

COURT OF REVISION

**DISTRICT OF COQUITLAM**

Inter-Office Communication

TO: R.A. LeClair - Mun. Manager

DEPARTMENT: Administration

DATE: June 6, 1974

FROM: A.R.C. Wyatt - Mun. Assessor

DEPARTMENT: Assessment

YOUR FILE:

SUBJECT: FOR REPORTING TO REGULAR MEETING OF COUNCIL

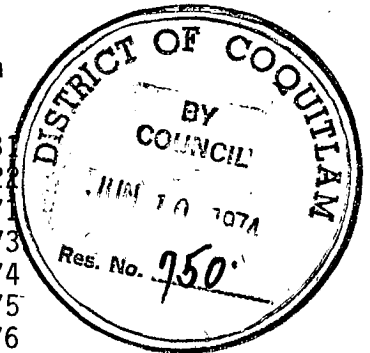
OUR FILE: 258

501

Re: Minutes of Sittings of Local Court of Revision

Regarding:

- Sanitary Sewer..... By-Law #1337
- Street Improvement Works..... By-Law #1422
- Street Improvement Works..... By-Law # 171
- Street Improvement Works..... By-Law # 173
- Street Improvement Works..... By-Law # 174
- Street Improvement Works..... By-Law # 175
- Lane Paving..... By-Law # 176



For the information of Council, attached are copies of the Minutes of the Local Court of Revision regarding the above subjects.

A.R.C. Wyatt  
MUNICIPAL ASSESSOR.

ARCW/sh  
encl.

DISTRICT OF COQUITLAM  
1974 LOCAL IMPROVEMENT COURT OF REVISION

MINUTES

Sanitary Sewer.....By-Law #1331  
Street Improvement Works....By-Law #1422  
Street Improvement Works....By-Law # 171  
Street Improvement Works....By-Law # 173  
Street Improvement Works....By-Law # 174  
Street Improvement Works....By-Law # 175  
Lane Paving.....By-Law # 176

The first sitting of the Court of Revision to hear complaints against the 1974 Local Improvement Assessment Roll was held at 7:00 p.m., Tuesday, May 21st, 1974 in the Municipal Council Chambers, 1111 Brunette Avenue, Coquitlam, B.C.

Members present: Alderman L. Garrison, Chairman; Alderman R.B. Stibbs and Alderman C.J. Filiatrault.

Appearing for the Municipality: Mr. A.R.C. Wyatt, Assessor; and Mr. T.J. Protheroe, Appraiser.

Mrs. S. Hargreaves acted as secretary.

The Chairman addressed the appellants present explaining the function of the Court of Revision and the authority given the Court under the Municipal Act.

APPEALS #9 and 10 - W.A. & M. Norris - Roll #05855-001-X & 05860-001-2  
By-Law #1331

Mrs. Norris appeared in person and discussed her letter of appeal with the Court. Mrs. McMichael (Appeal #16) was brought forward to speak as all the appeals were in the same general area.

APPEAL #16 - J.R. & M.E.F. McMichael - Roll #05818-000-X - By-Law #1331

MOVED: Ald. Filiatrault, SECONDED: Ald. Stibbs  
That Appeals Nos.9, 10 and 16 be denied.

CARRIED.

APPEAL #1 - D.J. & M.C. Schroeder - Roll #08677-002-0 - By-Law #171

APPEAL #2 - D.S. & M.M. Richards - Roll #08677-003-2 - By-Law #171

Mr. F. Marr, Solicitor, appeared for the appellants. Mr. Marr stated that as his clients were already paying for works carried out on Chapman Avenue they should be exempt from the works now being charged on Gilroy Street. The Assessor presented evidence showing the works were not of a similar nature.

MOVED: Ald. Filiatrault, SECONDED: Ald. Stibbs  
That the appeals be denied.

CARRIED.

APPEAL #4 - R.R. & H.T. Cornelius - Roll #25172-000-7 - By-Law #173

Alderman L.A. Bewley appeared for the appellant. The basis of appeal was that the appellant had paid for all the works at the time the property was purchased therefore should be exempt from further charges. The Assessor provided sketches and plans of the works.

MOVED: Ald. Stibbs SECONDED: Ald. Filiatrault  
That the appeal be upheld and the property be struck from the Roll.

CARRIED.

APPEAL #5 - G.A. & H.C. Kolstad - Roll #34967-000-6 - By-Law #173

Alderman Bewley appeared for the appellant stating his client had installed drainage and curbs from his own pocket therefore should be exempted. The Assessor presented evidence that the works done by the appellant were only of a temporary nature and not similar to the works under the By-Law.

MOVED: Ald. Stibbs SECONDED: Ald. Filiatrault  
That the appeal be denied.

CARRIED.

APPEAL #8 - Mrs. V.A. Anderson - Roll #30567-000-1 - By-Law #1331

Mrs. Anderson appeared in person her letter of appeal was read and discussed. The Assessor presented evidence that connection to the sewer was available to the property.

MOVED: Ald. Stibbs SECONDED: Ald. Filiatrault  
That the appeal be denied.

CARRIED.

APPEAL #15 - D.H. & J.P. Vaughan - Roll #04376-000-4 - By-Law #173-03

Mr. Vaughan appeared in person stating his grounds of complaint was the condition his property had been left after the works had been completed.

MOVED: Ald. Filiatrault SECONDED: Ald. Stibbs  
That the appeal be denied.

CARRIED.

APPEAL #19 - E. & E. Klassen - Roll #12317-000-X - By-Law #171

Mr. Klassen appeared in person and the Court decided to hear his complaint. The Court reserved decision pending a further report from the Engineering Department regarding Mr. Klassen's complaint.

MOVED: Ald. Filiatrault SECONDED: Ald. Stibbs  
That the hearing be deferred until May 28th, 1974 at 7:00 p.m.

CARRIED.

APPEAL #18 - G. & H. Asplund - Roll #04978-001-3 - By-Law #1331

Mr. Asplund appeared in person and expressed satisfaction of the Assessor's explanation of the charge.

MOVED: Ald. Filiatrault SECONDED: Ald. Stibbs  
That the appeal be denied.

CARRIED.

APPEAL #3 - H.J. Harrison - Roll #23849-000-2 - By-Law #173

The appellant did not appear. The letter of appeal was read.

MOVED: Ald. Filiatrault SECONDED: Ald. Stibbs  
That the appeal be denied.

CARRIED.

APPEAL #6 - R. & K. Yamamoto - Roll #04404-000-3 - By-Law #173

The appellant did not appear. The letter of appeal was read. The Assessor explained that he had tried to contact Mr. Yamamoto without success, and made a recommendation to adjust the actual foot frontage.

MOVED: Ald. Stibbs SECONDED: Ald. Filiatrault  
That the taxable foot frontage be confirmed and the actual foot frontage be adjusted to 83.24 feet as recommended by the Assessor.

CARRIED.

APPEAL #7 - T.E. & A. Hartley - Roll No: 00461-000-3 - By-Law #173

The appellant did not appear. The letter of appeal was read. Pending further information from the Engineering Department the Court reserved decision.

MOVED: Ald. Stibbs SECONDED: Ald. Filiatrault  
That decision be deferred until the May 28th sitting.

CARRIED.

APPEAL #11 - L. & A. Franzen - Roll # 13311-180-5 - By-Law #1331

The appellant did not appear. The letter of appeal was read.

MOVED: Ald. Filiatrault SECONDED: Ald. Stibbs  
That the taxable foot frontage of 100 feet is correct as defined in the By-Law.

CARRIED.

APPEAL #12 - A. Bettiol - Roll #23491-003-3 - By-Law #1331

The appellant did not appear. The letter of appeal was read regarding change of ownership on the property.

MOVED: Ald. Stibbs SECONDED: Ald. Filiatrault  
That the hearing be deferred until May 28th so that the new owner may receive proper notification.

CARRIED.

APPEAL #13 - S. & M.S. Dominelli - Roll #09485-000-8 - By-Law #1331

The appellant did not appear. The letter of appeal regarding change of ownership was read. The Assessor advised that the Land Registry Office had been contacted regarding the ownership change but registration, he was advised, had not been completed.

MOVED: Ald. Filiatrault SECONDED: Ald. Stibbs  
That the appeal be denied.

CARRIED.

APPEAL #14 - C.C. & K.E. Pypers - Roll #13220-037-5 - By-Law #1331-09

The appellant did not appear. The letter of appeal was read

MOVED: Ald. Stibbs SECONDED: Ald. Filiatrault  
That the taxable foot frontage of 100 feet is correct as defined in the By-Law.

CARRIED.

APPEAL #17 - J.C. & M.C. Normandin - Roll #09466-000-1 - By-Law #1331

The appellant did not appear. The letter of appeal was read.

MOVED: Ald. Stibbs SECONDED: Ald. Filiatrault  
That the taxable foot frontage of 100 feet is correct as defined in the By-Law.

CARRIED.

ASSESSOR'S APPEALS #1 to 13 inclusive

- Appeal #1 - Roll #05696-000-1 - By-Law 1331-00 - Actual frontage 70.00 ft.
- Appeal #2 - Roll #30404-000-9 - By-Law 1331-00 - Taxable frontage Nil
- Appeal #3 - Roll #30948-000-0 - By-Law 1331-00 - Taxable frontage Nil
- Appeal #4 - Roll #32621-000-3 - By-Law 1331-00 - Taxable frontage Nil
- Appeal #5 - Roll #09506-000-5 - By-Law 1331-00 - Actual frontage 98.00 ft.
- Appeal #6 - Roll #05722-000-1 - By-Law 1331-00 - Actual frontage 65.00 ft.
- Appeal #7 - Roll #22040-102-0 - By-Law 1331-00 - Actual frontage 78.00 ft.
- Appeal #8 - Roll #02610-002-2 - By-Law 1331-00 - Actual frontage 33.00 ft.
- Appeal #9 - Roll #02610-001-0 - By-Law 1331-00 - Actual frontage 33.00 ft.
- Appeal #10 - Roll #29362-080-5 - By-Law 1331-00 - Actual frontage 70.00 ft.
- Appeal #11 - Roll #40022-000-3 - By-Law 175 - Actual frontage 1,615.02 ft.  
- Taxable frontage 1,615.02 ft.
- Appeal #12 - Roll #00424-002-9 - By-Law 173 - Taxable frontage Nil
- Appeal #13 - Roll #00424-003-0 - By-Law 173 - Taxable frontage Nil

MOVED: Ald. Stibbs SECONDED: Ald. Filiatrault  
That the Assessor's recommendations be upheld.

CARRIED.

continued.....

ASSESSOR'S APPEALS #14 to 22 inclusive

MOVED: Ald. Filiatrault SECONDED: Ald. Stibbs

That pursuant to Section 420 of the Municipal Act, the Court directs that the properties listed hereunder be entered to the Roll for frontage tax, and that the Assessor carry out the provisions of the Section regarding the mailing of notices and, further, that the date for the determination of the additions to the Roll be set for 7:00 p.m., Tuesday, May 28th, 1974 in the Municipal Council Chambers:

<u>ROLL NUMBER</u>	<u>DESCRIPTION</u>	<u>APPLICABLE BY-LAW NO.</u>	<u>ACTUAL FOOT FRONTAGE</u>	<u>TAXABLE FOOT FRONTAGE</u>
05129-000-5	Lot 58 B1k7 DL16 Plan 1531	1331-00	33.00	100.00
25151-000-1	Lot 48 DL370 Plan 22960	1331-00	167.00	100.00
25155-000-X	Lot 30 DL370 Plan 21943	1331-00	80.00	100.00
29381-000-X	Lot 63 DL373 Plan 31604	1331-00	66.00	100.00
06045-120-8	Lot 373 DL113 Plan 44624	1331-09	50.00	100.00
29588-701-1	Lot 22 DL374 Plan 43744	1331-09	61.00	100.00
12203-110-6	Lot 98 B1k5 DL112 P1.28565	173	65.91	60.00
03865-000-9	Lot 68 B1k12 DL7 P1.27892	173	70.43	60.00
09985-000-X	Lot 6 B1ks6&7 DL106 P1.14294	173	172.82	60.00

CARRIED.

ASSESSOR'S APPEAL #23 - Roll #29892-000-1 - By-Law #1331-00

MOVED: Ald. Filiatrault SECONDED: Ald. Stibbs

That the Assessor's recommendation to correct the actual foot frontage to 103.00 feet be accepted.

CARRIED.

Court adjourned at 10:10 p.m.

*S. Filiatrault*  
Secretary

*[Signature]*  
CHAIRMAN

.....  
*R. B. Stibbs*  
.....

DISTRICT OF COQUITLAM  
1974 LOCAL IMPROVEMENT COURT OF REVISION

MINUTES

Sanitary Sewer.....By-Law #1331  
Street Improvement Works....By-Law #1422  
Street Improvement Works....By-Law # 171  
Street Improvement Works....By-Law # 173  
Street Improvement Works....By-Law # 174  
Street Improvement Works....By-Law # 175  
Lane Paving.....By-Law # 176

An adjourned sitting of the Court of Revision to hear complaints against the 1974 Local Improvement Assessment Roll was held at 7:00 p.m., Tuesday, May 28th, 1974 in the Municipal Council Chambers, 1111 Brunette Avenue, Coquitlam, B.C.

Members present: Alderman L. Garrison, Chairman: Alderman R.B. Stibbs and Alderman C.J. Filiatrault

Appearing for the Municipality: Mr. A.R.C. Wyatt, Assessor and Mr. T.J. Protheroe, Appraiser

Mrs. S. Hargreaves acted as secretary.

APPEAL #19 - E.E. & E. Klassen - Roll #12317-000-X - By-Law #171

Mr. Klassen appeared in person. This appeal was deferred from the May 21st sitting to enable the Assessor to bring forth an Engineering report of the works affecting the property. Evidence was shown that the subject property benefited from all works except a connection to the storm sewer as the property was already connected to an existing storm sewer. The Chairman stated that the Court does not have the authority to grant partial relief under the provisions of the By-Law and expressed the hope that Council will make suitable changes to future By-Laws so that such inequities could be dealt with.

MOVED: Ald. Stibbs, SECONDED: Ald. Filiatrault  
That the appeal be denied with sympathy and regret.

CARRIED.

APPEAL #7 - T.E. & A. Hartley - Roll #00461-000-3 - By-Law #173

Mr. Hartley appeared in person. This appeal was deferred from the May 21st sitting pending further evidence regarding the works. A report and sketches of Project #22 - Delmont Street, from the Engineer showed storm sewers already in place and not installed by the Local Improvement programme as proposed under By-Law #173.

MOVED: Ald. Stibbs, SECONDED: Ald. Filiatrault  
That the following properties abutting the works constructed under Project #22 - Delmont Street, be struck from the Roll.

PROJECT #22

<u>Roll No:</u>	<u>Owner</u>	<u>Address</u>
00424-001-7	J.A. & A. Mitchell P. & G. Renaud	834 Corning Avenue (Lot 93 DL108 PL39731)
00424-002-9	M.N. & A.M. Mitchell	835 Alama Avenue (Lot 94 DL108 PL39731)
00424-003-0	G.W. & D.M. Roadhouse	834 Alama Avenue (Lot 95 DL108 PL39731)
00424-004-2	E.W. & J.I. Hamilton	835 Rochester Avenue (Lot 96 DL108 PL39731)
00437-000-4	Board School Trustees School Dist.#43	450 Joyce Street (Rem.Lot 80 Blk15 DL3etc PL25834)
00457-000-5	A.G. & D.J. Lea	841 Rochester Avenue (Lot 8 Blk16 DL108 PL15780)

continued.....

PROJECT #22 CONTD.

<u>Roll No.</u>	<u>Owner</u>	<u>Address</u>
00458-000-X	N. & M.E. Gibson	403 Delmont Street (Lot 9of2 Blk16 DL108 PL15780)
00459-000-4	W.C. & L. Holton	407 Delmont Street (Lot 10of2 Blk16 DL108 PL15780)
00460-000-9	J.R. & P.M. Wicklund	411 Delmont Street (Lot 11of2 Blk16 DL108 PL15780)
00461-000-3	T.E. & A. Hartley	415 Delmont Street (Lot 12of2 Blk16 DL108 PL15780)
00462-000-8	J.G. & G.E. Smith.	419 Delmont Street (Lot 13of2 Blk16 DL108 PL15780)

CARRIED.

The Assessor then brought to the Court's attention By-Law #171 - Project #39 Alama Street, where a similar situation existed.

MOVED: Ald. Filiatrault, SECONDED: Ald. Stibbs  
That the following properties abutting the works constructed under Project #39 - Alama Street, be struck from the Roll

PROJECT #39

<u>Roll No.</u>	<u>Owner</u>	<u>Address</u>
00424-002-9	M.N. & A.M. Mitchell	835 Alama Avenue (Lot 94 DL108 PL39731)
00424-003-0	G.W. & D.M. Roadhouse	834 Alama Avenue (Lot 95 DL108 PL39731)

CARRIED.

APPEAL #12 - A. Bettiol - Roll #23491-003-3 - By-Law #1331

The appellant did not appear. The Assessor advised the Court that a notice of assessment and advice as to the sitting of the Court of Revision had been sent to the new property owners P.D.M. & S.L. Coridor.

MOVED: Ald. Stibbs, SECONDED: Ald. Filiatrault  
That the new owners, P.D.M. & S.L. Coridor, be entered to the Roll.

CARRIED.

ASSESSOR'S APPEALS #14 to 22 inclusive

The Assessor advised that notices had been mailed to the affected property owners showing a description of the assessments and the date and time of the Court of Revision sitting, no appeals were forthcoming.

MOVED: Ald. Filiatrault, SECONDED: Ald. Stibbs  
That Assessor's appeals number 14 to 22 inclusive be entered to the Roll.

CARRIED.

MOVED: Ald. Stibbs, SECONDED: Ald. Filiatrault  
That the Assessor proceed with the necessary certificates for the Court's signature.

CARRIED

Court adjourned at 8:55 p.m.

*S. Hargrave*  
.....  
Secretary

*[Signature]*  
.....  
CHAIRMAN

*R. B. S. C. 860*  
.....