

AGENDA

LUND WATERWORKS DISTRICT

COURT OF REVISION

Saturday, June 24, 2023

10:00 AM

Lund Community Centre

9654 Larson Road

Lund, BC

1. Call to order
2. Introductions
3. Reports
 - a. 2023 Assessment Roll, Assessor **pg. 2**
4. Written Submissions
 - a. BC Assessment Roll 747-27507.806; Civic Address FINN COVE **pg. 11**
 - b. BC Assessment Roll 747-22672.230; Civic Address 9622 QUARRY PLACE **pg. 12**
 - c. BC Assessment Roll 747-22681.250; Civic Address 1608 BOARS NEST ROAD **pg. 14**
5. Verbal Submissions
 - a. Call for additional submissions by attendees.
6. Confirmation of the 2023 Assessment Roll
 - a. Assessor to provide updated Assessment Roll information.
7. Adjournment

Lund Waterworks District

To: Court of Revision
From: Kathleen Day, Assessor
Date: June 24, 2023
Subject: 2023 Assessment Roll

The published 2023 Assessment Roll, based on the Lund Waterworks District Assessment Roll Bylaw No. 52, 2023, includes 148 parcels of land, 138 taxable and 10 non-taxable, placed into the following groupings.

- Group 1 – 30 parcels of land (30 taxable and 0 non-taxable)
- Group 2 – 82 parcels of land (78 taxable and 4 non-taxable)
- Group 3 – 9 parcels of land (8 taxable and 1 non-taxable)
- Group 4 - 1 parcel of land (1 taxable and 0 non-taxable)
- Group 5 – 0 parcels of land
- Group 6 – 0 parcels of land
- Group 7 – 4 parcels of land (4 taxable and 0 non-taxable)
- Group 8 – 1 parcel of land (1 taxable and 0 non-taxable)
- Group 9 – 21 parcels of land (16 taxable and 5 non-taxable)

For the Court's reference, attached to this report is the following documents:

1. Schedule 1 - Lund Waterworks District Assessment Roll Bylaw No. 52, 2023,
2. Schedule 2 - 2023 Assessment Roll as published, and
3. Schedule 3 - Mapping of Assessment Roll Bylaw No. 52, 2023

As of June 21, 2023, staff have received three written submissions to the Court for consideration. Each submission is included on this agenda and includes comments from staff.

After the Court considers every submission, written and verbal, the Court will need to confirm the 2023 Assessment Roll as published, or as amended, prior to adjourning the Court of Revision.

To confirm the 2023 Assessment Roll, the following resolution will be required under Section 6 of the agenda.

“The Court of Revision confirms the 2023 assessment roll, (as amended), for the Lund Waterworks District consisting of ____ parcels of land placed into the following groups:

Group 1 - ____ parcels of land

Group 2 - ____ parcels of land

Group 3 - ____ parcels of land

Group 4 - ____ parcels of land

Group 5 - ____ parcels of land

Group 6 - ____ parcels of land

Group 7 - ____ parcels of land

Group 8 - ____ parcels of land

Group 9 - ____ parcels of land.”

Lund Waterworks District

ASSESSMENT ROLL BYLAW NO. 52, 2023

A bylaw to provide for making the assessment roll of the Lund Waterworks District and to determine the basis of assessment and the method to be followed in classifying the lands in the improvement district.

The Receiver of the Lund Waterworks District ENACTS AS FOLLOWS:

1. In this bylaw “parcel” means any lot, block or other area in which land is held or into which land is subdivided.
2. The basis of assessment for the assessment roll shall be parcels of land.
3. The assessor must classify the parcels of land in the improvement district into groups as follows:
 - Group 1: Each and every parcel of land to which water can be supplied from the existing works of the Lund Waterworks District.
 - Group 2: Each and every parcel of land which is installed one connection to the existing works of the Lund Waterworks District.
 - Group 3: Each and every parcel of land which is installed two connections to the existing works of the Lund Waterworks District.
 - Group 4: Each and every parcel of land which is installed three connections to the existing works of the Lund Waterworks District.
 - Group 5: Each and every parcel of land which is installed four connections to the existing works of the Lund Waterworks District.
 - Group 6: Each and every parcel of land which is installed five or more connections to the existing works of the Lund Waterworks District.
 - Group 7: Each and every parcel of land to which water is supplied from the existing works of the Lund Waterworks District which has a connection size larger than one-and one half inch (1.5”) and smaller than three-inches (3.0”).
 - Group 8: Each and every parcel of land to which water is supplied from the existing works of the Lund Waterworks District which has a connection size three inches (3.0”) or larger.
 - Group 9: Each and every parcel of land within the Lund Waterworks District not classified into Group 1, 2, 3, 4, 5, 6, 7, or 8.

4. The assessment roll must be completed annually prior to the billing of taxes.
5. This bylaw may be cited as the “Lund Waterworks District Assessment Bylaw No 52, 2023”.

INTRODUCED and given first reading by the Receiver on the 28th day of May, 2023.

RECONSIDERED and finally passed by the Receiver on the 28th day of May, 2023.

COPY

Receiver

I hereby certify that this is a true copy of Bylaw No. 52, 2023.

COPY

Administrator

Lund Waterworks District - Assessment Roll Bylaw # 52, 2023

2023 Assessment Roll

Line No.	Roll Number	Classification Group	Taxable	Civic Address	Legal Description
1	22684100	Group 7	Yes	1496 MURRAY RD LUND, BC VON 2GO	LOT 23, PLAN VAP20882, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN BCP8054, & DL 1612, MANUFACTURED HOME REG.# 26628
2	10950000	Group 7	Yes	1436 HIGHWAY 101 POWELL RIVER, BC	BLOCK A, PLAN EPP59494, DISTRICT LOT 7067, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 7806 AS SHOWN ON PL
3	10950050	Group 7	Yes	HIGHWAY 101 POWELL RIVER, BC	BLOCK C, PLAN EPP59494, DISTRICT LOT 7067, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 7806 AS SHOWN ON PL
4	22681025	Group 1	Yes	1436 HIGHWAY 101 LUND, BC VON 2GO	LOT 2, PLAN VAP17853, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN LMP26444
5	22683000	Group 1	Yes	9766 FRANZENE RD LUND, BC VON 2GO	BLOCK 3, PLAN VAP10681, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
6	22684000	Group 1	Yes	1460 HIGHWAY 101 LUND, BC VON 2GO	LOT 4, PLAN VAP11021, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
7	22680040	Group 2	Yes	1545 SCOTCH PL LUND, BC VON 2GO	LOT 18, PLAN VAP17073, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
8	22672016	Group 2	Yes	9562 LARSON RD LUND, BC VON 2GO	LOT 20, PLAN VAP19080, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
9	22680003	Group 1	Yes	9730 EMIL RD LUND, BC VON 2GO	DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 5511R, & EXC PL 10681 10686 11021 11071 13317 13653 16968 17073 17853 18464 20380 & LMP1936
10	22681005	Group 1	Yes	1507 HIGHWAY 101 LUND, BC VON 2GO	LOT 1, PLAN VAP17853, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
11	22693000	Group 2	Yes	9919 FINN BAY RD LUND, BC VON 2GO	LOT 1, PLAN VAP11749, SUBLOT C, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT
12	22684105	Group 3	Yes	1451 HIGHWAY 101 LUND, BC VON 2GO	LOT 24, PLAN VAP20882, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 1612, MANUFACTURED HOME REG.# 23144
13	24238000	Group 2	Yes	9824 SEVILLA ISLAND LUND, BC VON 2GO	LOT F, PLAN VAP10022, DISTRICT LOT 5582, GROUP 1, NEW WESTMINSTER LAND DISTRICT
14	23036100	Group 2	Yes	10080 FINN BAY RD LUND, BC VON 2GO	LOT G, PLAN VAP18045, DISTRICT LOT 4193, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 19374, & EXC PL 20964
15	23036250	Group 2	Yes	10038 FINN BAY RD LUND, BC VON 2GO	LOT 4, PLAN VAP20964, DISTRICT LOT 4193, GROUP 1, NEW WESTMINSTER LAND DISTRICT
16	22686855	Group 2	Yes	1411 GROUSE RIDGE RD LUND, BC VON 2GO	LOT 2, PLAN VAP19462, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT L
17	22686860	Group 1	Yes	1383 GROUSE RIDGE RD LUND, BC VON 2GO	LOT 3, PLAN VAP19462, SUBLOT L, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT
18	22686870	Group 3	Yes	1331 GROUSE RIDGE RD LUND, BC VON 2GO	LOT 5, PLAN VAP19462, SUBLOT L, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT
19	22681080	Group 1	Yes	1549 HIGHWAY 101 LUND, BC VON 2GO	LOT 4, PLAN VAP17853, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
20	22672004	Group 2	Yes	9570 LARSON RD LUND, BC VON 2GO	LOT 8, PLAN VAP19080, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
21	23036220	Group 2	Yes	10060 FINN BAY RD LUND, BC VON 2GO	LOT 3, BLOCK G, PLAN VAP19374, DISTRICT LOT 4193, GROUP 1, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 9517
22	23035000	Group 2	Yes	B 9877 NORLUND RD LUND, BC VON 2GO	LOT C, PLAN VAP2870R, DISTRICT LOT 4193, GROUP 1, NEW WESTMINSTER LAND DISTRICT
23	22684040	Group 1	Yes	9744 EMIL RD LUND, BC VON 2GO	LOT 22, PLAN VAP20380, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
24	22686875	Group 2	Yes	1250 ALANNAH RD LUND, BC VON 2GO	LOT 6, BLOCK L, PLAN VAP19462, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT
25	23036200	Group 2	Yes	10118 FINN BAY RD LUND, BC VON 2GO	LOT 1, BLOCK G, PLAN VAP19374, DISTRICT LOT 4193, GROUP 1, NEW WESTMINSTER LAND DISTRICT
26	23036210	Group 2	Yes	10088 FIN BAY RD LUND, BC VON 2GO	LOT 2, BLOCK G, PLAN VAP19374, DISTRICT LOT 4193, GROUP 1, NEW WESTMINSTER LAND DISTRICT
27	22672003	Group 2	Yes	9636 LARSON RD LUND, BC VON 2GO	LOT 7, PLAN VAP19080, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
28	22672005	Group 2	Yes	9624 LARSON RD LUND, BC VON 2GO	LOT 9, PLAN VAP19080, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
29	22672006	Group 2	Yes	9602 LARSON RD LUND, BC VON 2GO	LOT 10, PLAN VAP19080, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
30	22672007	Group 2	Yes	9584 LARSON RD LUND, BC VON 2GO	LOT 11, PLAN VAP19080, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
31	22672008	Group 1	Yes	9505 LARSON RD LUND, BC VON 2GO	LOT 12, PLAN VAP19080, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
32	22672009	Group 2	Yes	9559 BAYSIDE RD LUND, BC VON 2GO	LOT 13, PLAN VAP19080, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
33	22672012	Group 2	Yes	9550 BAYSIDE RD LUND, BC VON 2GO	LOT 16, PLAN VAP19080, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
34	22672013	Group 2	Yes	1587 BOAR'S NEST RD LUND, BC VON 2GO	LOT 17, PLAN VAP19080, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
35	22672014	Group 2	Yes	9573 LARSON RD LUND, BC VON 2GO	LOT 18, PLAN VAP19080, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
36	22672015	Group 2	Yes	9576 LARSON RD LUND, BC VON 2GO	LOT 19, PLAN VAP19080, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
37	22672017	Group 2	Yes	9550 LARSON RD LUND, BC VON 2GO	LOT 21, PLAN VAP19080, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
38	22672019	Group 2	Yes	9557 LARSON RD LUND, BC VON 2GO	LOT 23, PLAN VAP19080, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
39	22672018	Group 2	Yes	9553 LARSON RD LUND, BC VON 2GO	LOT 22, PLAN VAP19080, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
40	22672020	Group 2	Yes	9561 LARSON RD LUND, BC VON 2GO	LOT 24, PLAN VAP19080, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
41	22672011	Group 2	Yes	9577 LARSON RD LUND, BC VON 2GO	LOT 15, PLAN VAP19080, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
42	22680050	Group 1	Yes	9739 EMIL RD LUND, BC VON 2GO	LOT 20, PLAN VAP18464, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
43	22680055	Group 2	Yes	1520 HIGHWAY 101 LUND, BC VON 2GO	LOT 21, PLAN VAP18464, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
44	23036150	Group 8	Yes	9985 FINN BAY RD LUND, BC VON 2GO	LOT H, PLAN VAP18045, DISTRICT LOT 4193, GROUP 1, NEW WESTMINSTER LAND DISTRICT
45	22681085	Group 1	Yes	9665 LARSON RD LUND, BC VON 2GO	LOT 5, PLAN VAP17853, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 1612
46	22690050	Group 2	Yes	1308 ALANNAH RD LUND, BC VON 2GO	LOT M, PLAN VAP17117, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT
47	22678010	Group 1	Yes	9655 LARSON RD LUND, BC VON 2GO	LOT 1, PLAN VAP17212, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 1612
48	22680010	Group 2	Yes	1534 SCOTCH PL LUND, BC VON 2GO	LOT 12, PLAN VAP17073, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Lund Waterworks District - Assessment Roll Bylaw # 52, 2023

2023 Assessment Roll

Line No.	Roll Number	Classification Group	Taxable	Civic Address	Legal Description
49	22680015	Group 2	Yes	1540 SCOTCH PL LUND, BC V0N 2G0	LOT 13, PLAN VAP17073, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
50	22680020	Group 1	Yes	SCOTCH PL LUND, BC V0N 2G0	LOT 14, PLAN VAP17073, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
51	22680025	Group 2	Yes	1543 SCOTCH PL LUND, BC V0N 2G0	LOT 15, PLAN VAP17073, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
52	22680030	Group 1	Yes	HIGHWAY 101 LUND, BC V0N 2G0	LOT 16, PLAN VAP17073, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
53	22680035	Group 2	Yes	1548 HIGHWAY 101 LUND, BC V0N 2G0	LOT 17, PLAN VAP17073, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
54	22680045	Group 2	Yes	1530 SCOTCH PL LUND, BC V0N 2G0	LOT 19, PLAN VAP17073, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
55	22672150	Group 2	Yes	9644 QUARRY PL LUND, BC V0N 2G0	LOT A, PLAN VAP16968, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
56	22672170	Group 2	Yes	9651 QUARRY PL LUND, BC V0N 2G0	LOT C, PLAN VAP16968, DISTRICT LOT 1611, NEW WESTMINSTER LAND DISTRICT
57	22672180	Group 2	Yes	9649 QUARRY PL LUND, BC V0N 2G0	LOT D, PLAN VAP16968, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
58	22672190	Group 2	Yes	1443 MURRAY RD LUND, BC V0N 2G0	LOT E, PLAN VAP16968, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
59	22672200	Group 2	Yes	9627 QUARRY PL LUND, BC V0N 2G0	LOT F, PLAN VAP16968, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
60	22672210	Group 2	Yes	9626 QUARRY PL LUND, BC V0N 2G0	LOT G, PLAN VAP16968, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
61	22672220	Group 2	Yes	9624 QUARRY PL LUND, BC V0N 2G0	LOT H, PLAN VAP16968, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
62	22672230	Group 3	Yes	9622 QUARRY PL LUND, BC V0N 2G0	LOT J, PLAN VAP16968, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
63	22679030	Group 3	Yes	1401 MURRAY RD LUND, BC V0N 2G0	LOT 1, PLAN VAP14797, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
64	22686700	Group 2	Yes	1272 ALANNAH RD LUND, BC V0N 2G0	LOT K, PLAN VAP16312, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT
65	22684035	Group 2	Yes	9791 EDMONDSON RD LUND, BC V0N 2G0	LOT 11, PLAN VAP13317, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
66	22679020	Group 2	Yes	B 1404 MURRAY RD LUND, BC V0N 2G0	LOT 12, PLAN VAP13653, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 1612
67	23036010	Group 2	Yes	9873 NORLUND RD LUND, BC V0N 2G0	LOT E, PLAN VAP13500, DISTRICT LOT 4193, GROUP 1, NEW WESTMINSTER LAND DISTRICT
68	22715010	Group 2	Yes	9533 BAYSIDE RD LUND, BC V0N 2G0	LOT 1, BLOCK A, PLAN VAP13562, DISTRICT LOT 1641, GROUP 1, NEW WESTMINSTER LAND DISTRICT
69	22686001	Group 3	Yes	9827 FINN BAY RD LUND, BC V0N 2G0	DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 8584, & EXC PL 16312 3731R 3827R 5975R 4597EP 16091 18676R 22293 & LMP33791, MANUFACTURED HOM
70	22684005	Group 2	Yes	9781 EDMONDSON RD LUND, BC V0N 2G0	LOT 5, PLAN VAP13317, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
71	22684010	Group 2	Yes	9773 EDMONDSON RD LUND, BC V0N 2G0	LOT 6, PLAN VAP13317, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
72	22684015	Group 2	Yes	1474 HIGHWAY 101 LUND, BC V0N 2G0	LOT 7, PLAN VAP13317, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
73	22684022	Group 2	Yes	9780 EDMONDSON RD LUND, BC V0N 2G0	LOT 8, PLAN VAP13317, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
74	22684025	Group 1	Yes	FINN BAY RD LUND, BC V0N 2G0	LOT 9, PLAN VAP13317, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
75	22684030	Group 1	Yes	9789 FINN BAY RD LUND, BC V0N 2G0	LOT 10, PLAN VAP13317, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
76	22694000	Group 2	Yes	9911 FINN BAY RD LUND, BC V0N 2G0	LOT 2, BLOCK C, PLAN VAP12488, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT
77	22679000	Group 3	Yes	9675 LONG ACRE RD LUND, BC V0N 2G0	BLOCK G, PLAN VAP11071, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 1612
78	24233000	Group 2	Yes	9844 SEVILLA ISLAND LUND, BC V0N 2G0	BLOCK A, PLAN VAP3157R, DISTRICT LOT 5582, GROUP 1, NEW WESTMINSTER LAND DISTRICT
79	24235000	Group 2	Yes	9832 SEVILLA ISLAND LUND, BC V0N 2G0	LOT C, PLAN VAP10022, DISTRICT LOT 5582, GROUP 1, NEW WESTMINSTER LAND DISTRICT
80	24236000	Group 2	Yes	9836 SEVILLA ISLAND LUND, BC V0N 2G0	LOT D, PLAN VAP10022, DISTRICT LOT 5582, GROUP 1, NEW WESTMINSTER LAND DISTRICT
81	24237000	Group 1	Yes	SEVILLA ISLAND LUND, BC V0N 2G0	LOT E, PLAN VAP10022, DISTRICT LOT 5582, NEW WESTMINSTER LAND DISTRICT
82	24239000	Group 2	Yes	9820 SEVILLA ISLAND LUND, BC V0N 2G0	LOT G, PLAN VAP10022, DISTRICT LOT 5582, GROUP 1, NEW WESTMINSTER LAND DISTRICT
83	24240000	Group 2	Yes	9816 SEVILLA ISLAND LUND, BC V0N 2G0	LOT H, PLAN VAP10022, DISTRICT LOT 5582, GROUP 1, NEW WESTMINSTER LAND DISTRICT
84	24241000	Group 1	Yes	BC	LOT I, PLAN VAP10022, DISTRICT LOT 5582, GROUP 1, NEW WESTMINSTER LAND DISTRICT
85	24242000	Group 2	Yes	9808 SEVILLA ISLAND LUND, BC V0N 2G0	LOT J, PLAN VAP10022, DISTRICT LOT 5582, GROUP 1, NEW WESTMINSTER LAND DISTRICT
86	24243000	Group 1	Yes	SEVILLA ISLAND LUND, BC V0N 2G0	LOT K, PLAN VAP10022, DISTRICT LOT 5582, GROUP 1, NEW WESTMINSTER LAND DISTRICT
87	24244000	Group 2	Yes	9848 SEVILLA ISLAND LUND, BC V0N 2G0	LOT L, PLAN VAP10022, DISTRICT LOT 5582, GROUP 1, NEW WESTMINSTER LAND DISTRICT
88	24245000	Group 2	Yes	9838 SEVILLA ISLAND LUND, BC V0N 2G0	LOT M, PLAN VAP10022, DISTRICT LOT 5582, GROUP 1, NEW WESTMINSTER LAND DISTRICT
89	23034000	Group 2	Yes	9910 NORLUND RD LUND, BC V0N 2G0	BLOCK B, PLAN VAP2832R, DISTRICT LOT 4193, GROUP 1, NEW WESTMINSTER LAND DISTRICT
90	23036000	Group 1	Yes	9991 FINN BAY RD LUND, BC V0N 2G0	LOT D, PLAN VAP2872R, DISTRICT LOT 4193, GROUP 1, NEW WESTMINSTER LAND DISTRICT
91	23033010	Group 1	Yes	9975 FINN BAY RD LUND, BC V0N 2G0	LOT A, PLAN VAP8584, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT
92	22688000	Group 2	Yes	9821 FINN BAY RD LUND, BC V0N 2G0	LOT D, PLAN VAP3827R, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT
93	22687000	Group 7	Yes	9907 FINN BAY RD LUND, BC V0N 2G0	LOT C, PLAN VAP3731R, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 11749, & EXC PL 12488
94	22673000	Group 3	Yes	1427 MURRAY RD LUND, BC V0N 2G0	LOT A, PLAN VAP1920R, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
95	22680005	Group 1	Yes	HIGHWAY 101 LUND, BC V0N 2G0	LOT 25, PLAN LMP1936, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
96	22681150	Group 2	Yes	1672 HIGHWAY 101 LUND, BC V0N 2G0	LOT 25, PLAN LMP10228, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Lund Waterworks District - Assessment Roll Bylaw # 52, 2023

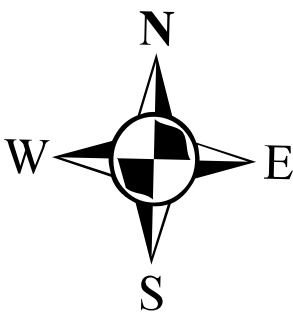
2023 Assessment Roll

Line No.	Roll Number	Classification Group	Taxable	Civic Address	Legal Description
97	22681155	Group 1	Yes	1608 BOARS NEST RD LUND, BC VON 2GO	LOT 26, PLAN LMP10228, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP51295, & EXC PL EPP118629
98	22692000	Group 4	Yes	9971 FINN BAY RD LUND, BC VON 2GO	PARCEL N, PLAN LMP25898, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 7866 & 7867
99	22684150	Group 2	Yes	1431 HIGHWAY 101 LUND, BC VON 2GO	LOT A, PLAN LMP26444, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT
100	22694100	Group 2	Yes	9803 FRANZENE RD LUND, BC VON 2GO	LOT N, PLAN LMP33791, DISTRICT LOT 1612, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 1614
101	22677010	Group 2	Yes	1480 MURRAY RD LUND, BC VON 2GO	LOT A, PLAN BCP8054, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 1612
102	22689005	Group 2	Yes	9951 FINN BAY RD LUND, BC VON 2GO	LOT 1, PLAN BCP10424, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT
103	22689010	Group 2	Yes	9939 FINN BAY RD LUND, BC VON 2GO	LOT 2, PLAN BCP10424, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT
104	22679005	Group 2	Yes	1469 SORENSON RD LUND, BC VON 2GO	LOT A, PLAN BCP11897, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
105	22681175	Group 2	Yes	1495 SORENSON RD LUND, BC VON 2GO	LOT 1, PLAN BCP39637, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
106	22681180	Group 2	Yes	9541 BAYSIDE RD LUND, BC VON 2GO	LOT 2, PLAN BCP39637, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
107	22686800	Group 2	Yes	1343 GROUSE RIDGE RD LUND, BC VON 2GO	LOT A, PLAN EPP17762, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT
108	22686805	Group 2	Yes	1355 GROUSE RIDGE RD LUND, BC VON 2GO	LOT B, PLAN EPP17762, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT
109	23036500	Group 1	Yes	1075 MEAD RD POWELL RIVER, BC	LOT 1, PLAN EPP32389, DISTRICT LOT 4193, GROUP 1, NEW WESTMINSTER LAND DISTRICT
110	22681250	Group 3	Yes	1608 BOARS NEST RD LUND, BC VON 2GO	LOT 1, PLAN EPP51295, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
111	22681275	Group 2	Yes	1599 BOAR'S NEST RD LUND, BC VON 2GO	LOT 2, PLAN EPP51295, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
112	22675001	Group 2	Yes	1684 HIGHWAY 101 POWELL RIVER, BC V8A 0G6	LOT 1, PLAN EPP90839, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
113	22675002	Group 2	Yes	1724 HIGHWAY 101 POWELL RIVER, BC V8A 0G6	LOT 2, PLAN EPP90839, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
114	22672023	Group 1	Yes	9629 LARSON RD LUND, BC VON 2GO	LOT A, PLAN EPP104457, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
115	22672024	Group 2	Yes	1500 SORENSON RD LUND, BC VON 2GO	LOT B, PLAN EPP104457, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
116	22681158	Group 1	Yes	BOARS NEST RD LUND, BC VON 2GO	LOT A, PLAN EPP118629, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
117	27162000	Group 1	Yes	1444 HIGHWAY 101 LUND, BC VON 2GO	DISTRICT LOT 7806, GROUP 1, NEW WESTMINSTER LAND DISTRICT, DIESEL MARINE MAINTENANCE FACILITY, LEASE/PERMIT/LICENCE # 238542
118	27164000	Group 1	Yes	LUND HARBOUR LUND, BC VON 2GO	BLOCK D, DISTRICT LOT 7067, GROUP 1, NEW WESTMINSTER LAND DISTRICT, DIESEL MARINE MAINTENANCE FACILITY, LEASE/PERMIT/LICENCE # 238544
119	27507200	Group 2	Yes	FINN COVE LUND, BC VON 2GO	GROUP 1, NEW WESTMINSTER LAND DISTRICT, OCCUPIER OF CROWN LAND RESTAURANT & STUDIO
120	27507806	Group 2	Yes	FINN COVE LUND, BC VON 2GO	GROUP 1, NEW WESTMINSTER LAND DISTRICT, COMMERCIAL PURPOSES WATER TAXI, LEASE/PERMIT/LICENCE # 241392
121	27507205	Group 1	Yes	FRANZENE RD LUND, BC VON 2GO	DISTRICT LOT 7805, GROUP 1, NEW WESTMINSTER LAND DISTRICT, COMMERCIAL MARINA & FILL PURPOSES, LEASE/PERMIT/LICENCE # 241587
122	27147100	Group 3	No	BC	DISTRICT LOT 6343, GROUP 1, NEW WESTMINSTER LAND DISTRICT, WHARFSITE & APPROACH LUND
123	27153100	Group 2	No	1439 HIGHWAY 101 LUND, BC VON 2GO	DISTRICT LOT 6695, GROUP 1, NEW WESTMINSTER LAND DISTRICT, BOAT HARBOUR LUND
124	22685351	Group 2	No	9810 FINN BAY RD LUND, BC VON 2GO	LOT A, PLAN EPP69773, DISTRICT LOT 1613, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 1614
125	22677000	Group 2	No	9656 LARSON RD LUND, BC VON 2GO	PLAN VAP4041R, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
126	22681090	Group 2	No	9642 LARSON RD LUND, BC VON 2GO	LOT 6, PLAN VAP17853, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
127	27507548	Group 1	Yes	FINN BAY RD LUND, BC VON 2GO	LOT B, PLAN VAP10022, DISTRICT LOT 5582, GROUP 1, NEW WESTMINSTER LAND DISTRICT, FORESHORE FRONTING ON SEVILLA ISLAND - PRIVATE MOORAGE
128	27507576	Group 9	No	BC	GROUP 1, NEW WESTMINSTER LAND DISTRICT, PT DL 3232 6343 6695 6772 7067 & 7806 CONSTRUCTING, OPERATING & REPAIRING SEWER MAIN, LEASE/PERMIT/LICENCE # 242910
129	23032050	Group 9	Yes	1080 MEAD RD LUND, BC VON 2GO	LOT F, PLAN VAP15599, DISTRICT LOT 4193, GROUP 1, NEW WESTMINSTER LAND DISTRICT
130	22685300	Group 9	Yes	BC	LOT C, PLAN VAP16312, DISTRICT LOT 1613, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 1614
131	22685100	Group 9	Yes	10024 BAGGI RD LUND, BC VON 2GO	LOT A, PLAN VAP16312, DISTRICT LOT 1613, GROUP 1, NEW WESTMINSTER LAND DISTRICT
132	22686200	Group 9	Yes	1474 GROUSE RIDGE RD LUND, BC VON 2GO	LOT E, PLAN VAP16312, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT
133	22685200	Group 9	Yes	10000 BAGGI RD LUND, BC VON 2GO	LOT B, PLAN VAP16312, DISTRICT LOT 1613, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 1614
134	22686100	Group 9	Yes	10031 SARAH POINT RD LUND, BC VON 2GO	LOT D, PLAN VAP16312, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT
135	22686600	Group 9	Yes	1349 ALANNAH RD LUND, BC VON 2GO	LOT J, PLAN VAP16312, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT
136	22686400	Group 9	Yes	1455 GROUSE RIDGE RD LUND, BC VON 2GO	LOT G, PLAN VAP16312, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT
137	22686500	Group 9	Yes	9900 FINN BAY RD LUND, BC VON 2GO	LOT H, PLAN VAP16312, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT
138	22686850	Group 9	Yes	1423 GROUSE RIDGE RD LUND, BC VON 2GO	LOT I, BLOCK L, PLAN VAP19216, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT
139	23036550	Group 9	Yes	9869 NORLUND RD LUND, BC VON 2GO	LOT 2, PLAN EPP32389, DISTRICT LOT 4193, GROUP 1, NEW WESTMINSTER LAND DISTRICT
140	22672100	Group 9	Yes	1747 HIGHWAY 101 POWELL RIVER, BC V8A 0G6	LOT 3, PLAN VAP16808, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
141	22672050	Group 9	Yes	1731 HIGHWAY 101 POWELL RIVER, BC V8A 0G6	LOT 2, PLAN VAP16808, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
142	22672002	Group 9	Yes	LUND, BC	DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 10686, & EXC PT IN REF PL 1920 2946 3147 4041 3135 & PL 11071 13653 14797 16666 16808 16968 17212 17
143	22715500	Group 9	Yes	1840 HIGHWAY 101 POWELL RIVER, BC V8A 0G6	LOT 4, PLAN VAP16666, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 1641
144	22686300	Group 9	Yes	1477 GROUSE RIDGE RD LUND, BC VON 2GO	LOT F, PLAN VAP16312, DISTRICT LOT 1614, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Lund Waterworks District - Assessment Roll Bylaw # 52, 2023					
2023 Assessment Roll					
Line No.	Roll Number	Classification Group	Taxable	Civic Address	Legal Description
145	23036600	Group 9	No	10019 NORLUND RD LUND, BC V0N 2G0	PLAN EPP32389, DISTRICT LOT 4193, GROUP 1, NEW WESTMINSTER LAND DISTRICT, DEDICATED PARK
146	22672022	Group 9	No	9574 ROOTS WAY BC	LOT 2, PLAN EPP80689, DISTRICT LOT 1611, GROUP 1, NEW WESTMINSTER LAND DISTRICT
147	25013000	Group 9	No	BC	0
148	22685350	Group 9	No	9810 FINN BAY RD LUND, BC V0N 2G0	BLOCK 1, PLAN VAP22293, DISTRICT LOT 1613, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP69773, & DL 1614

Lund Waterworks
Assessment Roll Bylaw No. 52, 2023
Parcel Categories & Service Area Boundary
Information Map

Note:
In the event of a conflict between the groupings shown on this map and the groupings shown on the 2023 Assessment Roll, the 2023 Assessment Roll prevails.



Legend

Lund Water Service Area

Surveyed ROW's / Easements / Interest Parcels (not complete)

Water System Structure Footprints

Water Facilities and dams

Approximate Water Mains

Hydrants and Standpipes

Type

Hydrant

Standpipe

Standpipe Approximate Position

Categorized Parcels

Group 1

Group 2

Group 3

Group 4

Group 6

Group 7

Group 8

Group 9

Assessment Roll Bylaw No. 52, 2023, groups parcels of land as follows:

Group 1: Each and every parcel of land to which water can be supplied from the existing works of the Lund Waterworks District.

Group 2: Each and every parcel of land which is installed one connection to the existing works of the Lund Waterworks District.

Group 3: Each and every parcel of land which is installed two connections to the existing works of the Lund Waterworks District.

Group 4: Each and every parcel of land which is installed three connections to the existing works of the Lund Waterworks District.

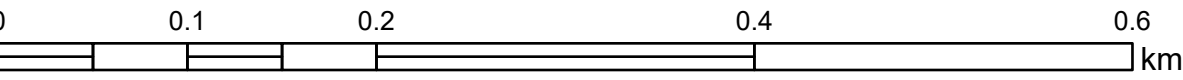
Group 5: Each and every parcel of land which is installed four connections to the existing works of the Lund Waterworks District.

Group 6: Each and every parcel of land which is installed five or more connections to the existing works of the Lund Waterworks District.

Group 7: Each and every parcel of land to which water is supplied from the existing works of the Lund Waterworks District which has a connection size larger than one-and one-half inch (1.5") and smaller than three-inches (3.0").

Group 8: Each and every parcel of land to which water is supplied from the existing works of the Lund Waterworks District which has a connection size three inches (3.0") or larger.

Group 9: Each and every parcel of land within the Lund Waterworks District not classified into Group 1, 2, 3, 4, 5, 6, 7, or 8.



Lund Waterworks District

To: Court of Revision
From: Kathleen Day, Assessor
Date: June 24, 2023
Subject: Written Submission:
BC Assessment Roll No 747-27507.806
Civic Address FINN COVE

Written submission via email:

Sent: Saturday, June 10, 2023 3:19:12 p.m.

To: LWDAssessor@gmail.com <LWDAssessor@gmail.com>

Subject: Assessment for water lot

Hello Kathleen,

I am writing because we received a water tax assessment for

BC Assessment Roll # 747-27507806

Civic Address FINN COVE LUND BC

This is not a property we own. It is only a water lot lease, from the government, to cover an encroachment over the ocean, of our building on 1431 Lund Hwy(the water taxi office). Therefore it is not a property that can be supplied water from Lund Waterworks District.

Any questions please don't hesitate to ask.

Recommendation:

Move the parcel of land, BC Assessment Roll No. 747-27507806, at FINN COVE from Group 2 to Group 9.

Staff Comments:

Staff reviewed the situation of the parcel of land, roll # 747-27507806. As the leased water parcel has an assessed land value of only \$100 it would appear to confirm the submitters point that the lease is only for the area of the building's encroachment over the ocean. Thus, a water connection would not be available to this water lease. The existing water connection is to a different parcel of land, not this water lease. If staff had been aware of this situation, this parcel of land would have been grouped into Group 9, not Group 2.

Options:

1. Confirm the parcel of land, BC Assessment Roll No. 747-27507806, at FINN COVE as belonging in Group 2.
2. Other.

Lund Waterworks District

To: Court of Revision
From: Kathleen Day, Assessor
Date: June 24, 2023
Subject: Written Submission:
BC Assessment Roll No. 747-22672.230
Civic Address 9622 QUARRY PLACE

Written submission via email:

Sent: Monday, June 19, 2023 11:39 AM
To: LWDAssessor@gmail.com
Cc: [REDACTED] <lundwaterdistrict@gmail.com>
Subject: Lund Water Assessor, Court of Revision

To whom it may concern,

For 9622 Quarry Place, BC Assessment Roll 747-22672230, the assessment should be group 2 rather than 3.

The property has one incoming water line that goes to a house and a tiny cabin. When the line is shut, both the cabin and house water is stopped.

There is a second line, belonging to the water board, that provided for a high point pressure relief valve, which Harold Robertson had removed several years ago after it had frozen and then leaked water all over the driveway. The second line does not provide water to the house or cabin. The second line likely has a tap for water testing purposes (the house's previous owners volunteered at the water board and offered the use of their property for water testing).

Please respond if you require further information.

Recommendation:

Confirm the parcel of land, BC Assessment Roll No. 747-22672.230, at 9622 QUARRY PLACE as belonging in Group 3.

Staff Comments:

Assessment Roll Bylaw No. 52, 2023 groups parcels of land by “installed connections to the existing works of the Lund Waterworks District”. The benefit to the parcel of land comes from the installed connection, not the use of the connection.

Please see attached photo of 2 connections in question at Lund Water District main on 9622 QUARRY PLACE. The top connection runs through a meter and services both house and cabin. 2nd connection at bottom was part of an irrigation system servicing property that contained an air relief valve and hose bib the former owners allowed the water district to sample from on their (private) property. Only one connection is currently in use.

**Options:**

1. Move the parcel of land, BC Assessment Roll No. 747-22672.230, at 9622 QUARRY PLACE from Group 3 to Group 2;
2. Other.

Lund Waterworks District

To: Court of Revision
From: Kathleen Day, Assessor
Date: June 24, 2023
Subject: Written Submission:
BC Assessment Roll No 747-22681.250
Civic Address 1608 BOARS NEST ROAD

Written submission via email:

Sent: Tuesday, June 20, 2023 8:21 AM

To: lwdassessor@gmail.com; [REDACTED]

Subject: 1608 Boars Nest Rd. Class

Good morning. After review of our LWWD classification for 2023 we noted that our property has been designated Class 3.

This states that we have 2 connections installed. Currently, we have one connection to the system for our home. There is a separate connection on our property that was originally designed to supply the neighboring property of 1610 Boars Nest Rd. This line has been physically disconnected for several years. The owners of that property will have to find another way of connecting to the LWWD system in the future.

We are also slowly building an addition to our home, as a separate suite, that will take some time to complete. Hoping by year's end.

At this time, we believe we should be classified as Class 2. Give us a call if you have any questions or concerns.

Recommendation:

Confirm the parcel of land, BC Assessment Roll No. 747-22681.250, at 1608 BOARS NEST ROAD as belonging in Group 3.

Staff Comments:

As email states property has 2 connections only 1 of which is active. Property owners have spoken to staff about utilizing the second connection for either RV or secondary building. Option to tie to second connection is readily available which is why the parcel is in Group 3.

Assessment Roll Bylaw No. 52, 2023 groups parcels of land by “installed connections to the existing works of the Lund Waterworks District”. The benefit to the parcel of land comes from the installed connection, not the use of the connection.

Options:

1. Move the parcel of land, BC Assessment Roll No. 747-22681.250, at 1608 BOARS NEST ROAD from Group 3 to Group 2,
2. Other.