospital District, Library, Municipal Finance Authority, BC Assessment and School) and average utility charges.

### ADMINISTRATIVE IMPLICATIONS:

Once the property tax bylaw is adopted finance staff will begin to print and mail the annual property tax notices with a targeted delivery date of early June. Property taxes are due on Tuesday July 4<sup>th</sup>.

### PUBLIC ENGAGEMENT:

Staff would inform the public based on the IAP2 Spectrum of Public Participation:



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**OPTIONS:**

1. THAT Council give first, second and third readings to City of Courtenay Tax Rates Bylaw 3097, 2023.
2. THAT Council provide alternative direction to staff.

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