



City of Richmond

Report to Committee

To: General Purposes Committee
From: Andrew Nazareth
General Manager, Business & Financial
Services
Re: 2009 Permissive Exemption - Bylaw 8398

To General Purposes Oct. 6, 2008
Date: September 23, 2008
File: 12-8060-20-8398

Staff Recommendation

That the 2009 Permissive Exemption Bylaw 8398 be introduced and given first, second, and third readings.

Andrew Nazareth
General Manager, Business & Financial Services
(604-276-4095)

FOR ORIGINATING DEPARTMENT USE ONLY		
CONCURRENCE OF GENERAL MANAGER		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> <i>GT</i>	NO <input type="checkbox"/>
REVIEWED BY CAO	YES <input checked="" type="checkbox"/> <i>CD</i>	NO <input type="checkbox"/>

Staff Report

Origin

Permissive exemptions are provided to various properties in accordance with sections 220 and 224 of the Community Charter and Council Policy 3561. The exemption bylaw must be adopted by October 31st each year to be effective for the following year.

Analysis

Owners of exempted properties in 2008 were contacted and verified of their eligibility for exemption for 2009. Changes to the 2009 bylaw are summarized in Appendix I. All properties to be added to the bylaw are either owned or leased by the City of Richmond for Municipal use. In three cases, the properties are leased to other non-profit organizations. Adding these properties to the exemption list will result in a tax savings to the City.

Similar to past years, staff conducted site visits to all No 5 Road properties that were required to farm their back lands. All properties were found to be meeting their farming requirements.

In Spring 2008, the India Cultural Centre planted 314 fruit trees as promised in their request for a 2008 permissive exemption. As agreed, the trees were planted in the back 1/3 of the property and the India Cultural Centre will monitor the progress before additional investment is made in purchasing more trees for the entire back land.

Financial Impact

Property tax exemptions impact City finances by reducing the total assessed value of properties subject to taxation. This results in the City recovering the shortfall through tax increases to general taxpayers.

Church properties represent the largest number of permissively exempted properties and accounts for approximately \$226,000 in direct municipal taxes waived in 2008. Non-City owned properties exempted account for approximately \$160,000 in waived taxes, and City owned or leased properties account for approximately \$751,000. Total municipal taxes exempted for 2008 was \$1,137,000.

Conclusion

Bylaw 8398 will provide tax exemptions in accordance with Provincial legislation and Council policy.



Ivy Wong, CMA
Manager, Revenue
(604-276-4046)

IW:iw

Summary of Changes

Roll Number	Organization	Address	
044-761-005	Richmond Public Library – Ironwood Branch	11688 Steveston Hwy	Add to Schedule K – Exempting that portion of the property occupied by Richmond Public Library
057-902-800	Richmond Oval	6111 River Road	Add to Schedule K
057-590-000	City of Richmond	5440 Hollybridge Way	Add to Schedule K – Exempting that portion of the property occupied by the City of Richmond
067-813-000	Richmond Family Place	8660 Ash Street	Add to Schedule J – Exempting that portion of the property occupied by the Richmond Family Place
075-572-000	Richmond Centre for Disability	Unit 100 - 5671 No 3 Road	Add to Schedule J – Exempting that portion of the property occupied by the Richmond Centre for Disability
085-643-001	Richmond Public Library – Cambie Branch	Unit 140-160 11590 Cambie Road	Add to Schedule K – Exempting that portion of the property occupied by Richmond Public Library
066-281-000	Vancouver Gospel Society	7431 Francis Road	Delete from Schedule B – property sold
018-330-000	St Gregory Armenian Apostolic Church of BC	13780 Westminster Hwy	Deleted from Schedule A & B Add to Schedule D



CITY OF RICHMOND

PERMISSIVE EXEMPTION BYLAW

BYLAW NO. 8398

EFFECTIVE DATE – ☆

CITY OF RICHMOND

PERMISSIVE EXEMPTION BYLAW BYLAW 8398

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

PART ONE: CHURCH PROPERTIES PERMISSIVE EXEMPTION

- 1.1** Pursuant to Section 220(1)(h) of the Community Charter, the church halls shown on Schedule A are considered necessary to an exempt building set apart for public worship, and are hereby exempt from taxation for the 2009 year.
- 1.2** Pursuant to Section 220(1)(h) of the Community Charter, the whole of the parcels of land surrounding exempted buildings set apart for public worship, or surrounding church halls considered necessary thereto, and the improvements on such lands, shown on Schedule B are hereby exempt from taxation for the 2009 year.
- 1.3** Pursuant to Section 220(1)(h) of the Community Charter, the portions of the parcels of land surrounding exempted buildings set apart for public worship or surrounding church halls considered necessary thereto, and the improvements on such lands, shown on Schedule C are hereby exempt from taxation for the 2009 year.
- 1.4** Pursuant to Section 224(2)(c) of the Community Charter, the portions of land and improvements set apart for public worship, church halls necessary thereto, and lands surrounding, shown on Schedule D are hereby exempt and taxable as set out in Schedule D, for the 2009 year.
- 1.5** Notwithstanding the provisions of this Part, exemption from property taxation is only granted to a parcel of land on which a building is situated which is exempted by the British Columbia Assessment Authority pursuant to Section 220(1)(h) of the Community Charter.

PART TWO: SCHOOL AND RELIGIOUS PROPERTIES PERMISSIVE EXEMPTION

- 2.1** Pursuant to Section 220(1)(l) of the Community Charter, the whole or portions of the parcels of land being lands surrounding buildings set apart and in use as an institution of learning, and wholly in use for the purpose of furnishing the instruction accepted as equivalent to that funded in a public school, shown on Schedule E are hereby exempt from taxation for the 2009 year.
- 2.2** Notwithstanding the provisions of this Part, no additional exemption from taxation pursuant to Section 220(1)(l) will be granted to any parcel of land on which a building is located, which is not exempted by the British Columbia Assessment Authority pursuant to Section 220(1)(l) of the Community Charter.
- 2.3** Pursuant to Section 224(2)(g) of the Community Charter, the portions of land and improvements shown on Schedule F are hereby exempt from taxation for the 2009 year.

PART THREE: CHARITABLE AND RECREATIONAL PROPERTIES PERMISSIVE EXEMPTION

- 3.1** Pursuant to Section 220(1)(i) and Section 224(2)(a) of the Community Charter, the portions of the parcels of land shown on Schedule G are hereby exempt from taxation for the 2009 year.
- 3.2** Notwithstanding the provisions of this Part, no additional exemption from taxation pursuant to Section 220(1)(i) will be granted to any parcel of land on which a building is located, which is not exempted by the British Columbia Assessment Authority pursuant to Section 220(1)(i) of the Community Charter.
- 3.3** Pursuant to Section 224(2)(j) and Section 224(2)(a) of the Community Charter, the portions of land and improvements shown on Schedule H are hereby exempt from taxation for the 2009 year.
- 3.4** Pursuant to Section 224(2)(k) and Section 224(2)(a) of the Community Charter, the portions of land and improvements shown on Schedule I are hereby exempt from taxation for the 2009 year.
- 3.5** Pursuant to Section 224(2)(a) of the Community Charter, the portions of land and improvements shown on Schedule J are hereby exempt from taxation for the 2009 year.
- 3.6** Pursuant to Section 224(2)(l) of the Community Charter, the portions of land and improvements shown on Schedule K are hereby exempt from taxation for the 2009 year.

PART FOUR: MISCELLANEOUS PROVISIONS

- 4.1** Schedules A through K inclusive, which are attached hereto, form a part of this bylaw.
- 4.2** Property Tax Exemption Bylaw No. 8294 is hereby repealed in its entirety.
- 4.3** This bylaw is cited as "**Permissive Exemption Bylaw 8398**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CITY CLERK

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

SCHEDULE A to BYLAW 8398

NAME OF EXEMPTED HALL	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
ANGLICAN CHURCH HALL (81,318,001) 10111 Bird Road	PID 018-436-994 Parcel 1 Block B of Section 26 Block 5 North Range 6 West New Westminster District Reference Plan LMP12276	Parish of St. Edwards, Bridgeport 10111 Bird Road, Richmond, B. C. V6X 1N4
BRIGHOUSE UNITED CHURCH HALL (64,046,009) 8151 Bennett Road	PID 006 199 631 Lot 362 of Section 16 Block 4 North Range 6 West New Westminster District Plan 47516	Brighthouse United Church 8151 Bennett Road Richmond, B. C. V6Y 1N4
THE CHURCH OF WORLD MESSIANITY, VANCOUVER (84,786,000) 10380 Odlin Road	PID 003-485 757 East Half of Lot 4 Except: Part Subdivided by Plan 79974; Section 35 Block 5 North Range 6 West, New Westminster District Plan 5164	The Church of World Messianity, Vancouver 10380 Odlin Road Richmond, B. C. V6X 1E2
CONFERENCE OF THE UNITED MENNONITE CHURCHES OF B. C. c/o Peace Mennonite Church (80,792,000) Drawing Attached 11571 Daniels Road	PID 004 152 832 Lot 323 of Section 25 Block 5 North Range 6 West New Westminster District Plan 57915	Conference of the United Mennonite Churches of B. C. c/o Peace Mennonite Church 11571 Daniels Road Richmond, B. C. V6X 1M7
RICHMOND FAITH FELLOWSHIP (85,780,002) 11960 Montego Street	PID 010 267 930 Lot A Except: Parcel E (Bylaw Plan LMP22889) Section 36 Block 5 North Range 6 West New Westminster District Plan 17398	Richmond Faith Fellowship Northwest Canada Conference 11960 Montego Street Richmond, B. C. V6X 1H4
FRASERVIEW MENNONITE BRETHERN (80,623,027) Drawing Attached 11295 Mellis Drive	PID 000-471-780 Lot 176 of Section 25 Block 5 North Range 6 West New Westminster District Plan 53633	Fraserview Mennonite Brethren 11295 Mellis Drive Richmond, B. C. V5X 1L8

SCHEDULE A to BYLAW 8398

NAME OF EXEMPTED HALL	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
FUJIAN EVANGELICAL CHURCH (025-172-004) 12200 Blundell Road	PID 025-000-047 Lot 1 Section 19 Block A North Range 5 West New Westminster District Plan LMP49532	Fujian Evangelical Church 12200 Blundell Road Richmond, B. C. V6W 1B3
INDIA CULTURAL CENTRE OF CANADA (024,908,040) 8600 No 5 Road	PID 004-328-850 Lot 19 Section 19 Block 4 North Range 5 West New Westminster District Plan 39242	India Cultural Centre of Canada 8600 No 5 Road Richmond BC V6Y 2V4
LING YEN MOUNTAIN TEMPLE CANADA (030-901-000) 10060 No. 5 Road	PID 025-566-806 Lot A Section 31 Block 4 North Range 5 West New Westminster District Plan BCP 3255	Ling Yen Mountain Temple Canada 10060 No. 5 Road Richmond, B. C. V7A 4C5
LUTHERAN CHURCH HALL (61,166,000) 6340 No. 4 Road	PID 010-899-294 Parcel 1 of Section 11 Block 4 North Range 6 West New Westminster District Plan 77676	Our Saviour Lutheran Church of Richmond 6340 No. 4 Road Richmond, B. C. V6Y 2S9
PARISH OF ST. ALBAN'S (RICHMOND) CHURCH HALL (64,132,000) 7260 St. Alban's Road	PID 013-077-911 Parcel One Section 16 Block 4 North Range 6 West New Westminster District Reference Plan 80504	Parish of St. Alban's (Richmond) 7260 St. Albans Road Richmond, B. C. V6Y 2K3
THE PUBLIC SCHOOL OF VANCOUVER ARCHDIOCESE (67,043,063) 8251 St. Albans Road	PID 010 900 691 Lot 15 Except: Firstly: Part Dedicated as Road on Plan 20753, Secondly: Part Subdivided by Plan 58438; Section 21 Block 4 North Range 6 West New Westminster District Plan 3238	Roman Catholic Archbishop of Vancouver and Catholic Public Schools St. Paul's Roman Catholic Parish 8251 St. Alban's Street Richmond, B. C. V6Y 2L2
RICHMOND PENTECOSTAL TABERNACLE HALL (060,300,000) 9300 Westminster Highway	PID 024-957-828 Parcel C Section 10 Block 4 North Range 6 West New Westminster District Plan 48990	Richmond Pentecostal Church Pentecostal Assemblies of Canada 9300 Westminster Highway Richmond, B. C. V6X 1B1

SCHEDULE A to BYLAW 8398

NAME OF EXEMPTED HALL	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
SOUTH ARM UNITED CHURCH HALL (plus Annex - Pioneer Church) (47,431,056) 11051 No. 3 Road	PID 015-438-562 Parcel E (Explanatory Plan 21821) of Lots 1 and 2 of Parcel A Section 5 Block 3 North Range 6 West New Westminster District, Plan 4120 Except: Firstly; Part Subdivided by Plan 29159 AND Secondly: Parcel "D" (Bylaw Plan 79687)	South Arm United Church 11051 No. 3 Road Richmond, B. C. V6X 1X3
TRINITY LUTHERAN CHURCH HALL (64,438,000) 7100 Granville Avenue	PID 025-555-669 Parcel A Section 17 Block 4 North Range 6 West New Westminster District Plan BCP 3056	Trinity Lutheran Church Hall 7100 Granville Avenue Richmond, B. C. V6Y 1N8
UNITED CHURCH HALL (82,454,062) 8711 Cambie Road	PID 011-031-182 Lot 3 of Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 4037	Trustees Richmond Congregation United Church of Canada 8711 Cambie Road Richmond, B. C. V6X 1K2
VANCOUVER RICHMOND CITADEL AND ANNEX (66,497,000) 8280 Gilbert Road	PID 001-234-684 Lot L (Y24736) of Section 20 Block 4 North Range 6 West New Westminster District Plan 10008	Gov. Council Salvation Army Canada West 8280 Gilbert Road Richmond, B. C. V7C 3W7
VEDIC CULTURAL SOCIETY OF BC (025,212,021) 8200 No 5 Road	PID 011-053-551 South Half Lot 3 Block A Section 19 Block 4 North Range 5 West New Westminster District Plan 4090	Vedic Cultural Society of BC 8200 No 5 Road Richmond BC V6Y 2V4

SCHEDULE B to BYLAW 8398

CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
(98,394,005) 8700 Railway Avenue	PID 011-070-749 Parcel "One" (Explanatory Plan 24522) of Lots "A" and "B" Plan 4347 and Lot 26 of Plan 21100 Section 24 Block 4 North Range 7 West New Westminster District	Assumption of the Blessed Virgin Mary Ukrainian Catholic Church c/o 5180 Cantrell Road Richmond, B. C. V7C 3G8
(67,375,002) 8991 Francis Road	PID 009-294-902 Lot 135 Except: Parcel B (Bylaw Plan 87226) Section 21 Block 4 North Range 6 West New Westminster District Plan 23737	Bakerview Gospel Chapel 10260 Algonquin Drive Richmond, B. C. V7A 3A4
(066,062,000) 6640 Blundell Road	PID 003-732-193 Parcel "A" Section 19 Block 4 North Range 6 West New Westminster District Reference Plan 71422	Baptist Church 6640 Blundell Road Richmond, B. C. V7C 1H8
(099,358,099) 9711 Geal Road	PID 003-644-391 Lot 1 Except: Firstly: Part Subdivided by Plan 44537 Secondly: Part Subdivided by Plan LMP47252 Section 26 Block 4 North Range 7 West New Westminster District Plan 17824	Beth Tikvah Congregation and Centre Association 9711 Geal Road Richmond, B. C. V7E 1R4
(102,050,053) 10351 No. 1 Road	PID 011-908-106 Lot 13 Block A Section 34 Block 4 North Range 7 West Except Plan 53407 New Westminster District Plan 710	Emmanuel Christian Community Society 10351 No. 1 Road Richmond, B. C. V7E 1S1
(64,046,009) 8151 Bennett Road	PID 006-199-631 Lot 362 of Section 16 Block 4 North Range 6 West New Westminster District Plan 47516	Brighthouse United Church Hall 8151 Bennett Road Richmond, B. C. V6Y 1N4

SCHEDULE B to BYLAW 8398

CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
(082,148,009) 3360 Sexsmith Road	PID 003-469-247 Lot 23 Except: Firstly: the East 414.3 Feet Secondly: the South 66 Feet, and Thirdly: Part Subdivided by Plan 33481 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 3404	Christian and Missionary Alliance 9140 Granville Avenue Richmond, B. C. V6X 2H8
(72,496,000) 9280 No. 2 Road	PID 018-262-767 Lot 2 of Section 30 Block 4 North Range 6 West New Westminster District Plan LMP9785	Christian Reformed Church of Richmond 9280 No. 2 Road Richmond, B. C. V7E 2C8
(76,082,008) 10011 No. 5 Road	PID 007-178-204 Lot 297 Except Parcel B (Bylaw Plan 79916) Section 36 Block 4 North Range 6 West New Westminster District Plan 35779	Church of God 10011 No. 5 Road Richmond, B. C. V7A 4E4
(84,786,000) 10380 Odlin Road	PID 003-485-757 East Half Lot 4 Except: Part Subdivided by Plan 79974; Section 35 Block 5 North Range 6 West New Westminster District Plan 5164	Johrei Fellowship 10380 Odlin Road Richmond, B. C. V6X 1E2
(080,792,000) 11571 Daniels Road	PID 004-152-832 Lot 323 Section 25 Block 5 North Range 6 West New Westminster District Plan 57915	Conference of Mennonite Churches of B. C. (Peace Mennonite) 11571 Daniels Road Richmond, B. C. V6X 1M7
(71,191,006) 8140 Saunders Road	PID 007-397-216 Lot 123 Section 28 Block 4 North Range 6 West New Westminster District Plan 44397	The Convention of Baptist Churches of B. C. 8140 Saunders Road Richmond, B. C. V7A 2A5

SCHEDULE B to BYLAW 8398

CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
(85,780,002) 11960 Montego Street	PID 010-267-930 Lot A Except: Parcel E (Bylaw Plan LMP22889), Section 36 Block 5 North Range 6 West New Westminster District Plan 17398	Faith Evangelical Church Northwest Canada Conference 11960 Montego Street Richmond, B. C. V6X 1H4
(025-172-004) 12200 Blundell Road	PID 025-000-047 Lot 1 Section 19 Block A North Range 5 West New Westminster District Plan LMP49532	Fujian Evangelical Church 12200 Blundell Road Richmond, B. C. V6W 1B3
(097,837,001) 8060 No. 1 Road	PID 024-570-541 Strata Lot 1 Section 23 Block 4 North Range 7 West New Westminster District Strata Plan LMS3968	Gilmore Park United Church 8060 No. 1 Road Richmond, B. C. V7C 1T9
(066,497,000) 8280 Gilbert Road	PID 001-234-684 Lot "L" (Y24736) of Section 20 Block 4 North Range 6 West New Westminster District Plan 10008	Gov. Council Salvation Army Canada West 8280 Gilbert Road Richmond, B. C. V7C 3W7
(084,144-013) 8866 Odlin Crescent	PID 025-418-645 Lot 30 Section 33 Block 5 North Range 6 West new Westminster District Plan LMP54149	I Kuan Tao (Fayi Chungder) Association #2100, 1075 West Georgia Street Vancouver BC V6E 3G2
(62,719,724) 7600 No. 4 Road	PID 003-486-486 Parcel One Section 14 Block 4 North Range 6 West New Westminster District Reference Plan 71292	Immanuel Christian Reformed Church 7600 No. 4 Road Richmond, B. C. V6Y 2T5

SCHEDULE B to BYLAW 8398

CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
(46,195,006) 9120 Steveston Highway The land under the taxable improvements situated on this property shall also be assessed as taxable.	PID 001-579-321 Lot 2 Except Firstly: Parcel R (Bylaw Plan 79687), Secondly: Part Dedicated Road on Plan LMP5102, Section 3 Block 3 North Range 6 West New Westminster District Plan 19876	International Buddhist Society 9120 Steveston Highway Richmond, B. C. V7A 1M5
(46,197,237) 9160 Steveston Highway The land under the taxable improvements situated on this property shall also be assessed as taxable.	PID 025-117-378 Parcel A, Section 3 Block 3 North Range 6 West New Westminster District Plan 50992	International Buddhist Society 9160 Steveston Highway Richmond, B. C. V7A 1M5
(61,569,073) 11014 Westminster Highway	PID 003-578-356 Lot 107 Section 12 Block 4 North Range 6 West New Westminster District Plan 52886	Lansdowne Congregation Jehovah's Witnesses c/o Doug Ginter 43-8120 General Currie Road Richmond, B. C. V6Y 3V8
(025-166-010) 8020 No. 5 Road	PID 016-718-739 Lot A Section 19 Block 4 North Range 5 West New Westminster District Plan 86178	Meeting Room Attn: Walter Coleman 205 – 7080 St. Albans Road Richmond, B. C. V6Y 4E6
(063,418,009) 9140 Granville Avenue	PID 017-691-842 Lot 1 (BF53537) Section 15 Block 4 North Range 6 West New Westminster Plan 7631	North Richmond Alliance Church 9140 Granville Avenue Richmond, B. C. V6Y 1P8
(061,166,000) 6340 No. 4 Road	PID 010-899-294 Parcel 1 of Section 11 Block 4 North Range 6 West New Westminster District Plan 77676	Our Saviour Lutheran Church of Richmond 6340 No. 4 Road Richmond, B. C. V6Y 2S9

SCHEDULE B to BYLAW 8398

CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
(064,132,000) 7260 St. Alban's Road	PID 013-077-911 Parcel One Section 16 Block 4 North Range 6 West New Westminster District Reference Plan 80504	The Parish of St. Alban's (Richmond) 7260 St. Alban's Road Richmond, B. C. V6Y 2K3
(97,615,002) 4071 Francis Road	PID 002-456-320 Lot 2 of Section 23 Block 4 North Range 7 West New Westminster District Plan 70472	The Parish of St. Anne's - Steveston, B. C. 4071 Francis Road Richmond, B. C. V7C 1J8
(81,318,001) 10111 Bird Road	PID 018-436-994 Parcel 1 Block B Section 26 Block 5 North Range 6 West New Westminster District Reference Plan LMP12276	Parish of St. Edward, Bridgeport 10131 Bird Road Richmond, B. C. V6X 1N4
(025,162,005) 8040 No 5 Road	PID 004-332-695 South 100 feet West Half Lot 1 Block "A" Section 19 Block 4 North Range 5 West New Westminster District Plan 4090	Richmond Chinese Evangelical Free Church 8040 No. 5 Road Richmond B. C. V6Y 2V4
(102,369,073) 10100 No. 1 Road	PID 003-898-474 Lot 68 Section 35 Block 4 North Range 7 West New Westminster District Plan 31799	Richmond Chinese Alliance Church c/o Christian and Missionary Alliance 107 – 7585 132 nd Street Surrey, B. C. V2W 1K5
(67,497,000) 9160 Dixon Avenue	PID 018-728-171 Parcel "A" Section 22 Block 4 North Range 6 West New Westminster District Reference Plan LMP16270	Richmond Gospel Society 9051 Dayton Avenue Richmond, B. C. V6Y 1E1
(82,454,062) 8711 Cambie Road	PID 011-031-182 Lot 3 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 4037	Richmond Sea Island United Church Trustees Richmond Congregation United Church of Canada 8711 Cambie Road Richmond, B. C. V6X 1K2

SCHEDULE B to BYLAW 8398

CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
(102,520,003) 4260 Williams Road	PID 006-274-382 Parcel "A" (Reference Plan 17189) Lot 1 of Section 35 Block 4 North Range 7 West New Westminster District Plan 10994	The Steveston Congregation of Jehovah's Witnesses Richard Barton 3831 Barmond Avenue Richmond, B. C. V7E 1A5
(025,161,000) 8840 No. 5 Road	PID 000-594-261 Parcel B (Explanatory Plan 10524) Lot 3 Section 19 Block 4 North Range 5 West New Westminster District Plan 5239	Subramaniya Swamy Temple of British Columbia 8840 No. 5 Road Richmond, B. C. V6Y 2V4
(98,373,006) 5651 Francis Road	PID 008-825-025 Lot 45 Except: Parcel A (Statutory Right of Way Plan LMP11165) Section 24 Block 4 North Range 7 West New Westminster District Plan 25900	Trustees of the West Richmond Gospel Hall 5651 Francis Road Richmond, B. C. V7C 1K2
(81,608,000) 9291 Walford	PID 012-734-756 Lot 21 of Blocks 25 and 26 Section 27 Block 5 North Range 6 West New Westminster District Plan 2534	Holy Spirit Association For The Unification Of World Christianity 9291 Walford Street Richmond, B. C. V6X 1P3
(94,627,007) 7111 No. 2 Road	PID 009-213-244 Lot 110 of Section 13 Block 4 North Range 7 West New Westminster District Plan 24870	Trustees of Richmond Congregation of Presbyterian Church 7111 No. 2 Road Richmond, B. C. V7C 3L7
(87,640,000) 3720 Broadway Street	PID 010-910-336 Parcel A Section 3 Block 3 North Range 7 West New Westminster District Reference Plan 77684	Trustees of Steveston Congregation of United Church of Canada 3720 Broadway Street Richmond, B. C. V7E 4Y8
(67,589,000) 8851 Heather Street	PID 003-691-187 Lot 73 Section 22 Block 4 North Range 6 West New Westminster District Plan 28300	Vancouver Gospel Society c/o 9411 Francis Road Richmond, B. C. V6Y 1B2

SCHEDULE B to BYLAW 8398

CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
(069-764-000) 11331 Williams Road	PID 000-849-618 Lot 2 Block 2 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935	Vancouver Gospel Society 9411 Francis Road Richmond, B. C. V6Y 1B2
082-265-059 6680 – 8181 Cambie Road	PID 018-553-591 Strata Lot 59 Section 28 Block 5 North Range 6 West New Westminster District Plan Strata Plan LMS1162	Vancouver International Buddhist Progress Society 8181 Cambie Road, Suite 6680 Richmond, B.C. V6X 1J8
082-265-060 6690 – 8181 Cambie Road	PID 018-553-605 Strata Lot 60 Section 28 Block 5 North Range 6 West New Westminster District Plan Strata Plan LMS1162	Vancouver International Buddhist Progress Society 8181 Cambie Road, Suite 6680 Richmond, B.C. V6X 1J8
094-145-000 5771 Granville Avenue	PID 003-894-266 Lot 610 Section 12 Block 4 North Range 7 West New Westminster District Plan 58494	Canadian Martyrs Parish 5771 Granville Avenue Richmond, B. C. V7C 1E8
030-869-001 10160 No. 5 Road	PID 017 945 054 Lot A (BF302986) Section 31 Block 4 North Range 5 West New Westminster District Plan 35312	Richmond (Bethel) Mennonite Church B.C. Conference of the Mennonite Brethren Churches 10200 No. 5 Road, Richmond, BC V7A 4E5

SCHEDULE C to BYLAW 8398**EXEMPTED AREAS BY CALCULATION****1. BETHANY BAPTIST CHURCH – 22680 Westminster Highway (Site Area 5.295 acres)**

Mailing Address: 22680 Westminster Highway, Richmond, B. C. V6V 1B7

PID 018-604-897

That portion of Lot 1 Except: Part Dedicated Road on Plan LMP18317; Section 2 Block 4 North Range 4 West New Westminster District Plan LMP9648 described as:

COMMENCING at the South-West corner of Lot 1

thence 77.55 metres (254.429 feet) EAST

thence 116.05 metres (380.74 feet) NORTH

thence 77.55 metres (254.429 feet) WEST

thence 116.05 metres (380.74 feet) SOUTH to the point of commencement (000-821-001)

2. BC MUSLIM ASSOCIATION - 12300 Blundell Road (Site Area 4.78 Acres)

Mailing Address: BC Muslim Association, P.O. Box 60170, Fraser Postal Outlet, Vancouver, BC V5W 4B5

PID 011 053 569

That portion of Lot 5 Except: Part Subdivided by Plan 33568; Block "A" Section 19 Block 4 North Range 5 West New Westminster District Plan 4090, described as:

COMMENCING at the North-East corner of Lot 5 and

thence 140.51 meters (461.00 feet) SOUTH

thence 66.30 meters (217.51 feet) WEST

thence 104.85 meters (344.00 feet) NORTH

thence 25.60 meters (84.00 feet) EAST

thence 36.58 meters (120.00 feet) NORTH

thence 40.69 meters (133.51 feet) EAST to the point of commencement (025-243-080)

SCHEDULE C to BYLAW 8398**EXEMPTED AREAS BY CALCULATION****3. CHURCH OF LATTER DAY SAINTS - 8440 Williams Road (Site Area 2.202 acres)**

Mailing Address: Corp. of the President of the Lethbridge Stake of the Church of Jesus Christ of Latter-day Saints c/o LDS Church Tax Division #502 - 7136 50 E. North Temple Street, Salt Lake City, Utah, 84150-2201

PID 009 210 890

That portion of Lot 2 Section 33 Block 4 North Range 6 West New Westminster District Plan 24922 described as:

COMMENCING at the North-West corner of Lot 2

thence 106.68 (350.00 feet) EAST

thence 90.95 (298.40 feet) SOUTH

thence 16.27 (53.39 feet) WEST

thence 17.80 (58.40 feet) NORTH

thence 90.44 (296.61 feet) WEST

thence 73.15 (240.00 feet) NORTH to the point of commencement (074-575-000)

4. FRASERVIEW MENNONITE BRETHREN - 11295 Mellis Drive (Site Area 2.79 Acres)

Mailing Address: Fraserview Mennonite Brethren, 11295 Mellis Drive, Richmond, BC V5X 4K2

PID 000 471 780

That portion of Lot 176 Section 25 Block 5 North Range 6 West New Westminster District Plan 53633 described as:

COMMENCING at the North-East corner of Lot 176 and;

thence 89.93 meters (295.03 feet) WEST

thence 90.23 meters (295.29 feet) SOUTH

thence 89.93 meters (295.03 feet) EAST

thence 90.23 meters (295.29 feet) NORTH to the point of commencement (080-623-027)

SCHEDULE C to BYLAW 8398**EXEMPTED AREAS BY CALCULATION****5. LING YEN MOUNTAIN TEMPLE – 10060 No. 5 Road – (Site Area 4.916 Acres)**

Mailing Address: Ling Yen Mountain Temple Canada, 10060 No. 5 Road, Richmond, B. C. V7A 4C5

PID 025-566-806

That portion of Lot 42 Except: Part Dedicated Road on Plan LMP22689, Section 31 Block 4 North Range 5 West New Westminster District Plan 25987, described as:

Commencing at the South-West Corner of Lot 42 and,
 thence 98.47 meters (323.07 feet) EAST
 thence 60.03 meters (196.943 feet) NORTH
 thence 98.21 meters (322.20 feet) WEST
 thence 5.79 meters (19.02 feet) SOUTH-WEST
 thence 56.10 meters (184.06 feet) SOUTH to the point of commencement (030-901-000)

6. NANAKSAR-GURDWARA-GURSIKH TEMPLE - 18691 Westminster Highway (Site Area 14.88 Acres)

Mailing Address: Nanaksar-Gurdwara-Gursikh Temple, 18691 Westminster Highway, Richmond, BC V6V 1B1

PID 023 751 878

That portion of Lot 1 Section 6 Block 4 North Range 4 West New Westminster District Plan 33029 described as:

COMMENCING at the North-East corner of Parcel "One" and
 thence 66.621 meters (218.57 feet) SOUTH
 thence 151.015 meters (495.46 feet) WEST
 thence 66.621 meters (218.57 feet) NORTH
 thence 151.015 meters (495.46 feet) EAST to the point of commencement (002-822-001)

7. THE NEW WINESKINS SOCIETY- 10311 Albion Road (Site Area 2.148 acres)

Mailing Address: Towers Baptist Church, 10311 Albion Road, Richmond, BC V7A 3E5

PID 000 565 318

That portion of Parcel "A", Except Part of Plan 32239 Section 26 Block 4 North Range 6 West New Westminster District Plan 22468 described as;

COMMENCING at the North-West corner of Albion Road, Aquilla Road intersection;
 thence 80.96 meters (265.61) feet WEST
 thence 99.97 meters (327.99) feet NORTH
 thence 80.96 meters (265.61) feet EAST
 thence 99.97 meters (327.99) feet SOUTH to the point of commencement (070-101-000)

SCHEDULE C to BYLAW 8398**EXEMPTED AREAS BY CALCULATION****8. RICHMOND ALLIANCE CHURCH - 11371 No. 3 Road (Site Area 2.5 acres)**

Mailing Address: Christian & Missionary Alliance, Canadian Pacific District, 11371 No. 3 Road,
Richmond, BC V7A 1X3

PID 004 113 331

South Half of 14 Section 5 Block 3 North Range 6 West New Westminster District Plan 4120 described as:

COMMENCING at a point 352.04 meters (1,155 feet) south of the South-West corner of No. 3 Road and Steveston Highway intersection;
thence 160.93 meters (528.00 feet) WEST
thence 50.29 meters (165.00 feet) SOUTH
thence 160.93 meters (528.00 feet) EAST
thence 50.29 meters (165.00 feet) NORTH to the point of commencement (047-535-044)

9. RICHMOND PENTECOSTAL CHURCH - 9300 Westminister Highway

Mailing Address: Pentecostal Assemblies of Canada
9300 Westminister Highway, Richmond, BC V6X 1B1

PID 024-957-828

That portion of Lot 107 Section 10 Block 4 North Range 6 West New Westminster District Plan 64615 described as:

COMMENCING at North-East corner of Lot 107 Section 10 Block 4 North Range 6 West New Westminster District Plan 64615 and
thence 72.41 meters (237.58) feet EAST
thence 72.66 meters (238.38) feet SOUTH
thence 26.15 meters (85.81) feet WEST
thence 34.08 meters (111.81) feet SOUTH
thence 78.45 meters (257.37) feet WEST
thence 39.01 meters (127.98) feet NORTH
thence 32.18 meters (105.58) feet EAST
thence 67.73 meters (222.21) feet NORTH to the point of commencement (060-300-000)

SCHEDULE C to BYLAW 8398**EXEMPTED AREAS BY CALCULATION****10. ST. JOSEPH THE WORKER R.C. CHURCH - 4451 Williams Road (Site Area 8.268 acres) 3.26 and 5.00 acres**

Mailing Address: Roman Catholic Archbishop, St. Joseph's Parish, 4451 Williams Road, Richmond, BC V7E 1J7

PID 010 887 725

That portion of Parcel "C" (Explanatory Plan 8670) of Lots 3 and 4 Except: Part Subdivided by Plan 30525; Section 26 Block 4 North Range 7 West New Westminster District Plan 3139 described as:

COMMENCING 62.484 meters (205.0 feet) South of the North-East corner of Parcel "C" Plan 8670 of Lots 3 and 4 of South Half of Section 26 Block 4 North Range 7 West, Save and Except Plan 30525, New Westminster District, Plan 3139 and
 thence 97.566 meters (320.1 feet) SOUTH
 thence 93.635 meters (307.2 feet) WEST
 thence 68.566 meters (224.954 feet) NORTH
 thence 16 meters (52.493 feet) WEST
 thence 29 meters (95.144 feet) NORTH
 thence 109.635 meters (359.694 feet) EAST to the point of commencement (099-300-034)

11. ST. PAUL'S R.C. PARISH CHURCH - 8251 St. Alban's Road (Site Area 4.77 acres)

Mailing Address: RC Archbishop of Vancouver and Catholic Public Schools, St. Paul's Roman Catholic Parish, 8251 St. Alban's Road, Richmond, B. C., V6Y 2L2

PID 010 900 691

That portion of Lot 15 Except: Firstly: Part Dedicated as Road on Plan 20753, Secondly; Part Subdivided by Plan 58438; Section 21 Block 4 North Range 6 West New Westminster District Plan 3238, described as:

COMMENCING at a point 98.12 meters (321.9 feet) South of the South-West corner of St. Alban's Road, Lucerne Road intersection;
 thence 98.45 meters (323.00 feet) WEST
 thence 102.72 meters (337.00 feet) SOUTH
 thence 98.45 meters (323.00 feet) EAST
 thence 102.72 meters (337.00 feet) NORTH to the point of commencement (067-043-063)

SCHEDULE C to BYLAW 8398**EXEMPTED AREAS BY CALCULATION****12. ST. MONICA'S – ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER – 12011 Woodhead Road (Site Area 1.60 acres)**

Mailing Address: Roman Catholic Arch. of Vancouver (St. Monica's) 12011 Woodhead Road, Richmond, B. C. V6V 1G2

PID 024-840-319

That portion of Lot A Section 31 Block 5 North Range 5 West New Westminster District Plan LMP47203 described as:

COMMENCING at the North-West corner:

thence 120.85 meters (395.2 feet) EAST

thence 40.36 meters (131.99 feet) SOUTH

thence 118.34 meters (387 feet) WEST

thence 3.54 meters (11.58 feet) NORTH WEST

thence 37.85 meters (123.79 feet) NORTH to the point of commencement (040-800-004)

** Note: The land under the manse is exempt; the manse itself is not exempt.

13. THE SHIA MUSLIM COMMUNITY OF BRITISH COLUMBIA – 8580 No. 5 Road, Richmond, B. C. V6Y 2V4 (Site Area 9.8 acres)

Mailing Address: The Shia Muslim Community of British Columbia, 8580 No. 5 Road, Richmond, B. C. V6Y 2V4

PID 004-884-850

That portion of Lot 20 Section 19 Block 4 North Range 5 West New Westminster District Plan 39242 described as:

Commencing at the South-West corner of Lot 20 and:

thence 60.30 meters (197.19 feet) NORTH

thence 51 meters (166.77 feet) EAST

thence 70.10 meters (222.23 feet) NORTH

thence 93.48 meters (305.67 feet) SOUTH

thence 129.60 meters (423.75 feet) SOUTH

thence 144.58 meters (472.52 feet) WEST to the point of commencement (024-941-069)

SCHEDULE C to BYLAW 8398**EXEMPTED AREAS BY CALCULATION****14. SOUTH ARM UNITED CHURCH - 11051 No. 3 Road (Site Area 6.42 acres)**

Mailing Address: United Church of Canada, South Arm Cong. (Trustees), 11051 No. 3 Road, Richmond, BC V7A 1X3

PID 015 438 562

That portion of Parcel "E" (Explanatory Plan 21821) of Lots 1 and 2 of Parcel "A" Section 5 Block 3 North Range 6 West New Westminster District Plan 4120

EXCEPT: FIRSTLY: Part Subdivided by Plan 29159 AND SECONDLY: Parcel "D" (Bylaw Plan 79687) described as:

COMMENCING at the South-West corner of No. 3 Road and Steveston Highway intersection;

thence 85.85 meters (281.67 feet) WEST

thence 94.27 meters (309.29 feet) SOUTH

thence 85.85 meters (281.67 feet) EAST

thence 94.27 meters (309.29) feet NORTH to the point of commencement (047-431-056)

15. STEVESTON BUDDHIST TEMPLE - 4360 Garry Street (Site Area 4.53 acres)

Mailing Address: Steveston Buddhist Church, 4360 Garry Street, Richmond, BC V7E 2V2

PID 001 235 265

That portion of Lot 132 Except: Firstly: Part Road on Plan LMP20538, Secondly: Part Subdivided by Plan LMP25471, Section 2 Block 3 North Range 7 West New Westminster District Plan 40449 described as:

COMMENCING 41.45 (136 feet) east of the South-East corner of Garry Street, Fentiman Place intersection and;

thence 83.33 meters (273.38) feet SOUTH

thence 97.13 meters (318.68) feet EAST

thence 83.33 meters (273.38) feet NORTH

thence 97.13 meters (318.68) feet WEST to the point of commencement (087-401-000)

16. TRUSTEES FOR THE CONGREGATION OF GILMORE PARK UNITED CHURCH - 8060 No. 1 Road (Site Area 2.14 acres - including 8060 No. 1 Road)

Mailing Address: 8060 No. 1 Road, Richmond, B. C. V7C 1T9

PID 024-570-541

That portion of Strata Lot 1 Section 23 Block 4 North Range 7 West NWD Strata Plan LMS3968

COMMENCING at the South East corner of property and

thence 31 meters (101.70) feet NORTH

thence 100.58 meters (329.99) feet WEST

thence 31 meters (101.70) feet SOUTH

thence 100.5 meters (329.72) feet EAST to the point of commencement (097-837-001)

SCHEDULE C to BYLAW 8398**EXEMPTED AREAS BY CALCULATION****17. CANADIAN MARTYRS PARISH – 5771 Granville Avenue, Richmond, B. C. V7C 1E8**

Mailing Address: 5771 Granville Avenue, Richmond, B. C. V7C 1E8

PID 003-894-266

Lot 610 Section 12 Block 4 North Range 7 West New Westminster District Plan 58494

COMMENCING at the South West corner of Lot 610

thence 61.51 meters (201.80 feet) EAST

thence 16.76 meters (55 feet) NORTH EAST

thence 25.90 meters (84.97 feet) NORTH WEST

thence 46.06 meters (151.12 feet) NORTH

thence 21.45 meters (70.37 feet) NORTH WEST

thence 33.53 meters (110 feet) NORTH

thence 7.62 meters (25 feet) WEST

thence 51.82 meters (170 feet) NORTH

thence 18.12 meters (59.45 feet) WEST

thence 34 meters (111.55 feet) SOUTH

thence 20 meters (65.62 feet) WEST

thence 152.69 meters (500.95 feet) SOUTH to the commencing point. (094-145-000)

18. DHARMA DRUM MOUNTAIN BUDDHIST ASSOCIATION – 8240 No. 5 Road

Mailing Address: 8240 No. 5 Road, Richmond BC V6Y 2V4

PID 003-740-315

Lot 23 Section 19 Block 4 North Range 5 West New Westminster District Plan 55080, described by

COMMENCING at the North West corner of the property and

thence 36.74 meters SOUTH

thence 99.9 meters EAST

36.74 meters NORTH

99.9 meters WEST to the point of commencement. (025-222-030)

SCHEDULE C to BYLAW 8398**EXEMPTED AREAS BY CALCULATION****19. PEACE EVANGELICAL CHURCH – 8280 No. 5 Road**

Mailing Address: 8280 No. 5 Road, Richmond B.C. V6Y 2V4

PID004-099-303

Lot 24 Section 19 Block 4 North Range 5 West New Westminster District Plan, described by:

COMMENCING at South West corner of property and

thence 110 meters EAST

thence 39.8 meters NORTH

thence 80 meters WEST

thence 18 meters SOUTH

thence 30 meters WEST

thence 21.84 meters SOUTH to the point of commencement. (025-231-041)

SCHEDULE D to BYLAW 8398

LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
(065,972,089) Church Manse and Parking 006-457-118 Lot 43 Section 19 Block 4 North Range 6 West New Westminster District Plan 30356	Baptist Church 6640 Blundell Road Richmond, B. C. V7C 1H8	57%	43%	0%	100%
(082-148-009) Church Manse PID 003-469-247 Lot 23 Except: Firstly: the East 414.3 feet Secondly: the South 66 feet, and Thirdly: Part Subdivided by Plan 33481 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 3404	Christian and Missionary Alliance 9140 Granville Avenue Richmond, B. C. V6Y 1P6	See Schedule B Page 7	See Schedule B Page 7	85%	15%

SCHEDULE D to BYLAW 8398

LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
(024,279,000) Church Parking 002-555-310 South Half of South West Quarter Section 18 Block 4 North Range 5 West New Westminster District Except: Firstly: Part Dedicated Road on Plan 87640 Secondly: Parcel E (Bylaw Plan LMP4874) Thirdly: Parcel F (Bylaw Plan LMP12615) Fourthly: Part on SRW Plan 21735	Cornerstone Evangelical Baptist Church 7890 No. 5 Road Richmond, B.C. V6Y 2V2	10%	90%	0%	0%
(085,780,002) Church Manse 010-267-930 Lot A Except: Parcel E (Bylaw Plan LMP22889) Section 36 Block 5 North Range 6 West New Westminster District Plan 17398	Faith Evangelical 11960 Montego Street Richmond, B. C. V6X 1H4	See Schedule B Page 8	See Schedule B Page 8	0%	100%

SCHEDULE D to BYLAW 8398

LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
(024,908,040) Church Manse & Parking PID 004-328-850 Lot 19 Section 19 Block 4 North Range 5 West New Westminster District Plan 39242	India Cultural Centre of Canada 8600 No 5 Road Richmond B. C. V6Y 2V4	30%	70%	0%	100%
(070,101,000) Church Manse PID 000 565 318 Parcel "A" Except Part on Plan 32239 Section 26 Block 4 North Range 6 West New Westminster District Plan 22468	The New Wineskins Society Towers Baptist Church 10311 Albion road Richmond, BC V7A 3E5	See Schedule C Page 15	See Schedule C Page 15	25%	75%
(067,497,000) Church Manse PID 018-728-171 Parcel "A" Section 22 Block 4 North Range 6 West New Westminster District Reference Plan LMP16270	Richmond Gospel Society 8811 Heather Street Richmond, B. C. V6Y 2R7	See Schedule B Page 10	See Schedule B Page 10	0%	100%

SCHEDULE D to BYLAW 8398

LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
(40,800,003) - Church Hall PID 024-840-319 Parcel A Section 31 Block 5 North Range 5 West New Westminster District Plan LMP47203	Roman Catholic Arch. of Vancouver (St. Monica's) 12011 Woodhead Road Richmond, B. C. V6V 1G2	See Schedule C Page 18	See Schedule C Page 18	0%	100%
(99,300,034) - Church Rectory PID 010 887 725 Parcel "C" (Explanatory Plan 8670) Lots 3 & 4 EXCEPT: Part Subdivided by Plan 30525; Section 26 Block 4 North Range 7 West New Westminster District Plan 3139	Roman Catholic Archbishop St. Joseph's Parish 4451 Williams Road Richmond, BC V7E 1J7	See Schedule C Page 17	See Schedule C Page 17	50%	50%
(066,497,000) Church Manse PID 001-234-684 Lot "L" (Y24736) of Section 20 Block 4 North Range 6 West New Westminster District Plan 10008	Gov. Council Salvation Army Canada West 8280 Gilbert Road Richmond, BC V7C 3W7	See Schedule B Page 8	See Schedule B Page 8	45%	55%

SCHEDULE D to BYLAW 8398

LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
(087,401,000) Church Manse PID 001-235-265 Lot 132 Except: Part Road on Plan LMP20538, Secondly: Part Subdivided by Plan LMP25471 Section 2 Block 3 North Range 7 West New Westminster District Plan 40449	Steveston Buddhist Temple 4350 Garry Street Richmond, B. C. V7E 2V2	See Schedule C Page 19	See Schedule C Page 19	0%	100%
(018-330-000) PID 002-946-068 Lot "A" (RD 190757) Section 8 Block 4 North Range 5 West New Westminster District Plan 12960	St. Gregory Armenian Apostolic Church of BC Armenian Apostolic Church of British Columbia 13780 Westminster Highway Richmond, B. C. V6V 1A2	95%	5 %	100%	0%
(064-438-000) Church Manse PID 025-555-669 Section 17 Block 4 North Range 6 West Plan BCP3056 Parcel A	Trinity Lutheran Church – Richmond 7100 Granville Avenue Richmond B.C. V6Y 1N8	See Schedule A Page 5 100%	See Schedule A Page 5 0%	0%	100%

SCHEDULE D to BYLAW 8398

LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
(064-438-000) Church Hall PID 025-555-669 Section 17 Block 4 North Range 6 West Plan BCP3056 Parcel A	Trinity Lutheran Church – Richmond 7100 Granville Avenue Richmond B.C. V6Y 1N8	See Schedule A Page 5 100%	See Schedule A Page 5 0%	97%	3%
(082,265,059) Church Manse PID 018-553-591 Strata Lot 59 Section 28 Block 5 North Range 6 West new Westminster District Plan Strata Plan LMS1162	Vancouver International Buddhist Progress Society 6680 – 8181 Cambie Road Richmond B.C. V6X 1J8	See Schedule B Page 12	See Schedule B Page 12	0%	100%
(082,304,006) PID 00-316-002 9 Section 28 Block 5 North Range 6 West Plan 7532	Vancouver International Buddhist Progress Society 6680 – 8181 Cambie Road Richmond B.C. V6X 1J8	45%	55%	0%	0%

SCHEDULE D to BYLAW 8398

LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
(025,212,021) Church Parking & Manse PID 011-053-551 South Half of Lot 3 Block "A" Section 19 Block 4 North Range 5 West New Westminster District Plan 4090	Vedic Cultural Society of BC 8200 No. 5 Road Richmond, BC V6Y 2V4	16%	84%	16%	84%
(060-287-008) Church Parking PID 004-140-125 Lot A Section 10 Block 4 North Range 6 West New Westminster District Plan 13172	Pentecostal Assemblies of Canada 9260 Westminister Hwy. Richmond BC V6X 1B1	100% of Paved parking area behind building	100% of Non-parking area	0%	100%

SCHEDULE D to BYLAW 8398

LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
<p>(045-488-098) Civic: 11001 Shell Road PID 015-725-871 Parcel F (Reference Plan 2869) Section 2 Block 3 North Range 6 West New Westminster District Except: Part Dedicated Road on Plan LMP4152 PID 013-082-566 North Easterly 5 and 1/5th Square Chains Section 2 Block 3 North Range 6 West New Westminster District Except: Part Dedicated Road by Plan LMP54152 PID 015-342-433 Parcel D (Explanatory Plan 1980) Section 2 Block 3 North Range 6 West New Westminster District PID 015-725-880 Parcel "G" (Reference Plan 2870) Section 2 Block 3 North Range 6 West New Westminster District</p>	<p>Science of Spirituality Inc. 9100 Van Horne Way Richmond BC V6X 1W3</p>	50%	50%	100%	0%

SCHEDULE E to BYLAW 8398**SCHOOLS****1. Richmond Christian School Association**

5240 Woodward's Road, Richmond, BC
Site area: 0.971 ha (2.4 acres)
Assessment Roll No. 099,076,081
Mailing address: 5240 Woodward's Road
Richmond, BC. V7E 1H1

PID 002-145-057

Lot 137 Except: Part Subdivided by Plan 70297 Section 25 Block 4 North Range 7 West
New Westminster District Plan 56073

2. St. Joseph the Worker R.C. Church and School

4451 Williams Road, Richmond, BC
Site area: [3.346 ha (8.268 acres)] 1.319 ha (3.26 acres)
and 2.0235 ha (5.00 acres)
Assessment Roll No. 099,300,034
Mailing Address: Roman Catholic Archbishop
St. Joseph's Parish, 4451 Williams Road
Richmond, BC V7E 1J7

PID 010-887-725

That portion of Parcel "C" (Explanatory Plan 8670) Lots 3 and 4 Except: Part Subdivided by
Plan 30525; Section 26 Block 4 North Range 7 West New Westminster District Plan 3139

Commencing at the Northeast corner of said property.

thence 62.484 metres (205.0 feet) South
thence 147.107 metres (482.6 feet) West
thence 62.484 metres (205.0 feet) North
thence 147.107 metres (482.6 feet) East to the point of commencement.

SCHEDULE E to BYLAW 8398**3. B. C. Muslim Association**

12300 Blundell Road

Site area: 1.09 ha (2.69 acres)

Assessment Roll No. 025-243-080

Mailing Address: P. O. Box 60170 Fraser Postal Outlet, Vancouver B.C. V5W 4B5

PID 011-053-569

Lot 5, Except: Part Subdivided by Plan 33568, Block "A" Section 19 Block 4 North Range 5
West New Westminster District, Plan 4090

Remaining portion of property not exempted under Schedule C2.

4. Choice Learning Centre

20451 Westminster Highway, Richmond, B. C.

Site area: 0.35 ha (0.862 acres)

Assessment Roll No. 001-870-000

Mailing Address: 20451 Westminister Highway, Richmond, B. C. V6V 1B1

PID 003-934-268

Lot 78 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

5. Choice Learning Centre For Exceptional Children Society Inc.

20411 Westminister Highway, Richmond, B. C.

Assessment Roll No. 001-871-004

Mailing Address: 20451 Westminister Highway, Richmond, B. C. V6V 1B3

PID 003-937-160

Lot 79 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

SCHEDULE E to BYLAW 8398**6. Cornerstone Christian Academy School**

12011 Blundell Road

Site area: 11,104 square feet

Assessment Roll No. 024-279-000

Mailing Address: 2642, 45th Avenue East, Vancouver, B. C. V5R 3C1

PID 002-555-310

South Half of the South West Quarter Section 18 Block 4 North Range 5 West New Westminster District Except Firstly: Part Dedicated Road on Plan NWP87640 Secondly: Parcel E (Bylaw LMP4874) Thirdly: Parcel F (Bylaw Plan MP12615) Fourthly: Part on SRW Plan 21735

7. Richmond Jewish Day School

8760 No. 5 Road

Site area: 0.95 ha (2.349 acres)

Assessment Roll No. 025-151-060

Mailing Address: 8760 No. 5 Road, Richmond, B. C. V6Y 2V4

PID 000-676-811

Lot 3 Except: Firstly, Parcel "A" (Reference Plan 8809) Secondly; Parcel "B" (Explanatory Plan 10524), Section 19 Block 4 North Range 5 West New Westminster District Plan 5239

Commencing at a point of 41.483 east of the north east property line of No. 5 Road and Francis Road

thence 66.56 metres (218.373 feet) east,
thence 81.08 metres (266.01 feet) north,
thence 66.56 metres (218.373 feet) west,
thence 81.08 metres (266.01 feet) south.

SCHEDULE F to BYLAW 8398**RELIGIOUS PROPERTIES**

1. **Civic address: 3211 Grant McConachie Way**
Assessment Roll: 136-467-527

being the property of the tenants Vancouver Airport Chaplaincy, Box 23722 L, Richmond BC V7B 1X8

PID 009-025-103

That portion of Lot 58 Sections 14, 15, 16, 17, 20, 21, 23 and 29 Block 5 North Range 7 West New Westminster District Plan 29409

2. **Civic address: 200 – 7451 Elmbridge Way**
Assessment Roll: 057-614-000

being the property of the tenants Richmond Emmanuel Church, 200 – 7451 Elmbridge Way Richmond BC V6X 1B8

100% of that portion of Lot 87 Section 5 Block 4 North Range 6 West New District Plan 36964

PID 007-501-129

3. **Civic address: 7900 Alderbridge Way**
Assessment Roll: 057-573-004

being the property of the tenants The Ismaili Jamatkama and Centre, 4010 Canada Way, Burnaby, B.C. V5G 1G8

PID 000 658 766

That portion of Lot 39 Section 5 Block 4 North Range 6 West New Westminster District Plan 34152

SCHEDULE G to BYLAW 8398

- 1. Civic Address:** 6251 Minoru Boulevard

Assessment Roll No: 059-458-077 **PID** 004 174 399

Legal Description: Lot 25 Section 8 Block 4 North Range 6 West NWD Plan 21164

Owner/holder: Richmond Kiwanis Senior Citizens Housing Society, c/o Mullen Royce, Chartered Accountants, 320 – 8171 Cook Road, Richmond, B. C. V6Y 3T8

- 2. Civic Address:** 11771 Fentiman Place

Assessment Roll No: 087-360-001 **PID** 016 621 662

Legal Description: Lot "A" Section 2 Block 3 North Range 7 West NWD Plan 87236 OIC #644

Owner/holder: Richmond Health Services Society (Inc. No. 367175) 11771 Fentiman Place, Richmond, BC, V7E 3M4

- 3. Civic Address:** 11820 No. 1 Road

Assessment Roll No: 086-938-001 **PID** 001 431 030

Legal Description: Lot 2 Section 2 Block 3 North Range 7 West NWD Plan 69234

Owner/holder: Anavets Senior Citizens Housing Society #200 - 951 East 8th Avenue, Vancouver, BC, V5T 4L2

SCHEDULE H to BYLAW 8398

- 1. Civic Address:** 6531 Azure Road

Assessment Roll No: 058-885-000 PID 003 680 100

Legal Description: Lot 525 Section 7 Block 4 North Range 6 West NWD Plan 25611

Owner/holder: Development Disabilities Association, 100 – 3851 Shell Road, Richmond, B. C. V6X 2W2
- 2. Civic Address:** 8400 Robinson Road

Assessment Roll No: 067-321-001 PID 009 826 386

Legal Description: Lot 80 Except: Part Subdivided by Plan 81951, Section 21 Block 4 North Range 6 West NWD Plan 12819

Owner/holder: Development Disabilities Association, 100 – 3851 Shell Road Richmond, B. C. V6X 2W2
- 3. Civic Address:** 4811 Williams Road

Assessment Roll No: 099-371-000 PID 004 864 077

Legal Description: Lot 4 Section 26 Block 4 North Range 7 West NWD Plan 17824

Owner/holder: Greater Vancouver Community Service Society,
Attention: Mary Norris
500 – 1212 W. Broadway, Vancouver, B. C. V6H 3V2

SCHEDULE H to BYLAW 8398

4. **Civic Address:** 9580 Pendleton Road
- Assessment Roll No:** 099-561-000 PID 003 751 678
- Legal Description:** Lot 450 Section 26 Block 4 North Range 7 West NWD Plan 66281
- Owner/holder:** Richmond Society for Community Living, 170 – 7000 Minoru Boulevard, Richmond, BC., V7E 4N1
5. **Civic Address:** 11331 Mellis Drive
- Assessment Roll No:** 080-622-000 PID 004 107 292
- Legal Description:** Lot 175 Section 25 Block 5 North Range 6 West NWD Plan 53633
- Owner/holder:** Pinegrove Place, Mennonite Care Home Society of Richmond, 11331 Mellis Dr, Richmond, BC, V6X 1L8
6. **Civic Address:** 6260 Blundell Road
- Assessment Roll No.:** 065-571-000 PID 005 146 135
- Legal Description:** Lot "A" (RD135044) Section 19 Block 4 North Range 6 West New Westminster District Plan 48878
- Owner/holder:** Rosewood Manor, Richmond Intermediate Care Society 6260 Blundell Road, Richmond, B. C. V7C 5C4
7. **Civic Address:** 303 – 7560 Moffatt Road
- Assessment Roll No.:** 064-762-037 PID 014-890-305
- Legal Description:** Strata Lot 37 Section 17 Block 4 North Range 6 West New Westminster District Strata Plan NW3081
- Owner/Holder:** Richmond Society for Community Living 170 – 7000 Minoru Boulevard, Richmond, B. C. V6Y 3Z5

SCHEDULE H to BYLAW 8398

8. **Civic Address:** 9 – 11020 No. 1 Road
- Assessment Roll No.:** 087-058-109 PID 013-396-901
- Legal Description:** Strata Lot 9 Section 2 Block 3 North Range 7 West New Westminster District Strata Plan NW2952
- Owner/Holder:** Richmond Society for Community Living
170 – 7000 Minoru Boulevard, Richmond, B. C. V6Y 3Z5
9. **Civic Address:** 5635 Steveston Highway
- Assessment Roll No.:** 103-370-125 PID 004-866-029
- Legal Description:** Lot 910 Section 36 Block 4 North Range 7 West New Westminster District Plan 56866
- Owner/Holder:** Richmond Society for Community Living
170 – 7000 Minoru Boulevard, Richmond, B. C. V6Y 3Z5
10. **Civic Address:** 4433 Francis Road
- Assessment Roll No.:** 097-575-028 PID 003-887-022
- Legal Description:** Lot 890 Section 23 Block 4 North Range 7 West New Westminster District Plan 66590
- Owner/Holder:** Richmond Society for Community Living
170 – 7000 Minoru Boulevard, Richmond, B. C. V6Y 3Z5
11. **Civic Address:** 8300 Cook Road, Richmond, BC
- Assessment Roll No.:** 059-905-125 PID 023-800-496
- Legal Description:** Strata Lot 125 Section 9 Block 4 North Range 6 West new Westminster District Strata Plan LMS2845 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1
- Owner/Holder:** Cook Road Children's Centre
Richmond Society for Community Living

SCHEDULE H to BYLAW 8398

- 12. Civic Address:** 5500 Andrews Road, Unit 100
- Assessment Roll No.:** 080-830-120 PID 023-684-801
- Legal Description:** Strata Lot 129 Section 12 Block 3 North Range 7 West New Westminster District Strata Plan LMS2701 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
- Owner/Holder:** Treehouse Learning Centre
Richmond Society for Community Living
170 – 7000 Minoru Boulevard, Richmond, B. C. V6Y 3Z5
- 13. Civic Address:** 5862 Dover Crescent
- Assessment Roll No.:** 090-515-105 PID 023-648-058
- Legal Description:** Strata Lot 105 Section 1 Block 4 North Range 7 West New Westminster District Strata Plan LMS2643 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1
- Owner/Holder:** Riverside Children's Centre
Developmental Disability Association
- 14. Civic Address:** 6011 Blanshard Dive
- Assessment Roll No.:** 093-050-002 PID 019-052-685
- Legal Description:** Lot 2 Section 10 Block 4 North Range 7 West New Westminster District Plan LMP19283
- Owner/Holder:** Terra Nova Children's Centre
Society of Richmond Children's Centres

SCHEDULE I to BYLAW NO. 8398

1. **Civic Address:** **7251 Langton Road**

 Assessment Roll No: 094-282-297 **PID 003 460 525**

 Legal Description: Lot 319 Section 13 Block 4 North Range 7 West NWD Plan
 49467

 Owner/holder: Richmond Legion #5 Senior Citizen Society,
 #800 – 7251 Langton Road., Richmond, BC, V7C 4R6

SCHEDULE J to BYLAW 8398

- 1. Civic Address:** **8911 Westminster Highway**

Assessment Roll No: 056-610-001 **PID** 017 240 107

Legal Description: Lot 1 Sections 3 and 4 Block 4 North Range 6 West NWD Plan LMP 00069

Owner/holder: Canadian Mental Health Association, 7351 Elmbridge Way, Richmond, BC, V6X 1B8
- 2. Civic Address:** **7000 Minoru Boulevard**

Assessment Roll No: 064-810-001 **PID** 018 489 613

Legal Description: Lot 1 Section 17 Block 4 North Range 6 West NWD Plan LMP 12593

Owner/holder: Richmond Caring Place, 7000 Minoru Boulevard, Richmond, BC, V6Y 3Z5
- 3. Civic Address:** **8660 Ash Street**

Assessment Roll No.: 067-813-000 **PID** 017-854-997

Legal Description: Lot C Section 22 Block 4 North Range 6 West Plan 2670 Exempting that portion of the property occupied by the Richmond Family Place

Owner/holder: Richmond Family Place
- 4. Civic Address:** **Unit 100 – 5671 No. 3 Road**

Assessment Roll No.: 057-572-000 **PID** 003-698-009

Legal Description: Lot 34 Section 5 Block 4 North Range 6 West Plan 32827 Exempting that portion of the property occupied by the Richmond Centre for Disability

Owner/holder: Richmond Centre for Disability

SCHEDULE K to BYLAW 8398

- 1. Civic Address:** 11851 Westminster Highway

Assessment Roll No: 054-767-404 **PID** 013 096 435

Legal Description: Section 1 Block 4 North Range 6 West Except: Firstly: Part Shown on Plan 4772, Secondly: Part on Highway Plan 21735, Thirdly: Part on SRW Plan 54042 New Westminster District

Owner/holder: Kinsmen Club of Richmond
- 2. Civic Address:** 6820 Gilbert Road

Assessment Roll No: 059-216-001 **PID** 017 844 525

Legal Description: Lot A Section 8 Block 4 North Range 6 West, New Westminster District Plan LMP 5323

Owner/holder: Richmond Tennis Club
- 3. Civic Address:** 6133 Bowling Green Road

Assessment Roll No: 059-477-003 **PID** 009 300 261

Legal Description: 0.706 ha (1.745 acre) portion of Lot 26, Except that part in Plan LMP39941 Section 8 Block 4 North Range 6 West New Westminster District Plan 24068

Owner/holder: Richmond Lawn Bowling Club
- 4. Civic Address:** 5540 Hollybridge Way

Assessment Roll No: 057-590-001 **PID** 007 250 983

Legal Description: Lot 73 Except: Part Subdivided by Plan 48002; Sections 5 and 6 Block 4 North Range 6 West New Westminster District Plan 36115

Owner/holder: Richmond Winter Club

SCHEDULE K to BYLAW 8398**5. Civic Address: 2220 Chatham Street****Assessment Roll No:** 088-500-046 **PID** 004-276-159**Legal Description:** Block 3 N Range 7W Section 4 Parcel D, Except Plan REF 43247, EXP 60417, REF 10984 File NO 1000-14-045**Owner/holder:** Scotch Pond Heritage**6. Civic Address: 4780 Blundell Road****Assessment Roll No:** 097-842-000 **PID** 001-145-801**Legal Description:** Lot 2 Block 4 N Range 7 W New Westminster District Plan 3892**Owner/holder:** Girl Guides of Canada**7. Civic Address: 7760 River Road****Assessment Roll No:** 082-479-000 **PID** 009 311 998**Legal Description:** Part Lot 2 Except: Firstly; Part Subdivided by Plan 28458; Secondly; Parcel "C" (Bylaw Plan 62679); Thirdly: Parcel G (Bylaw Plan 80333); Sections 29 and 32 Block 5 North Range 6 West New Westminster District Plan 24230**Owner/holder:** Richmond Rod and Gun Club**8. Civic Address: 7411 River Road****Assessment Roll No:** 083-465-000 **PID** 007 206 518**Legal Description:** 2.26 acre portion of Lot "N" Except: Part Subdivided by Plan 35001, Fractional Section 6 and of Sections 5, 7 and 8 Block 4 North Range 6 West and of Fractional Section 32 Block 5 North Range 6 West New Westminster District Plan 23828 (see R083-466-000, R083-467-000, R083-467-505 for remainder)**Owner/holder:** Navy League of Canada National Council, c/o Richmond/Delta Branch, Box 43130, Richmond, BC, V6Y 3Y3

SCHEDULE K to BYLAW 8398**9. Civic Address: 14140 Triangle Road****Assessment Roll No:** 031-968-086 **PID** 023-510-692**Legal Description:** Lot 2 Section 33 Block 4 North Range 5 West NWD Plan LMP29486**Owner/holder:** City of Richmond, 6911 No. 3 Road, Richmond, BC, V6Y 2C1**10. Civic Address: 14300 Entertainment Boulevard****Assessment Roll No.:** 031-969-003 **PID** 023-672-269**Legal Description:** Lot C Section 33 Block 4 North Range 5 West NWD Plan LMP31752**Owner/holder:** City of Richmond, 6911 No. 3 Road, Richmond, BC, V6Y 2C1**11. Civic Address: 6051 River Road****Assessment Roll No.:** 057-902-300 **PID** 027-090-388**Legal Description:** Lot 3 Section 6 Block 4 North Range 6 West New Westminster District Plan BCP30383**Owner/holder:** City of Richmond, 6911 No. 3 Road, Richmond, BC, V6Y 2C1**12. Civic Address: 6171 River Road****Assessment Roll No.:** 057-902-400 **PID** 027-090-396**Legal Description:** Lot 4 Section 6 Block 4 North Range 6 West New Westminster District Plan BCP30383**Owner/holder:** City of Richmond, 6911 No. 3 Road, Richmond, BC, V6Y 2C1**13. Civic Address: 11688 Steveston Highway****Assessment Roll No.:** 044-761-005 **PID** 023-710-047**Legal Description:** Lot 1 Section 1 Block 3 North Range 6 West Plan 32147 Exempting that portion of the property occupied by Richmond Public Library**Owner/holder:** Richmond Public Library, Ironwood Branch

SCHEDULE K to BYLAW 8398

14. Civic Address: 6111 River Road

Assessment Roll No.: 057-902-800 **PID** 027-090-434

Legal Description: Lot 8 Section 6 Block 4 North Range 6 West Plan BCP30383

Owner/holder: City of Richmond, 6911 No. 3 Road, Richmond, BC, V6Y 2C1

15. Civic Address: 5440 Hollybridge Way

Assessment Roll No.: 057-590-000 **PID** 001-794-884

Legal Description: Lot 110 Section 5/6 Block 4 North Range 6 West Plan 48002
Exempting that portion of the property occupied by the City of Richmond

Owner/holder: City of Richmond, 6911 No. 3 Road, Richmond, BC, V6Y 2C1

16. Civic Address: Unit 140-160 11590 Cambie Road

Assessment Roll No.: 085-643-001 **PID** 018-844-456

Legal Description: Lot C Section 36 Block 5 North Range 6 West Plan LMP17749
Except Plan BCP 14207 Exempting that portion of the property occupied by Richmond Public Library

Owner/holder: Richmond Public Library, Cambie Branch

Re: Item 7
Council agenda
Wednesday, Oct 15, 2008

Oct. 8, 2008

To: City of Richmond Council

Oct. 15, 2008 Council Meeting

Re: Permissive Exemptions Bylaw 8398

At the Oct. 15, 2008 Council Meeting, Council will be voting on the 2009 Permissive Exemption Bylaw 8398, and based on staff recommendations made within a "Report to Committee" dated Sept. 23, 2008.

The report recommends that various Richmond properties should be provided "permissive exemptions" by City Council under Sections 220 and 224 of the Community Charter, as well as City Policy 3561.

This ultimately translates into these various properties listed and deemed eligible by the City then being exempted/excluded from paying most, if not all, of the Property Taxes that would normally accrue otherwise and be paid annually into City coffers.

In light of the aforementioned background, I wish to submit the following.

For sake of clarity in my discussion, Richmond properties can be subdivided into two basic categories:

- (i) Agricultural Land Reserve (ALR) properties
- (ii) Non - ALR properties.

The Agricultural Land Commission (ALC) web-site re: ALR states as follows :

--- The Agricultural Land Reserve (ALR) is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non agricultural uses are controlled.

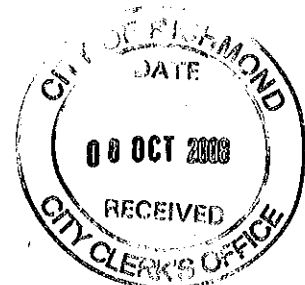
--- Local and regional Gov'ts, as well as other provincial agencies, are expected to plan in accordance with the provincial policy of preserving agricultural land.

The City of Richmond also has various policies etc. re: Richmond lands zoned agricultural "AG" (most of which are also included within the Richmond ALR).

City of Richmond "Agricultural Viability Strategy" (RAVS) states:

----The dominant use of the land in the ALR in Richmond will be for competitive, diverse and flexible agricultural industry

---Urban development in the ALR will be minimized



The "Permissive Exemption Bylaw 8398" which Richmond Council will vote on Oct. 15, 2008 lists many Richmond properties that are also included within the Richmond ALR. Many of the current uses of these properties are either far removed from any agricultural activity or now inherently extinct from any agricultural potential whatsoever now and in the future, which is in total conflict with their current ALR- inclusive status.

So, you may ask, what IS the issue?

There are a number of means by which any given property (ie either ALR or Non ALR) may achieve either a reduction in property taxes, up to the ultimate extreme of paying no property taxes whatsoever.

Lands zoned "Agricultural " and/or within the ALR, generally have the most restrictions imposed on their uses so as to maintain some sort of low- impact /original integrity of the land in order to foster and facilitate agriculture. The collateral fiscal consequences of these Gov't imposed land - use limitations are THE lowest property values that ultimately result when compared to Non -Agricultural / Non- ALR Zonings. In other words, the actual land value for land zoned "agricultural " or within the ALR stays THE cheapest , or is artificially suppressed in value , depending on your perspective.

However, if various groups are granted permission by the City to make use of ALR/Agricultural lands for uses other than agriculture, or uses far removed from agriculture, this creates some compromising situations , one of which is allegations of DISCRIMINATION by the City of Richmond . These groups are seeking a location to accommodate a " highest and best use" for their own particular needs that often do not comply with nor are in sync with the current agri- zoning nor the intent of the ALR. Any group has the inherent right to submit such a request to the City to allow non agri- uses, but is the City not obligated to view this given group's request in the bigger picture and soberly avoid such accusations of discrimination both for certain groups to take advantage of cheap ALR land ,and, as a result, the City perhaps guilty of discrimination against others in very similar situations, if it allows this to occur ?

By the City allowing certain groups to facilitate their needs simply by City - approved use of Richmond ALR lands outside the norm.....I would submit that this decision to establish the given groups needs on ALR lands is purely economically based ie access to the cheapest land available(ie ALR lands) as opposed to other Non ALR land options elsewhere which are inherently far more costly (via these other lands Non ALR status) .

However, once these groups facilities are constructed on ALR land and most importantly with the City's blessing, the City allows them the further benefit of annual property tax exemptions .

As a result, these groups now have

- (i) acquired cheap (ALR) land for their groups needs AND
- (ii) the annual property tax exemptions after establishing on ALR land .

A reasonable review and subsequent interpretation of the property tax relief for **ALR lands** (ie via exemptions or reductions in property taxes) would be that the only method for any property tax relief for any/all ALR lands , across the board, and without exception, would be or should be via acquiring " Farm Status" eligibility provisions and nothing else.

In other words, if the given group makes use of ALR land, and requests any property tax relief , it should be subject to the very same rules as every other ALR property owner, and NO exceptions. This implies active farming like every other ALR property owner. If a Local Gov't empowered to make such decision actually allows such exceptions in order to benefit certain definable groups , and not all others in the same general group ... that is discrimination, pure and simple.

By the past and current Permissive Exemption Bylawsthe City is simply perpetuating this discrimination on an annual basis.

Further to this....

Many of these groups whose facilities are located on ALR land no longer have the "root" City AG -1 zoning but instead have ASY(Assembly) zoning.

I would submit to Council that by changing the previous City AG zoning they have negated the original parameters for ALR inclusion. It seems the City is even more guilty of abusing the ALR via a political double- dipping... by the City appeasing and accommodating a defineable group- constituent base to use ALR land,...and yet claiming that they, the City, have not removed any land from the ALR" in theory" , when" in fact" ,in reality , once these same groups build their facilities on ALR land ...over 90% of the ALR site is often either built on or paved over with no possible soil remaining nor land left for any agriculture. For all intents and purposes, such ALR sites being granted permissive exemptions have forever lost any/all agricultural potential .

The City simply can NOT have it both ways if it can claim to represent the best interests of all its constituents.

The solution :is to exclude many of these and similar properties from the ALR, and hence be in more consistent compliance with Non - ALR lands .

Once excluded from the ALR , they can fulfill their permissive exemptions requirements and not be deemed to be in collusion with the City to exploit cheap ALR lands for cost - effective / Non- agricultural uses , and, in my view, these same groups also inappropriately benefit from annual Property tax exemptions granted and based on the subjective whims of Council . However, leaving these aforementioned properties in the ALR simply adds more credence to the view that the City of Richmond itself views the ALR as a raw land bank only, for a number self- serving political and economic reasons,

many of them discriminatory , and of which we had no more vivid example as the recent Garden City Lands issue.

The irony is that by granting these property tax exemptions to” some “ALR property owners, and not the vast majority of other ALR property owners(especially some who have applied for ALR exclusion yet the City is actively frustrating....) ...these other ALR property owners ultimately have the tax burden downloaded onto them, ie somebody has to make up for the property tax revenue otherwise lost. Many of these same property owners cannot ever achieve Farm Status for a number of valid reasons , nor can they achieve a spot on the Permissive Exemption list.

Again, all things being equal, that is clearly and undeniably discrimination

EXAMPLE: I vividly recall last years (2007)Permissive Exemption discussion by Council whereby one group whose facility was built on ALR land should have paid several thousands of dollars based on a City Staff recommendation via this groups non - compliance with the terms and conditions of the Council's past approval to allow this group to locate on ALR land. In a follow- up discussion, it appeared this one group had not complied for years, yet Council has continually allowed them Permissive Exemptions and the group avoided paying the appropriate property taxes , including last year's. Apparently this group has finally complied this year. Regardless, it is clear other Richmond parties where obligated to shoulder the added taxation burden via the non-compliance by this other group who apparently were not paying their fair share of property taxes , yet allowed to do so with Council's blessing..

Is that F-A-I-R .?

What does the ALR a-c-t-u-a-l-l-y mean to Council?

Is the ALR a venue for D-I-S-C-R-I-M-I-N-A-T-I-O-N by Council to benefit some at the cost to others?

Finally:

This correspondence should not even be remotely construed as any criticism whatsoever of those groups who acquire Permissive Exemptions for their ALR properties ...given most, if not all, of these groups and their members are valuable members of society and contributors of the local community , and even moreso, without exception, inherently strong believers in “ Equality For All”.

Conclusion

The cause for this imbalance and creation of (2) classes of ALR property owner lies directly at the feet of the City of Richmond which has allowed this discrepancy to evolve. The City itself is guilty of literally and figuratively legislating such preferential treatment and discrimination by originally allowing such "group specific" uses of cheap ALR land, and then further perpetuating this inequity with these annual property tax exemptions on both the ALR land and the improvement built on the same ALR lands .

Any group given approval by the City for non- farm use of ALR land may benefit from the "cheap" land , but any property tax relief should be based on the rules that apply to ALL ALR property owners...ie **acquiring " Farm Status" ,....** and not also benefit from Permissive Exemption Bylaw.

It is simply not fair to have it both ways for some ALR property ownership groups to benefit from (i) cheap ALR land to facilitate their non farm use needs and (ii) pay no property taxes,..... when most other ALR property owners cannot even remotely achieve either of these aforementioned benefits. I will not even get into the tax deductions many of these groups members receive as another collateral benefit of their group locating on ALR lands

I will remind Council of **SECTION 8 of the B.C. Human Rights Code**
" Discrimination of accommodation, service and facility" .

Please review it, and furthermore assess how SECTION 8 applies and how complaints can be filed by those who can make a reasonable case based on the points made in this correspondence of how the City is actively discriminating with its annual approval of the " Permissive Exemptions Bylaw" via the City's own creation of (2) distinct classes of Richmond ALR property owners .

This entire issue needs to be re-evaluated and addressed in the spirit of fairness and equality to all parties within the ALR.

Signed:

R.A. Hoegler