

DISTRICT OF SEHELDT

Bylaw No. 433, 2004

A Bylaw for the purposes of exempting certain lands and improvements from Municipal Property Taxation, for the 2005 taxation year.

WHEREAS Council may by bylaw 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 the *Community Charter*, 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 2005 Property Tax Exemption Bylaw No.433, 2004"

2. **EXEMPTIONS**

(1) For the year 2005, 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 *Community Charter*:

Churches

- a) Lot A, Block 8, District Lot 1356, Plan 22624, Roll #3192001, 5085 Davis Bay Road, (St. John's United Church)
- b) Lots 38 & 39, Block 6, District Lot 303, Plan 2615, Roll #29200 5699 Cowrie Street (Holy Family Roman Catholic Church)
- c) Lot 11, Block 5, District Lot 1356, Plan 7006, Roll #3160100 4607 Whitaker Road (Living Faith Lutheran Church)
- d) Lots 1 & 2, Block 13, District Lot 303, Plan 2615, Roll #179100 5717 Mermaid Street (Bethel Baptist Church)

- e) Lot 33, Block 12, District Lot 1356, Plan 9740, Roll #3244000
5116 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 #328000
5838 Barnacle Street (Sechelt Parish of the Anglican Church, St. Hilda's)
- g) Lot 1, Block B, District Lot 1379, Plan 15714, Roll #3225001
6394 Norwest Bay Road (Sechelt Congregation of Jehovah's Witnesses)
- h) Lot A of 17, Block 1, District Lot 1491, Plan 19167, Roll #4122000
1581 Jack Road (Sunshine Coast Cavalry Fellowship)
- i) Lot 1, Block B, DL 1379, Plan 15714, Roll #3333000,
4943 Geer Road (Sunshine Coast Calvary Fellowship) (Manufactured Home #71059)

Church-Related

- j) Lot 13, Block 11, District Lot 303/304, Plan 8400, Roll #135000
5547 Trail Avenue (Bethel Baptist Church Hall and Preschool)
- k) Lot A, District Lot 1471, Plan LMP 26565, Roll #331142
5895 Reef Road (New Life Christian Fellowship Church and School)

Charitable and Other Societies

- l) Lot 1, Block 11, District Lot 303, Plan 17766, Roll #179098, 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>
- m) Lot 1, District Lot 1331, Plan 18108, Roll #325075, 5847 Medusa Street;
Lot N, District Lot 1331, Plan 18108, Roll #324093 (License No. 235900 for Parking Lot Purposes – expires January 15, 2005) (Vancouver Coastal Health) <Shorncliffe>
- n) Lot 12, Block Z, District Lot 303 and 304, Plan 21832, N.W.D., Roll #97950
5604 Trail Avenue (Sechelt Seniors Activity Centre Society)

- o) Easterly 50% of Lot C, Block 6, District Lot 303, Plan 18822, Roll #28010
5693-5695 Cowrie Street (St. Mary's Hospital Foundation Society –
Sunshine Coast)
- p) District Lot 1541, Group 1, N.W.D., Roll #4179000
3965 Sunshine Coast Highway (Girl Guides of Canada - Camp Olave)
- q) Lots 1 and 2, Block 8, District Lot 1356, Plan 8666, Roll #3183000
5123 Davis Bay Road (Davis Bay-Wilson Creek Community Association)
- r) Lot 35, 36 and 37, District Lot 1028, Plan 4682, Roll #1895000
4438 Gun Club Road (Sunshine Coast Rod and Gun Club)
- s) Lot 34, District Lot 1028, Plan 4682, N.W.D., Roll #9913001
Sunshine Coast Salmonid Enhancement Society (Inc. No. 522261) - 4381
Parkway, Sechelt (Also known as District Lot 6134, Group 1, N.W.D.-
Provincial Lease 232476 – Expires August 15, 2009)
- t) Lot B, Block G, District Lot 303/304, Plan 10030, Roll #179033, Royal
Canadian Legion, Branch 140 – 5591 Wharf Avenue, Sechelt; (only the
Class 8 (non-profit) portion of the property value) – as shown on Schedule
“B” attached to this bylaw.
- u) Lot 9, District Lot 6682, Plan 13667, N.W.D., Roll #6882903; (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 #4876640, 4376 Solar Road, (B.C. SPCA - Sunshine
Coast Branch)
- w) Lots 12 and 13, Block P, District Lot 303, Plan 14919, Roll #96180
Lot 36, Block G, District Lot 303\304, Plan 15854, Roll #179250
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 #96650; (Sunshine Coast
Community Services Society)
- y) Lot 3, District Lot 303, Plan 22554, Roll #325048
5832 Medusa Street (Sunshine Coast Association for Community Living)
- z) Lot 5, Block 13, District Lot 303, Plan LMS 1844, Roll #200105
#105-5711 Mermaid Street (Sunshine Coast Association for Community
Living)

- aa) Lot C, District Lot 1331, Plan 21019, Roll #320010
5527 Shorncliffe Avenue (Sunshine Coast Association for Community Living)
 - bb) Lot 61, DL 1331, Plan LMP 20438, Roll #323161 (5910 Turnstone Cres.)
(Sunshine Coast Association for Community Living)
- (2) For the year 2005, the following Municipal land and improvements are exempted as the actual uses by other occupants are within a class of use that may be tax exempt:

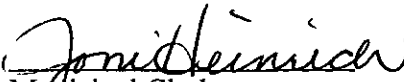
Mixed Occupancy Properties

- 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 6th DAY OF October, 2004
READ A SECOND TIME THIS 6th DAY OF October, 2004
READ A THIRD TIME THIS 6th DAY OF October, 2004
ADOPTED THIS 20th DAY OF October, 2004



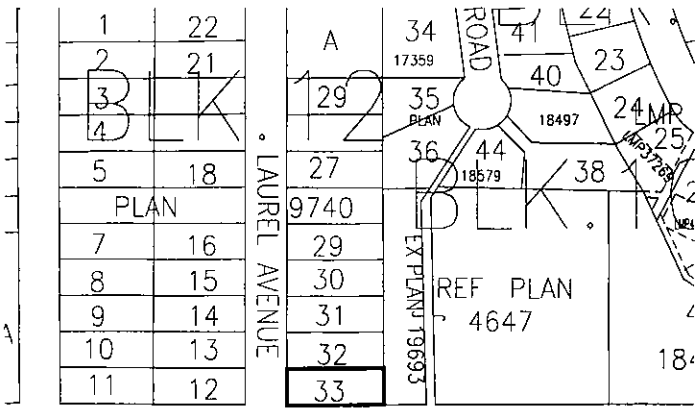
Mayor



Municipal Clerk

I hereby certify this to be a true and accurate copy
of "District of Sechelt 2004 Property Taxation
Exemption Bylaw No. 433, 2004"

Municipal Clerk

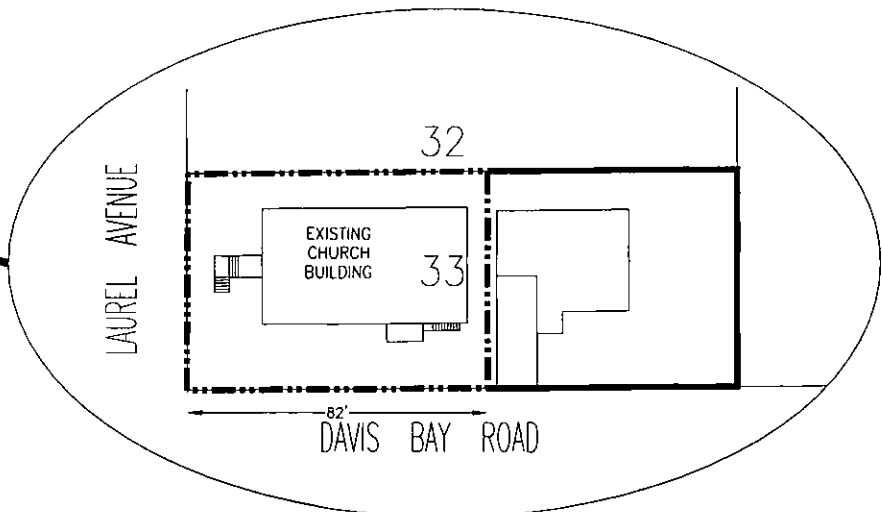
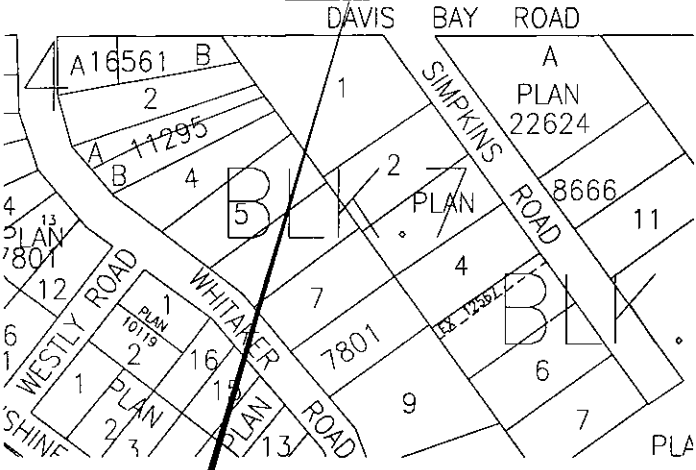


Portion of property to be tax exempt



Portion of property to be taxed

Note
Component maps not to scale



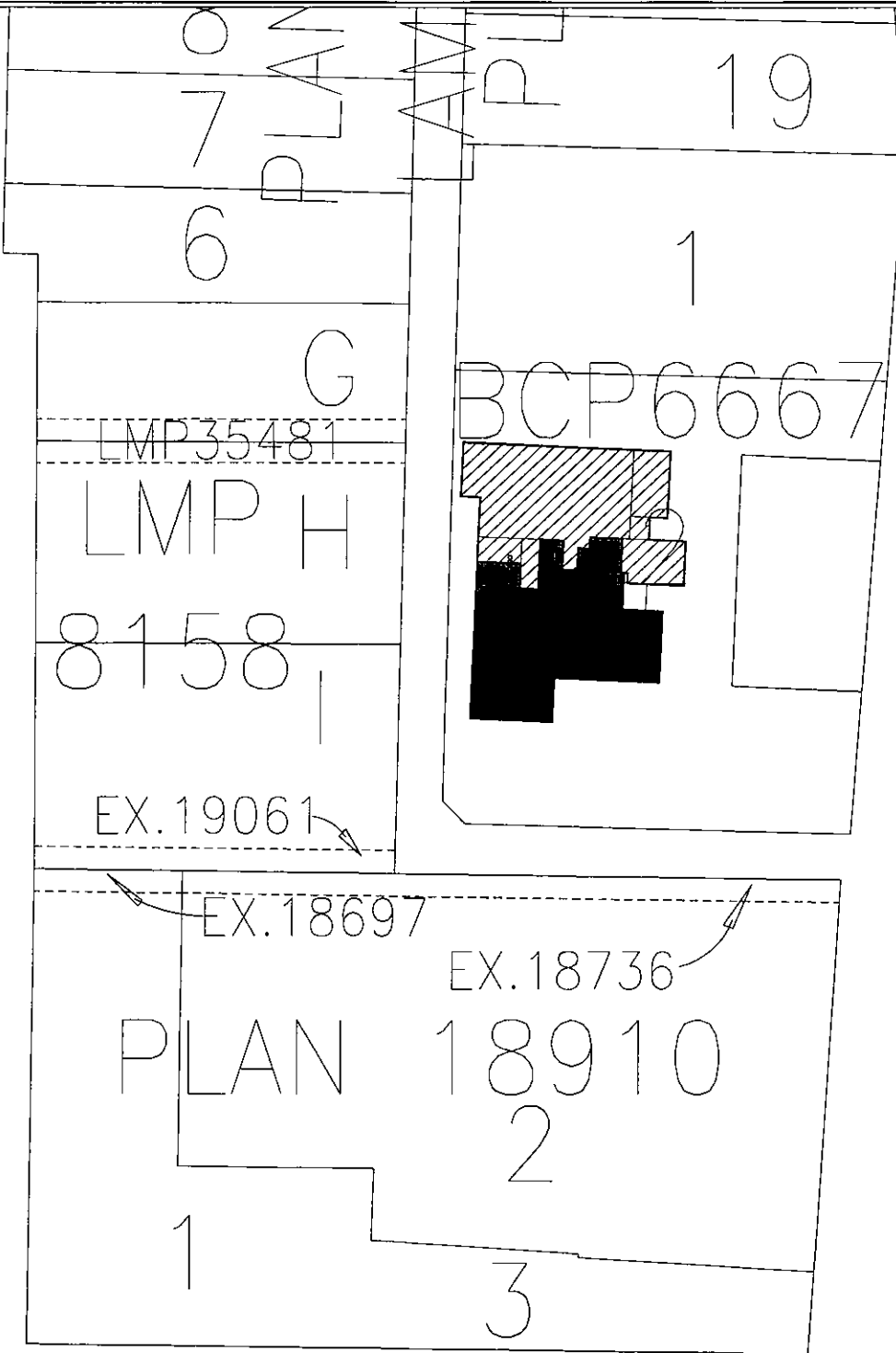
Lot 33, Block 12, District Lot 1356, Plan 9740
 Roll Number 3244 000 - Sunshine Gospel Church
 5110 Davis Bay Road

Property Tax Exemption Bylaw	
	DISTRICT OF SECHELT Bylaw - 433-2004 Schedule "A" District of Sechelt
	Scale = NTS September 30, 2004 Rev 0

Sep 30 2004 - 10:11am Layout Name Layout2 C:\ENGINEERS\bylaws\BL433_2004.DWG

Sep 30 2004 - 10:11am Layout Name: Layout13 C:\ENGMAPS\Bylaws\BL433_2004.DWG

INLET AVENUE



Wharf Road

EX

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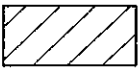
84

PLAN
HIC

Dolphin Street



Included Area (431.929m²)



Excluded Area (413.651m²)

Property Tax Exemption Bylaw	
	DISTRICT OF SECHULT Bylaw - 433-2004 Schedule "B" District of Sechelt
	Scale = NTS September 30, 2004 Rev 0

