

Addendum #2 - Other Comparable Municipalities vs Cultus Lake Park (CLP) Residents

Comparison of Property Tax Rates and Services Rate with Service Coverage

a) Representative Property Comparison- Other Municipalities and CLP

The following is an example of the taxes and charges that would be charged on a representative house in comparable municipalities in BC versus the amount of taxes, user fees, parcel taxes and lease fees that a CLP resident would be charged (based on the average value of homes in each of the other municipalities and on the average assessed value of a home in CLP of \$1,218,000).

704 - Taxes and Charges on a Representative House - 2023															
Municipalities	Type	RD	House Value	School	General Municipal	Regional District	Hospital	BCA, MFA and Other	Total Res Variable Rate Taxes	Total Res Parcel Taxes	Total Res User Fees	Total Residential Property Taxes and Charges			
Abbotsford - C	C	FVR	1,156,473	1,326	2,749	74	101	39	4,289	0	859	5,148			
Chilliwack	C	FVR	938,182	1,147	2,175	66	82	156	3,626	0	943	4,569			
Harrison Hot Springs	V	FVR	892,628	1,213	1,667	129	75	191	3,278	0	1,153	4,431			
Kelowna	C	COK	1,095,477	1,242	2,681	220	209	37	4,389	50	1,022	5,461			
Mission	C	FVR	1,146,312	1,209	2,751	66	100	39	4,165	0	1,359	5,524			
Peachland	D	COK	946,111	1,072	2,000	224	181	32	3,509	1,243	837	5,589			
Pemberton	V	SQL	1,256,256	1,119	1,472	1,196	36	287	4,110	182	1,199	5,491			
Qualicum Beach	T	NAN	1,044,886	1,191	2,412	1,086	369	35	5,093	270	691	6,054			
Sechelt	D	SUN	1,044,810	1,122	2,008	929	69	344	4,472	782	925	6,179			
Sun Peaks	V	TNR	1,773,735	2,529	2,683	1,047	531	322	7,112	0	1,326	8,438			
Tofino	D	ALB	1,807,403	1,894	3,265	679	239	364	6,441	0	736	7,177			
West Kelowna	C	COK	1,058,285	1,200	2,612	236	202	36	4,286	486	1,533	6,305			
White Rock	C	GVR	2,009,536	1,920	4,404	107	0	508	6,939	0	1,514	8,453			
Grand Totals			128,617,180	159,386	308,245	55,457	20,730	26,187	570,005	33,117	153,732	756,854			
AVERAGE			\$ 1,154,991	\$ 1,299	\$ 2,349	\$ 433	\$ 157	\$ 171	\$ 4,408	\$ 215	\$ 1,007	\$ 5,585			
Cultus Lake - 2023			\$ 1,218,000	1,490	414	75	\$ 794	\$ 455	768	106	80	4,181	1,530	922	\$ 6,633
							(Op Levy, Insurance, Milfoil, Bylaw, Infrastructure)								(Fire Services, Street Lights)

NOTE - Overall, in a municipality most municipal services are included on a property tax notice as general municipal taxes. Items like water, sewer billing and garbage/recycling billing are items that are typically included as Parcel Taxes or as User Fees.