



TOWN OF COMOX

Comox Financial News

Council adopts 2022 - 2026 Financial Plan

June 2022

Property taxes are one of the ways the Town collects revenue to pay for Town services. The amount you pay corresponds to the funds needed to provide Town services each year. These Town services include Police, Fire Rescue, Development, Building services, Roads, Storm Drains, Parks, Recreation, and current and future infrastructure replacement.

Council approved a 4.80% overall increase of property-value tax revenue, which is derived from the following classes of Town properties, namely: Residential, Utilities, Light Industrial, Business, Recreation, and Farms.

Future Policing Costs. Municipalities with populations from 5,000 to 14,999 pay 70 percent of the RCMP policing cost as per the agreement with the province. As per the 2021 census, the Town’s population is 14,806. It is projected that the Town will cross the 15,000-population mark in the next census (2026), which will result in its share of policing costs rising to 90% (approx. \$500,000 more).

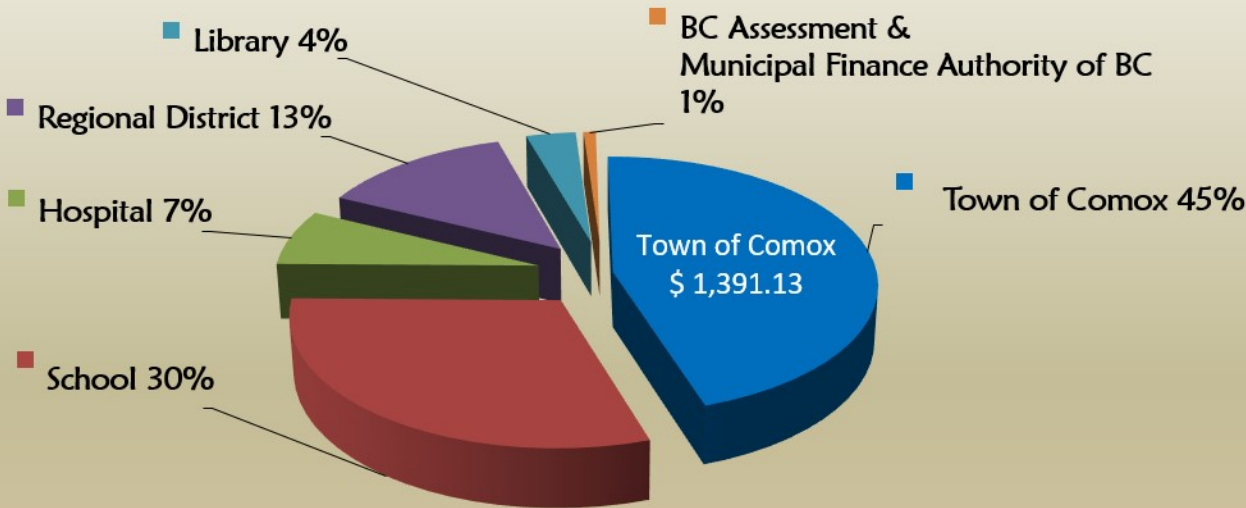
Please be aware that the Town of Comox does not control the levies from other taxing authorities that appear on your tax notice (Schools, Hospital, Library, Regional District, BC Assessment Authority, and Municipal Finance Authority). The Other Taxing Authorities account for 55% of property-value taxes from your Tax Notice.

2022 Tax Notice Summary For the Representative Residential Property

The Town of Comox representative residential property assessments: \$740,087 for 2022 (\$559,080 for 2021) *	Municipal Portion (45% of the total property-value tax)			Total (Property-Value Taxes from All Taxing Authorities)		
	Amount	Increase	Percent	Amount	Increase	Percent
Property-value tax	\$ 1,391.13	\$ 65.13	4.91%	\$ 3,077.12	\$ 116.28	3.93%
Utilities (Water, Sewer, Garbage, Recycling, Yard Waste, & Organics)	1,118.88	52.42	4.92%	1,118.88	52.42	4.92%
Parcel Taxes (Water & Sewer)	130.00	10.00	8.33%	130.00	10.00	8.33%
Representative residential tax notice	\$ 2,640.01	\$ 127.55	5.08%	\$ 4,326.00	\$ 178.70	4.31%

* Each property’s tax increase will differ depending on actual assessed values (2022 and 2021).

Where do my property-value taxes go?



The representative residential property will pay \$3,077 (Town's portion \$1,391) for property-value taxes.

Utilities

Solid Waste (annual cost)		Potable Water (annual cost)		Sanitary Sewer (annual cost)	
Garbage/recycling	148. ⁵⁶	Water usage fee	441. ⁹⁶	Sewer usage fee	440. ⁷⁶
Yard/organics	87. ⁶⁰	Water parcel tax	70. ⁰⁰	Sewer parcel tax	60. ⁰⁰

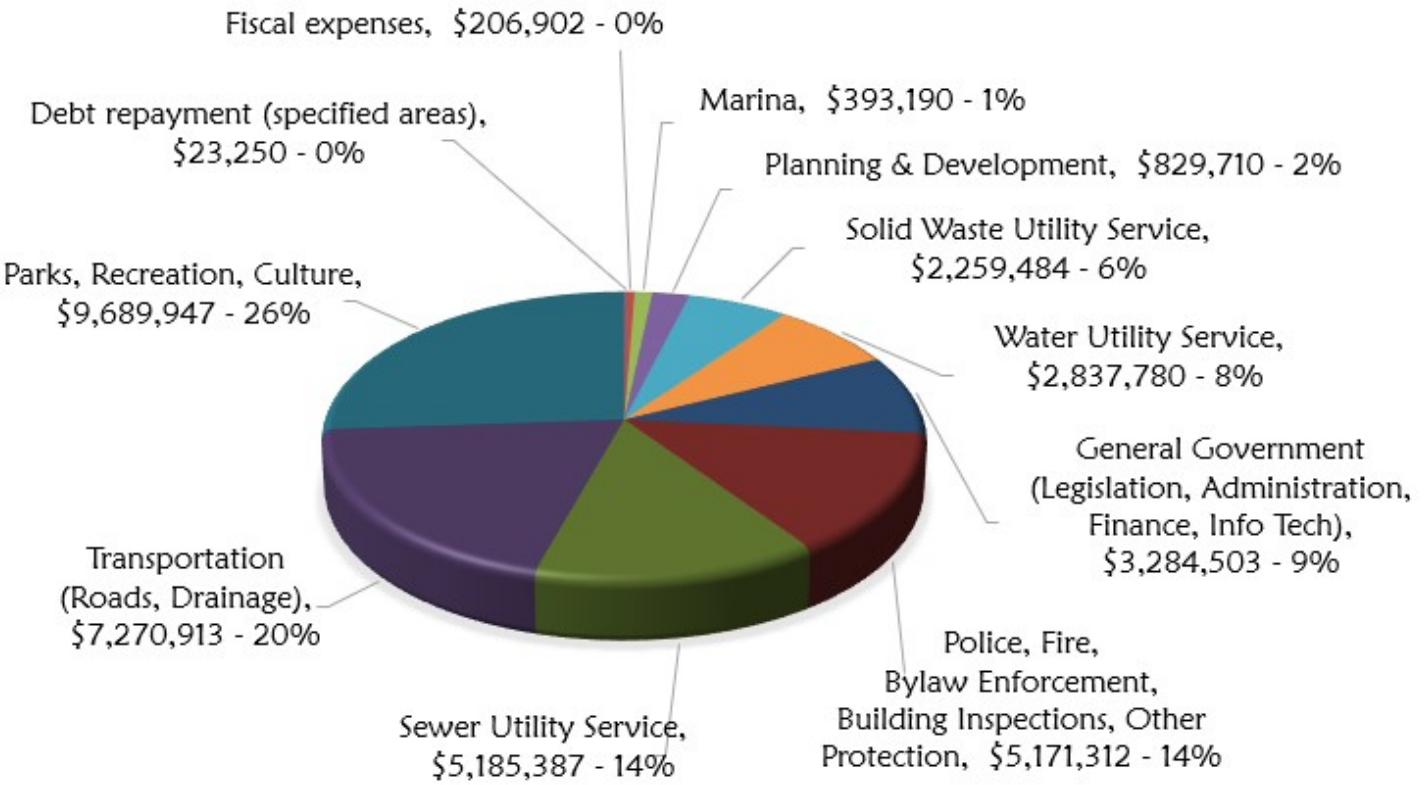
For properties with water meters, the maximum allowable usage is 450 m3. Above the limit, flat rate users will pay \$1.70 per m3, and metered customers will pay \$1.66 per m3.

Check your water usage at: [Water Metering | Town of Comox](http://www.comox.ca/services/water/water-metering) (www.comox.ca/services/water/water-metering).

2022 Capital Project Highlights:

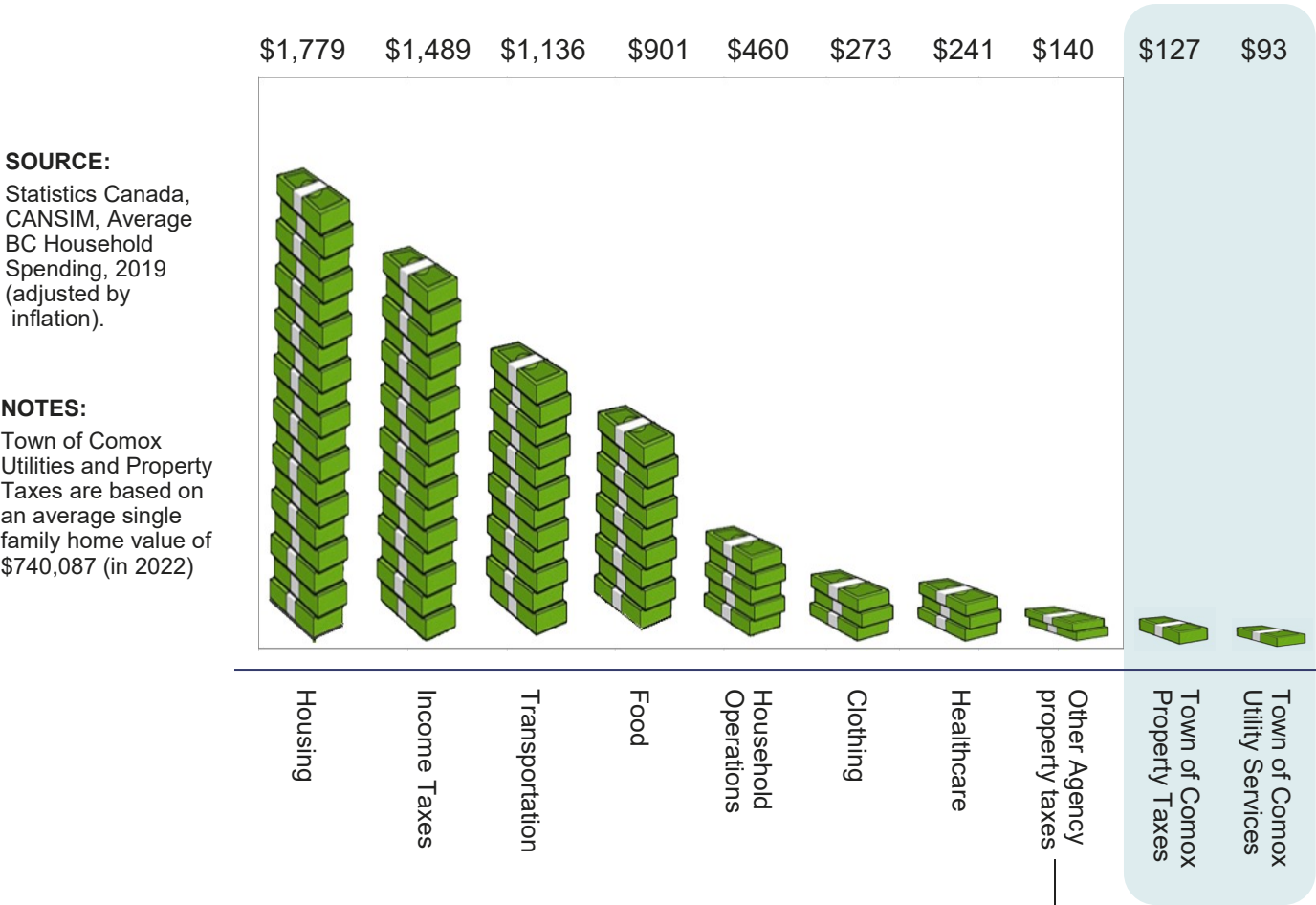
- Comox Ave Sidewalk and Bike Lane (Rodello to Ellis)
- Crosswalk improvement at Comox and Pritchard
- Elks (Kye Bay) Playground Replacement
- Lazo Greenway (safe avenue for pedestrians)
- Resurfacing: Guthrie (Pritchard to School); Koksilah Crt; Lazo Rd (Simba to Kye Bay); Kwakluti Ave; Mahtmoff Pl; Nootka Crt; Tsimshian Ave; Noel Ave (Aitken to Aspen)
- Youth Recreation Infrastructure planning and site identification
- Community Centre Elevator
- New Town Website
- Marina Park Building
- Marina Boat Launch Float
- Foreshore main (Carthew to Ellis)

2022 Comox Spending Distribution Operating (\$22MM) and Capital Expenditures (\$15MM) \$37,152,378



For more information [Budget & Finance | Town of Comox](https://www.comox.ca/town-hall/budget-finance) (www.comox.ca/town-hall/budget-finance).

2021 Average Monthly Household Spending in B.C. Compared to 2022 Comox Taxes & Utilities



SOURCE:
Statistics Canada, CANSIM, Average BC Household Spending, 2019 (adjusted by inflation).

NOTES:
Town of Comox Utilities and Property Taxes are based on an average single family home value of \$740,087 (in 2022)

Other Agency property taxes are collected for the Province of B.C., the Regional District, Hospital District, Vancouver Island Regional Library, BC Assessment and Municipal Finance Authority. The Regional District provides 18 services to the Town, including recreation facilities, exhibition grounds, public transit, solid waste disposal, 911 response, community justice and search & rescue. The Hospital District provides capital funding for new health care facilities and equipment.