

- for file - Lawrence Trail

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: **04-Central Vancouver Island**
Jurisdiction: **765-Duncan Rural**
Roll: **08615.403**

CONFIDENTIAL PIN: 0001434931

School District: 79-Cowichan Valley
Neighbourhood: 131



BC ASSESSMENT

2021 PROPERTY ASSESSMENT NOTICE

Property Location & Description

LOT C, PLAN VIP73316, DISTRICT LOT 16, COWICHAN LAND DISTRICT,
THETIS ISLAND
PID: 025-294-296

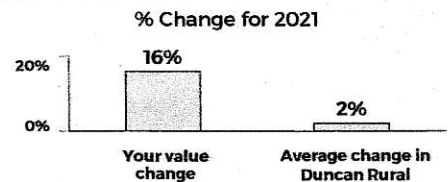
2021 Assessment – represents your property value as of July 1, 2020

Assessed Value	Value	Class
Land	28,300	
2021 Assessed Value	\$28,300	Rec/Non Profit
Taxable Value	Rural	
Less Exemptions	28,300	
2021 Taxable Value	NIL	

This is **not** a tax notice. Tax notices are issued by local governments and taxing authorities.

This notice contains important information about your property. Please review and keep for your records. No action is required unless you disagree with your assessment.

YOUR PROPERTY VALUE CHANGE



The graph above shows average change for multiple property types, and is for informational purposes only.

Visit bcassessment.ca/marketmovement for information on individual property types.

YOUR PROPERTY VALUE HISTORY

2021	+16%	\$28,300
2020	0%	\$24,500
2019	+18%	\$24,500
2018	0%	\$20,700

IMPORTANT DATES

July 1, 2020

Assessed value is the property's market value as of this date.

October 31, 2020

Assessed value reflects property's physical condition and permitted use as of this date.

DEADLINE FOR FILING A NOTICE OF COMPLAINT (APPEAL) IS FEBRUARY 1, 2021

Important information about the complaint process can be found on the back page.

CONTACT US

For more information about your Assessment Notice go to bcassessment.ca

From our website you can search for your property, compare your assessment and update your mailing address.

Call us at **1-866-valueBC** (1-866-825-8322) or 604-739-8588.

Important messages about your 2021 Assessment

- Due to the specialized nature of your property, it is not displayed on Assessment Search (bcassessment.ca). Please contact us if you require additional information.
- 2021 tax rates will be set in May. For tax information, please go to gov.bc.ca/ruralpropertytax

The Assessment Office for this property is:

Nanaimo Assessment Office
901-5800 Turner Rd
Nanaimo BC V9T 6J4
04-79-765-08615 403

The Owner/Lessee of this property is:

243519

S-05
THETIS ISLAND RESIDENTS & RATEPAYERS
ASSOCIATION
GD
THETIS ISLAND BC V0R 2Y0



BC ASSESSMENT

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

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 Roll: **08615.402**

CONFIDENTIAL PIN: 0001434931

School District: 79-Cowichan Valley
 Neighbourhood: 131



2021 PROPERTY ASSESSMENT NOTICE

Property Location & Description

LOT B, PLAN VIP73316, DISTRICT LOT 22, COWICHAN LAND DISTRICT,
 THETIS ISLAND
 PID: 025-294-288

2021 Assessment – represents your property value as of July 1, 2020

Assessed Value	Value	Class
Land	75,300	
2021 Assessed Value	\$75,300	Rec/Non Profit
Taxable Value	Rural	
Less Exemptions	75,300	
2021 Taxable Value	NIL	

Important messages about your 2021 Assessment

- Due to the specialized nature of your property, it is not displayed on Assessment Search (bcassessment.ca). Please contact us if you require additional information.
- 2021 tax rates will be set in May. For tax information, please go to gov.bc.ca/ruralpropertytax

The Assessment Office for this property is:

Nanaimo Assessment Office
 901-5800 Turner Rd
 Nanaimo BC V9T 6J4
 04-79-765-08615 402

The Owner/Lessee of this property is:

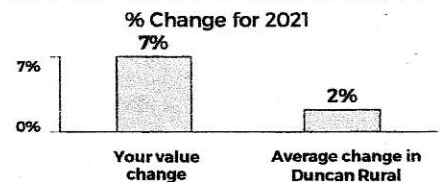
S-05
 THETIS ISLAND RESIDENTS & RATEPAYERS
 ASSOCIATION
 GD
 THETIS ISLAND BC V0R 2Y0

243518

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YOUR PROPERTY VALUE CHANGE



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Visit bcassessment.ca/marketmovement for information on individual property types.

YOUR PROPERTY VALUE HISTORY

2021	+7%	\$75,300
2020	+3%	\$70,200
2019	+4.2%	\$68,100
2018	-2%	\$48,100

IMPORTANT DATES

- July 1, 2020**
Assessed value is the property's market value as of this date.
- October 31, 2020**
Assessed value reflects property's physical condition and permitted use as of this date.
- DEADLINE FOR FILING A NOTICE OF COMPLAINT (APPEAL) IS FEBRUARY 1, 2021**
Important information about the complaint process can be found on the back page.

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BC Assessment
102-3350 Douglas St
Victoria BC V8Z 7X9

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION
Area: 04 - Central Vancouver Island
Jurisdiction: 765 - Duncan Rural
Roll #: 08615403



THETIS ISLAND RESIDENTS & RATEPAYERS
ASSOCIATION
CD
THETIS ISLAND BC VOR 2Y0

BC ASSESSMENT

March 3, 2021

There is also a duplicate letter
for Lot B, PLAN VIP 73316, D.L. 22

PID 025-294-288

Attn: Thetis Island Residents & Ratepayers Association

Re: Section 15(1)(q) of the *Taxation (Rural Area) Act*

Legal Description: Lot C, Plan Vip73316, District Lot 16, Cowichan Land District,
Thetis Island
PID 025-294-296

BC Assessment is committed to providing fair, accurate and reliable assessment services and property information for British Columbia. As part of honoring that commitment, we are reviewing your property to determine if it should be exempt from property tax under Section 15(1)(q) of the *Taxation (Rural Area) Act*. That section provides exemption in the following circumstances:

- (q) land and improvements if the land and improvements are
 - (i) owned or occupied, and
 - (ii) used exclusively

by a non-profit organization for activities that are of demonstrable benefit to all members of the community where the land is located

To assist us in making this exemption determination for the 2022 Assessment Roll, please provide the following information by or before April 2, 2021:

1. The Constitution of your Organization
2. Information regarding the activities occurring on the property;
3. Information regarding the users of your property, including:
 - Who uses it (e.g., members of your organization, members of the public, or a combination);
 - The frequency of the use of the property by these user groups;

- Whether a fee is charged for the use of the property;
 - Whether the property is open to the public generally, or whether permission to use the property is required;
 - if permission is required, please provide information as to how often the permission has been given in the past 12 months, to whom and for what purposes
4. Information regarding the membership in your organization, including:
- whether that membership is for a fee (and if so, for how much);
 - whether the members of the organization receive benefits above and beyond what the members of the community who are not members would receive; and
 - Information regarding moral, intellectual, social or economic benefit to the community because of the use of the property.

If BC Assessment does not receive sufficient information to establish eligibility for exemption under section 15(1)(q) of the *Taxation (Rural Area) Act*, then your property will be fully taxable.

Please provide all required information by email to vancouver.island@bcassessment.ca or by mail using the postage paid envelope included with this letter. If you have any questions regarding this request, please contact us at 1-866-valueBC (825-8322).

Please feel free to visit our website at bcassessment.ca for additional information about the property assessment process.

Sincerely,

BC Assessment

The personal information requested on this form is collected under section 15(2), 16(2), 17(1), 17(2), and/or 24(10) of the *Assessment Act* and under section 25 of the *Freedom of Information and Protection of Privacy Act (FOIPPA)* for the purposes set out in the *Assessment Act* and Regulations, the *Assessment Authority Act*, and related purposes. If you have questions about the collection, use or disclosure of your personal information, please contact BC Assessment's Manager, Information Access & Privacy, by mail (400 - 3450 Uptown Blvd., Victoria, BC V8Z 0B9) or telephone (1-866-825-8322).

Subject: Exemption Information re 2022 Assessment Roll
From: alex hinsperger <alexwendy@shaw.ca>
Date: 2021-03-24, 10:19
To: vancouver.island@bcassessment.ca
CC: Ernie Hunter <thetis@island.net>

We have received two letters regarding properties owned by Thetis Island Residents and Ratepayers' Association (TIRRA).
Both in Area 4, Jurisdiction 765, Tax Roll 08615402 and 403

Please find attached our Constitution as requested, confirming our non-profit status.

TIRRA provides membership for a fee (\$15 per household or \$10 per single) enabling voting at TIRRA membership meetings. This is the only prescribed benefit above what non members receive.

Both properties are part of our Community Trail system, solely for the purpose of recreation and enjoyment of outdoor spaces. We receive no government funding for these trails, and we have no government funded recreation facilities on Thetis Island. There is no revenue generation from these two properties.

The subject properties are part of a more extensive trail system over private lands which are managed by letters of understanding and or licence.
The trail system is used by residents and visitors alike without permissions or fees required.

The trail system is managed by TIRRA solely for the enjoyment of users.

Sincerely,
Wendy Hinsperger
TIRRA President

— Attachments: —
Const Tirra 2018.pdf 150 KB

BC Assessment
102-3350 Douglas St
Victoria BC V8Z 7X9

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION
Area: 04 - Central Vancouver Island
Jurisdiction: 765 - Duncan Rural
Roll #: 08615403

THETIS ISLAND RESIDENTS & RATEPAYERS
ASSOCIATION
GD
THETIS ISLAND BC VOR 2Y0



BC ASSESSMENT

June 7, 2021

Attn: Thetis Island Residents & Ratepayers Association

Re: Section 15(1)(q) of the *Taxation (Rural Area) Act*

Legal Description: Lot C, Plan Vip73316, District Lot 16, Cowichan Land District, Thetis Island,
PID 025-294-296

BC Assessment is committed to providing, fair, accurate and reliable assessment services and property information for British Columbia. As part of honouring that commitment, we have reviewed the property referenced above to determine if it should be exempt from property tax under Section 15(1)(q) of the *Taxation (Rural Area) Act*. That section provides an exemption in the following circumstances:

- (q) land and improvements if the land and improvements are
 - (i) owned or occupied, and
 - (ii) used exclusivelyby a non-profit organization for activities that are of demonstrable benefit to all members of the community where the land is located

To assist us in making this exemption determination for the 2022 Assessment Roll, we sent you a request for information on March 3, 2021.

After review of the information you provided, it was determined that your property qualifies for an exemption from property tax under Section 15(1)(q) of the *Taxation (Rural Area) Act*.

The property referenced above will receive either a full or partial exemption based on the information you provided on the upcoming 2022 Assessment Roll.

For details about the property assessment process, please visit our website at bcassessment.ca.

If you have any questions, please contact us at 1-866-valueBC (825-8322).

Sincerely,

BC Assessment



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CONFIDENTIAL PIN: 0001434931

School District: 79-Cowichan Valley
Neighbourhood: 131



BC ASSESSMENT

2022 PROPERTY ASSESSMENT NOTICE

Property Location & Description

LOT B, PLAN VIP73316, DISTRICT LOT 22, COWICHAN LAND DISTRICT,
THETIS ISLAND
PID: 025-294-288

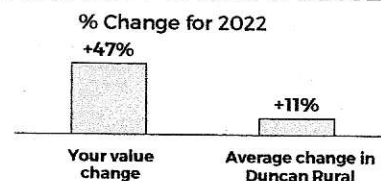
2022 Assessment – represents your property value as of July 1, 2021

Assessed Value	Value	Class
Land	111,000	
2022 Assessed Value	\$111,000	Rec/Non Profit
Taxable Value	Rural	
Less Exemptions	111,000	
2022 Taxable Value	NIL	

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YOUR PROPERTY VALUE CHANGE



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Visit bcassessment.ca/marketmovement for information on individual property types.

YOUR PROPERTY VALUE HISTORY

2022	+47%	\$111,000
2021	+7%	\$75,300
2020	+3%	\$70,200
2019	+42%	\$68,100

IMPORTANT DATES

- July 1, 2021**
Assessed value is the property's market value as of this date.
 - October 31, 2021**
Assessed value reflects property's physical condition and permitted use as of this date.
 - THE DEADLINE FOR FILING A NOTICE OF COMPLAINT (APPEAL) IS JANUARY 31, 2022**
- Important information about the complaint process can be found on the back page.

CONTACT US

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From our website you can search for your property, compare your assessment and update your mailing address.

Call us at **1-866-valueBC** (1-866-825-8322) or 604-739-8588.

Important messages about your 2022 Assessment

- Due to the specialized nature of your property, it is not displayed on Assessment Search (bcassessment.ca). Please contact us if you require additional information.
- 2022 tax rates will be set in May. For tax information, please go to gov.bc.ca/ruralpropertytax
- If you own land for the benefit of a corporation, a trust or legal partnership, you must check if you need to file with the Land Owner Transparency Registry. See landtransparency.ca for more information.

The Assessment Office for this property is:

Nanaimo Assessment Office
901-5800 Turner Rd
Nanaimo BC V9T 6J4
04-79-765-08615.402

The Owner/Lessee of this property is:

247444

S-05
THETIS ISLAND RESIDENTS & RATEPAYERS
ASSOCIATION
GD
THETIS ISLAND BC V0R 2Y0



BC ASSESSMENT

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THETIS ISLAND
PID: 025-294-296

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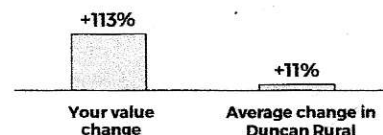
Assessed Value	Value	Class
Land	60,300	
2022 Assessed Value	\$60,300	Rec/Non Profit
Taxable Value	Rural	
Less Exemptions	60,300	
2022 Taxable Value	NIL	

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YOUR PROPERTY VALUE CHANGE

% Change for 2022



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YOUR PROPERTY VALUE HISTORY

2022	+113%	\$60,300
2021	+16%	\$28,300
2020	0%	\$24,500
2019	+18%	\$24,500

IMPORTANT DATES

July 1, 2021

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The Assessment Office for this property is:

Nanaimo Assessment Office
901-5800 Turner Rd
Nanaimo BC V9T 6J4
04-79-765-08615.403

The Owner/Lessee of this property is:

247445

S-05
THETIS ISLAND RESIDENTS & RATEPAYERS
ASSOCIATION
GD
THETIS ISLAND BC V0R 2Y0



BC ASSESSMENT

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2023 PROPERTY ASSESSMENT NOTICE

Property Location & Description

LOT B, PLAN VIP73316, DISTRICT LOT 22, COWICHAN LAND DISTRICT,
THETIS ISLAND
PID: 025-294-288

2023 Assessment – represents your property value as of **July 1, 2022**

Assessed Value	Value	Class
Land	126,000	
2023 Assessed Value	\$126,000	Rec/Non Profit
Taxable Value	Rural	
Less Exemptions	126,000	
2023 Taxable Value	NIL	

Important messages about your 2023 Assessment

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The Assessment Office for this property is:

Nanaimo Assessment Office
901 - 5800 Turner Rd
Nanaimo BC V9T 6J4
04-79-765-08615.402

The Owner/Lessee of this property is:

93729

S-02

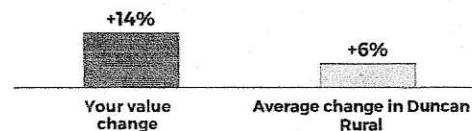
THETIS ISLAND RESIDENTS & RATEPAYERS
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GD
THETIS ISLAND BC V0R 2Y0

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YOUR PROPERTY VALUE CHANGE

% Change for 2023



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YOUR PROPERTY VALUE HISTORY

2023	+14%	\$126,000
2022	+47%	\$111,000
2021	+7%	\$75,300
2020	+3%	\$70,200



IMPORTANT DATES



July 1, 2022

Assessed value is the property's market value as of this date.



October 31, 2022

Assessed value reflects property's physical condition and permitted use as of this date.



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(APPEAL) IS JANUARY 31, 2023**



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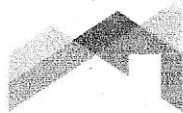
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BC ASSESSMENT

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Property Location & Description

LOT C, PLAN VIP73316, DISTRICT LOT 16, COWICHAN LAND DISTRICT,
THETIS ISLAND
PID: 025-294-296

2023 Assessment – represents your property value as of **July 1, 2022**

Assessed Value	Value	Class
Land	68,400	
2023 Assessed Value	\$68,400	Rec/Non Profit
Taxable Value	Rural	
Less Exemptions	68,400	
2023 Taxable Value	NIL	

Important messages about your 2023 Assessment

- Due to the specialized nature of your property, it is not displayed on Assessment Search (bcassessment.ca). Please contact us if you require additional information.
- 2023 tax rates will be set in May. For tax information, please go to gov.bc.ca/ruralpropertytax
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The Assessment Office for this property is:

Nanaimo Assessment Office
901 - 5800 Turner Rd
Nanaimo BC V9T 6J4
04-79-765-08615.403

The Owner/Lessee of this property is:

S-02
THETIS ISLAND RESIDENTS & RATEPAYERS
ASSOCIATION
GD
THETIS ISLAND BC V0R 2Y0

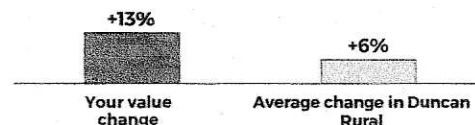
93730

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% Change for 2023



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YOUR PROPERTY VALUE HISTORY

2023	+13%	\$68,400
2022	+113%	\$60,300
2021	+16%	\$28,300
2020	0%	\$24,500



IMPORTANT DATES

July 1, 2022

Assessed value is the property's market value as of this date.

October 31, 2022

Assessed value reflects property's physical condition and permitted use as of this date.



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