Agenda – Board of Appeal – June 28, 2012

APPEAL HEARINGS

Item No. 1 **Local Improvement Assessment – Concrete Lane Pavement – 16 Sunset Boulevard**
(St. Vital Ward)
File BA

On May 24, 2012, Sharon McPhee appealed the local improvement charges for a Concrete Lane Pavement assessed to 16 Sunset Boulevard.

Agenda – Board of Appeal – June 28, 2012

Roll Number: 08001491500

Appellant: Sharon McPhee

Premises Affected: 16 Sunset Boulevard

Nature of Appeal: On May 24, 2012, Sharon McPhee appealed the local improvement charges for a Concrete Lane Pavement assessed to 16 Sunset Boulevard

Exhibits Filed:

1. First demand for Local Improvement Taxes dated May 11, 2012, issued by the Assessment and Taxation Department
2. Notice of Appeal filed by Sharon McPhee, received May 24, 2012
3. Notification of Public Hearing dated June 5, 2012

REPRESENTATIONS:

In Support of Appeal:

In Opposition to Appeal:

For Information on Appeal:

For the City:

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

(a) That the local improvement assessment for a concrete lane pavement for property commonly described as 16 Sunset Boulevard be increased / decreased.

OR

(b) That the appeal of the local improvement assessment for concrete lane pavement for property commonly described as 16 Sunset Boulevard be denied as the assessment is considered fair and equitable on the basis that it is consistent with the rules being applied to similar properties throughout the City.

Moved by Councillor

That the public hearing with respect to this appeal be concluded.

Exhibit “1” - Appeal – Local Improvement Assessment – Concrete Lane Pavement – 16 Sunset Boulevard

(FRANÇAIS AU VERSO)

THE CITY OF WINNIPEG 2012
SCHOOL AND MUNICIPAL TAXES

STATEMENT DATE: MAY 11, 2012
Property Address Information :
16 SUNSET BLVD
SHARON W MCPHEE

ROLL NUMBER: 08001491500

Title No.: 1144583
Mortgage No.

Part of Lot	Lot	Block	Plan	Parish
	118		22010	112 ST B

Assessment Information

STATUS CODE	CLASS	PORTION %	ASSESSED VALUE	PORTIONED VALUE
Taxable	Residential 1	45.0	176,000	79,200

SCHOOL TAXES

LOUIS RIEL SCHOOL DIVISION (inquiries: 204-257-7827)	(79,200 x 0.01281)	**$1,014.55**
MANITOBA EDUCATION PROPERTY TAX CREDIT ADVANCE*		**-700.00**
NET SCHOOL DIVISION LEVY		**$314.55**
NET SCHOOL TAXES		**$314.55**

MUNICIPAL TAXES

MUNICIPAL TAXES (inquiries: 311 or toll free 1-877-311-4974)	(79,200 x 0.014056)	**$1,113.24**
STREET RENEWAL - Frontage Levy		**195.00**
Local Improvement(s)	Term	
CONCRETE LANE PAVEMENT	2012 - 2031	**487.20**
TOTAL MUNICIPAL TAXES		**$1,795.44**
NET PROPERTY TAXES		**$2,109.99**
BALANCE OWING		**$2,109.99**

TOTAL TAXES DUE	
School Taxes	$1,014.55
Municipal Taxes	1,795.44
Total Current Taxes	$2,809.99
Provincial Credit(s)	-700.00
TOTAL TAXES DUE	**$2,109.99**

IMPORTANT MESSAGES - Visit our website at: www.winnipegassessment.com

*If you do not reside at this residence you may be ineligible for Manitoba Education Property Tax Credit Advance. Phone 204-948-2115 for eligibility rules.
If you are interested in enrolling in the Tax Instalment Payment Plan, contact 311 or toll free 1-877-311-4974.
Payments made after April 12, 2012 will not be reflected on this Tax Bill.

RETURN BOTTOM PORTION WITH YOUR PAYMENT

248546 - 164499

The City of Winnipeg
Assessment and Taxation Department
510 Main Street
Winnipeg, Manitoba R3B 3M2

DUE DATE: JUNE 29, 2012
A penalty is charged if payment is received or postmarked after June 29, 2012
PLEASE RETAIN YOUR CANCELLED CHEQUE AS NO ADDITIONAL RECEIPT WILL BE ISSUED

ROLL NUMBER/NUMÉRO DU RÔLE	ARREARS/ARRIÉRÉ	TOTAL PAYABLE/MONTANT PAYABLE	AMOUNT PAID/MONTANT PAYÉ
08001491500	$0.00	$2,109.99	

SHARON W MCPHEE
16 SUNSET BLVD
WINNIPEG,MB R2M 0X4

722(D) R08001491500000002109990800149150O

PAYABLE AT MOST FINANCIAL INSTITUTIONS.
PLEASE MAKE CHEQUE PAYABLE TO:
THE CITY OF WINNIPEG, TAX BRANCH

Exhibit "2" - Appeal – Local Improvement Assessment – Concrete Lane Pavement – 16 Sunset Boulevard

May 15, 2012

To Whom It May Concern,

I am appealing the tax charge regarding Project No: 1420210110 on my property at 16 Sunset Blvd., Roll No: 08001491500. The paving of the lane behind my property has no bearing on me, the resident of this said property on Lot 118, Plan 22010, in Parish 112 of St Boniface. My property is at the end of the street with my garage backing onto another back lane that runs adjacent to my property, running north & south as St Mary's Road does. This is the only lane I have ever utilized in my 27 years of being owner of this property. My garage runs the full length of the back end of my property. The said lane that was improved is NOT UTILIZED by me at all, even though my property behind the garage abuts onto the lane. Therefore I should not be held partially responsible for its improvement. In addition I was absent, out of the country in Mexico last April when the neighbourhood petition was circulated, and therefore unable to sign the petition as I have done in the past, to stop this progress.

I have been in discussion with George Wladyka, Senior Local Improvement Clerk with the City last autumn and this Spring, when the Local Improvement Tax bill was issued.

I would appreciate your full attention to this matter and would like a response in a timely matter. I am considering taking legal action if necessary.

Yours truly,
Sharon McPhee
Sharon McPhee

RECEIVED MAY 17 2012

RECEIVED
CITY CLERKS
WINNIPEG

12 MAY 24 P1:11

RECEIVED MAY 1 1 2012

Exhibit "3" - Appeal – Local Improvement Assessment – Concrete Lane Pavement – 16 Sunset Boulevard

Winnipeg

City Clerk's Department • Bureau du greffier

REGISTERED MAIL RW 609 543 646 CA

June 5, 2012

File BA

Sharon McPhee
16 Sunset Boulevard
Winnipeg, Manitoba
R2M 0X4

Appeal – Local Improvement Assessment – 16 Sunset Boulevard

This will acknowledge receipt of your communication dated May 15, 2012, appealing the local improvement charges for a concrete lane payment assessed to 16 Sunset Boulevard.

Please be advised that the appeal will be heard by the Board of Appeal (Local Improvement Assessment Appeals) at its meeting on Thursday, June 28, 2012, at 9:00 a.m. in the Council Building, 510 Main Street.

The purpose of the appeal hearing is to allow interested persons to make submissions, ask questions or register objections with respect to this matter.

Information or documents concerning this matter and a description of the procedure to be followed at the hearing are available for inspection in the City Clerk's Department, 510 Main Street or can be accessed on the Internet site: www.winnipeg.ca/CLKDMIS.

Inga K. Skundberg

Inga Skundberg
Clerk
Telephone 204-986-3856
E-mail iskundberg@winnipeg.ca

c. Mr. B. Cull, Manager of Taxation and Finance, Assessment and Taxation Department
Mr. G. Wladyka, Senior Local Improvement Clerk, Assessment and Taxation Department
Mr. M. Jack, Director of Legal Services and City Solicitor,
Attention: Ms K. Boryskavich, Solicitor
Mr. B. Sacher, Director of Public Works