

**VILLAGE OF PEMBERTON
PARCEL TAX ROLL REVIEW PANEL**

Agenda for the **Parcel Tax Roll Review Panel** of Council of the Village of Pemberton to be held Thursday, March 8, 2018, at 8:30 a.m. at the **Council Chambers, 7400 Prospect Street**. This Parcel Tax Review Panel is held in accordance with Division 4 of the *Community Charter*.

As per Section 205 (1) of the *Community Charter*, subject to subsection (2), a person may make a complaint to the Parcel Tax Roll Review Panel on one or more of the following grounds:

- a) There is an error or omission respecting a name or address on the parcel tax roll;
 - b) There is an error or omission respecting the inclusion of a parcel;
 - c) There is an error or omission respecting the taxable area or the taxable frontage of a parcel;
 - d) An exemption has been improperly allowed or disallowed.
-

ORDER OF BUSINESS

1. CALL TO ORDER

Lena Martin, Manager of Finance, to call the meeting to order.

2. APPOINTMENT OF THE CHAIR

Recommendation: **THAT** the Parcel Tax Roll Review Panel appoint a Chair.

3. APPROVAL OF THE AGENDA

Recommendation: **THAT** the agenda for the Parcel Tax Roll Review Panel Meeting be approved.

4. PARCEL TAX ROLL REPORTS

Recommendation One: **THAT** the four parcels not be provided an exemption.

5. COMPLAINTS RECIEVED

The list of those submitting a complaint will be provided following the close of the submission period which is Tuesday, March 6th at 4:30 p.m.

6. AUTHENTICATION

Recommendation Two: **THAT** the Parcel Tax Roll Review Panel confirm and authenticate the parcel tax assessment roll as amended by the Collector.

7. ADJOURNMENT

Recommendation: **THAT** the Parcel Tax Roll Review Panel Meeting be adjourned.

“This meeting is being recorded on audio tape for minute-taking purposes as authorized by the Village of Pemberton Audio recording of Meetings Policy dated September 14, 2010.”



Parcel Tax Review Panel Report

Date: March 8, 2018

To: Parcel Tax Review Panel

From: Lena Martin, Manager of Finance and Administration/ Tax Collector

Subject: Parcel Tax Roll Review Requests:

Roll # 560-00393.020
Roll # 560-00393.060
Roll # 560-00393.065
Roll # 560-01585.600

PURPOSE

To present to the Parcel Tax Review Panel Committee four (4) allowable complaints, received by the Collector, whereby the property owner is requesting an exemption under Section 205 (1) (c) of the *Community Charter*.

BACKGROUND AND COMMENTS

At the Regular Council Meeting No. 1464, held Tuesday, February 20th, 2018, Council appointed Councillor Craddock, Councillor Linklater and Council Ross be to the Parcel Tax Review Panel in accordance with section 204 (2) (a) of the *Community Charter*. At that meeting Council also scheduled the Parcel Tax Roll Review Panel meeting for March 8th, 2018 at 8:30 a.m. in order to authenticate the 2018 Parcel Tax Roll.

As per Section 204 (3) of the *Community Charter*, at least fourteen (14) days before the date set for the sitting of the Parcel Tax Roll Review Panel, the Collector must mail to the owner of every parcel of land that is to be taxed a notice stating

- (a) the service in relation to which the parcel tax is to be imposed,
- (b) the taxable area or the taxable frontage, if applicable,
- (c) the time and place of the first sitting of the review panel, and
- (d) that the parcel tax roll is available for inspection at the municipal hall during its regular office hours.

Parcel Tax notices were mailed on February 21st, 2018, fourteen (14) days before the March 8th Parcel Tax Roll Review meeting.

As per Section 205 (1) of the *Community Charter*, subject to subsection (2), a person may make a complaint to the Parcel Tax Roll Review Panel on one or more of the following grounds:

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

A complaint must not be heard by the Parcel Tax Roll Review Panel unless written notice of the complaint has been received by the Village of Pemberton at least forty-eight (48) hours before the time set for the first sitting of the Review Panel.

Both the Sewer Frontage No. Bylaw 136, 1979 and Water Frontage Bylaw No. 137, 1979 establish the frontage tax be applied as follows;

Section 1;

Total taxable frontage means the sum of the taxable frontage of the parcels of land which abut or are deemed to abut on the work or highway.

Section 2;

A tax shall be and is hereby imposed upon the owners of land or real property within the Corporation which is capable of being connected with any water/sewer main, whether or not the parcel of land is connected with such water/sewer main, the aforesaid tax to be hereinafter referred to as the "Frontage Tax"

DISCUSSION

Lot 4, Plan EPP64969, PID – 030-163-552, 560-00393.020

Staff reviewed written notice, dated March 6, 2018, (**Appendix A**) requesting a reduction to the Frontage Total in respect of a Village of Pemberton Right of Way on the south property line.

The Collector has reviewed the information and has determined that there is no allowance in the Water or Sewer Frontage Bylaw for a reduction based on a Right of Way, therefore, the Frontage Tax would be applicable in this situation.

Lot 12, Plan EPP72120, PID – 030-193-494, 560-00393.060

Staff reviewed written notice, dated March 6, 2018 (**Appendix B**) requesting a reduction to the Frontage Total in respect of a Village of Pemberton Right of Way on the south property line.

The Collector has reviewed the information and has determined that there is no allowance in the Water or Sewer Frontage Bylaw for a reduction based on a Right of Way, therefore, the Frontage Tax would be applicable in this situation.

Lot 13, Plan EPP72120, PID – 030-193-508, 560-00393.065

Staff reviewed written notice. dated March 6, 2018 (**Appendix C**) requesting a reduction to the Frontage Total in respect of a Village of Pemberton Right of Way on the south property line.

The Collector has reviewed the information and has determined that there is no allowance in the Water or Sewer Frontage Bylaw for a reduction based on a Right of Way, therefore, the Frontage Tax would be applicable in this situation.

Lot 5, Plan EPP21848, PID – 028-961-102, 560-01585.600

Staff reviewed written notice, dated March 1, 2018 (**Appendix D**) requesting a reduction to the Water Frontage Total from 82.946 to 45.768 in respect of using the actual frontage on one section of the property.

The Collector has reviewed the information and has determined that there is an administrative error and that the measured distance was undervalued. As a result, the total Water Frontage calculated has been recalculated to 112.762. As per Water Frontage BL 137, 1979, where the number of metres of a parcel of land abuts a water main has more than Ninety (90) metres of frontage, the taxable frontage shall be deemed to be Ninety (90) metres.

Section 203 (2) *Community Charter* establishes that the Collector may correct errors on the parcel tax roll at any time before the roll is authenticated under section 206.

RECOMMENDATIONS

Recommendation One: **THAT** the four parcels not be provided an exemption.

Recommendation Two: **THAT** the Parcel Tax Roll Review Panel confirm and authenticate the parcel tax assessment roll as amended by the Collector.

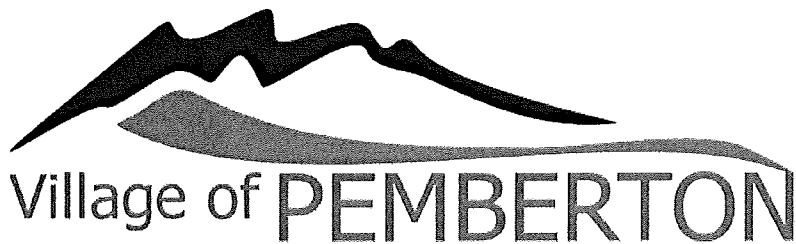
Attachments:

Appendix A: Lot 4, Plan EPP64969, PID – 030-163-552, 560-00393.020, Notice, Complaint Received, Map of Parcel

Appendix B: Lot 12, Plan EPP72120, PID – 030-193-494, 560-00393.060, Notice, Complaint Received, Map of Parcel

Appendix C: Lot 13, Plan EPP72120, PID – 030-193-508, 560-00393.065, Notice, Complaint Received, Map of Parcel

Appendix D: Lot 5, Plan EPP21848, PID – 028-961-102, 560-01585.600, Notice, Complaint Received, Map of Parcel



PO Box 100
7400 Prospect St.
Pemberton
British Columbia
CANADA
V0N2L0

P. 604.894.6135
F. 604.894.6136

www.pemberton.ca

February 19, 2018

Sabre Holdings Corp
PO Box 38
Pemberton, BC V0N 2L0

Re: 1315 Eagle Dr, Lot 4, Plan EPP64969, PID - 030-163-552

Dear Property Owner,

As per the property listed above, each year before calculating Property Taxes, the Frontage Tax Listing for Water and Sewer services must be updated with respect to properties which were previously not applicable, either due to new developments or boundary extension. The new frontage area measured for this property is 25.067 meters for water and 25.067 meters for sewer.

As per by-law No. 137, (*Water Frontage Tax Bylaw*) this is done by measuring the actual frontage length. Where the number of meters of a parcel of land which abuts a water main has less than fifteen (15) meters of frontage the taxable frontage shall be deemed to be no less than the minimum of fifteen (15) meters, and where such parcel has more than ninety (90) meters of frontage, the taxable frontage shall be deemed to be no larger than the maximum of ninety (90) meters.

As per by-law No. 136, (*Sewer Frontage Tax Bylaw*) this is done by measuring the actual frontage length. Where the number of meters of a parcel of land which abuts a sewer main has less than fifteen (15) meters of frontage the taxable frontage shall be deemed to be no less than the minimum of fifteen (15) meters, and where such parcel has more than sixty (60) meters of frontage, the taxable frontage shall be deemed to be no larger than the maximum of sixty (60) meters.

A person may make a complaint to the parcel tax roll review panel on one or more of the following grounds: (a) there is an error or omission respecting a name or address on the parcel tax roll; (b) there is an error or omission respecting the inclusion of a parcel; (c) there is an error or omission respecting the taxable area or the taxable frontage of a parcel; (d) an exemption has been improperly allowed or disallowed.

For a complaint to be reviewed, *written* notice must be received by the Village of Pemberton prior to 4:30 pm Tuesday March 6, 2018. The parcel tax review panel will sit on Thursday, March 8, 2018 at 8:30 a.m.

The parcel tax roll is available for public viewing at the Village Office reception desk as of Wednesday, March 21, 2018, Monday – Friday between the hours of 8:30 a.m. and 4:30 p.m.

If you require any additional information please feel free to contact me directly at lmartin@pemberton.ca, 604 894 6135 ext 225.

Sincerely,
VILLAGE OF PEMBERTON

Lena Martin
Manager of Finance and Administration

Lot 4 1315 Eagle Dr.

PLAN EPP64969

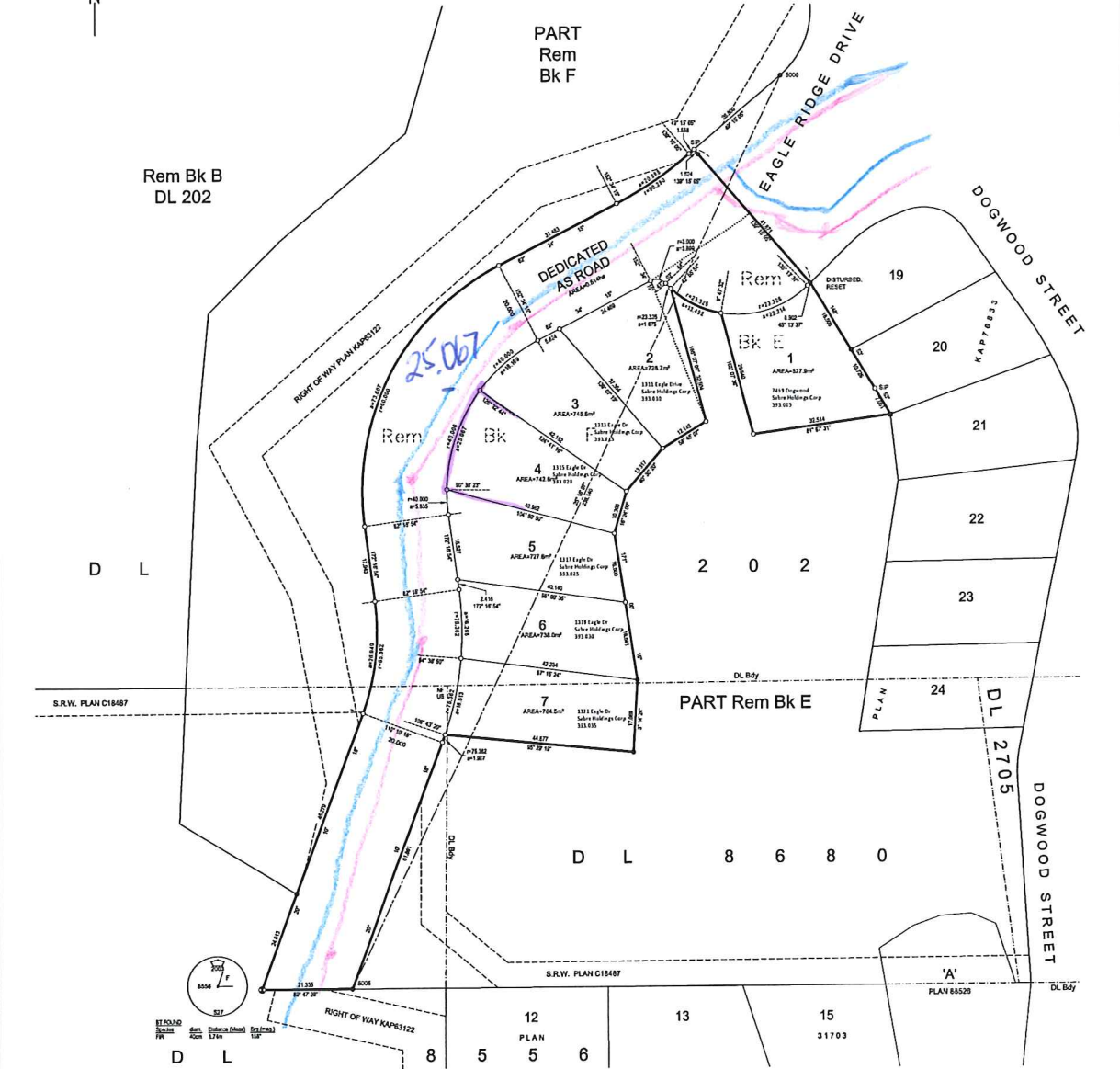
SUBDIVISION PLAN OF:
PART OF BLOCK F DISTRICT LOTS 202, 8556 AND 8680
EXCEPT PLAN KAP76833; AND
PART OF BLOCK E OF DISTRICT LOTS 202, 2705, 8556 AND 8680
EXCEPT PLANS KAP76833 AND KAP88526;
BOTH OF LILLOOET DISTRICT

PURSUANT TO SECTION 74 OF THE LAND TITLE ACT.
 VILLAGE OF PEMBERTON
 BCOS 923.036

NAD83 (CSRS) 2002.0 UTM ZONE 10 COORDINATES				
STATION	NORTHING	EASTING	POINT COMBINED FACTOR	ESTIMATED HORIZONTAL POSITIONAL ACCURACY
5000	5874389.438	812827.871	0.8895684	0.156
5008	5874474.179	812828.282	0.8895684	0.156

NOTE: COORDINATES SHOWN FOR MAPPING PURPOSES ONLY.

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 THE INTRODUCED PLOT SIZE OF THIS PLAN IS 800mm IN
 WIDTH BY 640mm IN HEIGHT (1:2500) WITH A MARGIN OF 40
 A SCALE OF 1:2500



LEGEND

GRID BEARINGS ARE DERIVED FROM GNSS DUAL FREQUENCY OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10
 BEARINGS TO BEARINGS ARE MARKED ETC.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY
 ACHIEVED ARE DERIVED FROM GNSS DUAL FREQUENCY OBSERVATIONS USING THE
 PRECISE POINT POSITIONING SERVICE OF NATURAL RESOURCES CANADA.

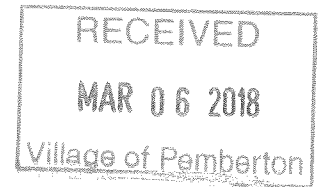
THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE
 SPECIFIED TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY
 THE AVERAGE CORRECTION FACTOR OF 0.99996. THE AVERAGE CORRECTION FACTOR
 HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 230 METRES.

- - DENOTES STANDARD IRON POST FOUND
- - DENOTES STANDARD IRON POST PLACED
- - DENOTES LEAD PILE FOUND
- ⊙ - DENOTES STANDARD CAPPED POST FOUND
- US - DENOTES UNSUITABLE FOR POSTING
- SP - DENOTES SHORT IRON POST

bennett
 LAND SURVEYING LTD.
 BC LAND SURVEYORS
 601 - 210 TELL AVENUE
 NORTH VANCOUVER, BC
 V7P 2N6
 TEL 604-460-4888
 www.bennettsurveying.com

THIS PLAN IS WITHIN THE JURISDICTION OF THE
 APPROVING OFFICER FOR THE VILLAGE OF PEMBERTON
 SOUS-MAIRE (SIC) DISTRICT REGIONAL DISTRICT
 THIS PLAN IS WITHIN THE
 JURISDICTION OF THE
 APPROVING OFFICER FOR THE VILLAGE OF PEMBERTON
 SOUS-MAIRE (SIC) DISTRICT REGIONAL DISTRICT
 THIS FIELD SURVEY REPRESENTED BY THIS PLAN WAS
 COMPLETED ON THE 8th DAY OF JULY 2017
 JOHN H. DAVIES, B.S.L.S.(B)

March 6, 2018



Village of Pemberton
Parcel Tax Review Panel
Po Box 100
Pemberton, BC
V0N 2L0

Dear the Parcel Tax Review Panel,

RE: 1315 Eagle Dr., Lot 4, Plan EEP64969, PID – 030-163-522

Please accept this letter as our formal complaint for 1315 Eagle Dr., Lot 4. As per your letter February 19, 2018 the Village of Pemberton has indicated the frontage area measured is 25.067 meters for water and 25.067 meters for sewer.

Referencing: BINNIE
 DWG No.: 16-0239-LT4

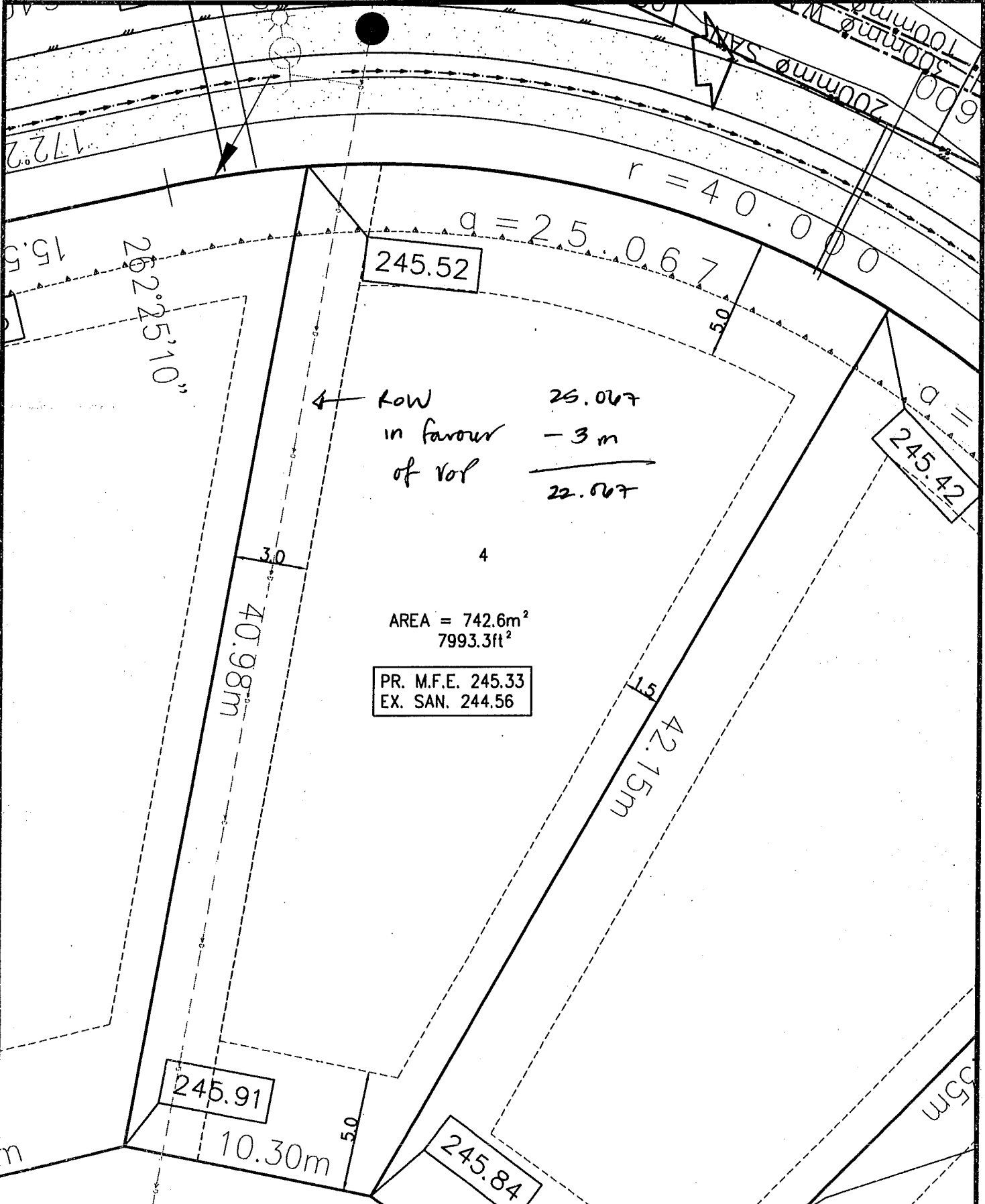
There is an error respecting the taxable area of this parcel. We would like to bring your attention to the 3.00 meter Village of Pemberton, Right Of Way on the south property line. Therefore we request that the taxable area of this parcel be amended to 22.067 meters for the water and 22.067 meters for the sewer.

We thank you for your time and consideration regarding this matter and look forward to further correspondence.

Regards,

A handwritten signature in black ink, appearing to read "Erin Worrod".

Erin Worrod
Assistant Administrator
Sabre Holdings Corp.



← ROW in favour of Vol $\frac{25.067 - 3m}{22.067}$

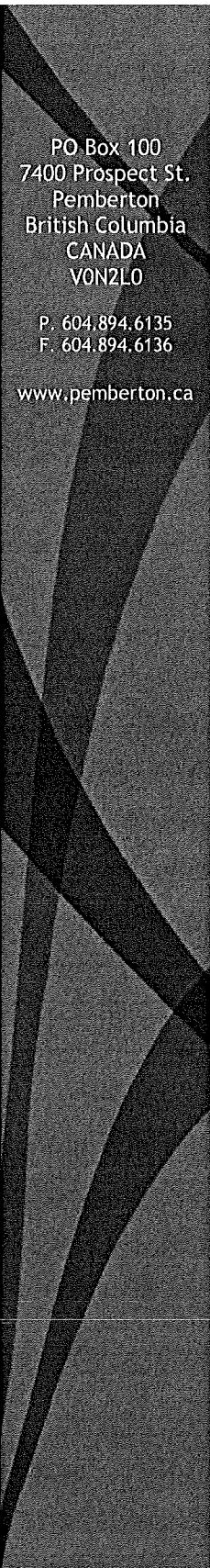
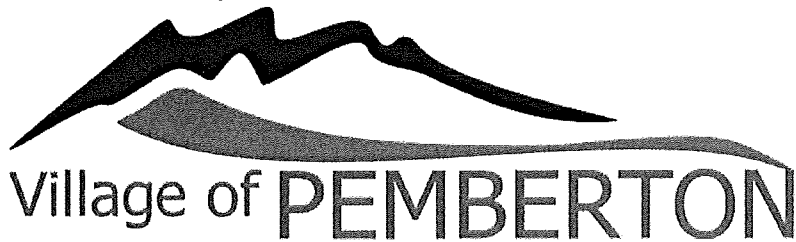
AREA = 742.6m²
 7993.3ft²

PR. M.F.E. 245.33
 EX. SAN. 244.56



TITLE :
SABRE HOLDINGS CORP.
PEMBERTON BENCHLANDS - PHASE 1B

DATE : AUGUST 26 2016
 DWG. No. : **16-0239-LT4**
 SCALE : 1:200



PO Box 100
7400 Prospect St.
Pemberton
British Columbia
CANADA
V0N2L0

P. 604.894.6135
F. 604.894.6136

www.pemberton.ca

February 19, 2018

Sabre Holdings Corp
PO Box 38
Pemberton, BC V0N 2L0

Re: 1312 Eagle Dr, Lot 12, Plan EPP72120, PID - 030-193-494

Dear Property Owner,

As per the property listed above, each year before calculating Property Taxes, the Frontage Tax Listing for Water and Sewer services must be updated with respect to properties which were previously not applicable, either due to new developments or boundary extension. The new frontage area measured for this property is 17.931 meters for water and 17.931 meters for sewer.

As per by-law No. 137, (*Water Frontage Tax Bylaw*) this is done by measuring the actual frontage length. Where the number of meters of a parcel of land which abuts a water main has less than fifteen (15) meters of frontage the taxable frontage shall be deemed to be no less than the minimum of fifteen (15) meters, and where such parcel has more than ninety (90) meters of frontage, the taxable frontage shall be deemed to be no larger than the maximum of ninety (90) meters.

As per by-law No. 136, (*Sewer Frontage Tax Bylaw*) this is done by measuring the actual frontage length. Where the number of meters of a parcel of land which abuts a sewer main has less than fifteen (15) meters of frontage the taxable frontage shall be deemed to be no less than the minimum of fifteen (15) meters, and where such parcel has more than sixty (60) meters of frontage, the taxable frontage shall be deemed to be no larger than the maximum of sixty (60) meters.

A person may make a complaint to the parcel tax roll review panel on one or more of the following grounds: (a) there is an error or omission respecting a name or address on the parcel tax roll; (b) there is an error or omission respecting the inclusion of a parcel; (c) there is an error or omission respecting the taxable area or the taxable frontage of a parcel; (d) an exemption has been improperly allowed or disallowed.

For a complaint to be reviewed, *written* notice must be received by the Village of Pemberton prior to 4:30 pm Tuesday March 6, 2018. The parcel tax review panel will sit on Thursday, March 8, 2018 at 8:30 a.m.

The parcel tax roll is available for public viewing at the Village Office reception desk as of Wednesday, March 21, 2018, Monday – Friday between the hours of 8:30 a.m. and 4:30 p.m.

If you require any additional information please feel free to contact me directly at lmartin@pemberton.ca, 604 894 6135 ext 225.

Sincerely,
VILLAGE OF PEMBERTON

Lena Martin
Manager of Finance and Administration

SUBDIVISION PLAN OF PART OF BLOCK F DISTRICT LOTS 202, 8556 AND 8680, EXCEPT PLANS KAP76833 AND EPP64969, LILLOOET DISTRICT

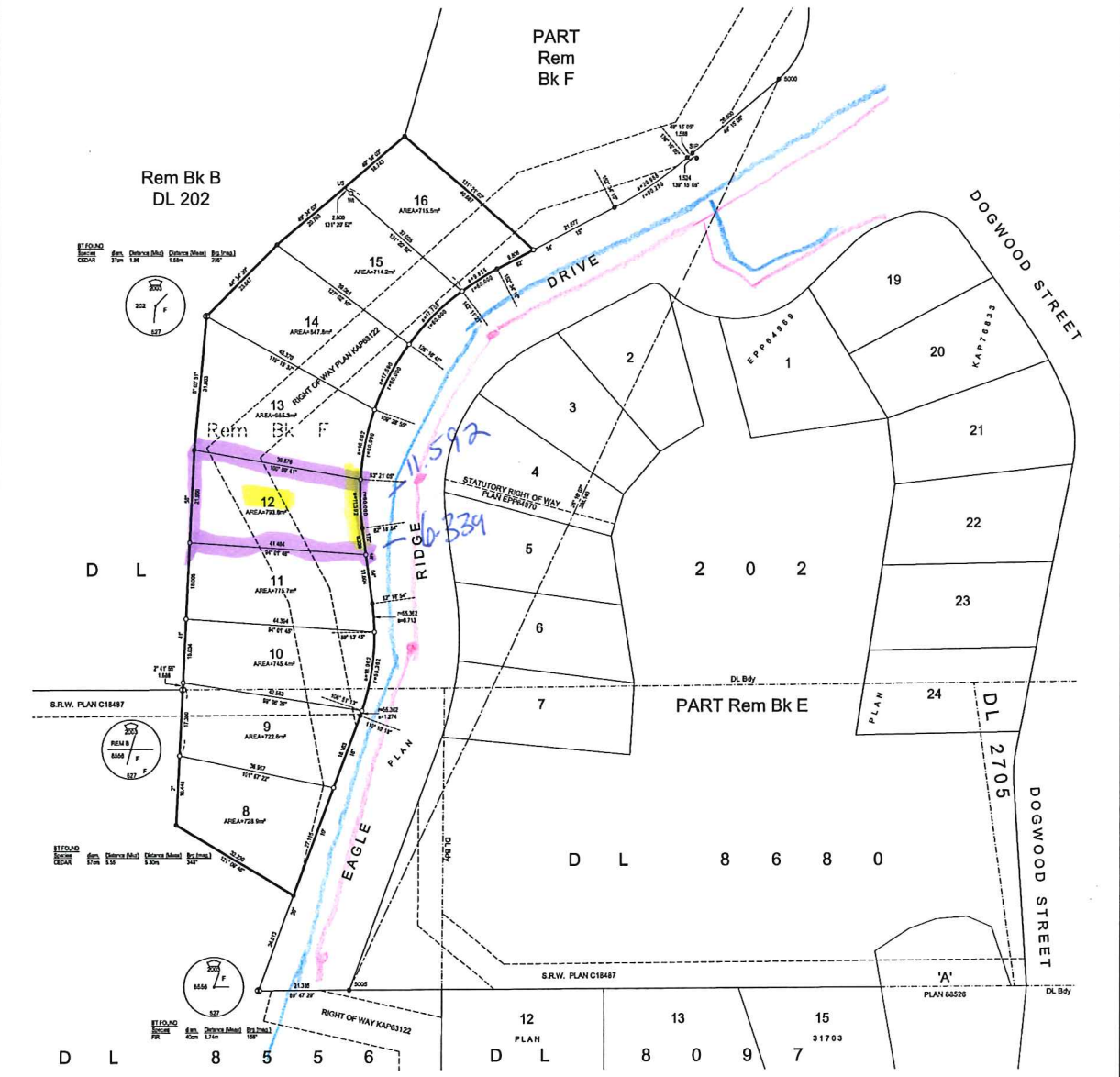
PLAN EPP72120

PURSUANT TO SECTION 74 OF THE LAND TITLE ACT. VILLAGE OF PEMBERTON BCGS 92J 036

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF. THE KNOWN SIZE OF THIS PLAN IS 500mm BY 700mm BY 84mm IN HEIGHT SO SIZES WHEN PLOTTED AT A SCALE OF 1:500

NAD83 (CSRS) 2002.0 UTM ZONE 10 COORDINATES				
STATION	NORTHING	EASTING	POINT COMBINED FACTOR	ESTIMATED HORIZONTAL POSITIONAL ACCURACY
8000	5574889.430	513337.871	0.9999985	0.05
8009	5574874.179	513226.252	0.9999648	0.06

NOTE: COORDINATES SHOWN FOR MAPPING PURPOSES ONLY.



LEGEND

GRID BEARINGS ARE DERIVED FROM GNSDUAL FREQUENCY OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

BEARINGS TO BEARING TREES ARE MAGNETIC.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ADVERTISED ARE DERIVED FROM GNSDUAL FREQUENCY OBSERVATIONS USING THE PROPOSED POINT POSITIONING SERVICE OF NATURAL RESOURCES CANADA.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED TO COMPUTE GRID DISTANCES. MAXIMUM GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99998. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 200 METRES.

- - DENOTES STANDARD IRON POST FOUND
- - DENOTES STANDARD IRON POST PLACED
- ⊙ - DENOTES STANDARD CAPPED POST FOUND
- US - DENOTES UNADJUSTABLE FOR POSTING
- SP - DENOTES SHORT IRON POST

NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNERS.

bennett
 LAND SURVEYING LTD.
 80 LAND SURVEYORS
 201-275 PELL AVENUE
 NORTH VANCOUVER, BC
 V7P 3N5
 T: 604-869-4608
 www.bennettsurveying.com

LOTS CREATED ON THIS PLAN ARE A CONTINUATION OF AN EXISTING NUMBERED SERIES.

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE VILLAGE OF PEMBERTON.

THIS PLAN LIES WITHIN THE SQUARE LILLOOET FEDERAL DISTRICT.

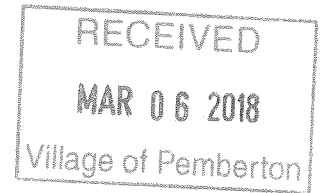
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 8TH DAY OF JULY 2018.

JOHN M. FRANKO, SCUR 893

N:\2015\17\171712\PEMBERTON\BENCHLANDS\PEMBERTON\171712\04\KAP76833\171712\LEGAL\PLAN\612775\00171.DWG

March 6, 2018

Village of Pemberton
Parcel Tax Review Panel
Po Box 100
Pemberton, BC
V0N 2L0



Dear the Parcel Tax Review Panel,

RE: 1312 Eagle Dr., Lot 12, Plan EEP72120, PID – 030-193-494

Please accept this letter as our formal complaint for 1312 Eagle Dr., Lot 12. As per your letter February 19, 2018 the Village of Pemberton has indicated the frontage area measured is 17.931 meters for water and 17.931 meters for sewer.

Referencing: Bennett Land Surveying Ltd.
PLAN EPP79281

There is an error respecting the taxable area of this parcel. We would like to bring your attention to the 1.513 meter Village of Pemberton, Right Of Way on the south property line. Therefore we request that the taxable area of this parcel be amended to 16.418 meters for the water and 16.418 meters for the sewer.

We thank you for your time and consideration regarding this matter and look forward to further correspondence.

Regards,

A handwritten signature in black ink, appearing to read "Erin Worrod".

Erin Worrod
Assistant Administrator
Sabre Holdings Corp.

PLAN EPP79281

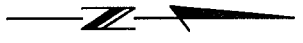
EXPLANATORY PLAN OF STATUTORY RIGHT OF WAY OVER PART OF LOTS 12 AND 13, BOTH OF BK F DISTRICT LOTS 8556 AND 202 LILLOET DISTRICT PLAN EPP72120

PURSUANT TO SECTION 99(1)(e) OF THE LAND TITLE ACT. FOR UTILITY PURPOSES. VILLAGE OF PEMBERTON BCGS 92J.036



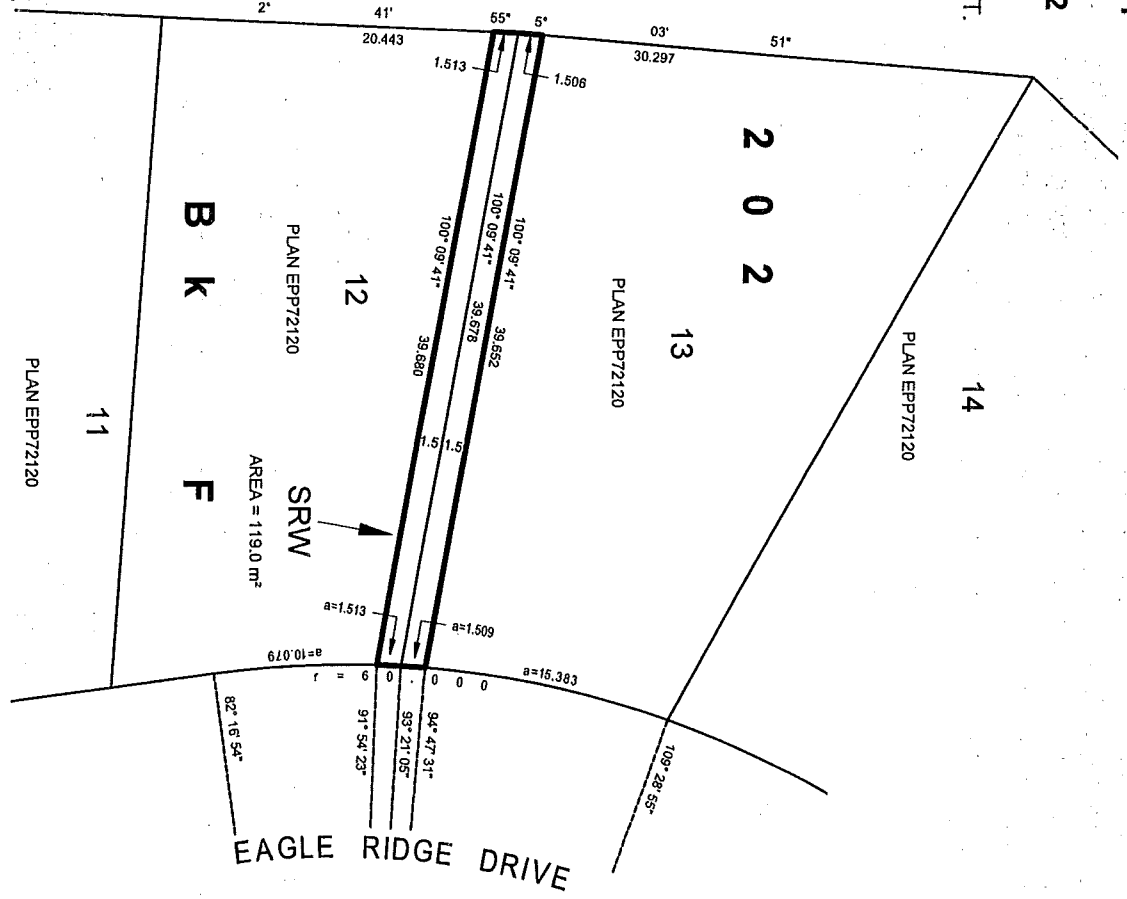
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF. THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (8 SIZE) WHEN PLOTTED AT A SCALE OF 1:300

GRID BEARINGS ARE DERIVED FROM PLAN EPP72120



Rem Bk B

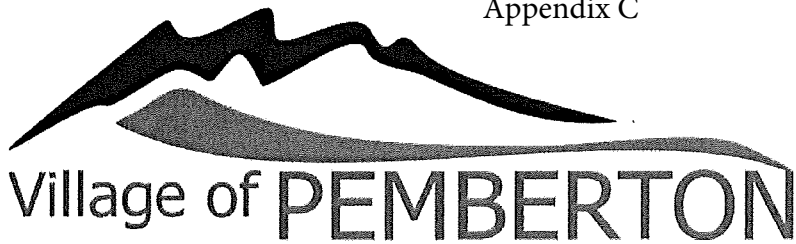
LEGAL DESCRIPTION	AREA
AREA 1: SRW OVER LOT 13, BK F, DLs 8556 AND 202, LILLOET DISTRICT PLAN EPP72120	59.5 m ²
AREA 2: SRW OVER LOT 12, BK F, DLs 8556 AND 202, LILLOET DISTRICT PLAN EPP72120	59.5 m ²
TOTAL SRW AREA	119.0 m²



bennett
 LAND SURVEYING LTD.
 BC LAND SURVEYORS
 #201 - 275 FELL AVENUE
 NORTH VANCOUVER, BC
 V7P 3R5
 TEL 604-980-4888
 www.bennettsurveyors.com

N:\C0010-WV-2018\12775.02-PEMBERTON-BENCH-LANDS-PEMBERTON\12775.02-DRAWINGS\12775.02-LEGAL-PLANS\E12775(2017).DWG

THIS PLAN LIES WITHIN THE SQUAMISH-LILLOET REGIONAL DISTRICT AND IS BASED ON THE FOLLOWING LAND TITLE AND SURVEY AUTHORITY OF BC RECORDS: PLAN EPP72120
 JOHN M. FRANKO, B.C.L.S. #393
 6TH DAY OF FEBRUARY, 2018.



PO Box 100
7400 Prospect St.
Pemberton
British Columbia
CANADA
V0N2L0

P. 604.894.6135
F. 604.894.6136

www.pemberton.ca

February 19, 2018

Sabre Holdings Corp
PO Box 38
Pemberton, BC V0N 2L0

Re: 1310 Eagle Dr, Lot 13, Plan EPP72120, PID - 030-193-508

Dear Property Owner,

As per the property listed above, each year before calculating Property Taxes, the Frontage Tax Listing for Water and Sewer services must be updated with respect to properties which were previously not applicable, either due to new developments or boundary extension. The new frontage area measured for this property is 16.892 meters for water and 16.892 meters for sewer.

As per by-law No. 137, (*Water Frontage Tax Bylaw*) this is done by measuring the actual frontage length. Where the number of meters of a parcel of land which abuts a water main has less than fifteen (15) meters of frontage the taxable frontage shall be deemed to be no less than the minimum of fifteen (15) meters, and where such parcel has more than ninety (90) meters of frontage, the taxable frontage shall be deemed to be no larger than the maximum of ninety (90) meters.

As per by-law No. 136, (*Sewer Frontage Tax Bylaw*) this is done by measuring the actual frontage length. Where the number of meters of a parcel of land which abuts a sewer main has less than fifteen (15) meters of frontage the taxable frontage shall be deemed to be no less than the minimum of fifteen (15) meters, and where such parcel has more than sixty (60) meters of frontage, the taxable frontage shall be deemed to be no larger than the maximum of sixty (60) meters.

A person may make a complaint to the parcel tax roll review panel on one or more of the following grounds: (a) there is an error or omission respecting a name or address on the parcel tax roll; (b) there is an error or omission respecting the inclusion of a parcel; (c) there is an error or omission respecting the taxable area or the taxable frontage of a parcel; (d) an exemption has been improperly allowed or disallowed.

For a complaint to be reviewed, *written* notice must be received by the Village of Pemberton prior to 4:30 pm Tuesday March 6, 2018. The parcel tax review panel will sit on Thursday, March 8, 2018 at 8:30 a.m.

The parcel tax roll is available for public viewing at the Village Office reception desk as of Wednesday, March 21, 2018, Monday – Friday between the hours of 8:30 a.m. and 4:30 p.m.

If you require any additional information please feel free to contact me directly at lmartin@pemberton.ca, 604 894 6135 ext 225.

Sincerely,
VILLAGE OF PEMBERTON

Lena Martin
Manager of Finance and Administration

Lot 13, 130 Eagle Dr.

SUBDIVISION PLAN OF PART OF BLOCK F DISTRICT LOTS 202, 8556 AND 8680, EXCEPT PLANS KAP76833 AND EPP64969, LILLOOET DISTRICT

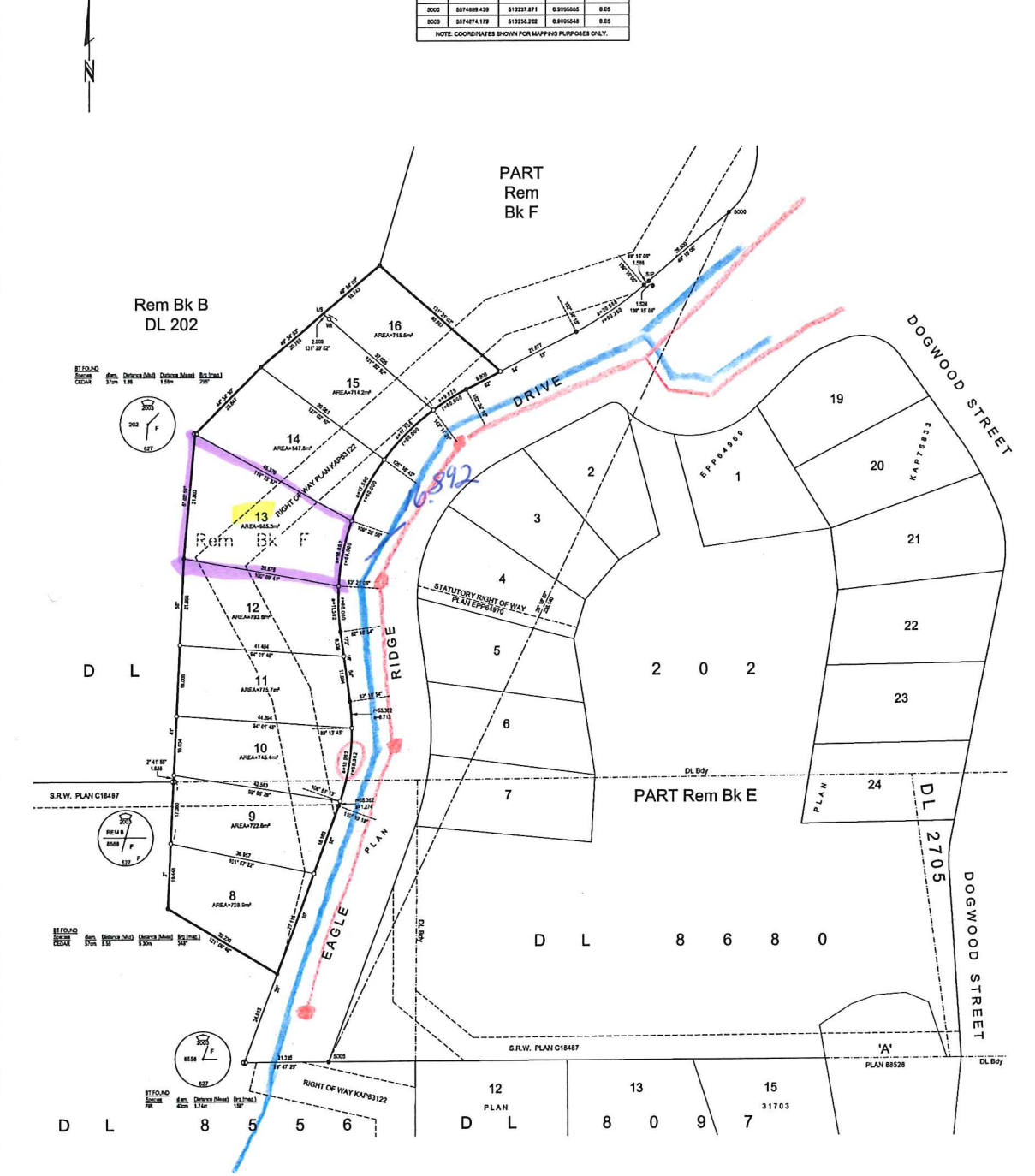
PLAN EPP72120

PURSUANT TO SECTION 74 OF THE LAND TITLE ACT. VILLAGE OF PEMBERTON BCGS 92J.036

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF. THE INTENDED PACE SIZE OF THIS PLAN IS 500mm IN WIDTH BY 600mm IN HEIGHT (SIZES WHEN PLOTTED AT A SCALE OF 1:500)

STATION	NORTHING	EASTING	POINT COVERED FACTOR	ESTIMATED HORIZONTAL POSITIONAL ACCURACY
8000	857488.439	812327.871	0.8995648	0.05
8005	857487.179	812328.202	0.8995648	0.05

NOTE: COORDINATES SHOWN FOR MAPPING PURPOSES ONLY.



LEGEND

GRID BEARINGS ARE DERIVED FROM GNSS DUAL FREQUENCY OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 12.

BEARINGS TO BEARING TREES ARE INDICATED.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY INDICATED ARE DERIVED FROM GNSS DUAL FREQUENCY OBSERVATIONS USING THE PRECISE POINT POSITIONING SERVICE OF NATURAL RESOURCES CANADA.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AIRMASS CORRECTION FACTOR OF 0.99996. THE AVERAGE CORRECTION FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 200 METRES.

- - DOTTED STANDARD IRON POST FOUND
- - DOTTED STANDARD IRON POST PLACED
- ⊙ - DOTTED STANDARD CAPPED IRON POST FOUND
- LS - DOTTED UNLIMITED FOR POSTING
- SP - DOTTED 5-FOOT IRON POST

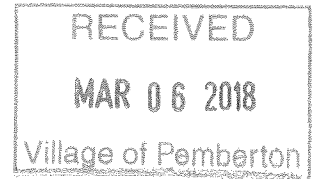
NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNERS.

bennett
 LAND SURVEYING LTD.
 25 LAND SURVEYORS
 #101-279 PELL AVENUE
 NORTH VANCOUVER, BC
 V7P 2J6
 TEL: 604-960-4028
 www.bennettsurveyors.com
 FR 991 P 12 22 (2/1)

LOTS CREATED ON THIS PLAN ARE A CONTINUATION OF AN EXISTING NUMBERED SERIES.
 THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE VILLAGE OF PEMBERTON.
 THIS PLAN LIES WITHIN THE SQUAREM LILLOOET FISCAL DISTRICT.
 THE FIELD SURVEY REFERENCED BY THIS PLAN WAS COMPLETED ON THE 6TH DAY OF JULY 2016.
 JOHN M. FRANKO, BCGS 693

N201610 NV 201712775 02 PEMBERTON BCGS LANDS PEMBERTON112775 02 CIVIL PLAN 017275 201712 DWS

March 6, 2018



Village of Pemberton
Parcel Tax Review Panel
Po Box 100
Pemberton, BC
V0N 2L0

Dear the Parcel Tax Review Panel,

RE: 1310 Eagle Dr., Lot 13, Plan EEP72120, PID – 030-193-508

Please accept this letter as our formal complaint for 1310 Eagle Dr., Lot 13. As per your letter February 19, 2018 the Village of Pemberton has indicated the frontage area measured is 16.892 meters for water and 16.892 meters for sewer.

Referencing: Bennett Land Surveying Ltd.
PLAN EPP79281

There is an error respecting the taxable area of this parcel. We would like to bring your attention to the 1.509 meter Village of Pemberton, Right Of Way on the south property line. Therefore we request that the taxable area of this parcel be amended to 15.383 meters for the water and 15.383 meters for the sewer.

We thank you for your time and consideration regarding this matter and look forward to further correspondence.

Regards,

A handwritten signature in black ink, appearing to read "Erin Worrod".

Erin Worrod
Assistant Administrator
Sabre Holdings Corp.

PLAN EPP79281

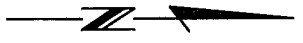
EXPLANATORY PLAN OF STATUTORY RIGHT OF WAY OVER PART OF LOTS 12 AND 13, BOTH OF BK F DISTRICT LOTS 8556 AND 202 LILLOOET DISTRICT PLAN EPP72120

PURSUANT TO SECTION 99(1)(e) OF THE LAND TITLE ACT. FOR UTILITY PURPOSES. VILLAGE OF PEMBERTON BCGS 92J.036

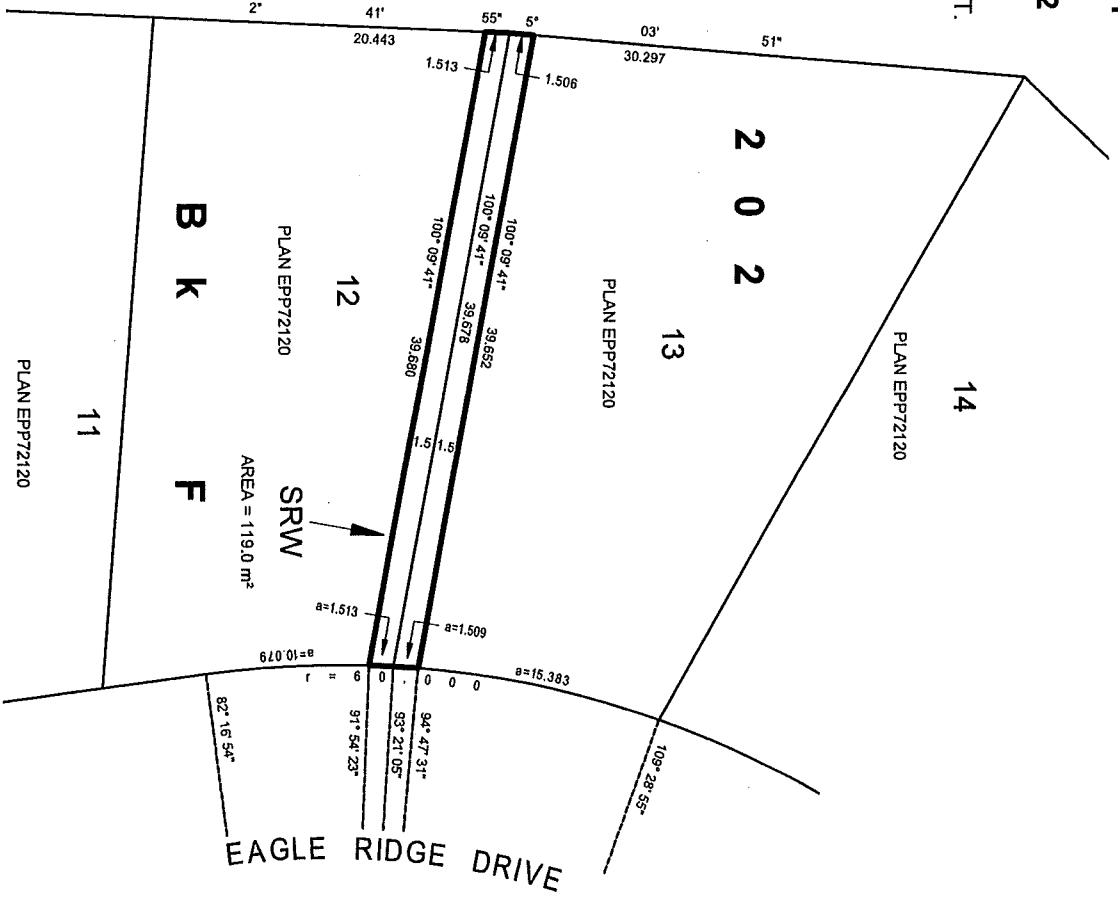
5 0 5 10 15 20
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300

GRID BEARINGS ARE DERIVED FROM PLAN EPP72120



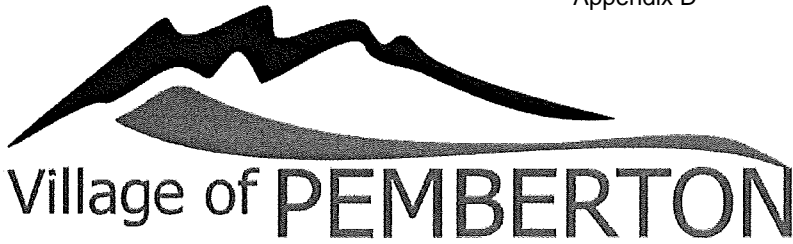
BOOK OF REFERENCE		AREA
LEGAL DESCRIPTION		
AREA 1: SRW OVER LOT 13, BK F, DLs 8556 AND 202, LILLOOET DISTRICT PLAN EPP72120		59.5 m ²
AREA 2: SRW OVER LOT 12, BK F, DLs 8556 AND 202, LILLOOET DISTRICT PLAN EPP72120		59.5 m ²
TOTAL SRW AREA		119.0 m²



bennett
LAND SURVEYING LTD.
BC LAND SURVEYORS
4201 - 275 FELL AVENUE
NORTH VANCOUVER, BC
V7P 3R5
TEL 604-980-4888
www.bennettsurvey.com

N:\CO010-AM-2018\12775.02-PEMBERTON BENCH LANDS-PEMBERTON\12775.02-DRAWINGS\12775.02-LEGAL PLANS\EX12775 (2017).DWG

THIS PLAN LIES WITHIN THE SQUAMISH-LILLOOET REGIONAL DISTRICT
THIS PLAN IS BASED ON THE FOLLOWING LAND TITLE AND SURVEY AUTHORITY OF BC RECORDS:
PLAN EPP72120
JOHN M. FRANKO, BCLS #893
6TH DAY OF FEBRUARY, 2018.



Village of PEMBERTON

February 19, 2018

Connie & Gerald Tulloch
PO Box 36
Pemberton, BC V0N 2L0

Re: 7374 Pemberton Farm Road E, Lot 5 Plan EPP21848, PID - 028-961-102

Dear Property Owner,

As per the property listed above, each year before calculating Property Taxes, the Frontage Tax Listing for Water and Sewer services must be updated with respect to properties which were previously not applicable, either due to new developments or boundary extension. The new frontage area measured for this property is 82.946 meters for water and 60 meters for sewer.

As per by-law No. 137, (*Water Frontage Tax Bylaw*) this is done by measuring the actual frontage length. Where the number of meters of a parcel of land which abuts a water main has less than fifteen (15) meters of frontage the taxable frontage shall be deemed to be no less than the minimum of fifteen (15) meters, and where such parcel has more than ninety (90) meters of frontage, the taxable frontage shall be deemed to be no larger than the maximum of ninety (90) meters.

As per by-law No. 136, (*Sewer Frontage Tax Bylaw*) this is done by measuring the actual frontage length. Where the number of meters of a parcel of land which abuts a sewer main has less than fifteen (15) meters of frontage the taxable frontage shall be deemed to be no less than the minimum of fifteen (15) meters, and where such parcel has more than sixty (60) meters of frontage, the taxable frontage shall be deemed to be no larger than the maximum of sixty (60) meters.

A person may make a complaint to the parcel tax roll review panel on one or more of the following grounds: (a) there is an error or omission respecting a name or address on the parcel tax roll; (b) there is an error or omission respecting the inclusion of a parcel; (c) there is an error or omission respecting the taxable area or the taxable frontage of a parcel; (d) an exemption has been improperly allowed or disallowed.

PO Box 100
7400 Prospect St.
Pemberton
British Columbia
CANADA
V0N2L0

P. 604.894.6135
F. 604.894.6136

www.pemberton.ca

For a complaint to be reviewed, *written* notice must be received by the Village of Pemberton prior to 4:30 pm Tuesday March 6, 2018. The parcel tax review panel will sit on Thursday, March 8, 2018 at 8:30 a.m.

The parcel tax roll is available for public viewing at the Village Office reception desk as of Wednesday, March 21, 2018, Monday – Friday between the hours of 8:30 a.m. and 4:30 p.m.

If you require any additional information please feel free to contact me directly at lmartin@pemberton.ca, 604 894 6135 ext 225.

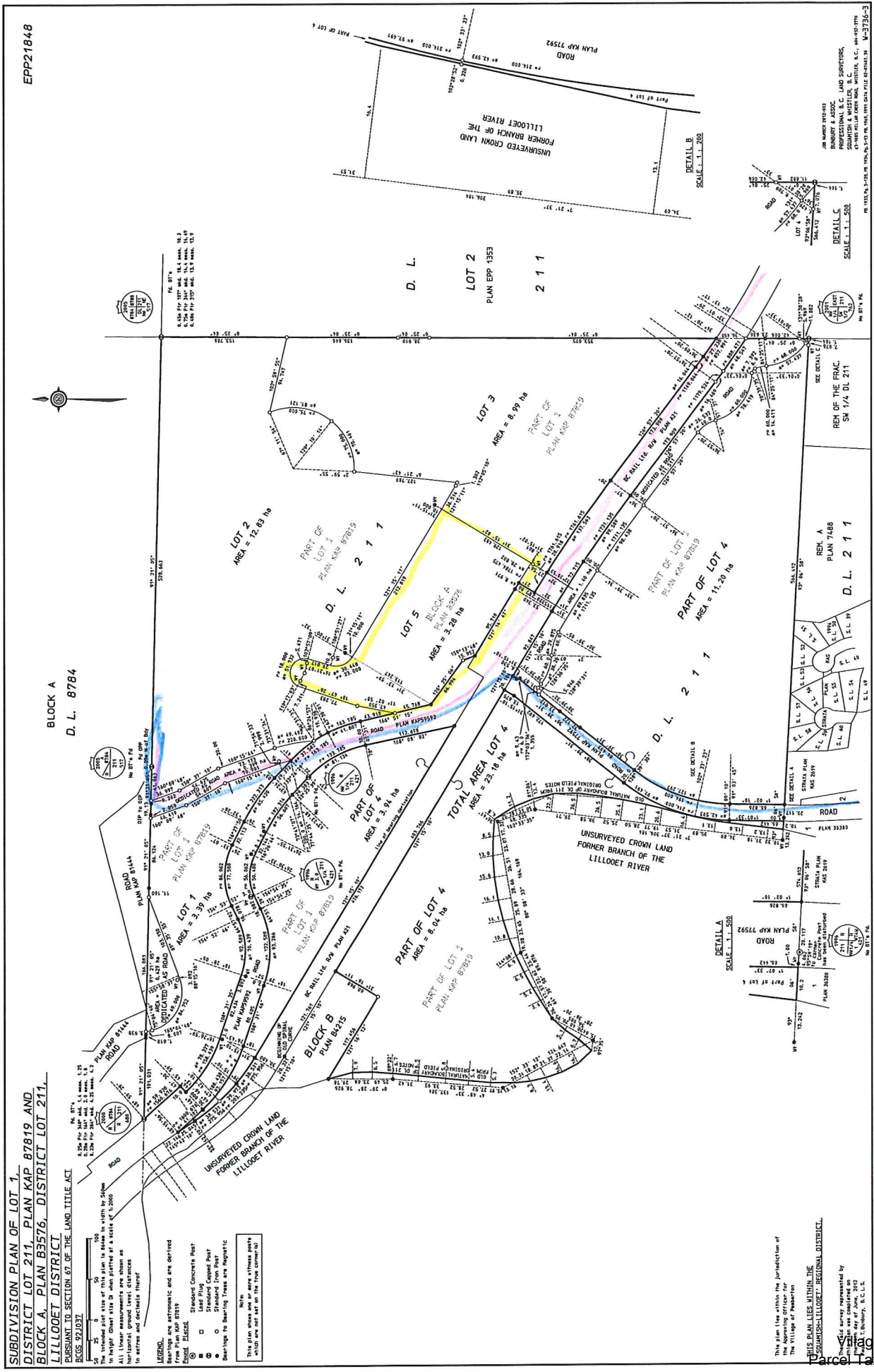
Sincerely,
VILLAGE OF PEMBERTON

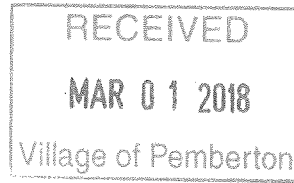
Lena Martin
Manager of Finance and Administration

Lot 5, 7374 Pemberton Farm rd.

Plan #: EPP21848 App #: EPP21848 Ctrl #: 135-163-2902 (Altered)

Status: Filed



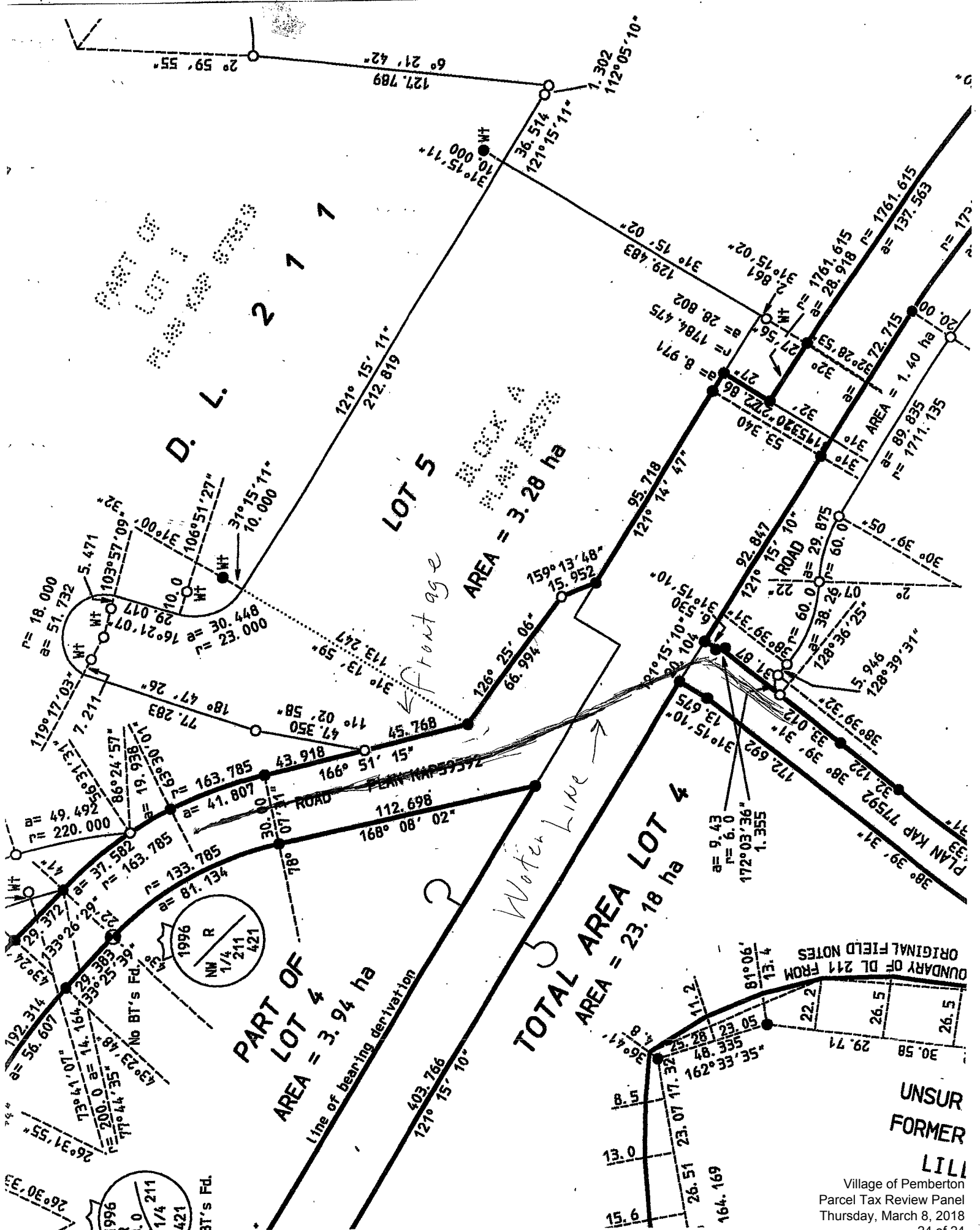


MARCH 1 2018

VILLAGE OF PEMBERTON

I Have attached a map for you to review It shows where the water line runs a distance of 45.768 meters not a distance of 82.946 meters.I will be waiting for your reply.Thanks for all your work

Sincerely Jerry Tulloch



D. L. 277

LOT 5
AREA = 3.28 ha

PART OF
LOT 4
AREA = 3.94 ha

TOTAL AREA LOT 4
AREA = 23.18 ha

UNSUR
FORMER
LILLI