



2026

REGIONAL DISTRICT OF NANAIMO PROPERTY TAXES

Electoral Area F



Electoral Area F

COOMBS, HILLIERS, ERRINGTON,
WHISKEY CREEK, MEADOWOOD

Understanding Your Property Tax Notice

You have just received your property tax notice sent from the Surveyor of Taxes in Victoria. The Province of BC collects your school, rural, policing and regional district service taxes, and then transfers the amount requisitioned for the RDN as a lumpsum to the RDN after deducting the provincial collection fee of 5.25%.

Regional District of Nanaimo Taxes

GENERAL SERVICES

The RDN collects taxes to provide regional services such as recycling and solid waste management, transit, 911 emergency telephone response, land use planning, bylaw enforcement, community grants and administrative services.

LOCAL SERVICES AREA RATES

Any RDN local services, such as fire protection, sewer, water, or streetlighting, are identified on your property tax notice.

PARCEL TAX

These local government taxes are levied as a flat rate on each parcel/unit and are not dependent on the assessed value of a property. Often these relate to costs for specific services, like sewer and water. Parcel taxes are based on the boundaries set out by the service establishment bylaws.

NANAIMO REGIONAL HOSPITAL DISTRICT (NRHD) TAXES

These taxes provide capital funding for health care facilities including the Nanaimo Regional General Hospital, Eagle Park Health Care Facility, Trillium Lodge and Oceanside Health Centre.

Other Jurisdictions' Taxes

PROVINCIAL SCHOOL TAX

The province collects this tax for education services and school facilities.

PROVINCIAL RURAL TAX AND POLICE TAX

This provincial tax is for rural road maintenance (under the jurisdiction of the Ministry of Transportation and Transit) and police protection services (RCMP). For concerns over road maintenance and snow removal in rural areas, please contact the Ministry of Transportation and Transit's contractor Mainroad at 1-877-215-6006.

BC ASSESSMENT AUTHORITY (BCAA)

BCAA is a Crown corporation that sets all property assessment values in the province. Its costs are recovered by this tax.

MUNICIPAL FINANCE AUTHORITY

The Municipal Finance Authority coordinates debt financing for all local governments in BC.

REGIONAL DISTRICT OF NANAIMO PROPERTY TAX RATES

The rates below are estimates based on the 2026 Completed Roll values, and may vary from the final rates on the property tax notices as a result of revisions to the roll after the submission deadline for property tax inserts set by the Province. A collection fee of 5.25% is applied to these rates by the Province to cover their tax collection costs.

Electoral Area F

General Services

General Services Rates and Parcel Taxes apply to all areas within the Electoral Areas and Municipalities. For more details on what is included in the General Services Rate, visit the RDN website at rdn.bc.ca/financial-reports for each Electoral Area and Municipality's Budget and Property Tax Summary.

	2026	2025
General Services Tax Rate (cost per \$1,000 of assessment)	1.154	1.117
Water/Watershed Protection (cost per parcel/unit)	16.00	16.00
Community Justice (cost per parcel/unit)	7.71	7.29

Local Services

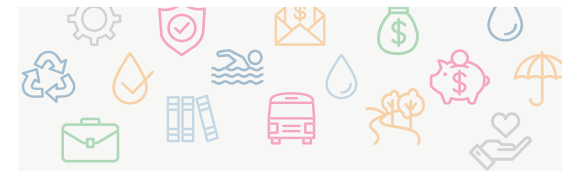
Local Service Area Rates and Local Service Area Parcel Taxes are only levied on properties within the boundaries set out by the specific establishment bylaws, and may not apply to your specific property.

Local Service Area Rates (cost per \$1,000 of assessment)

Errington Fire	0.920	0.762
Coombs-Hilliers Fire	1.161	0.958
Nanoose Bay Fire	0.290	0.271
Dashwood Fire	1.193	1.060
Dashwood Fire Hall	0.398	0.337
French Creek Fire	0.442	0.427
Bow Horn Bay Fire	1.076	0.986
Hwy #4 Streetlighting	0.001	0.001
River's Edge Stormwater	0.024	0.023

Local Service Area Parcel Taxes (flat rate per parcel/unit)

Meadowood Fire	243	257
Whiskey Creek Water	1,440	1,413
Melrose Terrace Water	1,555	1,510
Westurne Heights Water	1,788	1,755



Electoral Area F

2026 APPROVED REGIONAL BUDGET

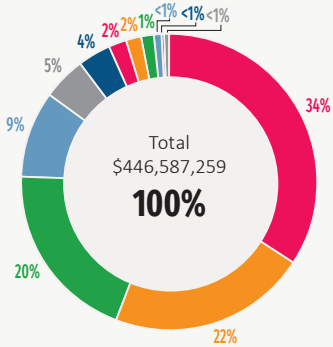
	2026	2025
Area 'F' contribution to RDN General Services property taxes total	\$4,045,421	\$3,885,698
Estimated RDN General Services tax rate per \$100,000 of assessment (Excludes provincial collection fee of 5.25%)	\$115.42	\$111.73
Average residential dwelling assessment value (Based on 2026 BC Assessment Average residential values)	\$735,877	\$749,286
Average Area 'F' General Services property tax amount (Includes Regional Parcel Tax Amount)	\$873.02	\$860.47

Local services taxes are not included in the table above.

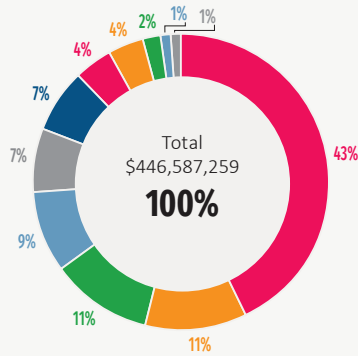
HOW THE FUNDS ARE SPENT IN YOUR AREA

Recreation	32%
Community & Regional Parks	18%
Community & Regional Development	16%
Vancouver Island Regional Library	15%
Administration & Regional Grants Services	9%
Public Safety & Emergency Services	8%
Solid Waste Management	2%

WHERE DOES THE MONEY COME FROM?



WHERE DOES THE MONEY GO?



- | | | | | | |
|--|--|--|---|--|---|
| Debt Proceeds
\$153,008,671
34% | Taxation
\$96,887,119
22% | Reserve, Surplus & DCC Transfers
\$88,085,328
20% | Wastewater Treatment
\$192,126,865
43% | Regional & Community Parks
\$50,765,313
11% | Public Transit
\$48,982,087
11% |
| Grants
\$41,827,653
9% | Recovery of Costs
\$21,768,882
5% | Solid Waste Tipping Fees
\$16,553,581
4% | Solid Waste Management
\$40,973,003
9% | Recreation & Culture
\$31,574,731
7% | Administration & Regional Grant Services
\$30,894,139
7% |
| Utility Billings
\$8,344,723
2% | Other Operating
\$6,748,526
2% | Transit Fares
\$6,053,401
1% | Public Safety
\$18,851,383
4% | Utility Services
\$17,391,332
4% | Planning & Development
\$7,162,737
2% |
| Taxation for Vancouver Island Regional Library
\$3,630,605
<1% | Recreation & Park Fees
\$2,118,945
<1% | Building & Other Permits
\$1,559,825
<1% | Building Inspection & Bylaw Enforcement
\$4,235,064
1% | Vancouver Island Regional Library Transfer
\$3,630,605
1% | |

CAPITAL EXPENDITURES FOR 2026

THESE ARE THE RDN'S LARGEST CAPITAL INVESTMENTS IN THE COMING YEAR

The data provided is for information only and for the whole of the Regional District. For more information about major projects that impact your area, please call RDN Finance at 250-390-6528.

Wastewater Treatment	\$160,219,248
Parks & Recreation	\$57,798,375
Solid Waste / Regional Landfill	\$8,078,214
Water Services	\$4,343,107
Corporate Services	\$3,369,277
Fire Departments	\$3,240,921
Other	\$1,851,006
Transit	\$257,641
TOTAL	\$239,157,789

INQUIRIES ON PROVINCIAL TAXATION AND YOUR PROVINCIAL TAX NOTICE

Please contact Surveyor of Taxes

Toll-free: 1-888-355-2700 or 250-387-0555

For information on homeowner grants, the tax deferral program and other tax information

www.sbr.gov.bc.ca/rpt

FOR INFORMATION ON RDN SERVICES

Visit rdn.bc.ca or call RDN Finance

250-390-6528 or Toll-free: 1-877-607-4111

This brochure is available online at rdn.bc.ca/financial-reports

Get Involved RDN!

FOR INFORMATION ON HOW TO GET INVOLVED, VISIT getinvolved.rdn.ca



NANAIMO REGIONAL HOSPITAL DISTRICT

The Nanaimo Regional Hospital District (NRHD) is an independent entity that provides capital funding for designated healthcare facilities. Island Health pools funding from the Government of BC, NRHD and other sources to maintain, improve and build healthcare facilities on Vancouver Island. The NRHD identified five priority capital projects in 2022. Progress has been made on all projects.

The Government of BC has approved several major health care projects at Nanaimo Regional General Hospital (NRGH) and in the surrounding region. The new High Acuity Unit at NRGH opened to patients in August 2025, and construction on the Nanaimo Cancer Centre began in 2025, with completion anticipated in 2028. A new long-term care facility in Lantzville is currently in the design phase, with construction expected to begin in 2026. In addition, in the fall of 2024, the Province committed to building a new patient tower and a cardiac catheterization lab at NRGH.

These investments are needed to ensure the region has the healthcare facilities and services required to meet the needs of a growing and aging population. A tax levy of approximately \$63.96 per \$100,000 of assessed property value in 2026 is included in the budget for a contribution of \$46.8 million into reserves, an increase of \$10.07 per \$100,000 from the previous year.

The goal is to accumulate reserves to reduce reliance on debt and to prepare the NRHD to meet its partnership funding obligations for large priority projects that are urgently required in the region. This robust financial plan is a clear and resolute indication to the Government of BC that our communities are committed to seeing these projects realized. The NRHD has offered to pay for the concept plan and subsequent business plan for the patient tower and cardiac catheterization lab, and for the construction costs for the catheterization lab, as an innovative way to work collaboratively with the Province to advance these projects.

Electoral Area F

The RDN provides a **Budget Brochure** that is included in the Rural Property Tax notices (printed on white paper in black ink). This brochure is also available in colour format at: [Regional District of Nanaimo | Financial Reports | RDN](#). The following information supplements the brochure and is being shared using rates per \$100,000 to enhance comparability of services that are allocated based on assessed value and those that are done as a flat rate parcel tax.

All Electoral Area F taxpayers participate in **22 General Services** (highlighted in blue), and a portion of its taxpayers participate in one or more of **13 Local Services** (highlighted in green) in Table 1 below. For 2026, the general services cost per \$100,000 is \$115.42 which is up \$3.69 from \$111.73 last year. To calculate the total general services taxes, taxpayers would need to know their assessed value, and this calculation is set out below:

Assessed Value 100,000	X	\$115.42	=	General Service Taxes
Add: Parcel Tax				\$23.71
Total General Services Taxes (including Parcel Tax)				\$XXX

Regional District of Nanaimo taxes are invoiced and collected by the Surveyor of Taxes (SOT) on the Rural Property Tax Notice and may show up on that notice under a number of different line items such as:

- ‘Area F Nanaimo’ for General Services,
- ‘WTR/WTRSHD PROTEC’ for the Water/Watershed Protection parcel tax,
- ‘G D69 COMM JUSTICE’ for the D69 Community Justice parcel tax, and/or
- Name assigned by SOT for each individual local service and local service parcel tax

While only a portion of the taxpayers participate in each local service, all EA F taxpayers will likely participate in at least one local service, which will be a Fire service. Individuals can refer to a previous property tax notice to determine which local service(s) apply to that property. When a local service is allocated as a flat rate (as identified in Table 1 below), then the flat rate represents the total cost. If the local service is allocated as a per \$100,000 rate, the calculation is as follows:

Assessed Value 100,000	X	Rate	=	\$X
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A collection fee of 5.25% is applied to the RDN tax rates by the Surveyor of Taxes to cover their tax collection costs.

2026 Supplemental Information – Electoral Area F

Table 1: Electoral Area F Services and Tax Rates					
	Services	Type of Requisition Allocation	2025 Tax Rate per \$100,000 or Parcel Tax as applicable	2026 Tax Rate per \$100,000 or Parcel Tax as applicable	Tax Rate Change
#	General Services				
1	Administration	Per \$100,000	\$4.40	\$4.60	\$0.20
2	Community Grants	Per \$100,000	0.43	1.02	0.59
3	Electoral Area Administration	Per \$100,000	4.80	4.90	0.10
4	Electoral Area Community Planning	Per \$100,000	14.50	14.90	0.40
5	Regional Growth Strategy	Per \$100,000	1.60	1.70	0.10
6	House Numbering	Per \$100,000	0.10	0.10	0.00
7	Solid Waste Management	Per \$100,000	2.90	1.70	(1.20)
8	Animal Control Area F	Per \$100,000	1.50	1.50	0.00
9	Regional Parks	Per \$100,000	7.70	6.40	(1.30)
10	Community Parks	Per \$100,000	14.30	14.60	0.30
11	Northern Community Recreation	Per \$100,000	12.00	12.50	0.50
12	Oceanside Place	Per \$100,000	8.80	9.40	0.60
13	Ravensong Aquatic Centre	Per \$100,000	13.50	16.10	2.60
14	Liquid Waste Management Planning	Per \$100,000	0.30	0.40	0.10
15	D69 Marine Search & Rescue	Per \$100,000	0.10	0.10	0.00
16	D69 Land Search & Rescue	Per \$100,000	0.10	0.10	0.00
17	D69 Emergency 911	Per \$100,000	3.10	3.10	0.00
18	Emergency Planning	Per \$100,000	3.70	4.00	0.30
19	Feasibility Studies	Per \$100,000	0.30	0.30	0.00
20	Vancouver Island Regional Library	Per \$100,000	17.60	18.00	0.40
	General Services Cost per \$100,000		\$111.73	\$115.42	\$3.69
21	DWWP Parcel Tax	Flat Rate	\$16.00	\$16.00	\$0.00
22	Community Justice Parcel Tax	Flat Rate	7.29	7.71	0.42
	Total Parcel Tax (Flat Rate)		\$23.29	\$23.71	\$0.42
	Local Services				
1	Coombs-Hilliers Fire	Per \$100,000	\$95.80	\$116.10	\$20.30
2	Errington Fire	Per \$100,000	76.20	92.00	15.80
3	Nanoose Bay Fire	Per \$100,000	27.10	29.00	1.90
4	Dashwood Fire	Per \$100,000	106.00	119.30	13.30
5	Dashwood Fire Hall	Per \$100,000	33.70	39.80	6.10
6	Bow Horn Bay Fire	Per \$100,000	98.60	107.60	9.00
7	French Creek Fire Contract	Per \$100,000	42.70	44.20	1.50
8	Hwy # 4 Streetlighting	Per \$100,000	0.10	0.10	0.00
9	River's Edge Stormwater	Per \$100,000	2.30	2.35	0.05
10	Whiskey Creek Water	Flat Rate	1,413.00	1,440.00	27.00
11	Melrose Terrace Water	Flat Rate	1,510.00	1,555.00	45.00
12	Westurne Heights Water	Flat Rate	1,755.00	1,788.00	33.00
13	Meadowood Fire	Flat Rate	257.00	243.00	(14.00)

General Services

There are three general services that have more impact than the other services on the tax rate change in 2026. The explanations for the tax requisition changes are as follows:

Ravensong Aquatic Centre (Increase of \$2.60 per \$100,000)

Contributions to reserves have been increased to go towards the asset management of the facility and there is additional casual coverage for aquatic maintenance staff.

Regional Parks (Decrease of \$1.30 per \$100,000)

The tax requisition in 2025 was increased and funds were placed in reserves in anticipation of a regional parkland and conservation area acquisition. The property will be secured in 2026, and a tax requisition reduction was budgeted in 2026 to provide temporary taxation relief prior to the debt repayments starting in 2027.

Solid Waste Management (Decrease of \$1.20 per \$100,000)

Tax requisition directly funds the programs identified in the Solid Waste Management Plan while also helping to offset the projected reduction in tipping fees associated with achieving higher waste diversion. While the tax requisition for Solid Waste Services is identified in both the approved 2020 Solid Waste Management Plan and the approved 2023 Solid Waste Financial and Asset Management Plan, the Board approved a staff recommendation for an ongoing and sustained tax requisition reduction through the reduction of operation budgets in alignment with the Reserve Fund Policy, which is a Board policy on the management of financial risks.

Local Services

There are eleven different local services that could have more impact than the other services on the tax rate change in 2026 if you are a participant of that service. The explanations for the tax requisition changes are as follows:

Coombs-Hilliers Fire (Increase of \$20.30 per \$100,000)

Increases are due to borrowing for a new fire engine, call-out pay increase for anticipated increased membership, and the implementation of the Occupational Health and Safety Audit recommendations.

Errington Fire (Increase of \$15.80 per \$100,000)

Increases are due to funding the purchase of the two new water tender hook trucks, planning for the scheduled Station #2 Firehall Replacement project and an increase in transfer to the Society for the operation of the fire department.

Nanoose Bay Fire (Increase of \$1.90 per \$100,000)

Board approved the use of Community Works Funds for the fire apparatus to reduce borrowing and debt payments which results in reduced tax requisition over the time period that borrowing would be repaid and also the use of Community Works Funds for a command vehicle which resulted in a reduction in contribution to reserves and tax requisition.

Increase is due to increased operating costs, including calls and practice pay.

Dashwood Fire (Increase of \$13.30 per \$100,000)

Increases are due to an increase in transfer to reserves for fire apparatus replacement to be ordered in 2026 for delivery in 2028 as recommended by the Society as well as an increase in transfer to the Society for the operation of the fire department.

Dashwood Fire Hall (Increase of \$6.10 per \$100,000)

This is a separate service associated with the construction of the new fire hall and the increase is due to debt servicing for the new firehall.

Bow Horn Bay Fire (Increase of \$9.00 per \$100,000)

Increases are attributed to New Fire Engine Borrowing and an increase in transfer to the Society for the operation of the fire department. However, increase is lower than planned due to delayed purchase of Water Tender truck and potential pausing of the Horne Lake Firehall project.

French Creek Fire Contract (Increase of \$1.50 per \$100,000)

Increase in contract for services from City of Parksville and Town of Qualicum Beach and increase in contract with Epcor for hydrant maintenance and to cover annual operating expenditures.

Meadowood Fire (Decrease of \$14 per parcel)

The decrease is due to a surplus resulting from a Municipal Finance Authority interest rate adjustment in 2025, that occurred after the budget was finalized, which was carried over to 2026 and used to offset the tax requisition in that year.

Whiskey Creek Water (Increase of \$27 per parcel)

Increased operating costs and contribution to reserves for future capital requirements.

Melrose Terrace Water (Increase of \$45 per parcel)

Increased operating and maintenance costs.

Westurne Heights Water (Increase of \$33 per parcel)

Increased operating and maintenance costs.