



PARCEL TAX ROLL REVIEW PANEL

**Thursday, February 23, 2023
To be Held
In the Boardroom of the
Sunshine Coast Regional District Offices
at 1975 Field Road, Sechelt, B.C.**

AGENDA

CALL TO ORDER: 9:00 a.m.

AGENDA

1. Adoption of Agenda

Page 1

PRESENTATIONS AND DELEGATIONS

2. General Manager, Corporate Services / Chief Financial Officer
Regarding: Parcel Tax Roll Review Overview

REPORTS

3. Parcel Tax Roll Authentication
General Manager, Corporate Services / Chief Financial Officer

Annex A
pp. 2-8

NEW BUSINESS

IN CAMERA

ADJOURNMENT

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Parcel Tax Review Panel – February 23, 2023

AUTHOR: Brad Wing, Manager, Financial Services

SUBJECT: PARCEL TAX ROLL AUTHENTICATION

RECOMMENDATION(S)

- (1) THAT the report titled Parcel Tax Roll Authentication be received for information;
 - (2) AND THAT the Parcel Tax Roll Review Panel confirms and authenticates the 2023 Parcel Tax Roll by certificate, signed by its members.
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BACKGROUND

The purpose of the Parcel Tax Roll review is to ensure that the information is correct for billing parcel tax for 2023.

The *Community Charter* requires that a Parcel Tax Roll Review Panel (PTRRP) process be held to hear any matters referred to in *Community Charter Section 205 (1) [complaints to the parcel tax roll review panel]* and to authenticate the parcel tax roll.

Complaints to the review panel are to be in writing and are to make corrections with respect to the following only:

- there is an error or omission respecting a name or address on the assessment roll;
- there is an error or omission respecting the inclusion of a parcel;
- there is an error or omission respecting taxable area or the taxable frontage of a parcel;
- an exemption has been improperly allowed or disallowed.

DISCUSSION

The review process includes parcel taxes for the Pender Harbour Pool, Community Recreation Facilities and Water Rates and Regulations (Regional Water including North Pender Water, and South Pender Water) Bylaws.

Advertisements were placed in the Coast Reporter on February 3 and February 10, 2023, advising the public of the availability of the rolls for review and the process to file notices of complaint.

The deadline to receive a written notice was Tuesday, February 21, 2023, no later than 4:30 pm.

Complaints

One written notice of complaint to the review panel has been received at the time this report was written. A copy of the complaint is included as Attachment A appended to this report.

Staff reviewed the complaint and property information and determined that the parcel tax roll accurately reflects the legal parcel size. Staff followed up with the complainant and advised that the complaint had been reviewed and the roll was deemed correct.

The complainant was further advised that the issue of section of Chamberlain Road encroaching on the property was most likely a deemed highway (public road), under Section 42 of the Transportation Act, and to follow up with the Provincial *Ministry of Transportation and Infrastructure* on possible avenues to resolve.

A verbal update will be provided at the meeting with respect to any notices subsequently received by the deadline.

STRATEGIC PLAN AND RELATED POLICIES

The Parcel Tax Roll Review is in accordance with the *Community Charter* legislation as a statutory requirement.

CONCLUSION

The assessment rolls are considered completed for the purpose of levying parcel taxes as authorized under the Pender Harbour Pool Parcel Tax Roll Bylaw No. 612, Community Recreation Facilities Parcel Tax Roll Bylaw No. 577, and the Water Rates and Regulations Bylaw No. 422.

Reviewed by:			
Manager		CFO/Finance	X-T.Perreault
GM		Legislative	
CAO		Other	

Attachment A: Notice of Complaint – 1099 Chamberlin Rd.

Attachment B: Copy of the draft Certificate of Authentication 2023 Parcel Tax Roll

To : The Collector
c/o The Parcel Tax Roll Review Panel
Sunshine Coast Regional District
1975 Pratt Rd.
Sechelt B.C.
V0N 3A1



From:
Brian Jackman
[REDACTED]
1099 Chamberlin Rd.
Gibsons, B.C.
V0N 1V1

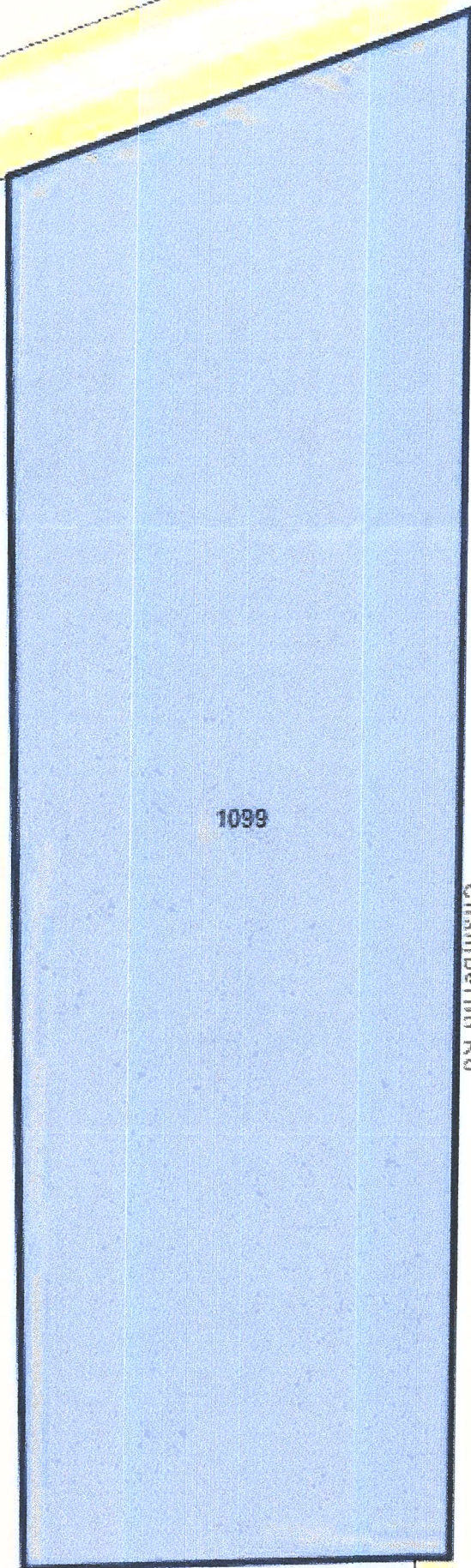
Regarding: 1099 CHAMBERLIN RD.
LOT 4, BLOCK 5, PLAN VAP 3633, DISTRICT LOT 692, GROUP 1, NEW
WESTMINSTER LAND DISTRICT, MHR77682 MOVED TO AREA 12
PID 012-448-923

Since 2003 when I built our current home at 1099 Chamberlin Rd. I have been aware that the size of our property shown on the deed at the land titles office was larger than what is actually on the ground. It can be seen on the attached screen shots from B.C. Assessment's web site and SCR D's Maps web site that the Right of way for Chamberlin Rd. encroaches on the lot size that's currently on file. Also I should note that an iron pin can be found in the centre of the asphalt of Chamberlin Rd. at the N.E. property corner. I've estimated the actual lot size at approximately 4.15 acres as opposed to 4.83 acres. This hasn't been an issue until the drastic increase in the assessed value over the past several years. After discussions with a legal surveyor I was told that since the SCR D's Chamberlin Rd. R.O.W. encroaches on our property the onus should be on the SCR D to update the deed at the land office , registered in 1910, to reflect the conditions on the ground so that the correct area is being used for tax purposes.

Feb. 07. 2023

Sincerely yours,

Brian Jackman



1039

Chamberlin Rd



SCRD Maps | Property Viewer

Getting Around Finding Data Drawing and Measuring Making Maps



Print



Export

Make Maps

Search Results: 1099 chamberli...

I want to...

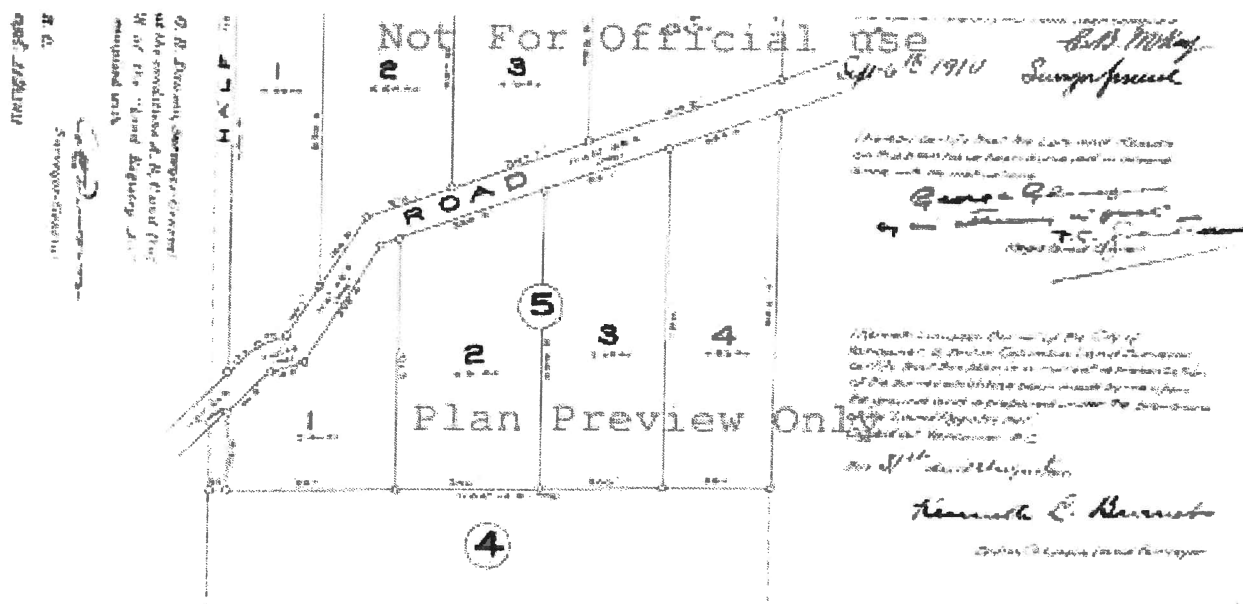
No results to display

Items appear after you perform a valid search or other task that returns results.



PID: 012-448-923

It could very well be that the areas could vary based on the Legal Survey Evidence found in the ground.

**Best.**



Sunshine Coast Regional District

1975 Field Rd.
Sechelt, BC
V7Z 0A8

Tel: 604.885.6800
Fax: 604.885.7909

Certificate of Authentication 2023 Parcel Tax Roll Jurisdiction 746

As authorized under the Community Recreation Facilities Parcel Tax Roll Bylaw No. 577, the Sunshine Coast Regional District Water Rates and Regulations Amendment Bylaw No. 422 and the Pender Harbour Pool Parcel Tax Roll Bylaw No. 612, parcel taxes will be assessed on all eligible parcels listed on the 2023 Parcel Tax Roll.

The Parcel Tax Roll and bylaws were made available for public inspection at the administration office of the Sunshine Coast Regional District, 1975 Field Road, Sechelt, BC during regular office hours from February 6 through February 21, 2023.

The Sunshine Coast Regional District received a total of one (1) written notices to amend the Parcel Tax Roll at the SCRD offices prior to close of business February 22, 2023.

The Collector has determined that no additions, deletions or corrections are required to the Parcel Tax Rolls as a result of these notices respecting any matter referred to in the *Community Charter Section 205 (1) [complaints to the parcel tax roll review panel]*.

The Parcel Tax Roll Review Panel met on Thursday, February 23, 2023 at 9:00am, in the Boardroom at:

Sunshine Coast Regional District
1975 Field Road
Sechelt, B.C.V7Z 0A8

The Parcel Tax Roll Review Panel has authenticated the 2023 Parcel Tax Roll by signing of the certificate below:

_____ Leonard Lee, Director Area A

_____ Justine Gabias, Director Area B

_____ Kelly Backs, Director Area D