

## Living on the Edge

### Two Trees and a Tweed Curtain

A home receives two tax bills, one from Victoria (about 15% of the value of the property) and one from Oak Bay (for about 85% of the assessed value).

The double garage and entry are in Victoria and the living quarters of the house are in Oak Bay. When they come home, they park in the driveway (or garage), then go into the entry (all in Victoria) and then walk into their living area (the owner laughingly says is “behind the Tweed Curtain”) – in other words, the tweed curtain runs through her house.

Last year the homeowners had an issue with trees in their yard (one property straddling the municipal boundary). They had to comply with the Oak Bay Tree Protection Bylaw for a tree in their front yard and the Victoria Tree Protection Bylaw for a tree in their back yard – two different by-laws yet the house is situated on a single lot.

### Builder Building One House Multiple Municipalities

At 2019 Runnymede, a new home is being constructed on a property which straddles the Oak Bay and Victoria border.

The lot is one parcel as far as Land Titles is concerned. However the east half of the lot is in Oak Bay and the West Portion is in Victoria. We spoke to the Builder/Developer, J. Town Construction – 250-882-0522.

According to the builder, he and the owners went through quite a process in order to get a permit to start building, largely because of issues between Victoria and Oak Bay.

The end result (now don't forget – this is one building lot):

- They were required to take out a building permit with Victoria to build the house. Property taxes on the house and the west side of the lot are payable to Victoria.
- They were also required to take out a building permit with Oak Bay to build a garage on the same lot, although the house and garage are separated by only a few feet. Property taxes will be paid to Oak Bay for the garage and east side of the lot.
- The water and sewer services go down the driveway, which is situated in Oak Bay, so Oak Bay will be billing them for those services.

To recap, the house will be in Victoria and their services will be provided by Oak Bay. Apparently there was a lawsuit involved along the way and it is reported getting the permits

was drawn out due to the inability of the 2 municipalities to get along – all of this occurred on one building lot because 107 years ago a line was drawn on a map where no human habitation existed.