

Who is Paul Duncan?

- 8-year permanent resident of Thetis Island
- Work Experience: Economist, Accountant, Banker
- Retired Hobby: volunteer as Financial Analyst (like Global News guest Michael Campbell)
- Thetis Island Volunteer projects: Forbes Hall financing, TI Recycling assessment, Phase 1 & 2 Tax Reports
- Transparent: Phase 1 & 2 Tax Reports public at [Thetis Blog - Front Page \(thetisposts.ca\)](http://thetisposts.ca)
- Concerned with higher taxes for services we don't use while paying for TI services we do use, with volunteers and donations.
- Focus on the future. There has to be a better way.

Thetis Island Community Association Forbes Hall Community Centre



Thetis Island Wharf and Boat Launch

CVRD Parcel Taxes



Thetis Island Improvement District (TIID) Fire Hall



Thetis Island: 18% Area G population
Gulf Islands: 31% Area G assessment
Fair & Equitable Taxes for Minorities



Thetis Island has 3 Governments

- CVRD, Islands Trust, Thetis Island Improvement District (TIID)
- Oct. 16/24: “Islands Trust Requests Provincial Review of Islands Trust Act”. Islands Trust is seeking major changes. See Phase 2 Taxation Report
- All 3 governments want higher taxes
- **This is not sustainable for a small economy like the Gulf Islands**



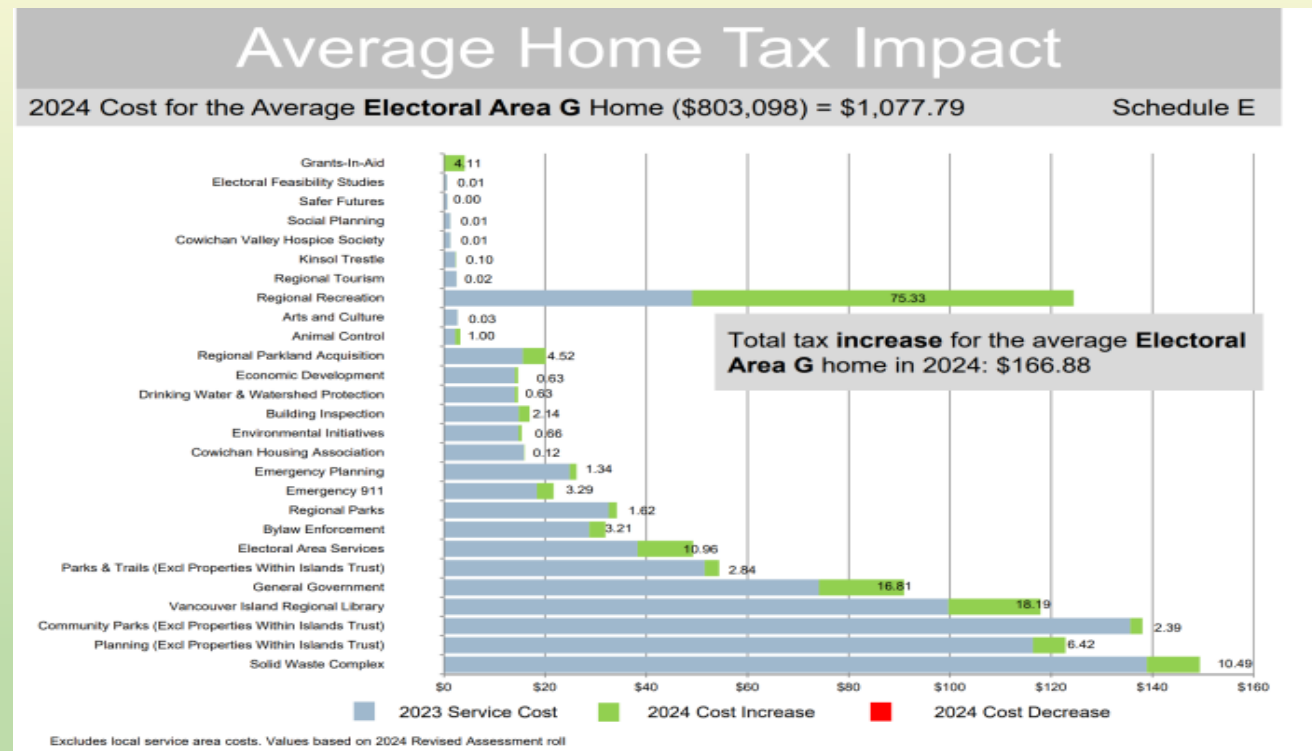
148 Pilkey Point Road Tax Increases

	1 Year	2 Years
Total Property Taxes	\$4,100/12%	\$2,755.91/49%
CVRD Taxes	\$1,015.15/26%	\$615.24/65%
Assessed Value	\$1,015,000/.3%	\$786,000/29%
CPI, Sept. 2024	1.9%	4.8%

- **Property Taxes are way up. Inflation & assessed value increases do not begin to explain the increase.**

2024: “The Average Area G Home valued at \$807,360 would pay \$1,080.89 in Regional District Taxes.” 2023: “The Average Area G home valued at \$805,437 would pay \$909.30 in Regional District Taxes.” 2024 increase 18.9%

<https://www.cvrld.ca/DocumentCenter/View/9540/Sched-E?bidId=>




Recreation Funding Means Tax Increases in 2025


- Phase-in Operations, Maintenance, and Capital Costs for each of the 9 Regional Recreation Facilities. 1/3 in 2023, 2/3 in 2024, 3/3 in 2025. 2024 should have been double 2023.
- 2024 Area G Rec. Funding \$15.46/\$100,000 assessed value, up from \$6.10. Should have been \$12.20. Extra \$3.7 M Supplemental Budget for roof replacements and towards a new field house. Probably more increases in 2025 due to lack of reserve funds.
- Area G 2025 Projected: \$6.10, \$15.46, $\$15.46 + \$6.10 = \$21.56$ / \$100,000 assessed value, **4.6% total increase just for Rec. funding increase & no increase for any other CVRD service.**
- **Gulf Islands do not use Rec. Facilities & should be exempted.**


Is 2024 Tax increase 16.35%, 18.9%, or 26%?

Only your Property Tax Notice is accurate

Log on to eTax BC at <https://www.etax.gov.bc.ca/btp/eservices>

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[Provincial Sales Tax](#)

[IFTA \(International Fuel Tax Agreement\)](#)

[Tobacco Retail Authorization](#)


[Employer Health Tax](#)

[Logging Tax](#)

[Unlicensed Insurance](#)

[Fuel Tax Refund for Persons with Disabilities](#)

[Property Tax Bulk Administration](#)

 **Submit Requested Documents**

[Submit Requested Documents](#)

A Better Way

- Check tax estimates to Property Tax Notices to refine assumptions and reduce forecasting error.
- Sample survey your tax payers in the Fall on potential Budget/tax increases for the following Spring Budget
- Cap the Tax by capping the Budget at 3%, (upper range of Bank of Canada's inflation target) to stop the continuation of large tax increases from the past 2 years.

Service Benefits are not generally measured

- Service benefits should be based on usage. “Play Fair, Pay Fair”
- Usage of CVRD services by Electoral District is generally not measured.
Exception: 9 CVRD Regional Recreation Facilities usage data collection in 2017 and 2021/2022 winter.
- Electoral Area G: Gulf Islands usage is not separated from Saltair.
- The Gulf Islands have less opportunity to use CVRD services compared to Saltair.
- **Unlikely Gulf Island service benefits are keeping pace with Gulf Island tax increases**

A Better Way

- Reduce CVRD services for Gulf Islands & therefore reduce Gulf Island taxes.
- Establish a priority of CVRD Services – mandated services we all pay for (regional hospital), flow through services CVRD not responsible for (regional libraries), remaining services based on usage.
- Gulf Islands becomes a subregion of Area G with different services than Saltair. Gulf Islands already exempt from Community Parks, Planning, Parks & Trails.
- Subregional districts already operate. Comox Valley Regional District, Hornby Island; Qathet Regional District, Lasqueti Island; Strathcona Regional District, Cortes Island

Conclusions

- Thetis Island needs tax room for its own infrastructure.
- There is a Better Way if CVRD recognizes the needs of minorities like the Gulf Islands to only pay for services used.
- There is a Better Way if CVRD pauses further tax increases by capping the 2025 Budget at 3%. For Area G, Rec. funding (4.5%) will mean not meeting the 3% cap without service cuts.
- There is a Better Way if CVRD treats the Gulf Islands as a subregion of Area G with fewer services.
- **On track for 75% tax increase from 2022 to 2026, 19%/year even if taxes capped at 3% for the next 2 years.**

Thank you
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