



## Finance Committee

Date: Monday, October 6, 2025

Place: Anderson Room  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au (by teleconference)  
Councillor Carol Day  
Councillor Laura Gillanders  
Councillor Kash Heed  
Councillor Andy Hobbs  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 5:02 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Finance Committee held on September 2, 2025, be adopted as circulated.*

**CARRIED**

### FINANCE AND CORPORATE SERVICES DIVISION

1. **AMENDMENTS TO THE CONSOLIDATED 5 YEAR FINANCIAL PLAN (2025-2029) BYLAW NO. 10622**

(File Ref. No. 03-0975-01) (REDMS No. 8091284)

In response to queries from Committee, staff noted (i) the Bylaw includes the increase of the expenditure as well as the funding source, and (ii) the Bylaw is amended once a year to bring together all the previous decisions approved by Council.

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It was moved and seconded

*That the Consolidated 5 Year Financial Plan (2025-2029) Bylaw No. 10622, Amendment Bylaw No. 10709, which incorporates and puts into effect the changes as outlined in the staff report titled "Amendments to the Consolidated 5 Year Financial Plan (2025-2029) Bylaw No. 10622" dated September 23, 2025, from the General Manager, Finance and Corporate Services, be introduced and given first, second and third readings.*

**CARRIED**

**2. CONSOLIDATED FEES BYLAW NO. 8636, AMENDMENT BYLAW NO. 10702**

(File Ref. No. 03-1240-01) (REDMS No. 8132107)

It was moved and seconded

*That the Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10702 be introduced and given first, second and third readings.*

The question on the motion was not called as discussion ensued with respect to Bylaw amendment. In response to queries from Committee, staff noted (i) at present, the demolition waste recyclable material service fee only applies to single and two-family structures that are being demolished, (ii) with respect to the Tree Protection Bylaw as it pertains to security deposits for replacement trees, the security deposits are for actions that are agreed to during planning approval, generally when there are security deposits they are not associated with the fee, however there are associated fines if there are violations to those agreements, (iii) a significant tree is anything more than 30cm diameter, so when there is a significant tree on site there is a \$20,000 security deposit taken, and (iv) with respect to the differing fees for dogs that are not neutered/spayed based on age, there is a note that was added this year that if a dog is under 8 weeks of age they need to be licensed but if for any reason they cannot be neutered/spayed, validation from a veterinarian would need to be provided, which is generally consistent with the policy for most cities, including the provision to have licensing within one year.

The question on the motion was then called and it was **CARRIED**.

**3. PERMISSIVE PROPERTY TAX EXEMPTION (2026) BYLAW NO. 10670**

(File Ref. No. 03-0925-02-04) (REDMS No. 8017839)

It was moved and seconded

*That Permissive Property Tax Exemption (2026) Bylaw No. 10670 be introduced and given first, second and third readings.*

The question on the motion was not called as discussion ensued with respect to the organizations that will not be receiving a permissive tax exemption.

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In response to queries from Committee, staff noted (i) City staff have gone out annually to the properties on No. 5 Road and have had multiple discussions over the years since the OCP requirement to farm in the Backlands (back two-thirds of the property) took effect, (ii) there have been complaints from the residents in the area which prompted Property Taxation staff as well as other department staff to go out to the area and investigate, advising that the City is offering a permissive tax exemption for the front one-third of the property, not on the Backlands, and (iii) the properties not being recommended for a permissive tax exemption have had multiple years of verbal and written communication, both from the City and the ALC, advising they are not meeting City requirements by not having building permits and having building structures that have not been permitted or supported by the ALC or the City.

Further discussion ensued with respect to compliance noting that (i) the fertile farm land is currently not getting farmed to the extent that it should be, (ii) properties have to be in compliance on the front third as well as the back two-thirds of the property to be granted a permissive tax exemption, (iii) there is a statutory exemption that is provincially approved for the religious structure and the land it stands on, but any parking or any other building that might be required for worship is what the City is offering a permissive tax exemption on, which must occupy the front one-third portion, and (iv) following staff's meeting with the organization in 2024 it was agreed the soil would be brought back to farming conditions by the end of 2024, however the majority of the work has not been remedied and the organization remains in breach of the City's zoning bylaw and building regulation bylaws.

The question on the motion was then called and it **CARRIED**.

The following **referral motion** was then introduced:

It was moved and seconded

*That staff comment on possible enforcement options for the agricultural requirements on the Shia Muslim Community of B.C. and the India Cultural Centre of Canada lands, and comment on the minimal requirements for farming the Backlands.*

**CARRIED**

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4. **REFERRAL RESPONSE – FINANCE AND AUDIT COMMITTEE**  
(File Ref. No. 03-0950-02) (REDMS No. 8151003)

It was moved and seconded

*That the amended Terms of Reference for the Finance and Audit Committee as outlined in the report dated September 19, 2025, titled “Referral Response – Finance and Audit Committee,” from the Director, City Clerk’s Office, be approved.*

**CARRIED**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (5:40 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Finance Committee of the Council of the City of Richmond held on Monday, October 6, 2025.

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Mayor Malcolm D. Brodie  
Chair

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Lorraine Anderson  
Legislative Services Associate