

DISTRICT OF SECHELT

2025 Permissive Property Tax Exemption Bylaw, No. 624, 2024

A bylaw for the purposes of exempting certain lands and improvements
from Municipal Property Taxation for the 2025 taxation year

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 notice of the proposed bylaw has been given in accordance with the *Community Charter*;

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

TITLE

1. This Bylaw may be cited for all purposes as “2025 Permissive Property Tax Exemption Bylaw, No. 624, 2024”.

DEFINITIONS

2. In this bylaw:

Council means the Municipal Council of the District of Sechelt.

District means the municipal corporation of the District of Sechelt.

PROVISIONS

3. The properties identified in Schedule “A” attached to and forming part of this Bylaw and being properties related to properties that are statutorily exempt under section 220(1)(h) (buildings for public worship) shall be exempt from municipal property taxation in 2025.
4. The community services properties identified in Schedule “B” attached to and forming part of this Bylaw shall be exempt from municipal property taxation in 2025 pursuant to Sections 224(2)(a) of the *Community Charter*.
5. The recreational facilities and service club or association properties identified in Schedule “C” attached to and forming part of this Bylaw shall be exempt from municipal property taxation in 2025 to Section 224(2)(i) of the *Community Charter*.
6. The municipal properties identified in Schedule “D” attached to and forming part of this Bylaw are exempt from municipal taxation in 2025 pursuant to Section 224(2)(a) and 224(2)(c) of the *Community Charter*.

READ A FIRST TIME THIS	2nd	DAY OF	OCTOBER, 2024
READ A SECOND TIME THIS	2nd	DAY OF	OCTOBER, 2024
READ A THIRD TIME THIS	2nd	DAY OF	OCTOBER, 2024
ADOPTED THIS	16th	DAY OF	OCTOBER, 2024

Mayor

Corporate Officer

SCHEDULE A

Place of Worship				
Roll #	Legal Description	Civic Address	Owner/Occupier	Comments
179.101	Lots 1 & 2, Block 13, Plan 2615, District Lot 303	5717 Mermaid St	Bethel Baptist Church	
6419.081	Lot 9, Plan 18104, District Lot 4304	5714 Nickerson Rd	Holy Family Roman Catholic Church	3 buildings on site: church, residence & child care
3160.100	Lot 11, Block 5, Plan 7006, District Lot 1356	4607 Whitaker Rd	Living Faith Lutheran Church	
331.142	Lot A, Plan LMP26565, District Lot 1471	5895 Reef Rd	New Life Christian Fellowship Foundation	Also provides daycare/ after school care services
4122.000	Lot A of 17, Block 1, Plan 19167, District Lot 1491	1581 Jack Rd	Sunshine Coast Seventh-Day Adventist Church	
3225.001	Lot 1, Plan BCP3225, District Lot 4297	6384 Norwest Bay Rd	Sechelt Congregation of Jehovah Witnesses	
328.000	Lot 17, Plan 6223, District Lot 1331	5838 Barnacle St	St Hilda's Anglican Church	
3192.001	Lot A, Block 8, Plan 22624, District Lot 1356	5085 Davis Bay Rd	St John's United Church	
3333.000	Lot 1, Block B, Plan 15714, District Lot 1379	4943 Geer Rd	Sunshine Coast Calvary Fellowship Church	
3363.010	Lot Z, Block B, Plan 21125, District Lot 1379	4943 Geer Rd	Sunshine Coast Calvary Fellowship Church-Parking Lot	Large vacant lot used for additional parking
3244.000	Lot 33, Block 12, Plan 9740, District Lot 1356	5116 Davis Bay Rd	Crossroads Community Church	Exempt Class 8 portion only

SCHEDULE B

Community Services				
Roll #	Legal Description	Civic Addresses	Owner/Occupier	Comments
97.950	Lot 12, Block Z, Plan 21832, District Lot 303	5604 Trail Ave	Sechelt Seniors Activity Centre Society	
6405.040	Lot 8, Plan Ep24034, District Lot 4299	6442 Apple Orchard Rd	Sunshine Coast Association for Community Living	
96.093	Strata Lot 14, Plan EPS35, District Lot 303	214-5604 Inlet Ave	Sunshine Coast Association for Community Living	
96.094	Strata Lot 15, Plan EPS35, District Lot 303	215-5604 Inlet Ave	Sunshine Coast Association for Community Living	
96.097	Strata Lot 18, Plan EPS35, District Lot 303	318-5604 Inlet Ave	Sunshine Coast Association for Community Living	
96.098	Strata Lot 19, Plan EPS35, District Lot 303	319-5604 Inlet Ave	Sunshine Coast Association for Community Living	
4876.640	Lot 4, Block 1 to 3, Plan 17710, EPLMP37879, part NE ¼ of SE ¼, District lot 303	4376 Solar Road	SPCA – Sunshine Coast Branch	Application indicates a portion of the property is sublet
200.103	Strata Lot 3, Block 13, Plan LMS1844, District Lot 303	103-5711 Mermaid St	Sunshine Coast Association for Community Living	
200.104	Strata Lot 4, Block 13, Plan LMS1844, District Lot 303	104-5711 Mermaid St	Sunshine Coast Association for Community Living	
200.105	Strata Lot 5, Block 13, Plan LMS1844, District Lot 303	105-5711 Mermaid St	Sunshine Coast Association for Community Living	
320.010	Lot C, Plan 21019, District Lot 1331	5527 Shorncliffe Ave	Sunshine Coast Association for Community Living	

323.161	Lot 61, Plan LMP20438, District Lot 1331	5910 Turnstone Cres	Sunshine Coast Association for Community Living	
325.048	Lot 3, Plan 22554, District Lot 303	5832 Medusa St	Sunshine Coast Association for Community Living	
324.093	Lot N, Plan 18108, District Lot 1331	5847 Medusa St	Sunshine Coast Community Health Council(Shorncliffe)	
325.075	Lot I, Plan 18108, District Lot 1331	5847 Medusa St	Sunshine Coast Community Health Council(Shorncliffe)	
179.270	Lot 1, Block G, Plan EPP97250, District Lot 303	5638 Inlet Ave	Sunshine Coast Community Services Society	Food Bank Head Office
	Yew Transition House		Sunshine Coast Community Services Society	Location can not be disclosed due to privacy and safety concerns
121.000	Lot 25, Block B, Plan VAP7808, District Lot 303	5782 Cowrie St	Sunshine Coast Community Services	
181.050	Lot 3, Block 13, Plan 2615, District Lot 303	5522 Trail Ave	Sunshine Coast Community Services Society	
182.000	Lot 4, Block 13, Plan 2615, District lot 303, Group 1.	5520 Trail Ave	Sunshine Coast Community Services Society	
28.010	Lot C, Block 6, Plan 18822, District Lot 303	5693-5695 Cowrie St	St. Mary's Hospital Foundation Society-Sunshine Coast	
179.106	Lot A, Block 11, Plan LMP48362, District Lot 303	5821 Medusa St	Sunshine Coast Lions Housing Society	
179.300	Lot 1, Plan EPP12200, District Lot 303	5803 Medusa St	Sunshine Coast Lions Housing Society	
179.310	Strata Lot 1, Plan EPS408, District Lot 303	5583 Ocean Ave	Sunshine Coast Lions Housing Society	

151.000	Lot 18, Plan VAP8643, District Lot 303	5546 Inlet Ave	Royal Canadian Legion	50% exemption on class 6 only
4876.731	Lot B, Plan 17710, District Lot 1603, License # BB0206922	1975 Field Rd/Solar Rd	Sunshine Coast Search & Rescue	

SCHEDULE C

Recreational Facilities and Service Club or Association				
Roll #	Legal Description	Civic Address	Owner/Occupier	Comments
3183.00 0	Lots 1 & 2, Block 8, Plan 8666, District Lot 1356	5123 Davis Bay Rd	Davis Bay/Wilson Creek Community Assoc.	3 buildings on site; 2 of them are leased out
6882.90 2	Lot 1 of A, Plan 13667, District Lot 6682	4540 Hilltop Rd	Elphinstone Aero Club	
4179.00 0	District Lot 1541	3965 Sunshine Coast Hwy	Girl Guides of Canada Camp Olave	
331.081	Leased portion of Lot 10, Block 4, Plan 3660	6000 Lighthouse Ave	Suncoast Racquet Club	
4878.00 0	Part NE ¼, covered part of NE ½, District Lot 1603, License #23246	4403 Hilltop Rd	Sunshine Coast Army Cadets Support Association	
9913.00 1	District lot 6134 LEASE FOR SALMON HATCHERY	4381 Parkway Dr	Sunshine Coast Salmonid Enhancement Society	
6424.00 0	District Lot 4309, LMP11611 Ref plan of stat row over Prt	5941 Mason Rd	Sunshine Coast Botanical Garden Society	
6882.90 3	Part NE ¼, District Lot 1603, License C	4555 Hilltop Rd	Sunshine Coast R.A.A. Canada Chapter #580	
1895.00 0	Lots 35, 36 & 37, Plan 4682, District Lot 1028	4384 Parkway Dr	Sunshine Coast Rod and Gun Club	

SCHEDULE D

Municipal Property - Mixed Use/Occupancy				
Roll #	Legal Description	Civic Address	Owner/Occupier	Comments
179.069	Lot A, Block I, District Lot 303, Plan 10318	5714 Trail Ave	Sunshine Coast Arts Council	District of Sechelt owned property, leased to non-profit society of an artistic and cultural nature.
3188.50 0	Lot 1, Block 6 and 8, District Lot 1356, Plan 16069	4602 Simpkins Rd	Kirkland Centre	District of Sechelt owned property leased to a non- profit service provider
320.015	Lot D, District Lot 1331, Plan 21568	5511 Shorncliffe Ave	Rockwood Centre	District of Sechelt owned property, partly occupied by non-profit societies of an artistic and cultural nature.
97.650	Lot 1, Block Z, District Lot 304, Plan 15801	5741 Wharf Rd	Sechelt Marsh	Leased to District of Sechelt from the National Second Century Fund [The Nature Trust] and subleased to the Marsh Protective Society, used as a public park and nature reserve.