

Local services in the study area

In the City
of Duncan



In Area D and E
(parts in study area)



<i>(A) Functions and services that differ</i>			
1	Reg. District (CVRD) director	A member of City council	Each area elects one director
2	Main local gov't body	City council	CVRD board
3	Property tax collection	City	Province
4	Zoning bylaws	City council	CVRD board
5	Official community plan	City council	CVRD board
6	Subdivision approval	City staff	Provincial staff*
7	Water system	City	CVRD contract with City
8	Sewage collection system	City	CVRD**
9	Building permits + inspections	City	CVRD
10	Local road maintenance and repair	City (but hwy is a provincial service)	Province (via a contractor)
11	Garbage collection + recycling	City (own staff)	CVRD (contractor)
12	Pool	City	n.a. (no pool in study part of D or E)
13	Community parks	City	CVRD

<i>(B) Shared functions and services</i>			
1	Sewage treatment / disposal	Joint City-North Cowichan-CVRD	Joint City-North Cowichan-CVRD
2	Fire department	City fire dep't	City dep't (CVRD contracts with City)
3	Policing	Province/RCMP	Province/RCMP
4	Garbage disposal (landfill)	CVRD	CVRD
5	Cowichan Centre	CVRD~	CVRD~
6	Library	V.I. Library Distr.	V.I. Library Distr.
7	Highway	Province	Province
8	Property assessment	Province	Province

CVRD = Cowichan Valley Regional District

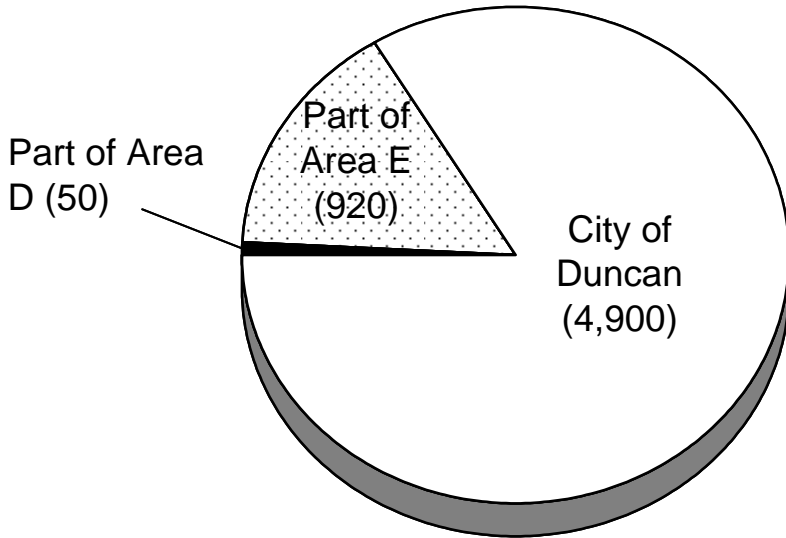
** Excludes Langtry Rd

* Subdivision application is made to CVRD but provincial staff has approval authority

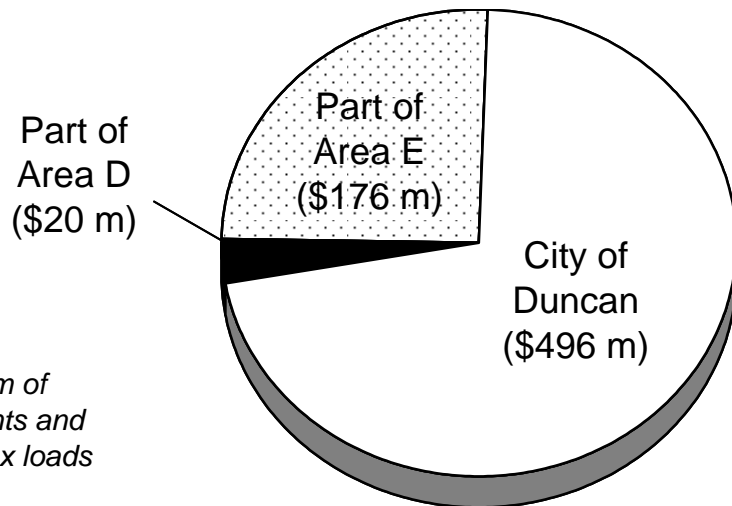
^ The CVRD parks in Area D and E lie outside the study area

~ Participation in funding varies in the study area (not all areas pay the same)

Study area population



Study area tax base

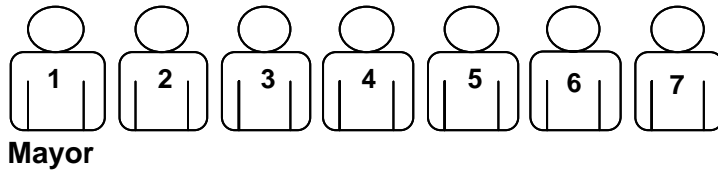


The tax base is the sum of all property assessments and is used to determine tax loads

** Weighted to reflect business and industry's higher tax rates*

What a municipality does

Governed by an elected City Council



Still part of regional district

A member of council sits on the Regional Board
(In Duncan's case, it is the Mayor)

Main City functions

- | | |
|---------------------------|--------------------------------|
| ✓ General administration | ✓ Water system |
| ✓ Local roads + drainage | ✓ Sewer collection system |
| ✓ Fire protection | ✓ Land use regulation |
| ✓ Policing (if over 5000) | ✓ Community parks |
| ✓ Building permits | ✓ Some rec'n facilities (pool) |
| ✓ Building inspection | ✓ Recreation programs |
| ✓ Bylaw enforcement | ✓ Tax policy (City tax only) |
| ✓ Garbage collection | ✓ Liaise with other bodies |

Biggest differences

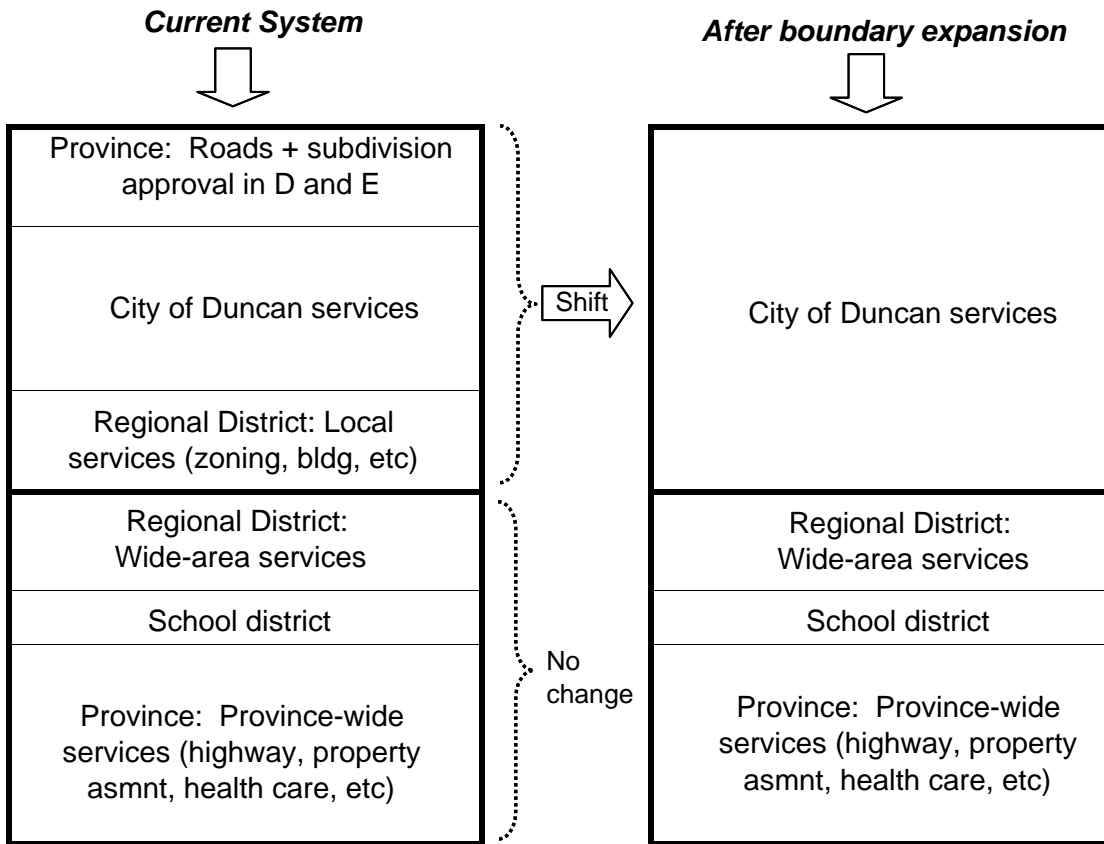
Regional District

- ✓ Federation of different areas
- ✓ Under *Local Government Act*
- ✓ Separate taxes for each service and function
- ✓ Narrower service authority
- ✓ Fewer service obligations
- ✓ Service enactment requires approval of other RD members

Municipality (City)

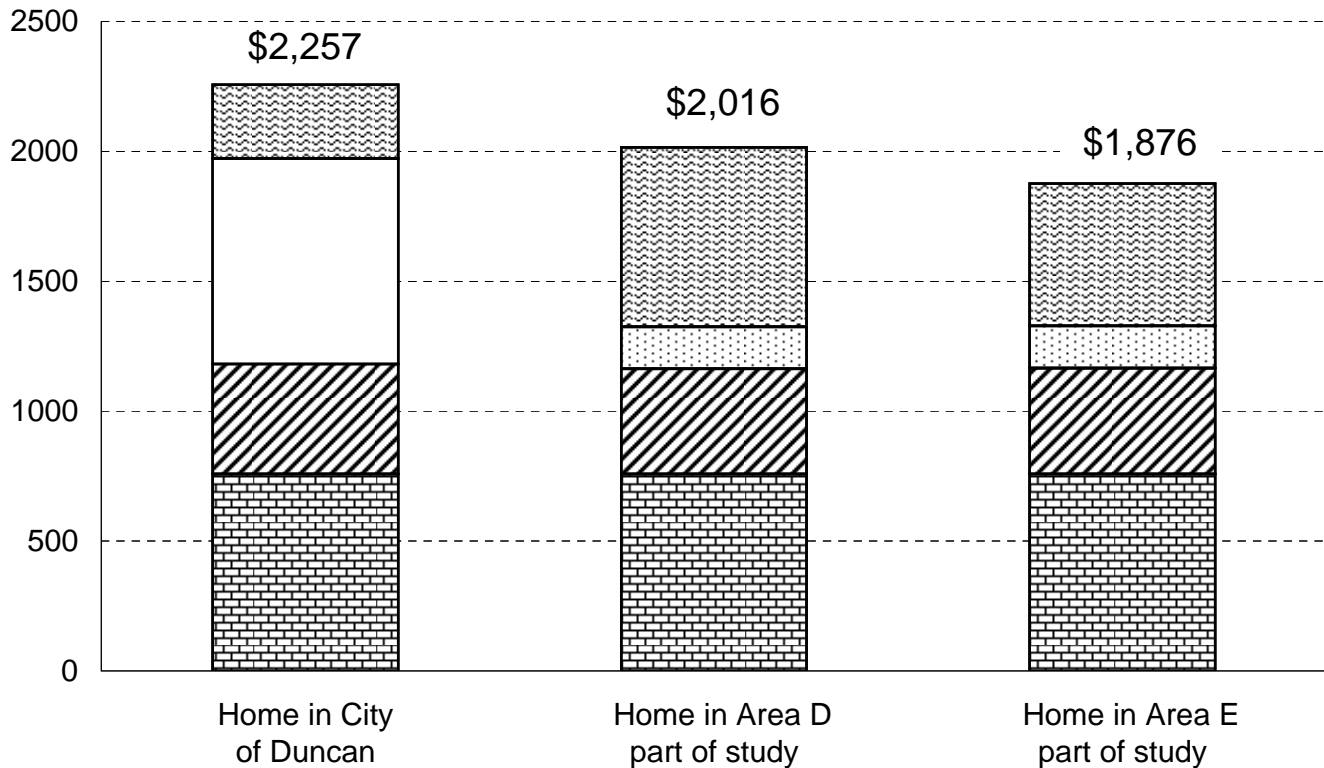
- ✓ Focus on one area
- ✓ Under *Community Charter* and *Local Government Act*
- ✓ One tax for multiple services and functions
- ✓ Broader service authority
- ✓ More service obligations
- ✓ Service enactment up to municipality alone

Layers of local government



2005 Property taxes on a \$200,000 home

-  School, hospital, others
-  Provincial rural tax
-  CVRD taxes
-  Sewer, water and garbage
-  General municipal tax



	In the City of Duncan	Area D part of study	Area E part of study
Provincial rural tax	--	\$162	\$162
General municipal tax	\$791	--	--
CVRD fire protection tax	in mun tax	\$126	\$126
Other CVRD taxes	\$284	\$565	\$422
School tax	\$676	\$676	\$676
Hospital district tax	\$64	\$64	\$64
BC Asmnt Authority + MFA	\$18	\$18	\$18
Total general taxes for most homes	\$1,833	\$1,611	\$1,468
Water parcel tax	\$0	\$0	\$0
Water user fee	\$122	\$152	\$152
Sewer parcel tax	\$20	\$0	\$0
Sewer user fee	\$134	\$173	\$173
Garbage + recycling collection fee	\$148	\$80	\$83
Total property charges	\$2,257	\$2,016	\$1,876

Based on a \$200,000 home; taxes vary with assessed value