

DISTRICT OF SEHELDT

BYLAW NO. 408, 2002

A Bylaw for the purposes of exempting certain lands and improvements from Municipal Property Taxation, for the 2003 taxation year.

WHEREAS Municipal Council may by bylaw, as provided by Section 339 inter alia, exempt from taxation the area of land surrounding a church or church hall or certain non-profit elderly citizens homes, and;

WHEREAS Council may by bylaw adopted by two-thirds of its members, exempt from taxation certain lands, improvements or both for the next calendar year as provided for in Section 341 of the *Local Government Act*, and;

WHEREAS Council deems it necessary and expedient to provide for the permitted tax exemptions for various non-profit societies,

NOW THEREFORE, Council of the District of Sechelt in open meeting assembled, enacts as follows:

1. **CITATION:**

This Bylaw may be cited as the District of Sechelt "Property Tax Exemption Bylaw No.408", 2002.

2. **EXEMPTIONS:**

- (1) For the year 2003, the following improvements, the land beneath those improvements, and the remaining land on the parcels where those improvements are located, unless the opposite intention appears, are exempted from property tax in accordance with the provisions of the *Local Government Act*:

Churches:

- a) Lot A, Block 8, District Lot 1356, Plan 22624, Roll #3192.001,
5085 Davis Bay Road, (St. John's United Church)
- b) Lots 38 & 39, Block 6, District Lot 303, Plan 2615, Roll #29.200
5699 Cowrie Street (Holy Family Roman Catholic Church)
- c) Lot 11, Block 5, District Lot 1356, Plan 7006, Roll #3160.100
4607 Whitaker Road (Living Faith Lutheran Church)

- d) Lots 1 & 2, Block 13, District Lot 303, Plan 2615, Roll #179.100
5717 Mermaid Street (Bethel Baptist Church)
- e) Lot 33, Block 12, District Lot 1356, Plan 9740, Roll #3244.000
5110 Davis Bay Road (Sunshine Coast Gospel Church) - (only the westerly 82 feet of Lot 33 are included in this exemption as indicated on the attached Schedule "A" illustrating the exempt and taxable portions of the land and buildings.)
- f) Lot 17, District Lot 1331, Plan 6223, Roll #328.000,
5838 Barnacle Street (Sechelt Parish of the Anglican Church, St. Hilda's)
- g) Lot 1, Block B, District Lot 1379, Plan 15714, Roll #3333.000
4943 Geer Road (Sechelt Congregation of Jehovah's Witnesses)
- h) Lot A of 17, Block 1, District Lot 1491, Plan 19167, Roll #4122.000
1581 Jack Road (Sunshine Coast Seventh-Day Adventist Church)

Church-Related:

- i) Lot 13, Block 11, District Lot 303/304, Plan 8400, Roll #135.000
5547 Trail Avenue (Bethel Baptist Church Hall and Pre-school)
- j) Lot A, District Lot 1471, Plan LMP 26565, Roll #331.142
5895 Reef Road (New Life Christian Fellowship Church and School)

Charitable and Other Societies:

- k) Lot 1, Block 11, District Lot 303, Plan 17766, Roll #17766, 5583 Ocean Avenue;
Lot A, Block 11, District Lot 303, Plan LMP 48362, Roll #179106, 5810 Medusa Street;
Lot 3, Block 11, District Lot 303, Plan 19968, Roll #179110, 5583 Ocean Avenue
(Sunshine Coast Lions Housing Society) <Greenecourt>
- l) Lot 1, District Lot 1331, Plan 18108, Roll #325.075, 5847 Medusa Street;
Lot N, District Lot 1331, Plan 18108, Roll #324.093 (License No. 235900 for Parking Lot Purposes – expires January 15, 2005) (Sunshine Coast Community Health Council)
<Shorncliffe>
- m) Lot 12, Block Z, District Lot 303 and 304, Plan 21832, N.W.D., Roll #97.950
5604 Trail Avenue (Sechelt Seniors Activity Centre Society)
- n) Easterly 50% of Lot C, Block 6, District Lot 303, Plan 18822, Roll #28.010
5693-5695 Cowrie Street (St. Mary's Hospital Foundation Society – Sunshine Coast)
- o) District Lot 1541, Group 1, N.W.D., Roll #4179.000
3965 Sunshine Coast Highway (Girl Guides of Canada - Camp Olave)

- p) Lots 1 and 2, Block 8, District Lot 1356, Plan 8666, Roll #3183.000
5123 Davis Bay Road (Davis Bay-Wilson Creek Community Association)
 - q) Parcel A, Expl. Plan 3337, District Lot 2337, Group 1, N.W.D., Roll #5464.000
6801 Sunshine Coast Highway (Gamma Phi Beta Vancouver Camp)
 - r) Lot 35, 36 and 37, District Lot 1028, Plan 4682, Roll #1895.000
4438 Gun Club Road (Sunshine Coast Rod and Gun Club)
 - s) Lot 34, District Lot 1028, Plan 4682, N.W.D., Roll #9913.001
Sunshine Coast Salmonid Enhancement Society (Inc. No. 522261) - 4381 Parkway, Sechelt
(Also known as District Lot 6134, Group 1, N.W.D.)
 - t) Lot B, Block G, District Lot 303/304, Plan 10030, Roll #179.033, Royal Canadian Legion,
Branch 140 – 5591 Wharf Avenue, Sechelt; (only the Class 8 (non-profit) portion of the
property value)
 - u) Lot 9, District Lot 6682, Plan 13667, N.W.D., Roll #6882.903; (Airport – Suncoast R.A.A.
Canada Chapter #580)
 - v) Lot 4, Block 1 to 3, Plan 17710, Part NE ¼ of SE ¼, District Lot 1603, EPLMP 37879
Roll #4876.640, 4376 Solar Road, (B.C. SPCA - Sunshine Coast Branch)
 - w) Lots 12 and 13, Block P, District Lot 303, Plan 14919, Roll #96.180
Lot 36, Block G, District Lot 303\304, Plan 15854, Roll #179.250
Address for all three lots is 5638 Inlet Avenue; (Sunshine Coast Community Services
Society\Volunteer and Support Centre)
 - x) Lot 3, Block U, District Lot 303, Plan 15223, Roll #96.650; (Sunshine Coast Community
Services Society)
 - y) Lot 3, District Lot 303, Plan 22554, Roll #325.048
5832 Medusa Street (Sunshine Coast Association for Community Living)
 - z) Lot 5, Block 13, District Lot 303, Plan LMS 1844, Roll #200.105
#105-5711 Mermaid Street (Sunshine Coast Association for Community Living)
 - aa) Lot C, District Lot 1331, Plan 21019, Roll #320.010
5527 Shorncliffe Avenue (Sunshine Coast Association for Community Living)
- (2) For the year 2003, the following Municipal land and improvements are exempted under Sections 339
or 341 as the actual uses by other occupants are within a class of use that may be tax exempt:

Mixed Occupancy Properties

- a) Sechelt-Gibsons Airport (jointly owned by Sechelt and Gibsons) as to the interest owned by Gibsons - another municipality.
District Lot A, District Lot 6682, Plan 13667 - Roll #6882.900; 2040 Field Road.
- b) Sechelt Marsh (leased by unregistered lease to Sechelt from the National Second Century Fund (The Nature Trust) and subleased to the Marsh Protective Society and used as a public park and nature reserve)
Lot 1, Block Z, District Lot 304, Plan 15801 - Roll #00097.650
- c) Rockwood (owned by Sechelt but partly occupied by non-profit societies of an artistic and cultural nature)
Lot D, District Lot 1331, Plan 21568 - Roll #0320.015, 5511 Shorncliffe Road.
- d) Arts Council (owned by Sechelt but licensed to non-profit society of an artistic and cultural nature)
Lot A, Block I, District Lot 303, Plan 10318 - Roll #0179.069; 5714 Trail Avenue.
- e) Kirkland House (owned by Sechelt but partly rented to a publicly funded non-profit institution of a social services nature)
Lot 1, Block 6\8, District Lot 1356, Plan 16069 - Roll #3188.500; 4602 Simpkins Road.
- f) Porpoise Bay Harbour (leased from Federal Fisheries and Oceans); All and Singular that certain tracts of land and land covered by waters situate, lying and being comprised in the Porpoise Bay Harbour at or in the vicinity of the District of Sechelt, District of New Westminster, in the Province of British Columbia; the said land comprising an area of three point eight three (3.83) hectares, more or less, as shown on the attached plan ("Schedule "C"); Roll #401.100 (Government Wharf and Floats) and Roll #9975.000 (Porpoise Bay)

READ A FIRST TIME THIS 18th DAY OF September, 2002

READ A SECOND TIME THIS 18th DAY OF September, 2002

READ A THIRD TIME THIS 18th DAY OF September, 2002

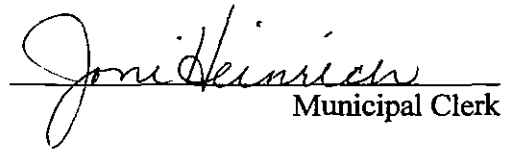
THIRD READING RESCINDED THIS 2nd DAY OF October, 2002

READ A THIRD TIME AS AMENDED THIS 2nd DAY OF October, 2002

RECONSIDERED AND FINALLY ADOPTED THIS 16TH DAY OF OCTOBER, 2002

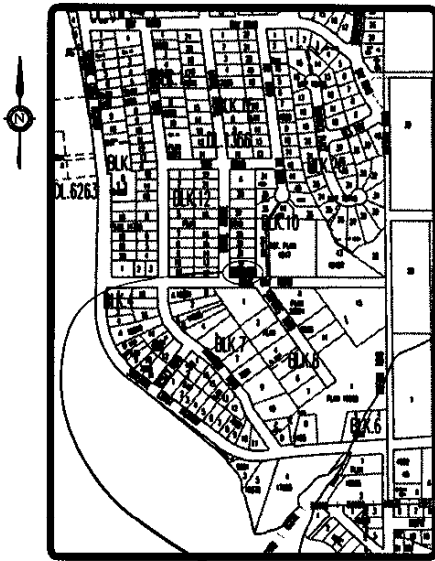


Mayor



Municipal Clerk



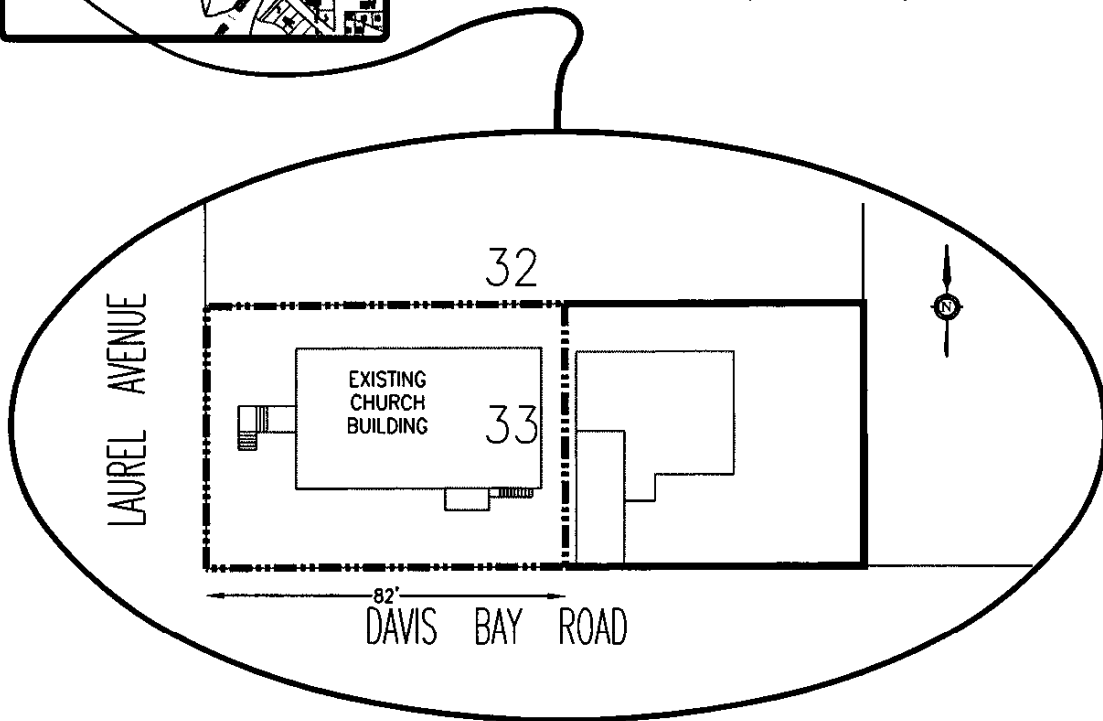


Portion of property to be tax exempt



Portion of property to be taxed

Note:
Component maps not to scale



PROPERTY TAX EXEMPTION BYLAW

DISTRICT OF SECHLT
BYLAW No. 395
SCHEDULE "A"
DAVIS BAY



Lot 33, Block 12, District Lot 1356, Plan 9740
Roll Number 3244.000 – Sunshine Gospel Church
5110 Davis Bay Road

SCALE NTS

September 10, 2001

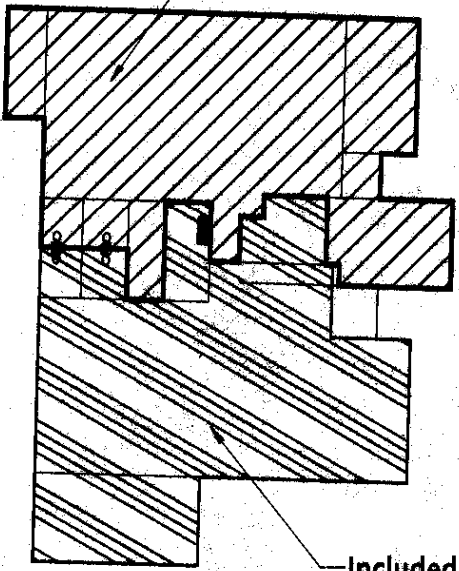
Dwg. by: PAA

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LAMPREY I

Total Lot Area = 4072.995m²

Excluded Building Area = 413.651m²



Included Building Area 431.929m²


Lot B

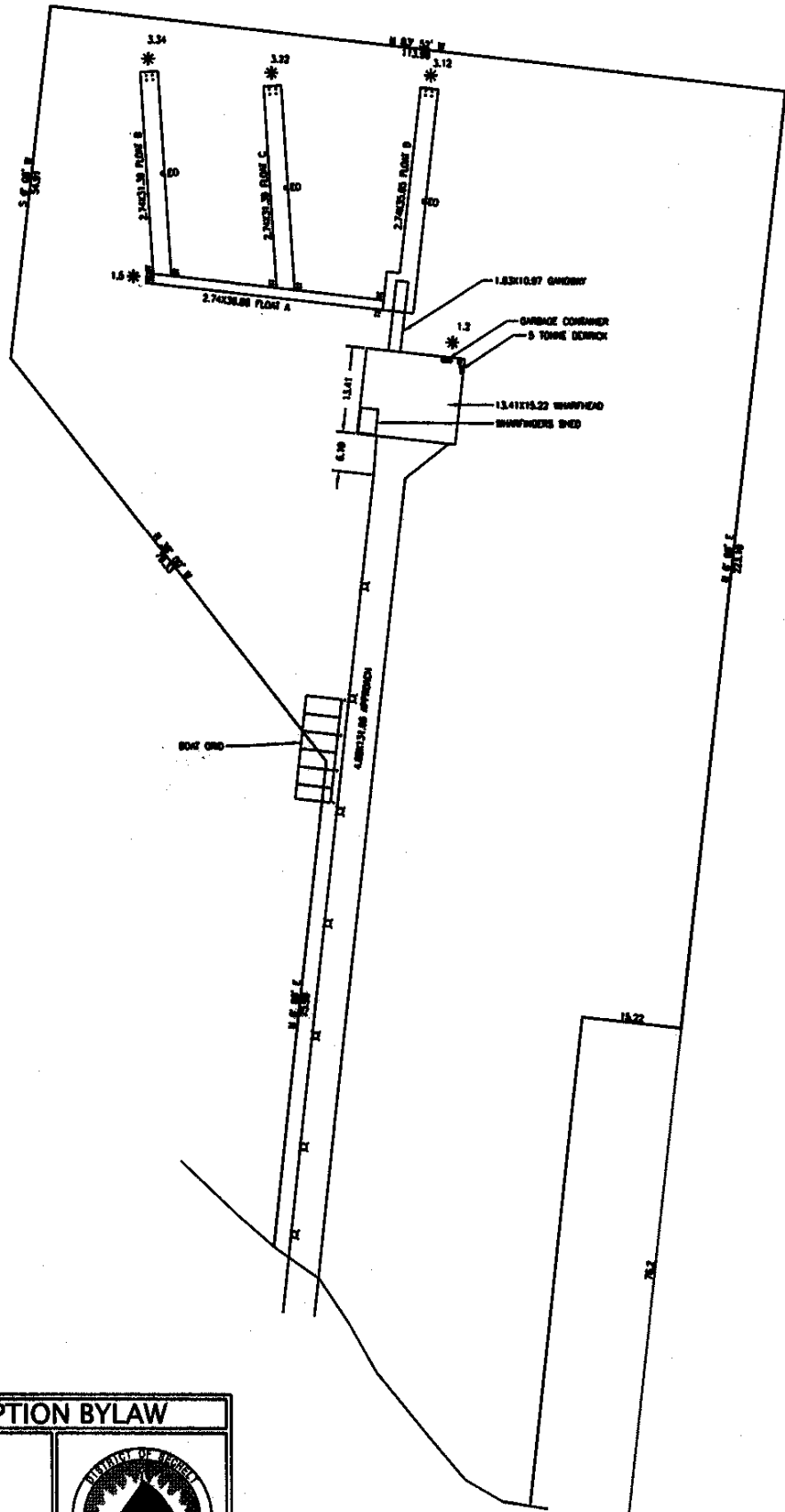
697

EX.18736

PLAN 18910

2

Property Tax Exemption Bylaw	
	DISTRICT OF SEHEL T
	<i>Bylaw - 408</i>
	<i>Schedule "B"</i>
	<i>5591 Wharf Road</i>
Lot B, Blk. G, Pl. 10030, DL. 303/304, MWD, Grp. 1	
Tax Exemption Bylaw	
<i>Scale = NTS</i>	<i>August 22, 2002</i>
<i>Rev. 0</i>	



PROPERTY TAX EXEMPTION BYLAW

DISTRICT OF SECHLT
BYLAW No. 408
SCHEDULE "C"
PORPOISE BAY



SCALE 1:1000

August 22, 2002

Drawn by: PAA