



The Corporation of the District of North Cowichan

2025 Property Tax Rates Bylaw

BYLAW NO. 4011

A bylaw to impose property value taxes for 2025.

The Council of The Corporation of the District of North Cowichan, in open meeting assembled, enacts as follows:

Citation

- 1 This Bylaw may be cited as "*Property Tax Rates Bylaw No. 4011, 2025*".

2025 Tax Rates

- 2 This Bylaw imposes tax rates for the year 2025 appearing in Schedule A, attached to and forming part of this bylaw, on the assessed value of all land and improvements within the Municipality of North Cowichan, for the following purposes:
- (a) North Cowichan general municipal purposes - Column A;
 - (b) Chemainus Business Improvement Area - Column B;
 - (c) Cowichan Valley Regional District - Column C;
 - (d) Cowichan Valley Regional District's Cowichan Community Centre - Column D;
 - (e) Cowichan Valley Regional District's Cowichan River Flood Management - Column E;
 - (f) Cowichan Valley Regional District's Regional Recreation – Column F;
 - (g) Cowichan Valley Regional Hospital District - Column G.
- 3 The tax rates and percentage additions shall be payable at the Municipal Hall, 7030 Trans-Canada Highway, North Cowichan, British Columbia.

Severability

- 4 If any section, subsection, sentence, clause or phrase of this Bylaw is, for any reason, held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this Bylaw.
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READ a first time on April 16, 2025
READ a second time on April 16, 2025
READ a third time on April 16, 2025
ADOPTED on April 22, 2025

CORPORATE OFFICER

PRESIDING MEMBER

SCHEDULE "A"

2025 PROPERTY TAX RATES

(Dollars of Tax per \$1,000 of Net Taxable Value)

	A	B	C	D	E	F	G
							Cowichan
Property Class	General Municipal	Chemainus Business Improvement	Cowichan Valley Regional District	CVRD Cowichan Community Centre	CVRD Cowichan River Flood Managment	CVRD Regional Recreation	Valley Regional Hospital District
Residential	2.78604		0.65528	(0.14572)	0.01108	0.59025	0.38040
Utility	40.00000		2.29347	(0.51004)	0.03877	8.47438	1.33140
Supportive Housing	2.78604		0.65528	(0.14572)	0.01108	0.59025	0.38040
Major Industry	29.91124		2.22794	(0.49546)	0.03766	6.33697	1.29336
Light Industry	8.91439		2.22794	(0.49546)	0.03766	1.88860	1.29336
Business	7.88219		1.60543	(0.35702)	0.02714	1.66991	0.93198
Business - Area 1		4.16796					
Business - Area 2		3.45381					
Business - Area 3		2.14795					
Managed Forests	21.19598		1.96583	(0.43717)	0.03323	4.49056	1.14120
Recreational/Non-Profit	2.78604		0.65528	(0.14572)	0.01108	0.59025	0.38040
Farm	2.78604		0.65528	(0.14572)	0.01108	0.59025	0.38040