

BOWEN ISLAND MUNICIPALITY

BYLAW NO. 264, 2009

A Bylaw to exempt from taxation, certain properties within
Bowen Island Municipality for 2010

WHEREAS, pursuant to provisions of the *Community Charter*, a Municipal Council may exempt certain lands and improvements from taxation, where, in the opinion of the Municipal Council, the use of land and improvements qualifies for exemption;

AND WHEREAS, the Municipal Council deems it expedient to exempt certain land and improvements;

NOW THEREFORE, the Municipal Council of Bowen Island Municipality in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw shall be cited for all purposes as "Bowen Island Municipality 2010 Taxation Exemption Bylaw No. 264, 2009".
2. That in accordance with Section 224 (2)(a) of the *Community Charter*, the following lands and improvements that are owned or held by a charitable, philanthropic or other not for profit corporation, and are used for a purpose that is directly related to the purposes of the corporation shall be exempt from taxation:
 - (a) Owned by Rivendell Foundation at 601 Rivendell Drive; held and operated for the purpose of a retreat centre for those (especially those with limited resources) who seek opportunities for respite, quiet reflection and spiritual growth; legally described as Lot 3, District Lot 489, Plan LMP44190 New Westminster Group 1 Land District, PID 024-667-048 (Roll No. 321-00010.400).
 - (b) The following properties owned by the B.C. Camping and Recreation Guild; held and operated for the purpose of providing camps for the use of students of Christian Science:
 - (i) located at 845 Green Road, legally described as Block 6, Plan 2230, District Lot 1347 New Westminster Group 1 Land District, PID 013-966-421 (Roll No. 321 – 03080.000)
 - (ii) located on Green Road, legally described as Lot 3, Plan LMP 17031, District Lot 1346 New Westminster Group 1 Land District, PID # 018-788-661 (Roll No. 321 – 03059.005)
 - (iii) located on Green Road, legally described as Lot D, Plan 4785, District Lot 1346 New Westminster Group 1 Land District, PID # 011-316-039 (Roll No. 321 – 03060.000)
 - (iv) located on Green Road, legally described as Lot E, Plan 4785, District Lot 1346 New Westminster Group 1 Land District, PID # 011-316-055 (Roll No. 321 – 03061.000)
 - (v) located on Green Road, legally described as District Lot 2959 New Westminster Group 1 Land District, PID # 015-898-938 (Roll No. 321 – 05818.000).
 - (c) Owned by CNIB - Canadian National Institute for the Blind; held and operated for the purpose of providing recreation, training and meeting facilities related to the care and rehabilitation of persons with disabilities (visually impaired), located at 380 Cardena Road, legally described as Lot 37 Block 3, Plan 11088, District Lot 490 New Westminster Group 1 Land District, PID 009-163-433 (Roll No. 321- 00026.360).

- (d) Owned by Royal Canadian Legion Branch #150 Bowen Island; held and operated for the purpose of support and welfare of Veterans and their dependants, Legion members, Seniors and the Community, located at 1265 Scarborough Road, legally described as Lot A, Plan 4042, District Lot 1553 New Westminster Group 1 Land District, PID 011-945-150 (Roll No. 321- 4452.000).
- (e) Owned by Bowen Island Municipality; leased and operated by the Bowen Island Chamber of Commerce for the purpose of providing a tourist information centre, located at 432 Cardena, legally described as Lot C, Plan BCP20428, District Lot 490, New Westminster Group 1 Land District, PID 026-484-510 (Roll No. 321 – 00011.003)
- (f) Owned by Cowan Point Utility Company Ltd, held and operated for the purpose of providing potable water to properties within the supply system boundaries located at 1156 Cowen Point Drive, legally described as Lot 1, Plan BCP5499, District Lot 1547/6618, New Westminster Group 1 Land District, PID 025-750-771 (Roll No. 321 – 04185.062)
- (g) Owned by Crown Province; leased and operated by Cowan Point Utility Company Ltd, for the purpose of providing potable water to properties within the supply system boundaries located at 240 Tower Road, legally described as Plan LMP26155/SRW, New Westminster Group 1 Land District, SROW #236174 LFOR A WATERLINE AND RESERVOIR. EXP: 18 MAR9999; PID 023-284-951 (Roll No. 321 – 06875.000)

5. The exemption from taxation as herein before noted applies only to taxation levied under Section 197 (1)(a) of the *Community Charter*.

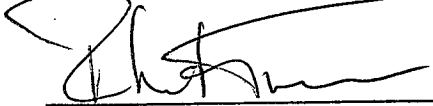
6. The exemption from taxation as herein before noted applies for the year 2010.

READ A FIRST TIME this 19th day of October, 2009.

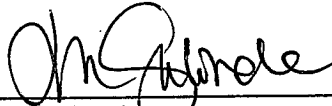
READ A SECOND TIME this 19th day of October, 2009.

READ A THIRD TIME this 19th day of October, 2009.

~~RECONSIDERED AND FINALLY ADOPTED~~ this 26th day of October, 2009.




Bob Turner
Mayor



Kathy Lalonde
Corporate Officer

Certified to be a true and correct copy of Bylaw No. 264, 2009, cited as "Bowen Island Municipality 2010 Taxation Exemption Bylaw No.264, 2009" adopted by the Council of Bowen Island Municipality on this 26th day of October, 2009.



Kathy Lalonde,
Corporate Officer

Tax Exemptions - Permissive		Rate Class		Assessment Value		Tax Rate		Municipal Tax		All Others Tax		Total Value	
Roll Number	Owner Names	Land	Improv.	Municipal	All others	Exemption	Exemption	Exemption	Exemption	Exemption	Exemption	Permissive	Exemptions

ESTIMATE 2010 TAX EXEMPTIONS - Value based on 2009 + annual growth in assessment of 1.00%

				2009 Rates										
				Municipal	All others	Exemption	Exemption	Exemption	Exemption	Exemption	Exemption	Permissive	Exemptions	
(Proposed)														
3080000	* B.C. Camping & Recreation Guild	1,354,410	-	1.88517	2.05763	2,553	2,787	2,787	2,553	2,787	2,787	5,340		
3059005	* B.C. Camping & Recreation Guild	618,120	45,450	1.88517	4.41913	1,251	2,932	2,932	1,251	2,932	2,932	4,183		
3060000	* B.C. Camping & Recreation Guild	1,284,720	13,433	1.88517	4.41913	2,447	5,737	5,737	2,447	5,737	5,737	8,184		
3061000	* B.C. Camping & Recreation Guild	2,300,780	32,017	1.88517	4.41913	4,398	10,309	10,309	4,398	10,309	10,309	14,707		
5818000	* B.C. Camping & Recreation Guild	1,007,980	-	1.88517	2.05763	1,900	2,074	2,074	1,900	2,074	2,074	3,974		
26360	CNIB - Bowen Lodge	3,153,220	612,060	1.88517	2.05763	7,098	7,748	7,748	7,098	7,748	7,748	14,846		
10400	** Rivendell Foundation - Rivendell Retreat	20,604	2,215,940	1.88517	2.05763	4,216	4,602	4,602	4,216	4,602	4,602	8,818		
10400	** Rivendell Foundation - Rivendell Retreat	247,450	-	1.88517	4.41913	466	1,094	1,094	466	1,094	1,094	1,560		
10400	** Rivendell Foundation - Rivendell Retreat	1,799,820	738,310	1.88517	9.75652	4,785	24,763	24,763	4,785	24,763	24,763	29,548		
4452000	Bowen Island (PAC#150) Royal Canadian	395,920	62,317	1.88517	4.41913	864	2,025	2,025	864	2,025	2,025	2,889		
11003	Bowen Island Chamber of Commerce	120,190	89,587	1.88517	9.75652	395	2,047	2,047	395	2,047	2,047	2,442		
4185062	Cowan Point Utility Company	103,020	-	1.88517	2.05763	194	212	212	194	212	212	406		
6875000	Cowan Point Utility Company	22,119	-	1.88517	2.05763	42	46	46	42	46	46	87		
												96,985		
Approved ten year exemptions:														
10172	BI Preschool & Community Day Care	506,010	835,270	1.88517	9.75652	2,529	13,086	13,086	2,529	13,086	13,086	15,615		
24000	BI Historians	344,410	117,160	1.88517	4.41913	870	2,040	2,040	870	2,040	2,040	2,910		
10113	Smooth Stones - Island Pacific School	404,000	873,650	1.88517	9.75652	2,409	12,465	12,465	2,409	12,465	12,465	14,874		
10111	Smooth Stones - Cates Hill Chapel	448,036	421,170	1.88517	4.41913	1,639	3,841	3,841	1,639	3,841	3,841	5,480		
26439	The Roman Catholic Archbishop of Vanco	304,971	-	1.88517	4.41913	575	1,348	1,348	575	1,348	1,348	1,923		
4948005	The United Church of Canada	186,152	-	1.88517	4.41913	351	823	823	351	823	823	1,174		
												2,170	3,096	
Total Estimated Exemptions												38,982	99,977	138,959
* B.C. Camping - 2010 Est. Total												12,549	23,839	36,388
** Rivendell - 2010 Est. Total												9,468	30,459	39,926