



**DISTRICT OF WEST VANCOUVER**  
 750 17th Street  
 West Vancouver BC V7V 3T3  
 604-925-7032  
[taxinfo@westvancouver.ca](mailto:taxinfo@westvancouver.ca)

*westvancouver*

# 2016 PROPERTY TAX NOTICE



## DUE DATE JULY 4, 2016

5% PENALTY IF NOT PAID OR GRANT NOT CLAIMED BY JULY 4, 2016

ADDITIONAL 5% PENALTY ADDED TO ANY CURRENT TAXES OUTSTANDING AFTER SEPTEMBER 1, 2016

SHAREHOLDERS - 2150 BELLEVUE AVENUE  
 C/O PETERSON RESIDENTIAL PROPERTY MANA  
 1701 1166 ALBERNI STREET  
 VANCOUVER BC V6E 3Z3 10318

LEGAL DESCRIPTION			
LOT 5 OF LOT 13 BLOCKS 7 TO 12 DISTRICT LOT 775 PLAN 4595			
TOTAL NET ASSESSED VALUES FOR TAXATION PURPOSES			
CLASS	GENERAL	SCHOOL	HOSPITAL
1 - Res	13,886,000	13,886,000	13,886,000

<b>FOLIO NUMBER</b>	10-0620	<b>ACCESS</b>	140302
<b>PROPERTY ADDRESS</b>	2150 BELLEVUE AVENUE		
<b>PID</b>	011-468-971	<b>RATES</b>	

COLUMN A	COLUMN B	COLUMN C
NO GRANT	BASIC GRANT	SENIOR GRANT

### COLLECTED ON BEHALF OF OTHER GOVERNMENT AUTHORITIES

PROVINCIAL SCHOOL TAX	250-387-0555	1.02560	14,241.48	14,241.48	14,241.48
NET BASIC SCHOOL TAXES			14,241.48	14,241.48	14,241.48
BC ASSESSMENT AUTHORITY	1-866-825-8322	0.05430	754.01	754.01	754.01
MUNICIPAL FINANCE AUTHORITY	250-383-1181	0.00020	2.78	2.78	2.78
GREATER VANCOUVER REGIONAL DISTRICT	604-432-6200	0.05200	722.07	722.07	722.07
TRANSLINK	604-953-3040	0.27670	3,842.26	3,842.26	3,842.26
<b>TOTAL OTHER GOVERNMENT TAXES</b>			<b>19,562.60</b>	<b>19,562.60</b>	<b>19,562.60</b>

### WEST VANCOUVER MUNICIPAL PROPERTY TAX

GENERAL MUNICIPAL		1.47580	20,492.96	20,492.96	20,492.96
ASSET LEVY		0.07860	1,091.44	1,091.44	1,091.44
<b>TOTAL WEST VANCOUVER MUNICIPAL TAXES</b>			<b>21,584.40</b>	<b>21,584.40</b>	<b>21,584.40</b>

### TOTAL 2016 TAXES

<b>41,147.00</b>	<b>41,147.00</b>	<b>41,147.00</b>
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### TOTAL OUTSTANDING TAXES

<b>41,147.00</b>	<b>41,147.00</b>	<b>41,147.00</b>
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HOME OWNER GRANT: To claim your Home Owner Grant ONLINE visit [westvancouver.ca/ehog](http://westvancouver.ca/ehog) and refer to the FOLIO & ACCESS number on this statement.

MYDISTRICT: To view your tax history and transactions online, visit [westvancouver.ca/mydistrict](http://westvancouver.ca/mydistrict) and register today.

APPLY FOR THE MONTHLY OR ANNUAL PRE-AUTHORIZED TAX PAYMENT PLAN:

MONTHLY PLAN, your estimated monthly payment to cover NEXT YEAR'S taxes would be \$3,429.00 starting August 1.

ANNUAL PLAN, there would be a one time ANNUAL withdrawal of the outstanding balance on the due date.

Visit [westvancouver.ca/tax](http://westvancouver.ca/tax) for an application form.

**DID YOU KNOW?** You can claim your Home Owner Grant online at [westvancouver.ca/ehog](http://westvancouver.ca/ehog).

CUSTOMER COPY

**AMOUNT DUE JULY 4, 2016**

A - NO GRANT	B - BASIC GRANT	C - SENIOR GRANT
\$41,147.00	\$41,147.00	\$41,147.00

## HOME OWNER GRANT APPLICATION

I, \_\_\_\_\_  
 PRINT NAME IN FULL

\_\_\_\_\_ ADDRESS OF RESIDENCE

TELEPHONE \_\_\_\_\_

DATE \_\_\_\_\_ 20 \_\_\_\_\_

**BASIC GRANT**

**ADDITIONAL GRANT**  
 (age 65 or over—1951 or earlier)

My birth date is: \_\_\_\_\_  
 YEAR MONTH DAY

**OTHER ADDITIONAL GRANT**  
 (see reverse for criteria)

**SIGN HERE** \_\_\_\_\_  
 SIGNATURE

Owner (or Spouse or Relative of Deceased Owner)  
 IT IS AN OFFENCE (SUBJECT TO A PENALTY OF UP TO \$10,000)  
 TO MAKE A FALSE APPLICATION FOR A HOME OWNER GRANT.

PAYABLE AT MOST FINANCIAL INSTITUTIONS  
 SEE REVERSE FOR ADDTL PAYMENT OPTIONS

A	B	C
No Grant	Grant: 0.00	Grant: 0.00
\$41,147.00	\$41,147.00	\$41,147.00
Amount Paid		

**FOLIO** 10-0620  
**PID** 011-468-971  
**CIVIC** 2150 BELLEVUE AVENUE  
**OWNERS** SHAREHOLDERS - 2150 BELLEVUE  
 C/O PETERSON RESIDENTIAL PRO  
 1701 1166 ALBERNI STREET



# GENERAL INFORMATION

## PAYING YOUR TAXES

**Pre-Authorized Payment Plan:** If you are on the pre-authorized payment plan you must complete the Home Owner Grant application (if eligible) by the tax due date. If not claimed on time, the entire outstanding tax balance may be withdrawn from your financial institution. Claim online at [westvancouver.ca/ehog](http://westvancouver.ca/ehog).

**Internet or Telephone Banking:** Set up your account with your financial institution using the folio number located on the front of this statement. Ensure you claim your Home Owner Grant separately to avoid penalty. The Home Owner Grant can be claimed online at [westvancouver.ca/ehog](http://westvancouver.ca/ehog).

**At Your Financial Institution:** Pay through an ATM or in person. Retain your receipt for proof of date paid.

**By Mail:** Mail your post-dated cheque early! Make your cheque payable to the District of West Vancouver and include the bottom portion of your notice. Postmarks are NOT accepted as date of payment. Mail lost or delayed by a delivery service will be subject to penalty.

**Credit cards are NOT accepted for tax payments.**

**Cash register impressions or paid stamps constitute as an official receipt.**

**At Municipal Hall:** Pay using cash, cheque or direct debit.

**Mortgage Payments:** Some mortgage payment plans include payment of your property taxes. Check with your mortgage company to be sure you are not paying your property taxes twice. Make sure you remember to claim your Home Owner Grant, if eligible. Claim online at [westvancouver.ca/ehog](http://westvancouver.ca/ehog).

**Property Tax Deferral Program:** Renew your deferral agreement by the due date at the Municipal Hall. Current year taxes are not deferred without an annual renewal of your agreement and would be subject to penalty. Remember to claim your Home Owner Grant if eligible.

## AVOID A PENALTY

**Penalty Dates:** Unpaid 2016 taxes (including unclaimed Home Owner Grants) are subject to a penalty of 5 per cent to be added after July 4, 2016 and a further penalty of 5 per cent, without exception for any reason, to be added after September 1, 2016. Payment must be received by the Tax Department by the above dates to avoid penalties.

**Penalties:** Legislation and District bylaws do not allow penalties on unpaid taxes to be waived. Penalties will be added to the current outstanding taxes remaining unpaid without

exception for any reason after each due date. It is the taxpayer's responsibility to ensure the delivery of the payment and/or application form(s). Failure of an intermediary such as Canada Post or a financial institution or lawyer, to remit payment and/or application on behalf of the owner is a private matter for resolution between the parties involved and is outside the municipal collector's authority or responsibility.

**Returned Payments:** Dishonored items constitute non-payment of taxes and will be subject to penalties. An administration fee will be charged for any returned payment.

### THERE ARE TWO CATEGORIES OF GRANTS WHICH MAY REDUCE YOUR PROPERTY TAX AMOUNT:

1. **Regular Grant:** up to \$570
2. **Additional Grant:** up to \$845 for 65 or older (born 1951 or earlier) /other

*You qualify for an unreduced Home Owner Grant if your property has an assessed value of less than \$1,200,000.*

*The Regular Grant is eliminated on properties assessed at \$1,314,000 or more and the Additional Grant is eliminated on properties assessed at \$1,369,000 or more.*

**Home Owner Grant: To determine your eligibility, please read the explanatory notes online at [gov.bc.ca/homeownergrant](http://gov.bc.ca/homeownergrant).**

If eligible, to obtain the Home Owner Grant, you must complete and submit an application form. The application form can either be completed online at [westvancouver.ca/ehog](http://westvancouver.ca/ehog) or by completing and submitting the attached application form to the Municipal Hall (no longer accepted at the bank).

**Other Taxing Authorities:** This tax notice includes amounts collected on behalf of other agencies. The District acts as an agent in collection of taxes for other authorities. Details with respect to the tax levies may be obtained on inquiry from the municipal collector.

### CLAIM YOUR HOMEOWNER GRANT ONLINE: [westvancouver.ca/ehog](http://westvancouver.ca/ehog)

*All you need is your folio number and access code found on the front of your tax notice.*

### SIGN UP FOR MYDISTRICT:

[westvancouver.ca/mydistrict](http://westvancouver.ca/mydistrict)

- claim your Home Owner Grant online
- sign up for ebill and receive next year's tax notice by email

CASHIER'S  
STAMP  
HERE

## HOME OWNER GRANT ELIGIBILITY

### 1. BASIC GRANT

- (a.) I am an owner (or I am a spouse/relative of the deceased owner) of the property identified on this application form ("this Property") that is assessed and taxed for the current year;
- (b.) I am a Canadian citizen or permanent resident, I ordinarily reside in British Columbia and I occupy as my principal residence, the whole or part of the building(s) located on this Property;
- (c.) Neither I nor my spouse nor the deceased owner have applied for or received a home owner grant on this Property or any other property in the Province during this calendar year and, to the best of my knowledge, no other person has received a home owner grant on this Property during this calendar year.

### 2. ADDITIONAL GRANT

I am eligible for the additional grant for a reason which follows:

- (a.)  I am or will be 65 or over during this calendar year; or
- (b.)  I am in receipt of, am the spouse of a person who is in receipt of, or am the spouse of a deceased person who was, on the date of death, in receipt of an allowance under the *War Veteran Allowance Act (Canada)* or the *Civilian*

- (c.)  I am designated as a person with disabilities, and receiving disability assistance, hardship assistance or a supplement, under the *BC Employment and Assistance for Persons with Disabilities Act*; or
- (d.)  I am a person with disabilities, or am the spouse or relative of a person with disabilities, and the person with disabilities resides with me, and I have provided the collector with the required Form B certificate; or
- (e.)  I am the spouse or relative of an owner who passed away in the current year who would have been eligible under paragraph (a), (b), (c), or (d) and I occupied the eligible residence as my principal residence on the date of that owner's death.

### Freedom of Information and Protection of Privacy Act (FOIPPA):

The personal information on this form is collected for the purpose of administering the *Home Owner Grant Act* under the authority of both this Act and section 26 of the FOIPPA. Questions about the collection or use of this information can be directed to the Manager, Home Owner Grant Administration, PO Box 9991 Stn Prov Govt, Victoria BC V8W 9R7. (Telephone: Victoria at 250 356-8904 or toll-free at 1 888 355-2700 and ask to be redirected).