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Cowichan Bay

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A Big Thank You !!

The Trustees would like to thank everyone for their conservation efforts during the current drought. The sight of all of the brown lawns is evidence of the efforts everyone is taking. Please report violators to the Office or via info@cowichanbaywater.com.

If your lawn is green you should be in receipt of correspondence from the District requesting compliance with the 2023 Outdoor Water Use Restrictions. Celebrate your brown lawn!!

The Court of Revision consists of Trustees Baker and Edgar, and Community Member Downs.

2023 Court of Revision Newsletter

9:30 am Thursday, August 24, 2023

Location – 1760 Pavenham Rd, Cowichan Bay, BC V0R 1N1

Tax Classification Summary / 2023 Tax Rate per Parcel

[see Bylaws 223 and 364 on the website]

| | | | |
|---------|---------|--------------------------|----------|
| Class A | Group A | Residential | \$225 |
| Class B | Group B | Vacant | \$225 |
| Class C | Group C | Not Serviced | \$225 |
| Class D | Group D | Residential, two or more | \$450 |
| Class E | Group E | Commercial | \$225 |
| Class F | Group F | Commercial/Residential | \$225 |
| Class G | Group G | Valleyview Centre | \$12 500 |
| Class H | Group H | Wessex Inn | \$6 525 |
| Class I | Group I | Oceanfront | \$225 |
| Class J | Group J | 4 Ways | \$3 265 |
| Class K | Group K | Government (tax exempt) | \$0 |

Purpose:

For the Court of Revision to hear from any person having an interest in land assessed who may file with the court of revision a complaint about the assessment of the person's land or other assessed land.
[s 710 Local Government Act]

What can be appealed?

- The assessment class
- The group classification
- The Owner details [if not updated or due to incorrect data entry from the State of Title certificate – must match SOTC]
- Street address [if incorrect]
- Mailing address [if incorrect or changed]
- Legal description [must match the SOTC]

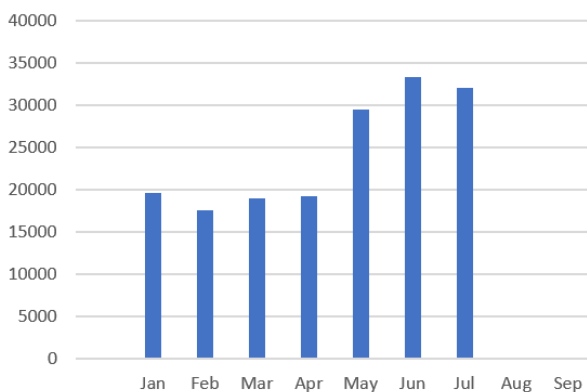
Complaints about your assessment may be in person or in writing, addressed to the Court of Revision, 1760 Pavenham Road, Cowichan Bay, B.C. V0R 1N1. Questions? Call Cheryl Wirsz, District Administrator.

What Next?

The Court of Revision will consider all complaints and ratify or amend the assessment roll. Once the assessment roll is confirmed by the Court, the 2023 Tax Bylaw will be adopted by the Trustees and forwarded to the Minister of Municipal Affairs for approval. Once that approval is obtained, the tax invoices will be sent out, with the amount being due in November.

It has been asked why this process is late this year. There are two reasons, with the first being that a complete and thorough review of the assessment roll was done by the Collector [role assigned to the District Administrator]. This review of over 1100 titles resulted in the addition of parcels that were not previously on the roll. If this is the first time you have received a tax assessment notice, that may be the reason why. In addition, over 75 parcels were added due to the two new developments [upper Vee Rd and Caspian Rd]. The second reason was that the first draft tax bylaw was revised in response to the concerns raised by the Commercial Users. Now, both the parcel tax model and the water toll model reflect the fact that the cost of water production [tolls] and the cost of capital infrastructure [tax] upgrades cost the same, no matter the user.

2023 Water Production by m³



2nd Quarter - Consumption Comparison
Number of Users per m³ Used

