

TOWN OF LADYSMITH

BYLAW NO. 2235

Property tax rates for the year 2026

The Council of the Town of Ladysmith in open meeting assembled enacts as follows:

1. Definitions

In this Bylaw, the following words, terms or phrases shall have the respective meaning assigned to them:

“City Hall” means the Town of Ladysmith City Hall located at 410 Esplanade, Ladysmith, BC with a mailing address of Box 220, Ladysmith, BC V9G1A2.

“Collector” means the person duly appointed as such from time to time by Council, and their designate.

“Alternative Municipal Tax Collection Scheme” means the scheme for the payment of taxes established under sections 3, 4, and 5.2 of this Bylaw.

2. Tax Rates

The following rates are hereby imposed and levied for the year 2026:

2.1 For lawful general purposes of the Town of Ladysmith on the value of land and improvements taxable for general municipal purposes, the tax rates shown in column ‘A’ of Schedule “A”, attached to and forming part of this Bylaw;

2.2 For lawful general purposes of the Town of Ladysmith on the value of land and improvements taxable for Library purposes, the tax rates shown in column ‘B’ of Schedule “A”, attached to and forming part of this Bylaw;

2.3 For purposes of the Cowichan Valley Regional District on the value of land and improvements taxable for Regional District purposes, the tax rates shown in column ‘C’ of Schedule “A”, attached to and forming part of this Bylaw; and

2.4 For purposes of the Cowichan Valley Regional Hospital District on the value of land and improvements taxable for Regional Hospital District purposes, the tax rates shown in column ‘D’ of Schedule “A”, attached to and forming part of this Bylaw.

3. Alternative Municipal Tax Collection Scheme

- 3.1 Unless section 3.3 applies, the rates and taxes imposed under this Bylaw are due and shall be paid on or before the 2nd day of July, 2026.
- 3.2 An owner may elect to pay the rates and taxes imposed under this Bylaw in accordance with the Alternative Municipal Tax Collection Scheme by providing written notice of that election to the Collector at their office at City Hall, Ladysmith, BC on or before the 12th day of June, 2026.
- 3.3 An owner may elect to pay the rates and taxes imposed under this Bylaw in accordance with the General Tax Collection scheme established in the *Community Charter*, by providing written notice of that election to the Collector at their office at City Hall, Ladysmith, BC on or before the 12th day of June, 2026.
- 3.4 If an owner does not make an election under Section 3.2 or 3.3, the Alternative Municipal Tax Collection Scheme applies to the rate and taxes payable by that owner.

4. Penalties – Alternative Municipal Tax Collection Scheme

- 4.1 Upon the 3rd day of July, 2026, or as soon thereafter as is practicable, the Collector shall add to the unpaid balance of the current year's taxes two (2) percent of the amount unpaid as of the 2nd day of July, 2026.
- 4.2 Upon the 10th day of September, 2026, or as soon thereafter as is practicable, the Collector shall add to the unpaid balance of the current year's taxes an additional eight (8) percent of the amount unpaid as of the 9th day of September, 2026.

5. Supplementary Tax Rolls

- 5.1 Upon receipt of a Supplementary Tax Roll from BC Assessment, the Collector shall levy taxes in accordance with the rates specified in Schedule "A" of the Bylaw according to the taxable values as shown on the Supplementary Tax Rolls.
- 5.2 For each Supplementary Tax Roll, where the Alternative Municipal Tax Collection Scheme applies, the Collector shall add penalties to the unpaid amounts as follows:
 - a) Where Supplementary Tax Notices are sent before the 2nd day of June, 2026, penalties shall be added as set out in Section 4 of this Bylaw;
 - b) Where Supplementary Tax Notices are sent between the 2nd day of June, 2026 and before the 11th day of August, 2026, ten (10) percent shall be added on any amount unpaid as of the 9th day of September, 2026;

- b) Where Supplementary Tax Notices are sent on or after the 11th day of August, 2026, ten (10) percent shall be added on any amount unpaid after thirty (30) days.

Citation

6. This bylaw may be cited for all purposes as "Property Tax Rates Bylaw 2026, No. 2235".

READ A FIRST TIME on the 21st day of April, 2026
READ A SECOND TIME on the 21st day of April, 2026
READ A THIRD TIME on the 21st day of April, 2026
ADOPTED on the 5th day of May, 2026



[Redacted signature]

Mayor (D. Beeston)

[Redacted signature]

Corporate Officer (S. Bouma)

SCHEDULE "A"
"Tax Rates Bylaw 2026, No.2235"

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

PROPERTY CLASS		<u>A</u> Municipal	<u>B</u> Library	<u>C</u> Cowichan Valley Regional District	<u>D</u> Cowichan Valley Regional Hospital District
1	Residential	2.8788	0.1643	1.4480	0.3937
2	Utilities	24.3199	1.3880	5.0680	1.3780
3	Supportive Housing	2.8788	0.1643	1.4480	0.3937
4	Major Industry	73.4240	4.1905	4.9232	1.3385
5	Light Industry	10.0445	0.5732	4.9232	1.3385
6	Business/Other	9.7279	0.5552	3.5476	0.9646
7	Managed Forest	47.8396	2.7303	4.3440	1.1811
8	Rec Non Profit	2.8788	0.1643	1.4480	0.3937
9	Farm	46.3936	2.6479	1.4480	0.3937