

2025 Rural Property Tax Guide: SLRD Electoral Area C

About the Squamish-Lillooet Regional District

One of 27 regional districts in the province, the Squamish-Lillooet Regional District (SLRD) consists of four member municipalities (District of Lillooet, Village of Pemberton, Resort Municipality of Whistler, District of Squamish) and four electoral areas (A, B, C, D).

The SLRD is found within the traditional territories of the Squamish, St'at'imc and Lil'wat Nations.

The district encompasses 16,311 km² and is home to 50,496 residents, including First Nations (2021 census).

Area A is the northwestern-most area in the SLRD and is known as the Upper Bridge River Valley. It includes the communities of Gold Bridge, Bralorne, Bradian, Gun Lake, Tyaughton Lake, Gun Creek Road & Marshall Lake.

Area B is the northeastern-most area in the SLRD and includes the communities of Seton Portage /Shalalth, Yalakom Valley, Bridge River /West Pavilion, Texas Creek, Fountain Valley, Pavilion Lake & Duffey corridor.

Area C is in the centre of the SLRD and the largest, most populous electoral area. It includes the communities of Wedge Woods, Birken, D'Arcy, Devine, Poole Creek, Anderson Lake, Pemberton Fringe, Pemberton Meadows, Birkenhead Lake Estates, Lillooet Lake Estates, Heather Jean Properties, Owl Ridge, Reid Road, Ivy Lake Estates & Walkerville.

Area D is the southern-most area in the SLRD and includes the communities of Porteau Cove, Furry Creek, Britannia Beach, Upper Squamish Valley, Paradise Valley, Ring Creek, Pinecrest Estates & Black Tusk Village.

Property Assessments

The BC Assessment Authority classifies all properties according to one of eight Property Tax Classes:

- Residential
- Utilities
- Major Industry
- Light Industry
- Business / Other
- Managed Forest
- Recreation / Non-Profit
- Farm

The Utilities, Industry, Business and Managed Forest classes are taxed at higher rates than other classes, thus relieving the residential tax burden. For regional districts, the tax ratios among the different classes are set by the Province. Municipalities can set their own ratios.

Total 2025 assessed values for the Regional District as a whole have increased by 0.57% over 2024.

Electoral Area C's assessed values have increased by approximately 1.64% over 2024.

Changes in individual property values will vary.

BC Assessment Authority

Squamish Rural
200-2925 Virtual Way
Vancouver, BC V5M 4X5
1-800-661-1780
Fax: 604-739-8666
www.bcaassessment.ca

About Regional District Taxation

Every regional district service has a separate budget identifying the revenues and total costs for providing that service. Revenues and costs cannot be shifted to other services and no service is permitted to run an operating deficit. Each service has its own group of participating areas (electoral areas, municipalities) and only those participants pay for the service. The main revenue source for regional district services is property value taxes (i.e. taxes based on the assessed value). Parcel taxes (a flat rate paid by each lot in the service area) and user fees are other sources of revenue for a few services (i.e. water user fees).

With the exception of a handful of functions mandated by the Province, the SLRD can only act to provide services that have been specifically established in response to a request from its constituents or a member jurisdiction.

Services can be grouped into four main categories:

Regional - where all municipalities and electoral areas are served and services are paid for by taxpayers throughout the region.

Sub-regional - where two or more jurisdictions are served (also known as "shared services").

Local - where one electoral area, or part of an electoral area (defined area) is serviced.

Defined area services - services paid for by those properties within the boundaries of the defined service area.

Understanding your tax notice

The Province of B.C. collects taxes for schools, road, policing and regional district services. The SLRD receives a lump sum payment from the Province in August of each year.

The following will explain each line on your property tax notice.

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 and police protection services.

BC Assessment Authority: This 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 the borrowing of funds for all local governments in the province.

SLRD Electoral Area Services: This is your electoral area tax for services provided by the SLRD. The regional district provides common services to residents of the entire region (member municipalities & electoral areas) and some services which are specific only to the electoral areas, or to your area alone.

Defined Area Services: Included in this brochure is a breakdown of taxation for the services provided only to a defined area of your electoral area.

The Provincial tax collection fee is 5.25% of all taxes collected.

This fee is embedded in your property tax notice amounts and retained by the Province and is not included in this brochure's estimated taxes.

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2025 Budget Highlights Electoral Area C

The 2025 budget covers the day-to-day operations of the local government services provided annually in electoral areas and across the SLRD.

Area C estimated residential taxes per \$100,000 of assessed value:

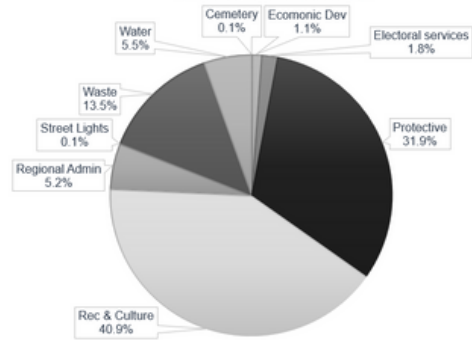
Service Type		2025	2024
Regional Services	General Government	6.72	5.09
	Land Planning	0.59	0.6
	Regional Invasive Species Management	0.93	0.93
	Regional Growth Strategy	0.02	0.00
	Solid Waste Management	0.36	0.31
Electoral Area Shared Services	Building Inspections	2.19	2.16
	Emergency Planning	14.17	13.11
	UBCM/ Elections	0.71	0.70
Electoral Area C Local Services	911 South	0.96	0.79
	Area C Cemetery	0.09	0.09
	Pemberton & District Museum	5.13	5.24
	Pemberton & District Recreation	44.91	39.31
	Pemberton Library	11.49	11.18
	Pemberton Rescue Service	5.73	5.74
	Pemberton Search & Rescue	1.08	0.86
	Sea to Sky Trails	0.34	0.35
	Area C Regional Parks & Trails	1.20	0.87
	Area-wide Total	96.62	87.33
Area C Defined Area Services		2025	2024
	Birken Fire Protection	47.40	42.52
	Birken Rec Commission	5.94	5.77
	Birkenhead Lake Refuse	44.73	42.62
	Pemberton Fire Protection	27.51	27.77
	Pemberton Meadows Fire Protection	37.63	34.60
	Pemberton & District Arts and Culture	3.02	3.06
	Pemberton & District Economic Dev	2.01	2.04
	Pemberton Refuse	22.13	21.13
	Pemberton Valley Rec Trails	2.47	2.49
	The Heights Fire Protection	29.54	28.30
	WedgeWoods Fire Protection	24.65	22.51
	Catiline Creek Debris Flow Mitigation	516.89	77.39
Area C Parcel Taxes (estimated charges per parcel)		2025	2024
	Anderson Lake Refuse	70.28	56.22
	D'Arcy Devine Birkenhead Refuse	114.84	114.21
	D'Arcy Street Lighting	76.49	76.49
	D'Arcy Water	1064.37	1023.46
	Devine Water	881.75	764.52
	Pemberton North Water	961.38	961.38
	Walkerville Dyking	152.48	152.48

Hospital Districts

Regional Hospital Districts were established as a means of financing a local contribution to the capital and equipment costs of health care facilities. The local share is up to 40% and the Province contributes 60%. Electoral Area C is part of the Sea to Sky Regional Hospital District. Contact the SLRD: 604-894-6371 or visit www.slrd.bc.ca

Hospital District Estimated Taxation per \$100K assessment	2025	2024
SSRHD	4.36	2.90

Area C Tax Allocation



**Electoral Area C Director
Russell Mack**

Email: russellmack3@icloud.com
Telephone: 604-452-2225

Enquiries

In accordance with the Local Government Act, regional districts do not collect taxes directly from the taxpayer.

Instead, taxes for regional district purposes are collected by the Province (Surveyor of Taxes) and by the member municipalities.

**Surveyor of Taxes can provide information on provincial taxation and property tax notices:
Call toll-free through Enquiries BC at 1-888-355-2700 or call locally with 250-387-0555**

Tax information is also available on the Provincial Property Tax Website:

www2.gov.bc.ca/gov/content/taxes/property-taxes/annual-property-tax/rural-area

Contact Us

Contact the SLRD for questions about the services provided in your community.

☎ 604-894-6371 toll-free 1-800-298-7753

✉ info@slrd.bc.ca

🌐 www.slrd.bc.ca

