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Corporate Report

NO: R248

COUNCIL DATE: September 27,

2004

REGULAR COUNCIL

TO: Mayor & Council DATE: September 22,

2004

FROM: City Clerk FILE: 1970-04

SUBJECT: Tax Changes - Community Charter

RECOMMENDATION

That the revised Tax Exemption Policy be approved.

INTENT

The *Community Charter* came into effect January 1, 2004, and as a result, the Tax Exemption Policy is being updated to reflect the changes from the *Local Government Act* to the *Community Charter*.

DISCUSSION

Revisions to Tax Exemption Policy

The policy has been amended to reflect the requirements of the Community Charter.

Significant Community Charter Changes

The most significant change in the legislation is the requirement for local government to give notice of all the permissive exemptions proposed under section 224, with some exceptions. The notice must show the amount of taxes being exempted for each property for a three year period, and must be published for two consecutive weeks in a newspaper circulating in the municipality.

Changes in Processing

To meet the requirements of the Community Charter, Council is requested to consider four bylaws as follows:

1. Bylaw 15476 exempts properties such as schools, churches and hospitals that receive statutory exemption (building and the land on which the building stands), for the areas such as parking, etc., not covered by the statutory exemption. The properties in this bylaw <u>do not</u> require public notice.

- 2. Bylaw No. 15479 exempts land or improvements used or occupied by a religious organization as a tenant or licensee for the purpose of public worship. Public notice must be given for the properties contained in this bylaw.
- 3. Bylaw No. 15477 exempts land or improvements that are owned by a charitable, philanthropic or other not for profit corporation. Public notice must be given for the properties contained in this bylaw.
- 4. Bylaw No. 15478 grants a 50% exemption for heritage properties that meet the requirements of section 225. Public notice must be given for the properties contained in this bylaw. This bylaw also requires a two-thirds majority vote of Council.

Each local government in the lower mainland has different approaches and policies for granting tax exemptions. The following is a brief overview of the variations. The City of Vancouver is not included in the overview, as the Vancouver Charter legislation in tax exemption is quite different from the *Community Charter*.

	<u>Population</u>	Exempts Leased Churches	Non-Profit Organizations	Non Profit Community Care
Surrey	347,825	Yes	Yes	Yes
Burnaby	204,000	Yes	Yes	No
Richmond	164,345	Yes	Limited	Yes
Abbotsford	115,463	Yes	No	No
Coquitlam	112,890	Yes	Yes	Yes
Delta	96,950	Under	Review	
Langley Township	86,896	No	Yes	Yes
White Rock	18,250	No	No	No

Notes: - Coquitlam will not exempt any new permissive exemptions that are not in the 2005 exemption by-law

- Burnaby does not exempt any residential units. Non-profit organizations must be government funded.
- Richmond limits non profit exemptions to Community Care licensed facilities, and non profit seniors housing.

City Clerk

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