



Finance and Audit Committee

**Anderson Room, City Hall
6911 No. 3 Road**

**Monday, October 5, 2026
4:00 p.m.**

Pg. # ITEM

MINUTES

FIN-3 *Motion to adopt the **minutes** of the meeting of the Finance Committee held on September 8, 2026.*



FINANCE AND CORPORATE SERVICES DIVISION

1. **CONSOLIDATED FEES BYLAW NO. 8636, AMENDMENT BYLAW NO. 10774**
(File Ref. No. 03-1240-01) (REDMS No. 8432370)

FIN-6

See Page FIN-6 for full report

Designated Speaker: Angela Zanardo

STAFF RECOMMENDATION

That the Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10774 be introduced and given first, second and third readings.



Finance and Audit Committee Agenda – Monday, October 5, 2026

Pg. #

ITEM

2. **PERMISSIVE PROPERTY TAX EXEMPTION (2027) BYLAW NO. 10773**

(File Ref. No. 03-0925-02-04) (REDMS No. 8420439)

FIN-58

See Page FIN-58 for full report

Designated Speaker: Angela Zanardo

STAFF RECOMMENDATION

That Permissive Property Tax Exemption (2027) Bylaw No. 10773 be introduced and given first, second and third readings.

☐

3. **AMENDMENTS TO THE CONSOLIDATED 5 YEAR FINANCIAL PLAN (2026-2030) BYLAW NO. 10727**

(File Ref. No. 03-0970-25-2026-01) (REDMS No. 8521959)

FIN-97

See Page FIN-97 for full report

Designated Speaker: Melissa Shiau

STAFF RECOMMENDATION

That the Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727, Amendment Bylaw No. 10802, which incorporates and puts into effect the changes as outlined in the staff report titled “Amendments to the Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727”, dated September 22, 2026, from the General Manager, Finance and Corporate Services, be introduced and given first, second and third readings.

☐

ADJOURNMENT

☐



Finance and Audit Committee

Date: Tuesday, September 8, 2026

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
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 4:06 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Finance and Audit Committee held on June 1, 2026, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

1. **FINANCIAL INFORMATION - 2ND QUARTER JUNE 30, 2026**
(File Ref. No. 03-0970-09-01) (REDMS No. 8486162)

It was moved and seconded

That the report titled Financial Information – 2nd Quarter June 30, 2026, from the General Manager, Finance and Corporate Services, dated August 7, 2026, be received for information.

CARRIED

Finance and Audit Committee
Tuesday, September 8, 2026

2. ACTIVE CAPITAL PROJECTS FINANCIAL UPDATE – 2ND QUARTER JUNE 30, 2026

(File Ref. No. 03-0975-01) (REDMS No. 8485517)

It was moved and seconded

That the report titled “Active Capital Projects Financial Update – 2nd Quarter June 30, 2026”, from the General Manager, Finance and Corporate Services, dated August 3, 2026, be received for information.

CARRIED

LULU ISLAND ENERGY CORPORATION

3. LULU ISLAND ENERGY COMPANY - 2026 2ND QUARTER FINANCIAL INFORMATION

(File Ref. No. 03-0950-01) (REDMS No. 8502224)

It was moved and seconded

That the Lulu Island Energy Company report titled “Lulu Island Energy Company – 2026 2nd Quarter Financial Information”, from the Chief Executive Officer and Chief Financial Officer, dated July 20, 2026, be received for information.

CARRIED

RICHMOND OLYMPIC OVAL CORPORATION

4. RICHMOND OLYMPIC OVAL CORPORATION – 2ND QUARTER 2026 FINANCIAL INFORMATION

(File Ref. No. 03-1200-09) (REDMS No. 8507848)

It was moved and seconded

That the Richmond Olympic Oval Corporation 2nd Quarter 2026 Financial Information report from the Director, Finance, Innovation & Technology, Richmond Olympic Oval Corporation be received for information.

The question on the motion was not called as discussion ensued with respect to (i) the impact of City contributions to capital reserves, (ii) revenue growth stabilization, (iii) lower than anticipated contingency from the Games Operating Trust (GOT), and (iv) required repairs of existing assets in 2027.

Staff advised that a memorandum will be provided to Council outlining the Games Operating Trust's (GOT) decision making on the contingency and will include GOT's financial statement.

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

Finance and Audit Committee
Tuesday, September 8, 2026

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:14 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the Finance and
Audit Committee of the Council of the
City of Richmond held on Tuesday,
September 8, 2026.

Mayor Malcolm D. Brodie
Chair

Raman Grewal
Legislative Services Associate



To: Finance and Audit Committee

Date: September 11, 2026

From: Jerry Chong
General Manager, Finance and Corporate
Services

File: 03-1240-01/2025-Vol
01

Re: Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10774

Staff Recommendation

That the Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10774 be introduced and given first, second and third readings.

Executive Summary

The Consolidated Fees Bylaw supports Council's commitment to responsible financial management by ensuring that fees are regularly reviewed and aligned with the costs of delivering municipal services. Fees are structured to recover the costs associated with specific user-requested services helping to minimize reliance on property tax revenues to fund those services.

Adoption of the Consolidated Fees Bylaw will create a more efficient and user-friendly system for managing municipal fees while supporting long-term fiscal sustainability and improved customer service.

Staff Report

Origin

The purpose of the Consolidated Fees Bylaw is to establish a single, comprehensive framework for municipal fees and charges associated with services and activities administered by the municipality. Consolidating fee schedules previously contained in multiple bylaws improves administrative efficiency and public accessibility.

Council adopted the Consolidated Fees Bylaw No. 8636 in 2011 to combine the majority of the City's fees and charges into one bylaw for ease of review and adjustment to Consumer Price Index (CPI) increases. As part of the City's Long Term Financial Management Strategy Policy 3707, fees and charges are adjusted annually based on projected Vancouver CPI increases.

This report supports Council's Strategic Plan 2022-2026 Focus Area #4 Responsible Financial Management and Governance:

Responsible financial management and efficient use of public resources to meet the needs of the community.

Analysis

The most recent forecast, prepared by the Conference Board of Canada, indicates that Vancouver's CPI will increase by 2.0% from 2026 to 2027. The forecasted CPI increase may change, and staff will continue to monitor for any changes.

In keeping with prior years' practices, fee adjustments greater than \$100.00 are rounded to the nearest \$1.00, fee adjustments less than \$100.00 are rounded to the nearest \$0.25, and fee adjustments less than \$1.00 are rounded to the nearest \$0.05.

All fees in the attached Amendment Bylaw No. 10774 are effective January 1, 2027, and are adjusted to the proposed 2.0% increase with the following exceptions, at the request of the respective stakeholders:

1. Schedule – Archives and Records

A review of other fees in the region was conducted and copying fees have remained unchanged from prior years. As such, Richmond will also keep photocopying and printing fees unchanged at \$0.35 per page for black and white copies, and \$0.50 per page for colour copies. Scanned electronic copies of a paper record to remain unchanged at \$0.50 per page for both black and white and colour copies.

Scanned high resolution images (photographs, negatives, maps, textual records) will remain unchanged at \$21.25 for each image.

Other similar institutions' fees support the proposed recommendations above. Keeping the rates at the same level of 2026 ensures that the reproduction of records does not become unaffordable to the general public who have the right to access and obtain copies of government and community records in our custody and care.

2. Schedule – Garden City Lands and Soils Deposit Fees

Any expenses incurred by the City related to the deposition of soil by Third Parties will be charged directly back to the soil provider on a cost recovery basis. Soil deposition of imported soil on the Garden City Lands requires monitoring and supervision of soil deposits and utilizes heavy equipment to distribute the soil into place as it is deposited to minimize delays and improve site management efficiencies. Expenses incurred include, but are not limited to, City-related staffing, equipment and materials and contracted services charges associated with these aforementioned activities.

3. Schedule – Publication Fees

Fees for traffic camera video recording searches will remain unchanged from 2026, at \$403.00 per request and \$64.50 per hour for larger requests. Given that these fees are already relatively high and the number of paid requests we receive is limited, maintaining the current fee structure will help avoid further discouraging requests while continuing to recover costs.

4. Schedule – RCMP Document Fees

As with prior years, the fees for Police Information Check (PIC) for ‘Volunteering Outside the City of Richmond’ will remain at \$25.00. Many municipalities have removed the PIC fees for volunteers or have kept it at a nominal rate.

5. Schedule – Soil Deposit and Removal

Fees in this schedule that are indexed to per cubic meter have a rate increase of \$0.02 rather than \$0.25, as volumes can be in the tens of thousands of meters for projects that are moving large volumes.

6. Schedule – Traffic Bylaw

As done in the previous year, EV Meter Charging rates have been aligned to match BC Hydro’s rates. BC Hydro’s fee structure is based on cost recovery rather than CPI.

These fees are also reflected in Schedule – Parking (Off Street) Regulations and Schedule – Use of City Streets.

Budgetary Implications

Fee increases assist in offsetting the increased costs associated with each respective service. It is estimated that the proposed rate increases to the Consolidated Fees Bylaw for 2027 will generate approximately \$415,000 in additional revenue.

Conclusion

That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10774 be introduced and given first, second and third readings.

Respectfully submitted,

Mike Ching, Director, Finance

Report Contributors

This report was prepared by Angela Zanardo, Manager, Revenue and reviewed by: Arts, Culture and Heritage Services; Building Approvals; Business Licence; Business Services; Clerk's Office; Climate & Environment; Community Bylaws; Development Applications; Engineering; Fire-Rescue; Parks Services; Policy Planning; Transportation and RCMP.

Endorsed by Serena Lusk, CAO

Att. 1: Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10774



Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10774

The Council of the City of Richmond enacts as follows:

- 1) The Consolidated Fees Bylaw No. 8636, as amended, is further amended:

By deleting, in their entirety, the schedules attached to Bylaw No. 8636, as amended, and substituting the schedules attached to and forming part of this Bylaw.
- 2) This Bylaw comes into force and effect on January 1, 2027.
- 3) This Bylaw is cited as “**Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10774**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor
ML

SCHEDULE - ANIMAL CONTROL REGULATION**Animal Control Regulations Bylaw No. 7932****Cat Breeding Permit Fee**

Section 2.2

Description	Fee
Cat breeding permit for three years	\$50.25

Impoundment Fees

Section 8

Description	Fee
1st time in any calendar year	
Neutered male or spayed female dog	\$57.75
Non-neutered male or unspayed female dog	\$174.00
Dangerous Dog*	\$703.00
2nd time in any calendar year	
Neutered male or spayed female dog	\$116.00
Non-neutered male or unspayed female dog	\$357.00
Dangerous Dog*	\$1,374.00
3rd time and subsequent times in any calendar year	
Neutered male or spayed female dog	\$357.00
Non-neutered male or unspayed female dog	\$703.00
Dangerous Dog*	\$1,374.00
Bird	\$9.00
Domestic farm animal	\$85.50
<i>Impoundment fee also subject to transportation costs</i>	
Other animal	\$43.50
<i>Impoundment fee also subject to transportation costs</i>	

*Subject always to the power set out in Section 8.3.12 of Animal Control Regulation Bylaw No. 7932 to apply for an order that a dog be destroyed.

Note: In addition to the fees payable above (if applicable), a licence fee will be charged where a dog is not currently licenced.

Maintenance Fees

Section 8

Description	Fee
Dog	\$19.00
Dangerous Dog	\$35.75
Cat	\$19.00
Bird	\$6.00
Domestic farm animal	\$43.50
Other animal	\$15.75

Note: For all of the Animal Control Regulation Maintenance Fees, a charge is issued for each day or portion of the day per animal.

SCHEDULE - ARCHIVES AND RECORDS**Archives and Records
Image Reproduction Fees**

Description	Fee	Units
<u>Copying Records</u> <i>Note: careful consideration will be given to requests for copying of fragile archival records. The City will not copy records if there is the possibility that an original record could be damaged during the copying process.</i>		
Photocopying and printing (First 4 pages free)	\$0.35 \$0.50	per b&w page per colour page
Scanned electronic copy of a paper record	\$0.50	per b&w or colour page
Digitization of audio recording and moving image recordings	(actual cost)	per audio file
<u>Photograph Reproductions</u> Scanned image (each)	\$21.25	

**Archives
Research Service Fee**

Description	Fee	Unit
Commercial Research Service Fee	\$56.75	per hour
<i>Note: Rush orders available at additional cost; discounts on reproduction fees available to students, seniors, and members of the Friends of the Richmond Archives.</i>		

**Archives
Tax Search Fees**

Description	Fee
<u>Tax Searches and Printing of Tax Records</u> Searches ranging from 1 to 5 years Each year greater than 5 years	 \$37.00 \$9.00

**Archives and Records
Preliminary Site Investigation**

Description	Fee
Active Records Check Survey (per civic address searched)	\$286.00

Records**Building Records Request Fees**

Description	Fee	Units
Administration Fee	\$30.75	per request
Each Copy Requested (Printed)	\$5.75	per page
Each File Requested (Electronic)	\$5.75	per file
Large File Charge	\$12.50	per request

SCHEDULE - BILLING AND RECEIVABLES**Billing and Receivables****Receivables Fees**

Description	Fee
Administrative charges for cost recovery billings undertaken for arm's length third parties	(20% of actual cost)
Non-Sufficient Fund (NSF) charges	\$43.00

SCHEDULE - BOARD OF VARIANCE**Board of Variance Bylaw No. 9259****Application Fees**

Section 3.1.2(c), 3.2.3

Description	Fee
Application for order under section 540 of <i>Local Government Act</i> [Variance or exemption to relieve hardship]	\$807.00
Application for order under section 543 of <i>Local Government Act</i> [Exemption to relieve hardship from early termination of land use contract]	\$807.00
Application for order under section 544 of <i>Local Government Act</i> [Extent of damage preventing reconstruction as non-conforming use]	\$807.00
Fee for notice of new hearing due to adjournment by applicant	\$192.00
Board of Variance Meeting Notices- Board of Variance Applications (Section 3.1.6(a))	\$2.50 per address identified

SCHEDULE - BOULEVARD AND ROADWAY PROTECTION AND REGULATION**Boulevard and Roadway Protection and Regulation Bylaw No. 6366****Inspection Charges**

Section 12(b), 14

Description	Fee
Additions & Accessory Buildings Single or Two Family Dwellings over 10 m ² in size; In-ground Swimming Pools & Demolitions	\$216.00
Move-Offs; Single or Two Family Dwelling Construction	\$216.00
Combined Demolition & Single or Two Family Dwelling Construction	\$216.00
Commercial; Industrial; Multi-Family; Institutional; Government Construction	\$286.00
Combined Demolition & Commercial; Industrial; Multi-family; Institutional or Government Construction	\$286.00
Each Additional Inspection as Required	\$109.00

SCHEDULE - BUILDING REGULATION**Building Regulation Bylaw No. 7230****Plan Processing Fees**

Section 5.4

Description	Fee
For one dwelling unit	\$775.00
For two dwelling units	\$775.00
For three dwelling units	\$1,548.00
For four dwelling units	\$1,548.00
For five dwelling units	\$2,425.00
For six dwelling units	\$2,425.00
For other than one through six dwelling units <i>Greater of (a) or (b);</i> <i>(a)</i> <i>(b) 50% to the nearest dollar of the estimated building permit fee specified in the applicable Building Permit Fees in Subsection 5.13.6 and other Building Types to a maximum of \$10,000.00</i>	\$87.25
For a sewage holding tank	\$184.00

Note: The dwelling unit count for the purpose of this fee includes secondary suites. For example, a one-family dwelling with a secondary suite is two dwelling units.

Building Regulation Bylaw No. 7230**Building Permit Fees for those buildings referred to in Subsection 5.13.6**

Sections 5.2, 5.5, 5.6, 7.2

Description	Fee
Nil to \$1,000.00 (minimum fee)	\$101.00
Exceeding \$1,000.00 up to \$100,000.00	\$101.00
<i>*per \$1,000.00 of construction value or fraction of construction exceeding \$1,000.00</i> *Plus	\$16.75
Exceeding \$100,000.00 to \$300,000.00	\$1,759.25
<i>**per \$1,000.00 of construction value or fraction of construction exceeding \$100,000.00</i> **Plus	\$14.50
Exceeding \$300,000.00	\$4,659.25
<i>***per \$1,000.00 of construction value or fraction of construction exceeding \$300,000.00</i> ***Plus	\$11.00

Note: The building permit fee is doubled where construction commenced before the building inspector issued a building permit.

Building Regulation Bylaw No. 7230**Building Permit Fees for all Other Building Types**

Sections 5.5, 5.9, 5.11, 5.14, 7.2, 11.1, 12.7, 12.9, 12.10

Description	Fee
Nil to \$1,000.00 (minimum fee)	\$101.00
Exceeding \$1,000.00 up to \$100,000.00	\$101.00
<i>*per \$1,000.00 of construction value or fraction of construction exceeding \$1,000.00</i> *Plus	\$17.25
Exceeding \$100,000.00 up to \$300,000.00	\$1,808.75
<i>**per \$1,000.00 of construction value or fraction of construction exceeding \$100,000.00</i> **Plus	\$14.75
Exceeding \$300,000.00	\$4,758.75
<i>***per \$1,000.00 of construction value or fraction of construction exceeding \$300,000.00</i> ***Plus	\$11.25

Note: The building permit fee is doubled where construction commenced before the building inspector issued a building permit.

Building Regulation Bylaw No. 7230**Building Permit Fees for all Other Building Types (cont.)**

Sections 5.5, 5.9, 5.11, 5.14, 7.2, 11.1, 12.7, 12.9, 12.10

Despite any other provision of the Building Regulation Bylaw No. 7230, the “construction value” of:

- (a) one dwelling unit, two dwelling units, three dwelling units, four dwelling units, five dwelling units, or six dwelling units; and
- (b) a garage, deck, porch, interior finishing or addition to a one dwelling unit, two dwelling units, three dwelling units, four dwelling units, five dwelling units, or six dwelling units, is assessed by total floor area and deemed to be the following:

Description	Construction Value - Single Family or One-Family Dwelling*	Construction Value - Other**	Units
(i) new construction of first storey	\$1,475.00	\$3,078.00	per m ²
(ii) new construction of second storey	\$1,361.00	\$3,078.00	per m ²
(iii) detached garage	\$757.00	\$1,143.00	per m ²
(iv) decks or porches	\$626.00	\$945.00	per m ²
(v) interior finishing on existing buildings	\$700.00	\$1,057.00	per m ²
(vi) additions	\$1,475.00	\$3,080.00	per m ²

*Note: This fee applies to any construction related to single family construction or a one-family dwelling including a secondary suite.

**Note: This fee applies to any construction up to 6 dwelling units but excludes a single family or one-family dwelling that includes a secondary suite. The dwelling unit count for the purpose of this fee includes secondary suites. For example, a duplex each with a secondary suite is four dwelling units.

Description	Fee
<u>Building Design Modification Fee</u>	
Plan Review (per hour or portion thereof)	\$158.00
Building Permit Fee for Temporary Building for Occupancy	\$687.00
<u>Modifications or Changes to Instream Building Permit Application</u>	
Plan Review (per hour or portion thereof)	\$158.00
<u>Re-inspection Fees</u>	
(a) for the third inspection	\$105.00
(b) for the fourth inspection	\$144.00
(c) for the fifth inspection	\$279.00
<i>Note: The fee for each subsequent inspection after the fifth inspection will be double the cost of each immediately previous inspection</i>	
<u>Special Inspection Fees:</u>	
(a) during the City's normal business hours	\$158.00
(b) outside the City's normal business hours	\$604.00
<i>*for each hour or part thereof after the first four hours</i> <i>*Plus</i>	\$158.00

Building Regulation Bylaw No. 7230**Building Permit Fees for all Other Building Types (cont.)**

Sections 5.5, 5.9, 5.11, 5.14, 7.2, 11.1, 12.7, 12.9, 12.10

Description	Fee
Building Permit Transfer or Assignment Fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original building permit fee</i> <i>- whichever is greater of (a) or (b)</i>	\$87.00
Building Permit Extension Fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original building permit fee</i> <i>- whichever is greater of (a) or (b)</i>	\$87.00
Building Move Inspection Fee: (a) within the City boundaries (b) outside the City boundaries when travel is by City vehicle <i>** per km travelled</i>	\$158.00 \$158.00 \$4.75
<i>Note: Where the building inspector is required to use overnight accommodation, aircraft or ferry transportation in order to make a building move inspection, the actual costs of accommodation, meals and transportation are payable in addition to other applicable fees including salary cost greater than 1 hour.</i>	
Provisional Occupancy Inspection Fee (per building permit inspection visit)	\$357.00
Provisional Occupancy Notice Extension Fee	\$565.00
Building Demolition Inspection Fee for each building over 50 m ² in floor area	\$555.00
Sewage Holding Tank Permit Fee	\$357.00
Use of Equivalents Fees: (a) each report containing a maximum of two separate equivalents (b) for each equivalent greater than two contained in the same report (c) for an amendment to an original report after the acceptance or rejection of the report (d) for Air Space Parcels (treating buildings as one building)	\$772.00 \$320.00 \$162.00 \$2,739.00

Building Regulation Bylaw No. 7230**Gas Permit Fees**

Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.9, 12.10

Description	Fee	Units
Domestic Installation – one family dwelling (a) - <i>whichever is greater (a) or (b)</i> (b)	\$87.00 \$33.00	per appliance
Domestic/Commercial/Industrial Installations – two family dwellings , multiple unit residential buildings, including townhouse units)		
(a) appliance input up to 29 kW	\$87.00	
(b) appliance input exceeding 29 kW	\$144.00	
<u>Special Inspection Fees:</u>		
(a) during the City's normal business hours	\$158.00	
(b) outside the City's normal business hours	\$604.00	
<i>*for each hour or part thereof after the first four hours</i> *Plus	\$158.00	
<u>Design Modification Fees</u>		
Plan Review	\$158.00	per hour
<u>Modifications or Changes to Instream Building Permit Application</u>		
Plan Review	\$158.00	per hour
<u>Re-Inspection Fee:</u>		
(a) for the third inspection	\$109.00	
(b) for the fourth inspection	\$148.00	
(c) for the fifth inspection	\$286.00	
<i>Note: The fee for each subsequent inspection after the fifth inspection will be double the cost of each immediately previous inspection</i>		
For a vent and/or gas valve or furnace plenum (no appliance)	\$89.25	
<u>Piping alteration – for existing appliances</u>		
First 30 metres of piping	\$89.25	
Each additional 30 metres or part thereof	\$33.75	
Gas permit transfer or assignment fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original gas permit fee</i> - <i>whichever is greater of (a) or (b)</i>	\$89.25	
Gas permit extension fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original gas permit fee</i> - <i>whichever is greater of (a) or (b)</i>	\$89.25	

Building Regulation Bylaw No. 7230**Plumbing Permit Fees**

Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.5, 12.7, 12.9, 12.10

Description	Fee	Units
<u>Plumbing</u>		
(a) installation of each plumbing fixture	\$33.75	
(b) minimum plumbing fee	\$89.25	
(c) connection of City water supply to any hydraulic equipment	\$89.25	
<u>Sprinkler & Standpipes</u>		
(a) installation of any sprinkler system	\$89.25	
*per additional head	*Plus \$5.50	
(b) installation of each hydrant, standpipe, hose station,	(i) \$89.25	
hose valve, or hose cabinet used for fire fighting	(ii) \$33.75	
- whichever is greater of (i) or (ii)		per item
<u>Water Service</u>		
(a) for the first 30 metres of water supply service pipe to a building or structure	\$87.00	
(b) for each additional 30 metres of water supply service pipe to a building and structure	\$33.00	
<u>Sanitary & Storm Sewers: Building Drains & Water Distribution</u>		
(a) for the first 30 metres of a sanitary sewer, and/or storm sewer, and/or building drain, or part thereof	\$87.00	
(b) for each additional 30 metres of a sanitary sewer, and/or storm sewer, and/or building drain, or part thereof	\$33.00	
(c) for the first 30 metres of a rough-in installation for a water distribution system in a multiple unit non-residential building for future occupancy, or part thereof	\$87.00	
(d) for each additional 30 metres of a rough-in installation for a water distribution system in a multiple unit non-residential building for future occupancy, or part thereof	\$33.00	
(e) for the installation of any neutralizing tank, catch basin,	(i) \$87.00	
sump, or manhole	(ii) \$33.00	
- whichever is greater of (i) or (ii)		per item
<u>Special Inspections</u>		
(a) during the City's normal business hours	\$158.00	
(b) outside the City's normal business hours or each hour	\$604.00	
*for part thereof exceeding the first four hours	*Plus \$158.00	
<u>Design Modification Fees</u>		
Plan review	\$158.00	per hour
<i>Applicable to Plumbing, Sprinkler & Standpipes, Water Service, and Sanitary & Storm Sewers; Building Drains & Water Distributions</i>		
<u>Modifications or Changes to Instream Building Permit Application</u>		
Plan Review	\$158.00	per hour

Building Regulation Bylaw No. 7230**Plumbing Permit Fees (cont.)**

Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.5, 12.7, 12.9, 12.10

Description	Fee
Plumbing Re-Inspection Fee	
(a) for the third inspection	\$109.00
(b) for the fourth inspection	\$148.00
(c) for the fifth inspection	\$286.00
<i>Note: The fee for each subsequent inspection after the fifth inspection will be double the cost of each immediately previous inspection.</i>	
Plumbing Permit Transfer or Assignment Fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original plumbing permit fee</i> <i>- whichever is greater of (a) or (b)</i>	\$89.25
Plumbing Permit Extension Fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original plumbing permit fee</i> <i>- whichever is greater of (a) or (b)</i>	\$89.25
Provisional Plumbing Compliance Inspection Fee (per permit visit)	\$184.00
Provisional Plumbing Compliance Notice Extension Fee	\$286.00
Potable Water Backflow Preventer Test Report Decal	\$29.75

SCHEDULE - BUSINESS LICENCE**Business Licence Bylaw No. 7360****Assembly Use Group 1**

Group 1 – Business Licence Fee Assessed by Total Floor Area <i>Except Food Caterers which are assessed a fee in accordance with Group 3</i>		
Square Metres (m²)	(Square Feet) (ft²)	Fee
0.0 to 93.0	(0 to 1,000)	\$209.00
93.1 to 232.5	(1,001 to 2,500)	\$314.00
232.6 to 465.0	(2,501 to 5,000)	\$537.00
465.1 to 930.0	(5,001 to 10,000)	\$852.00
930.1 to 1,860.1	(10,001 to 20,000)	\$1,506.00
1,860.2 to 2,790.1	(20,001 to 30,000)	\$2,154.00
2,790.2 to 3,720.2	(30,001 to 40,000)	\$2,808.00
3,720.3 to 4,650.2	(40,001 to 50,000)	\$3,452.00
4,650.3 to 5,580.3	(50,001 to 60,000)	\$4,106.00
5,580.4 and over	(60,001 and over)	\$4,654.00
Food Primary Liquor Licence Fee		\$429.00
Mobile Vendors (Food) Fee (per vehicle)		\$99.75

Business Licence Bylaw No. 7360 (cont.)
Assembly Use Group 2

Group 2 – Business Licence Fee Assessed by Number of Seats	
Seats	Fee
0 to 30	\$645.00
31 to 60	\$1,175.00
61 to 90	\$1,914.00
91 to 120	\$2,554.00
121 to 150	\$3,182.00
151 to 180	\$3,818.00
181 to 210	\$4,450.00
211 and over	\$4,654.00

Assembly Use Group 3

Group 3 – Business Licence Fee Assessed by Number of Employees (including owners)*	
Employees	Fee
0 to 5	\$170.00
6 to 10	\$280.00
11 to 15	\$399.00
16 to 25	\$591.00
26 to 50	\$852.00
51 to 100	\$1,230.00
101 to 200	\$1,730.00
201 to 500	\$2,495.00
501 to 1,000	\$3,766.00
1,001 and over	\$4,654.00

**For the purpose of assessing a licence fee, two part-time employees are counted as one full-time employee.*

Adult Oriented Uses

Description	Fee
Adult entertainment establishment licence	\$4,654.00
Casino	\$7,356.00
<u>Body-Painting Studio</u>	
Studio licence	\$4,654.00
Each body-painting employee	\$170.00
<u>Body-Rub Studio</u>	
Studio licence	\$4,654.00
Each body-rub employee	\$170.00
<u>Escort Service</u>	
Escort service licence	\$4,654.00
Each escort employee	\$170.00

Business Licence Bylaw No. 7360 (cont.)
Bed & Breakfast Use

Description	Fee
Bed & Breakfast Business License	\$441.00

Farmer's Market

Description	Fee
Farmer's market licence	\$170.00

Industrial/Manufacturing Use

Industrial/Manufacturing Use – Business Licence Fee Assessed by Number of Employees (including owners)*	
Employees	Fee
0 to 5	\$201.00
6 to 10	\$330.00
11 to 15	\$457.00
16 to 25	\$645.00
26 to 50	\$904.00
51 to 100	\$1,279.00
101 to 200	\$1,788.00
201 to 500	\$2,545.00
501 to 1,000	\$3,812.00
1,001 and over	\$4,654.00

**For the purpose of assessing a licence fee, two part-time employees are counted as one full-time employee.*

Licence Transfers, Changes and Reprints

Description	Fee
Requests for comfort letters (per address/business)	\$90.75
Transferring a licence from one person to another, or for issuing a new licence because of a change in information on the face of such licence, except a change between licence categories or subcategories	\$58.00
Changing the category or subcategory of a licence (a) or (b) the difference between the existing licence fee and the fee for the proposed category or subcategory - whichever is greater of (a) or (b)	\$58.00
Licence reprint	\$15.50

Business Licence Bylaw No. 7360 (cont.)**Mercantile Use**

Mercantile Use – Business Licence Fee Assessed by Total Floor Area		
Square Metres (m²)	(Square Feet) (ft²)	Fee
0.0 to 93.0	(0 to 1,000)	\$170.00
93.1 to 232.5	(1,001 to 2,500)	\$265.00
232.6 to 465.0	(2,501 to 5,000)	\$482.00
465.1 to 930.0	(5,001 to 10,000)	\$805.00
930.1 to 1,860.1	(10,001 to 20,000)	\$1,454.00
1,860.2 to 2,790.1	(20,001 to 30,000)	\$2,109.00
2,790.2 to 3,720.2	(30,001 to 40,000)	\$2,751.00
3,720.3 to 4,650.2	(40,001 to 50,000)	\$3,399.00
4,650.3 to 5,580.3	(50,001 to 60,000)	\$3,519.00
5,580.4 and over	(60,001 and over)	\$4,654.00

Off-Leash Permits

Description	Fee
Annual permit	\$145.00

Residential Use

Residential Use – Business Licence Fee Assessed by Number of Rental Units	
Units	Fee
0 to 5	\$201.00
6 to 10	\$309.00
11 to 25	\$520.00
26 to 50	\$841.00
51 to 100	\$1,474.00
101 to 200	\$2,108.00
201 to 300	\$2,743.00
301 to 400	\$3,373.00
401 to 500	\$4,000.00
501 and over	\$4,654.00

Business Licence Bylaw No. 7360 (cont.)
Vehicle for Hire Businesses (cont.)

<i>*Notwithstanding the per-vehicle licence fees stipulated in Section 2, the maximum licence fee for any Vehicle for Hire business</i>	\$4,654.00
Transferring a vehicle for hire licence within any calendar year	\$58.00
Replacing a vehicle for hire licence plate or decal	\$24.25

Vending Machine Uses

Description	Fee
<u>Vending Machine Business Licence Fee</u>	
Group 1 (per machine)	\$38.25
Group 2 (per machine)	\$52.75
Group 3 (per machine)	\$12.25
Banking machine licence fee (per machine)	\$163.00
Amusement machine licence fee (per machine)	\$38.25

SCHEDULE - COMMUNITY BYLAWS DOCUMENTATION FEE

Community Bylaws Documentation Fees

Description	Fee
Requests for Comfort Letters (per civic address & per unit)	\$90.75

SCHEDULE – CONSTRUCTION ENCROACHMENT

Construction Encroachment Bylaw No. 9833

Sections 2.1, 2.2 and 3.4

Description	Fee
Underpinning Works	
Application Fee	\$585.00 per Underpinning Works Permit application
Encroachment Fee	\$61.75 per square meter of excavation face that will be supported by the Underpinning Works
Inspection Fee	\$280.00
Additional Inspection Fees	\$106.00 per additional inspection if additional inspection(s) are required as a result of initial inspection showing deficiencies
Security Deposit	\$5,814.00 plus such additional amounts set forth in section 2.2 of Bylaw No. 9833
Renewal Application Fee	\$585.00 per Underpinning Works Permit renewal application

Construction Encroachment Bylaw No. 9833 (Con't)

Sections 2.1, 2.2 and 3.4

Construction Fence	Fee
Application Fee	\$121.00 per Construction Fence Permit application
Encroachment Fee	\$12.25 per year per square meter of encroachment
Inspection Fee	\$280.00
Additional Inspection Fees	\$106.00 per additional inspection if additional inspection(s) are required as a result of initial inspection showing deficiencies
Security Deposit	\$5,814.00
Renewal Application Fee	\$121.00 per Construction Fence Permit renewal application
Crane Swing	Fee
Application Fee	\$585.00 per Crane Swing Permit application
Renewal Application Fee	\$585.00 per Crane Swing Permit renewal application

SCHEDULE - DEMOLITION WASTE AND RECYCLABLE MATERIALS**Demolition Waste and Recyclable Materials Bylaw No. 9516**

Section 4.1

Description	Fee
Application Fee	\$315.00 per waste disposal and recycling services plan submission
Waste Disposal and Recycling Service Fee	\$4.25 per square feet of structure to be demolished

SCHEDULE - DEVELOPMENT APPLICATION FEES**Zoning Amendments No. 8951**

Section	Application Type	Base Fee	Incremental Fee
Section 1.2.1 (a)	Zoning Bylaw Text Amendment	\$2,158.00	Not Applicable
Section 1.2.1 (b)	Zoning Bylaw Designation Amendment for Single Detached (RS) or Small-Scale Multi-Unit Housing (RSM) No lot size policy applicable Requiring a new or amended lot size policy *plus all associated public notification costs	\$2,743.00 \$3,424.00	Not Applicable Not Applicable
Section 1.2.1	Zoning Bylaw Designation Amendment for 'site specific zones'	\$4,107.00	For residential portion of development: - \$53.00 per dwelling unit for first 20 dwelling units and - \$27.25 per dwelling for each subsequent dwelling unit
			For non-residential building area: - \$34.25 per 100 m ² of building area for the first 1,000 m ² and - \$21.50 per 100 m ² thereafter
			\$5,192.00 if advanced to Council and/or Committee for preliminary review
	Zoning Bylaw Designation Amendment for all other zoning districts	\$2,743.00	For residential portion of development: - \$28.00 per dwelling unit for first 20 dwelling units and - \$15.25 per dwelling unit for each subsequent dwelling unit
			For non-residential building area: - \$21.50 per 100 m ² of building area for the first 1,000 m ² and - \$8.75 per 100 m ² thereafter
			\$5,192.00 if advanced to Council and/or Committee for preliminary review
Section 1.2.3	Additional Public Hearing for Zoning Bylaws Text or Designation Amendments	\$1,036.00	\$1,036.00 for each subsequent Public Hearing required
Section 1.2.5	Expedited Timetable for Zoning Designation Amendment (Fast Track Rezoning)	\$1,377.00	Not Applicable
Section 1.2.6	Early Public Notices – Zoning Amendments	\$2.50 per address identified	Not Applicable
Section 1.2.7	Public Hearing Notices – Zoning Amendments	\$2.50 per address identified	Not Applicable

Official Community Plan Amendments No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.3.1	Official Community Plan Amendment without an associated Zoning Bylaw Amendment	\$4,107.00	Not Applicable
Section 1.3.2	Additional Public Hearing for Official Community Plan Amendment <i>for second public hearing</i>	\$1,036.00	\$1,036.00 for each subsequent Public Hearing required
Section 1.3.3	Early Public Notices – Official Community Plan Amendments	\$2.50 per address identified	Not Applicable
Section 1.3.4	Public Hearing Notices – Official Community Plan Amendments	\$2.50 per address identified	Not Applicable

Development Permits No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.4.1	Development Permit for other than a Development Permit referred to in Sections 1.4.2 and 1.4.3 of the Development Application Fees No. 8951	\$2,059.00	\$687.00 for the first 464.5 m ² of gross floor area plus: \$145.00 for each additional 92.9 m ² or portion of 92.9 m ² of gross floor area up to 9,290 m ² , plus \$29.00 for each additional 92.9 m ² or portion of 92.9 m ² of gross floor area over 9,290 m ²
Section 1.4.2	Development Permit for Coach House, Granny Flat or Small-Scale Multi-Unit Housing	\$1,319.00	Not Applicable
Section 1.4.3	Development Permit, which includes property: (a) designated as an Environmentally Sensitive Area (ESA); or (b) located within, or adjacent to the Agricultural Land Reserve (ALR)	\$2,059.00	Not Applicable
Section 1.4.4	General Compliance Ruling for an issued Development Permit	\$694.00	Not Applicable
Section 1.4.5	Expedited Timetable for a Development Permit (Fast Track Development Permit)	\$1,377.00	Not Applicable
Section 1.4.6	Early Public Notices – Development Permits	\$2.50 per address identified	Not Applicable
Section 1.4.7	Development Permit Panel Meeting Notices – Development Permits	\$2.50 per address identified	Not Applicable

Development Variance Permits No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.5.1	Development Variance Permit	\$2,059.00	Not Applicable
Section 1.5.2	Early Public Notices – Development Variance Permits	\$2.50 per address identified	Not Applicable
Section 1.5.3	Development Permit Panel Meeting Notices – Development Variance Permits	\$2.50 per address identified	Not Applicable

Temporary Use Permits No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.6.1	Temporary Use Permit	\$2,743.00	Not Applicable
	Temporary Use Permit Renewal	\$1,377.00	Not Applicable
	Temporary Use Permits for Seasonal Outdoor Patio	\$320.00	Not Applicable
	Temporary Use Permit Renewal for Seasonal Outdoor Patio	\$320.00	Not Applicable
	Temporary Use Permit for Mobile Food Vendor	\$115.00	Not Applicable
	Temporary Use Permit Renewal for Mobile Food Vendor	\$115.00	Not Applicable

Liquor-Related Permits No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.8.2 (a)	Licence to serve liquor under the Liquor Control and Licensing Act and Regulations; or change to existing license to serve liquor	\$694.00	Not Applicable
Section 1.8.5 (b)	Temporary changes to existing liquor licence	\$370.00	Not Applicable

Subdivision and Consolidation of Property No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.9.1	Subdivision of property that does not include an air space subdivision or the consolidation of property	\$1,036.00	\$145.00 for the second and each additional parcel
Section 1.9.2	Extension or amendment to a preliminary approval of subdivision letter	\$356.00	\$356.00 for each additional extension or amendment
Section 1.9.3	Road closure or road exchange	\$1,036.00	(In addition to the application fee for the subdivision)
Section 1.9.4	Air space subdivision	\$8,040.00	\$202.00 for each additional air space parcel created
Section 1.9.5	Consolidation of property without a subdivision application	\$145.00	Not Applicable

Strata Title Conversion of Existing Building No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.10.1 (a)	Strata Title Conversion of existing two-family dwelling	\$2,743.00	Not Applicable
Section 1.10.1 (b)	Strata Title Conversion of existing multi-family dwelling, commercial buildings and industrial buildings	\$4,107.00	Not Applicable

Phased Strata Title Subdivisions No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.11.1	Phased Strata Title	\$694.00 for first phase	\$694.00 for each additional phase

Servicing Agreements and Latecomer Fees No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.12.1	Servicing Agreement	Processing fee of \$1,377.00	Subject to Section 1.12.2 of Development Application Fees Bylaw No.8951, an inspection fee of 4% of the approved off-site works and services
Section 1.12.3	Latecomer Agreement	\$6,563.00	Not Applicable

Civic Address Changes No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.13.1	Civic Address change associated with the subdivision or consolidation of property	\$356.00	Not Applicable
	Civic Address change associated with a new building constructed on a corner lot	\$356.00	Not Applicable
	Civic Address change due to personal preference	\$1,377.00	Not Applicable

Telecommunication Antenna Consultation and Siting Protocol No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.14.1	Telecommunication Antenna Consultation and Siting	\$2,743.00	Not Applicable

Heritage Applications No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.15.1(a)	Heritage Alteration Permit with a variance to the Zoning Bylaw or additional floor area	\$2,059.00	\$686.00 for the first 464.5 m ² of gross floor area plus: - \$145.00 for each additional 92.9 m ² or portion of 92.9 m ² of gross floor area up to 9,290 m ² , plus - \$29.00 for each additional 92.9 m ² or portion of 92.9 m ² of gross floor area over 9,290 m ²
Section 1.15.1(b)	Heritage Alteration Permit without a variance of additional floor area	\$305.00	Not Applicable
Section 1.15.1(c)	Heritage Alteration Permit (issued by delegated authority referred to in Section 7.1.2 of the <i>Heritage Procedures Bylaw No. 8400</i>)	\$305.00	Not Applicable
Section 1.15.1(d)	Heritage Alteration Permit For patios to be considered by the Director of Development with the City of Richmond Patio Permit Application	No Fee	Not Applicable
Section 1.15.2(a)	Heritage Revitalization Agreement where use or density is varied	\$2,743.00	For residential portion of development: - \$27.50 per dwelling unit for first 20 dwelling units and \$15.25 per dwelling unit for each subsequent dwelling unit
			For non-residential building area: - \$21.50 per 100 m ² of building area for the first 1,000 m ² and \$8.75 per 100 m ² thereafter
Section 1.15.2(b)	Heritage Revitalization Agreement where use or density is not varied	\$2,059.00	\$686.00 for the first 464.5 m ² of gross floor area plus: - \$145.00 for each additional 92.9 m ² or portion of 92.9 m ² of gross floor area up to 9,290 m ² , plus - \$29.00 for each additional 92.9 m ² or portion of 92.9 m ² of gross floor area over 9,290 m ²
Section 1.15.3	Early Public Notices - Heritage Alteration Permit that cannot be delegated to the Director of Development for issuance, or Heritage Revitalization Agreement	\$2.50 per address identified	Not Applicable

Heritage Applications No. 8951 (cont.)

Section	Description	Base Fee	Incremental Fee
Section 1.15.4	Public Hearing Notices - Heritage Revitalization Agreement (where use or density is varied)	\$2.50 per address identified	Not Applicable
Section 1.15.5	Meeting Notices for Heritage Alteration Permit that involves a variance to the Zoning Bylaw or additional floor area, or Heritage Revitalization Agreement that is not subject to the Public Hearing requirement	\$2.50 per address identified	Not Applicable

Administrative Fees No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.16.1	Change in property ownership or authorized agent	\$356.00	Not Applicable
Section 1.16.2	Change in mailing address of owner, applicant or authorized agent	\$67.00	Not Applicable
Section 1.16.3	Submission of new information that results in any of the following changes: (a) increase in proposed density; or (b) addition or deletion of any property associated with the application	\$356.00	Not Applicable
Section 1.16.4	Approving Officer legal plan signing or re-signing fee	\$74.25 per legal Plan	Not Applicable
Section 1.16.5	Site Disclosure Statement submission	\$74.25 per Site Disclosure Statement	Not Applicable
Section 1.16.6	Amendment to or discharge of legal agreement that does not require City Council approval	\$356.00 per legal agreement	Not Applicable
Section 1.16.7	Amendment to or discharge of legal agreement that requires City Council approval	\$1,377.00 per legal agreement	Not Applicable
Section 1.16.8	Additional landscape inspection because of failure to comply with City requirements	\$153.00 for second inspection	\$150.00 for each additional inspection required
Section 1.16.9	Preparation of information letter (comfort letter) for general land use	\$90.75 per property	Not Applicable
Section 1.16.10	Preparation of information letter (comfort letter) for building issues	\$90.75 per property	Not Applicable
Section 1.16.11	On-Demand/Irrevocable Surety Bond, as alternative security	\$780.00	Not Applicable
Section 1.16.12	City's external legal fees and disbursements	Actual cost	Not Applicable

SCHEDULE - DOG LICENCING**Dog Licencing Bylaw No. 7138**

Sections 2.1, 2.3

Description	Fee
<u>Dog – Not neutered or spayed</u>	
Normal Fee	\$97.50
Prior to March 1 st of the year for which the application is made	\$70.25
<u>Dog – Neutered or spayed</u>	
Normal Fee	\$43.00
Prior to March 1 st of the year for which the application is made	\$29.25
For seniors who are 65 years of age or older that have paid prior to March 1 st of the year for which the application is made	\$15.50
<u>Dangerous Dog – Not neutered or spayed</u>	
Normal Fee	\$347.00
Prior to March 1 st of the year for which the application is made	\$281.00
<u>Dangerous Dog – Neutered or spayed</u>	
Normal Fee	\$281.00
Prior to March 1 st of the year for which the application is made	\$213.00
For seniors who are 65 years of age or older that have paid prior to March 1 st of the year for which the application is made	\$107.00
Replacement tag* <i>*Fee for a replacement tag for each dog tag lost or stolen; or for each dog licence to replace a valid dog licence from another jurisdiction</i>	\$8.75

Note: As stated in the Dog Licencing Bylaw, all dogs over eight (8) weeks of age must be licensed. For a dog that is not able to be neutered/spayed, verification from a Veterinarian must be provided. The fee will be determined on a case-by-case basis.

SCHEDULE - DONATION BIN REGULATION**Donation Bin Regulation Bylaw No. 9502**

Section 2.1.3

Description	Fee
Annual Permit Fee	\$130.00 per donation Bin
Damage Deposit Fee	\$1,215.00 per donation bin location to a maximum of \$3,000 per permittee

Donation Bin Regulation Bylaw No. 9502

Section 2.2.7

Description	Fee
Clean-up Fee	Actual Cost

Donation Bin Regulation Bylaw No. 9502**Section 2.4**

Description	Fee
Bin Removal Fee	\$130.00 per donation bin
Bin Retrieval Fee	\$253.00 per donation bin
Storage Fee	\$20.00 per day per donation bin
Disposal Fee	\$100.00 per donation bin disposal

SCHEDULE - EMPLOYMENT AND PAYROLL RECORDS

Description	Fee
Fee per request	\$130.00
Photocopying fees additional	\$2.75 per page \$3.00 per page (double sided)

SCHEDULE – FILMING APPLICATION AND FEES**Filming Application and Fees Bylaw No. 8708****Administration Fees****Section 2.1.1 and 2.1.2**

Description	Fee
Application for Filming Agreement	\$242.00
Film Production Business Licence	\$170.00
Film Regulation Hours Extension Fee	\$204.00 per day
Road Use Fee	\$204.00 per road
Street Use Fee (100 feet/day)	\$66.75
Administrative Fee	20% for cost recovery

Filming Application and Fees Bylaw No. 8708**City Parks & Heritage Sites**

Section 2.1.1 and 2.1.2

Description	Fee	Units
<u>Major Park</u>		
<i>Per day</i>	\$990.00	
<i>Per ½ day</i>	\$663.00	
<u>Neighbourhood Park</u>		
<i>Per day</i>	\$663.00	
<i>Per ½ day</i>	\$397.00	
<u>Britannia Shipyard</u>		
Filming	\$2,621.00	per day
Preparation & Wrap	\$1,316.00	per day
Per Holding Day	\$663.00	per day
City Employee		
<i>Per regular working hour</i>	\$48.00	
<i>Per hour after 8 hours</i>	\$70.25	
<u>Minoru Chapel</u>		
Filming		
<i>October through June</i>	\$3,274.00	per day
<i>July through September</i>	\$3,929.00	per day
Preparation & Wrap	\$1,316.00	per day
Per Holding Day	\$663.00	per day
City Employee		
<i>Per regular working hour</i>	\$48.00	
<i>Per hour after 8 hours</i>	\$70.25	
<u>Nature Park</u>		
Filming	\$1,316.00	per day
Preparation & Wrap	\$663.00	per day
City Employee		
<i>Per regular working hour</i>	\$48.00	
<i>Per hour after 8 hours</i>	\$70.25	
<u>City Hall</u>		
Filming on regular business days	\$2,621.00	per day
Filming on weekends or statutory holidays	\$1,316.00	per day
Preparation & Wrap	\$1,316.00	per day
City Employee		
<i>Per regular working hour</i>	\$48.00	
<i>Per hour after 8 hours</i>	\$70.25	

Filming Application and Fees Bylaw No. 8708**Other Fees**

Section 2.1.1 and 2.1.2

Description	Fee	Units
<u>RCMP (4-hour minimum)</u> Per person	\$140.00	per hour
<u>Fire Rescue (4-hour minimum)</u> Fire Engine Fire Captain Firefighter (minimum 3 firefighters)	\$173.00 \$122.00 \$97.00	per hour per hour per hour, per person

SCHEDULE - FIRE PROTECTION AND LIFE SAFETY**Fire Protection and Life Safety Bylaw No. 8306****Fees & Cost Recovery**

Description	Section	Fee	Units
Permit	4.3	\$29.75	
Permit Inspection, first hour	4.3	\$117.00	
Permit Inspection, subsequent hours or part thereof	4.3	\$71.50	
Attendance – open air burning without permit <i>first hour</i>	4.5.1	\$588.00	per vehicle
Attendance – open air burning without permit <i>subsequent half-hour or part thereof</i>	4.5.1	\$300.00	per vehicle
Attendance – open air burning in contravention of permit conditions <i>first hour or part thereof</i>	4.5.3	\$588.00	per vehicle
Attendance – open air burning in contravention of permit conditions <i>subsequent half-hour or part thereof</i>	4.5.3	\$300.00	per vehicle
Attendance – false alarm – by Fire-Rescue - standby fee – contact person not arriving within 30 minutes after alarm <i>per hour or portion of hour Fire Dept standing by</i>	6.1.4 (b)	\$588.00	per vehicle
Vacant premises – securing premises	9.7.4	Actual cost	
Vacant premises – Richmond Fire-Rescue response	9.7.5 (a)	\$588.00	per vehicle
Vacant premises – additional personnel, consumables and damage to equipment	9.7.5 (b)	Actual cost	
Vacant premises – demolition, clean-up, etc.	9.7.5 (c)	Actual cost	
Damaged building – securing premises	9.8.1	Actual cost	
Display permit application fee, fireworks	9.14.6	\$148.00	
Work done to effect compliance with order in default of owner	14.1.6	Actual cost	

Fire Protection and Life Safety Bylaw No. 8306
Fees & Cost Recovery (cont.)

Description	Section	Fee	Units
Fire Extinguisher Training	15.1.1 (h)	\$33.25	per person for profit groups
Fire Records (Research, Copying or Letter)	15.1.1 (i)	\$85.25	per address

Description	Section	Fee
Review – Fire Safety Plan any building	15.1.1 (b)	
Any building < 600 m ² area		\$148.00
Any building > 600 m ² area		\$216.00
High building, institutional		\$286.00
Revisions (per occurrence)		\$71.50
Inspection	15.2.1 (a)	
4 stories or less and less than 914 m ² per floor		\$286.00
4 stories or less and between 914 m ² and 1,524 m ² per floor		\$427.00
5 stories or more and between 914 m ² and 1,524 m ² per floor		\$703.00
5 stories or more and over 1,524 m ² per floor		\$979.00
Inspection or follow-up to an order <i>first hour</i>	15.2.1 (b)	\$117.00
Re-inspection or follow-up to an order <i>subsequent hours or part of hour</i>	15.2.1 (b)	\$71.50
Nuisance investigation, response & abatement	15.4.1	Actual cost
Mitigation, clean-up, transport, disposal of dangerous goods	15.4.2	Actual cost
<u>Attendance – False alarm</u>		
No false alarm reduction program in place, second or each subsequent false alarm occurring in any calendar year	15.5.1	\$427.00
False alarm reduction program in place and participation	15.5.5	No charge
Attendance – false alarm – by bylaw, police or health officers where the intentional or unintentional activation of a security alarm system causes the unnecessary response of an inspector	15.5.10	\$145.00
Caused by security alarm system	15.6.1	\$286.00
Monitoring agency not notified	15.7.1	\$286.00
Alternate solution report or application review	General	\$216.00

SCHEDULE – FLOOD PROTECTION**Flood Protection Bylaw No. 10426**

Description	Fee
<u>Design Plan Prepared by City [s.1.2.1(d)]</u> a) Design plan prepared by City for One-Family Dwelling or Two- Family Dwelling	\$1,114.00 each
<u>Service Requests [s.2.4.1]</u> For responses by the City in connection with a request for maintenance or emergency services	\$337.00 each

SCHEDULE - GARDEN CITY LANDS SOILS DEPOSIT FEES**Garden City Lands Soils Deposits Fees Bylaw No. 9900****Fees & Cost Recovery****Section 2.1**

Dump Truck Type	Approximate Volume per Load	Fee
Tandem	7m ³	\$115.00
Tri-Tandem	9m ³	\$142.00
Truck + Transfer	12m ³	\$181.00
Soil Management and Site Supervision		Actual Cost

SCHEDULE - NEWSPAPER DISTRIBUTION REGULATION**Newspaper Distribution Regulation Bylaw No. 7954**

Section	Application Type	Fee
Section 2.1.3	Each compartment within a multiple publication news rack (MPN) for paid or free newspaper	\$204.00, plus applicable taxes, per year
Section 2.1.3	Each newspaper distribution box for paid newspapers	\$99.75, plus applicable taxes, per year
Section 2.1.3	Each newspaper distribution box for free newspapers	\$137.00, plus applicable taxes, per year
Section 2.1.3	Each newspaper distribution agent for paid or free newspaper	\$335.00, plus applicable taxes, per year
Section 2.4.3	Storage fee for each newspaper distribution box	\$137.00, plus applicable taxes, per year

SCHEDULE – PARKING (OFF-STREET) REGULATION**PARKING (OFF-STREET) REGULATION Bylaw No. 7403****EV Charging – City EV Parking Stall User Fees****Section 3.5.3**

Description	Fee
<u>Charging Level of EV Supply Equipment</u>	<i>Per kilowatt-hour (kWh) while charging Per minute following full charge or stoppage of charging</i>
Level 2 Charging Session Metered Rate Idle fee (7am - 11pm)	\$0.3083/kWh \$0.05 per minute after a five minute grace period following a full charge or stoppage of charging
Level 3 Charging Session Metered Rate Idle fee	\$0.3969/kWh \$0.40 per minute after a five minute grace period following a full charge or stoppage of charging

PARKING (OFF-STREET) REGULATION Bylaw No. 7403**Section 5.1.3, 6.1.2**

Description	Fee
<i>Pay Parking Fees:</i>	
All Off-Street City Property Locations, other than those set out below	\$4.00 per hour, plus applicable taxes – 7:00 am to 9:00 pm
6131 Bowling Green Road	\$4.00 per hour, plus applicable taxes – 7:00 am to 9:00 pm
6500 Gilbert Road	\$4.00 per hour, plus applicable taxes – 7:00 am to 9:00 pm Gateway Theater Productions - \$7.00 plus applicable taxes for maximum stay
7840 Granville Avenue	\$3.50 per hour, plus applicable taxes – 7:00 am to 4:00 pm
5540 Hollybridge Way	\$3.50 per hour, plus applicable taxes – 7:00 am to 9:00 pm \$10.25 per day, plus applicable taxes
3500 McDonald Road	\$26.75 first day (vehicle towing watercraft trailer only), plus applicable taxes - Plus \$13.00 per additional day (to a maximum of 5 days), plus applicable taxes

PARKING (OFF-STREET) REGULATION Bylaw No. 7403 (Con't)

Section 5.1.3, 6.1.2

Description	Fee
<i>Parking Permit / Decal Fees:</i> All Off-Street City Property Locations, other than those set out below.	\$57.75 per calendar month plus applicable taxes, subject to discounts of: - 10% for groups of 11 or more permit decals
Gateway Theater Staff Parking (6500 Gilbert Road)	\$6.75 per calendar year, plus applicable taxes
Richmond Lawn Bowling Club Members Parking (6131 Bowling Green Road)	\$6.75 per calendar year, plus applicable taxes
Richmond Seniors' Centre Members Parking (Minoru Park)	\$9.75 per calendar year, plus applicable taxes
Richmond Tennis Club Members Parking (Minoru Park)	\$6.75 per calendar year, plus applicable taxes
Richmond Winter Club Members Parking (5540 Hollybridge Way)	\$6.75 per calendar year, plus applicable taxes
McDonald Beach – Watercraft Trailer Parking (3500 McDonald Road)	\$112.00 Richmond Residents, per calendar year, plus applicable taxes
	\$169.00 Non-Richmond Residents, per calendar year, plus applicable taxes

SCHEDULE - PLAYING FIELD USER FEES**Playing Field User Fees
Natural Turf Field Fees**

Description	Fee	Units
<u>Sand Turf (With Lights)</u>		
Commercial (all ages)		
<i>Full size</i>	\$47.50	per hour
<i>Mini field</i>	\$24.25	per hour
Private or Non-resident (all ages)		
<i>Full size</i>	\$38.75	per hour
<i>Mini field</i>	\$20.50	per hour
Richmond Youth Groups*		
<i>Full size</i>	\$14.50	per hour
<i>Mini field</i>	\$8.00	per hour
Richmond Adult Groups*		
<i>Full size</i>	\$29.00	per hour
<i>Mini field</i>	\$15.50	per hour
<u>Sand Turf (No Lights)</u>		
Commercial (all ages)		
<i>Full size</i>	\$34.25	per hour
Private or Non-resident (all ages)		
<i>Full size</i>	\$28.00	per hour
Richmond Youth Groups*		
<i>Full size</i>	\$10.25	per hour
Richmond Adult Groups*		
<i>Full size</i>	\$21.50	per hour
<u>Soil Turf (No Lights)</u>		
Commercial (all ages)		
<i>Full size</i>	\$12.25	per hour
<i>Mini field</i>	\$7.25	per hour
Private or Non-resident (all ages)		
<i>Full size</i>	\$10.00	per hour
<i>Mini field</i>	\$6.50	per hour
Richmond Youth Groups*		
<i>Full size</i>	\$5.50	per hour
<i>Mini field</i>	\$4.25	per hour
Richmond Adult Groups*		
<i>Full size</i>	\$8.00	per hour
<i>Mini field</i>	\$5.50	per hour

**As per City of Richmond Policy 8701 groups must have a minimum of 70% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.*

Playing Field User Fees
Artificial Turf Fees

Description	Fee	Units
Richmond Youth Groups*		
<i>Full size</i>	\$29.25	per hour
<i>Mini field</i>	\$15.50	per hour
Richmond Adult Groups*		
<i>Full size</i>	\$48.25	per hour
<i>Mini field</i>	\$24.75	per hour
Commercial/Non-residents (all ages)		
<i>Full size</i>	\$70.00	per hour
<i>Mini field</i>	\$36.00	per hour

**As per City of Richmond Policy 8701 groups must have a minimum of 70% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.*

Playing Field User Fees
Ball Diamonds

Description	Fee	Units
<u>Sand Turf (With Lights)</u>		
Commercial (all ages)		
<i>Full size</i>	\$31.00	per hour
Private or Non-resident (all ages)		
<i>Full size</i>	\$24.50	per hour
Richmond Youth Groups*		
<i>Full size</i>	\$9.25	per hour
Richmond Adult Groups*		
<i>Full size</i>	\$19.50	per hour
<u>Sand Turf (No Lights)</u>		
Commercial (all ages)		
<i>Full size</i>	\$27.50	per hour
Private or Non-resident (all ages)		
<i>Full size</i>	\$22.50	per hour
Richmond Youth Groups*		
<i>Full size</i>	\$8.75	per hour
Richmond Adult Groups*		
<i>Full size</i>	\$18.25	per hour

**As per City of Richmond Policy 8701 groups must have a minimum of 70% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.*

Playing Field User Fees
Ball Diamonds (cont.)

<u>Soil Turf (No Lights)</u>		
Commercial (all ages) <i>Full size</i>	\$9.00	per hour
Private or Non-resident (all ages) <i>Full size</i>	\$7.75	per hour
Richmond Youth Groups* <i>Full size</i>	\$4.75	per hour
Richmond Adult Groups* <i>Full size</i>	\$6.75	per hour
<u>Artificial Turf (With Lights)</u>		
Commercial (all ages) <i>Full size</i>	\$74.50	per hour
Private or Non-resident (all ages) <i>Full size</i>	\$74.50	per hour
Richmond Youth Groups* <i>Full size</i>	\$31.00	per hour
Richmond Adult Groups* <i>Full size</i>	\$51.50	per hour
<u>Artificial Turf Infield and Sand Turf Outfield (With Lights)</u>		
Commercial (all ages) <i>Full size</i>	\$66.75	per hour
<i>Infield Only</i>	\$36.50	per hour
Private or Non-resident (all ages) <i>Full size</i>	\$60.50	per hour
<i>Infield Only</i>	\$36.50	per hour
Richmond Youth Groups* <i>Full size</i>	\$24.00	per hour
<i>Infield Only</i>	\$15.25	per hour
Richmond Adult Groups* <i>Full size</i>	\$44.25	per hour
<i>Infield Only</i>	\$25.25	per hour

**As per City of Richmond Policy 8701 groups must have a minimum of 70% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.*

Playing Field User Fees
Track and Field Fees and Charges (Facilities at Minoru Park)

Description	Fee	Units
Training Fee – all ages Track and Field Club	\$962.00	per year
Richmond Youth Meets*	\$184.00	per meet
Richmond Adult Meets*	\$284.00	per meet
Private Group Track Meets or Special Events	\$702.00	per day
Private Group Track Meets or Special Events	\$60.25	per hour

**As per City of Richmond Policy 8701 groups must have a minimum of 70% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.*

SCHEDULE - POLLUTION PREVENTION AND CLEAN-UP**Permit Application Fees**

Section 6.1.2

Description	Fee
Application Fee	\$3,483.00
Request for comfort letters per civic address and per unit	\$97.50

SCHEDULE - PROPERTY TAX FEES**Property Tax Administration Fees**

Description	Fee
Electronic Payment Error - Transfer to another account (Tax and Utility)	\$15.50
Refund* - amount must be over \$50 (Tax and Utility)	\$25.50

**Note: Pre-Authorized Payments are excluded from being refunded.*

Property Tax Billing Information

Description	Fee
Additional tax and/or utility bill reprints – per folio/account	\$8.00
Digital roll data report	\$1,051.00
Tax apportionment – per child folio	\$40.75
Mortgage company tax information request – per folio	13.75

Property Tax Certificate Fees

Description	Fee
Requested in person at City Hall	\$77.25
Requested through APIC	\$44.00

Property Tax Sale

Description	Fee
Tax Sale Registration Fee	\$188.00

SCHEDULE - PUBLIC SPACE PATIO FEES**Public Space Patio Regulation Bylaw No. 10350****Section 2.3(c)**

Public Space Patio Permit Application Fee	Fee
Permit	\$320.00
Renewal	\$320.00
Small Sidewalk Patio Permit Application Fee	Fee
Permit	\$108.00
Renewal	\$108.00

SCHEDULE - PUBLICATION FEES**Publication Fees**

Description	Fee
<u>As-Built Drawings</u>	
A-1 Size, 24" x 36"	\$8.50
B Size, 18" x 24"	\$6.75
<u>Computer Sections Maps, 24" x 24"</u>	
Individual	\$8.50
Digital Download	\$105.00
<u>Custom Services</u>	
Custom Mapping (per hour)	\$83.75
<u>Engineering Manuals</u>	
Design Specifications (contents only)	\$134.00
Supplemental Specifications and Detail Drawings (contents only)	\$134.00
<u>GIS Data Requests</u>	
Non-refundable Data Request Fee	\$134.00
First Layer*	\$209.00
Each Additional Layer*	\$71.50
Digital download of GIS layers of Municipal Works of City of Richmond	\$8,320.00
<u>Street Maps</u>	
Large, 36" x 57"	\$11.25
Small, 22" x 34"	\$8.50
<u>Traffic Camera Video Recording Search Fee</u>	
Per Site (minimum charge)	\$403.00
Per hour additional for large requests	\$64.50
<u>Utility Section Maps, 15" x 24"</u>	
Individual	\$6.75
Digital Download	\$105.00

**Fees are multiplied by the number of sections requested.*

SCHEDULE - RCMP DOCUMENTATION FEES**RCMP Documentation Fees**

Description	Fee
Criminal Record Checks	\$77.75
Volunteer Criminal Record Checks – Volunteering outside the City of Richmond	\$25.00
Volunteer Criminal Record Checks – Volunteering within the City of Richmond	No Charge
Police Certificate (including prints)	\$77.75
Fingerprints	\$77.75
Record of Suspension / Local Records Checks	\$77.75
Name Change Applications	\$77.75
Collision Analyst Report	\$713.00
Field Drawing Reproduction	\$52.75
Scale Drawing	\$153.00
Mechanical Inspection Report	\$311.00
Police Report and Passport Letter	\$77.75
Insurance Claim Letter	\$77.75
Court Ordered File Disclosure	\$77.75
* per page	*Plus \$4.25
**Shipping cost	**Plus \$10.75
Photos 4" x 6" (per photo)	\$5.75
***Shipping cost	***Plus \$10.75
Photos (each laser)	\$4.75
Digital Photo Reproduction	\$25.00
Video Reproduction (first hour)	\$77.75
- per additional half-hour of staff time	\$39.50
Audio Tape Reproduction (first hour)	\$77.75
- per additional half-hour of staff time	\$39.50
Information transfer/storage to USB	\$10.50

SCHEDULE - REGULATION OF MATERIAL ON HIGHWAYS**Regulation of Material on Highways Bylaw No. 10226****Section 1.2.5**

Description	Fee
Administrative charges for cost recovery	20% of actual costs
Costs of removal or clearance and disposal	Actual Cost

Regulation of Material on Highways Bylaw No. 10226

Section 1.3.2

Description	Fee
Administrative charges for cost recovery	20% of actual costs
Costs of removal, impoundment or seizure	Actual Cost

Regulation of Material on Highways Bylaw No. 10226

Section 1.3.6

Description	Fee
Administrative charges for cost recovery	20% of actual costs
Costs of removal and disposal	Actual Cost

SCHEDULE - RESIDENTIAL LOT (VEHICULAR) ACCESS REGULATION**Residential Lot (Vehicular) Access Regulation Bylaw No. 7222****Administration Fees**

Section 2.3

Description	Fee
<u>Driveway Crossing Application</u> Administration/Inspection Fee	\$109.00

SCHEDULE - SANITARY SEWER**Sanitary Sewer Bylaw No. 10427**

Description	Fee
<u>Design Plan Prepared by City [s.1.2.1(d)]</u> a) Design plan prepared by City for One-Family Dwelling or Two-Family Dwelling	\$1,114.00 each
<u>Service Requests [s.2.7.1]</u> For responses by the City in connection with a request for maintenance or emergency services	\$337.00 each
<u>Application for Sanitary Sewer User Fee Reduction [s.2.3.1(b)]</u> Application fee	\$328.00 each

SCHEDULE - SIGN REGULATION**Sign Regulation Bylaw No. 9700**

Sections 1.12, 1.14

Description	Fee
Base application fee (non-refundable)	\$96.25 (creditable towards appropriate permit fee)
Fee for home-based sign	\$96.25
Fee based on sign area (awning, banner, canopy, changeable copy, fascia, free standing panel alterations, mansard roof, marquee, projected-image, projecting, under awning/canopy, window signs>25%)	<15.0m²: \$124.00 15.01-45.0m²: \$242.00 >45.01m²: \$420.00
Fee for new freestanding signs	< 3.0m²: \$242.00 3.01-9.0m²: \$479.00 9.01-15.0m²: \$718.00
Fee for temporary construction freestanding/fencing signs	Single/two family: \$124.00 \$70.25 for each additional 6 months. 3+ family construction: \$242.00 \$124.00 for each additional 6 months
Freestanding sign relocation fee (on same site)	\$242.00 (same as base f/s fee)
Permit processing fee for a sign without a permit	2x actual permit fee

SCHEDULE - SOIL DEPOSIT AND REMOVAL**Soil Deposit and Removal Bylaw No. 10200**

Section 4.1.1(d), 4.2.1, 4.4.1(d), 4.7.1(b)

Description	Fee
Soil and other Material Deposit or Removal Application Fee (over 100 cubic metres to 600 cubic metres)	\$671.00
Soil and Other Material Deposit or Removal Application Fee (over 600 cubic metres)	\$1,114.00
Security Deposit	\$5.19 per cubic metre (\$15,000 minimum to a maximum of \$200,000)
Volume Fee - Soil Removal	\$1.08 per cubic metre
Volume Fee - Soil Deposit (Soil or Other Material imported within the City)	\$1.08 per cubic metre
Volume Fee - Soil Deposit (Soil or Other Material imported from outside the City)	\$2.10 per cubic metre
Soil and Other Material Deposit or Soil Removal Permit Renewal Fee	\$337.00

SCHEDULE - TRAFFIC**Traffic Bylaw No. 5870****Parking Fees**

Section 12A.3, 12B.4

Description	Fee
<i>Pay Parking Fees:</i> Block Meter Zones	All rates include applicable taxes. \$4.00 per hour – 8:00 am to 9:00 pm
<i>Parking Permit / Decal Fees:</i> Parking Permit Decal	\$57.75 per calendar month, plus applicable taxes, subject to discount of: • 10% for groups of 11 or more permit decals

Traffic Bylaw No. 5870**Parking Fees**

Section 12B.1, 12B.4

Description	Fee
<i>Parking Permit / Decal Fees:</i> Parking Permit Decal	\$105.00 per calendar year, per registered vehicle • <i>Registration is optional</i> • <i>City Centre Parking Management Zone</i>
Commercial Truck Parking Zones	<i>For dedicated truck parking spaces as identified in Traffic Bylaw 5870, the following fees are applicable:</i> \$113.00 per calendar month, plus applicable taxes - Small commercial trucks less than 12 metres in total length. \$170.00 per calendar month, plus applicable taxes - Large commercial trucks greater than 12 metres in total length.

Traffic Bylaw No. 5870**Metered Fees**

Section 12D.4

Description	Fee
<u>Charging Level of EV Supply Equipment</u>	<i>Per kilowatt-hour (kWh) while charging</i> <i>Per minute following full charge or stoppage of charging</i>
Level 2 Charging Session Metered Rate Idle Fee (7am - 11pm)	\$0.3083/kWh \$0.05 per minute after a five minute grace period following a full charge or stoppage of charging
Level 3 Charging Session Metered Rate Idle fee	\$0.3969/kWh \$0.40 per minute after a five minute grace period following a full charge or stoppage of charging

Traffic Bylaw No. 5870**Construction Permit Zone with Block Meter and/or Metered Parking Spaces****Section 42.2A**

Obstruction of Block Meter Machine	\$118.00 per day per block meter machine plus applicable taxes
Removal of Block Meter Machine	\$118.00 per block meter machine plus applicable taxes
Storage of Block Meter Machine	\$57.75 per month per block meter machine plus applicable taxes
Obstruction of Metered Parking Space	\$38.75 per day per metered parking space plus applicable taxes

SCHEDULE - TREE PROTECTION**Tree Protection Bylaw No. 8057****Permit Fees****Section 4.2, 4.6**

Description	Fee
<u>Permit application fee</u>	
To remove a hazard tree	No Fee
One (1) tree per parcel during a 12 month period	\$71.50
Two (2) or more trees	\$86.00 per tree
Permit renewal, extension or modification fee	\$71.50

Tree Protection Bylaw No. 8057**Permit Fees****Sections 4.4.1, 5.2.6. 7.6(c)**

Section	Description	Fee
Section 4.4.1	Security Deposit for replacement tree under a permit: - not related to works - related to a building permit - related to subdivision	\$0 per replacement tree \$0 per replacement tree \$750 per replacement tree
Section 5.2.6	Security Deposit for retained tree that is not a significant tree: - related to a building permit - related to subdivision - for trees 20cm to 30cm caliper - for trees 31cm to 91cm caliper	\$0 per retained tree \$5,000 per retained tree \$10,000 per retained tree
Section 5.2.6	Security Deposit for retained tree, if significant tree	\$20,000 per significant tree

Tree Protection Bylaw No. 8057 (Con't)**Permit Fees**

Sections 4.4.1, 5.2.6. 7.6(c)

Section	Description	Fee
Section 7.6(c)	Security Deposit for replacement trees planted as compensation for a significant tree, if significant tree damaged, cut or removed without permit	\$20,000 per significant tree

SCHEDULE – USE OF CITY STREETS**Traffic Bylaw No. 5870****Obstruction of Traffic – Traffic Management Plan Review and Lane Closure Permit**

Section 6.3

Description	Fee
Application Review Fee	\$118.00

Traffic Bylaw No. 5870**Containers – Temporary Placement Permit**

Section 9A

Description	Fee
Permit Fee	\$34.75 per day

Traffic Bylaw No. 5870**Shared Vehicle Parking Space – Permit**

Section 12C

Description	Fee
Permit Fee	\$344.00 per year

Traffic Bylaw No. 5870**EV Charging – City EV Parking Stall User Fees**

Section 12D.4

Description	Fee
<u>Charging Level of EV Supply Equipment</u>	<i>Per kilowatt-hour (kWh) while charging</i> <i>Per minute following full charge or stoppage of charging</i>
Level 2	
Charging Session Metered Rate	\$0.3083/kWh
Idle Fee (7am - 11pm)	\$0.05 per minute after a five minute grace period following a full charge or stoppage of charging
Level 3	
Charging Session Metered Rate	\$0.3969/kWh
Idle fee	\$0.40 per minute after a five minute grace period following a full charge or stoppage of charging

Traffic Bylaw No. 5870**Oversize Vehicles and Building Moves – Permit**

Section 25.1

Description	Fee
Individual Vehicle Trip	\$29.50
One Vehicle for More than One Trip	\$118.00
One Building Move	\$57.75
Re-issuance of Building Move Permit as a Result of Changes Requested to Original Permit	\$29.50

Traffic Bylaw No. 5870**Construction Zones – Permit**

Section 42.1

Description	Fee
Permit Fee	\$344.00
* per day	*Plus \$34.75
** per metre of roadway to which permit applies, per day	**Plus \$1.75

SCHEDULE - VEHICLE FOR HIRE REGULATION**Vehicle for Hire Regulation Bylaw No. 6900****Permit & Inspection Fees**

Sections 3.7, 6.3

Description	Fee	Units
Transporting of trunks	\$9.00	per trunk
Towing permit	\$157.00	
Inspection fee for each inspection after the second inspection	\$37.00	

SCHEDULE - VISITING DELEGATION, STUDY TOUR AND CITY HALL TOUR**Visiting Delegation, Study Tour and City Hall Tour Bylaw No. 9068**

Section 2.1

Description		Fee
City Hall Tour		\$315.00 Plus room rental fee
Visiting Delegation or Study Tour	Up to 2 hours	\$315.00 plus room rental fee
	2 to 4 hours	\$624.00 plus room rental fee
	More than 4 hours	\$1,241.00 plus room rental fee

SCHEDULE - WATER USE RESTRICTION**Water Use Restriction Bylaw No. 7784****Permit Fees**

Section 3.1

Description	Fee
Permit application fee for new lawns or landscaping (s.3.1.1(a))	\$43.50
Permit application fee for nematode applications for European Chafer Beetle control, where property does not have water meter service (s.3.1.1(b))	\$43.50
Permit application fee for nematode applications for European Chafer Beetle control, where property has water meter service (s.3.1.1(b))	NIL

SCHEDULE - WATERCOURSE PROTECTION AND CROSSING**Watercourse Protection and Crossing Bylaw No. 8441****Application, Design Drawing and Inspection Fees**

Description	Fee
<u>Culvert</u>	
Application Fee	\$738.00
City Design Option	\$1,690.00
Inspection Fee	\$143.00 plus \$29.25 per additional linear metre of culvert over 5 metres wide
<u>Bridge</u>	
Application Fee	\$145.00
Inspection Fee	\$280.00

Note: There is no City Design Option for bridges.

Watercourse Protection and Crossing Bylaw No. 8441**Riparian Management Area Building Permit – Application Review Fees****Section 8.2**

Description	Fee
<u>Application Review Fees</u>	
(a) Single or two-family dwelling construction	\$874.00
(b) Single or two-family dwelling demolition	\$410.00
(c) Addition to and/or accessory building over 10 m ² (for single or two-family dwellings) construction	\$410.00
(d) Addition to and/or accessory building over 10 m ² (for single or two-family dwellings) demolition	\$410.00
(e) Retaining wall over 1.2 m in height, for single or two-family dwellings	\$410.00
(f) Site services for single or two-family dwelling	\$410.00
(g) Combination of three (3) or more of the following: single or two-family dwelling construction and/or demolition, addition to and/or accessory building over 10m ² for single or two-family dwellings construction and/or demolition, retaining wall over 1.2 m in height, for single or two-family dwelling, and/or site services for single or two-family dwelling.	\$1,743.00

Note: Other than as set out above there are no Building Permit application review fees for activities in or adjacent to riparian management areas

Watercourse Protection and Crossing Bylaw No. 8441
Development in Riparian Management Area Inspection Fees
Section 8.5

Description	Fee
<u>Initial Inspection Fee</u>	\$87.75
<u>Re-inspection Fees</u>	
(a) first additional inspection	\$87.75
(b) second additional inspection	\$177.00
(c) third additional inspection	\$351.00
<i>Note: the fee for each additional inspection after the third additional inspection, required as a result of prior inspection showing deficiencies, will be at double the cost of each immediately previous inspection</i>	

SCHEDULE – WATERWORKS

Waterworks and Water Rates Bylaw No. 5637

Description [Section]	Fee
<u>Design Plan Prepared by City [s. 2(d)]</u>	
(a) Design plan prepared by City for One-Family Dwelling or Two-Family Dwelling	\$1,114.00 each
(b) Design plan for all other buildings	\$2,226.00 each
For each turn on or turn off [s. 11(a)(iii), s. 11(c)(i)]	\$123.00
For each non-emergency service call outside regular hours [s. 11(b)(i)]	Actual Cost
Fee for testing a water meter [s. 26(a)]	\$423.00
Fee for water meter verification request [s. 26(d)]	\$56.25
Troubleshooting on private property	Actual Cost
<u>Fire flow tests of a watermain</u>	
(a) First test	\$281.00
(b) For each subsequent test	\$170.00
Locate or repair of curb stop service box or meter box	Actual Cost
<u>Fee for use of City fire hydrants [s. 37]</u>	
(a) Where the installation of a water meter is required:	
(i) Refundable Deposit	\$381.00
(ii) Consumption fee: the greater of the rates set out in Item 1 of Bylaw No. 5637 Schedules “B” or “C”, or	\$245.00
(b) Where the installation of a water meter is not required:	
(i) First day	\$245.00
(ii) Each additional day of use beyond the first day	\$80.75

Waterworks and Water Rates Bylaw No. 5637 (Con't)

Description [Section]	Fee
Fee for use of Private fire hydrants [s. 37.1]	
(a) Where the installation of a water meter is required:	
(i) Refundable Deposit	\$402.00
(ii) Consumption fee: the greater of the rates set out in Item 1 of Bylaw No. 5637 Schedules “B” or “C”, or	\$237.00
(b) Where the installation of a water meter is not required:	
(i) First day	\$115.00
(ii) Each additional day of use beyond the first day	\$73.00

SCHEDULE – WHARVES REGULATION**Wharves Regulation Bylaw No. 10182****Moorage Fees****Section 4.1**

Description	Fee
Non-Commercial Pleasure Craft Moorage Fee - Per Lineal Foot per 24 hour period:	\$2.25
Commercial Vessel Docking fee at Imperial Landing - Per Lineal Foot per 24 hour period:	\$37.00
1. A Non-Refundable deposit, set out in the Wharves Regulation Bylaw No. 10182, is required for Commercial Vessel Docking at the time of notification of intent to use Imperial Landing; 2. Balance is due within 30 days of the vessel sailing at the Commercial Vessel Docking and Service Fee LESS the non-refundable deposit.	

Note: All stays, by non-commercial pleasure crafts, at Imperial Landing are limited to a maximum of three (3) consecutive days within a fourteen (14) day period.

Separate tickets must be purchased for each day of moorage (i.e. 24 hour period). The separate tickets may be purchased at the same time OR a single ticket can be purchased at the beginning of each day.

Tickets are non-transferable.



To: Finance & Audit Committee

Date: September 12, 2026

From: Jerry Chong
General Manager, Finance and Corporate
Services

File: 03-0925-02-04/2025-
Vol 01

Re: **Permissive Property Tax Exemption (2027) Bylaw No. 10773**

Staff Recommendation

That Permissive Property Tax Exemption (2027) Bylaw No. 10773 be introduced and given first, second and third readings.

Executive Summary

This report presents the annual review and recommendations regarding Permissive Property Tax Exemptions for eligible organizations within the municipality pursuant to the *Community Charter* and Council's Permissive Tax Exemptions Policy 3561.

Permissive tax exemptions are a discretionary tool available to municipalities to reduce or exempt property taxes for qualifying organizations operating within Richmond.

Council approval is required prior to the statutory deadline of October 31, 2026 to ensure approved exemptions are reflected in the next years annual tax roll.

Staff Report

Origin

Permissive exemptions of property tax are provided to various properties in accordance with Section 224 of the *Community Charter* and Council Policy 3561, which has been consistently applied since 1977. The exemption bylaw must be adopted by October 31 of each year to be effective for the following year. Ultimately, the determination of whether or not to grant a permissive property tax exemption is a discretionary power of Council.

Statutory Property Tax Exemptions are exemptions established by provincial legislation for specific properties, organizations, or uses that meet prescribed eligibility criteria. Unlike permissive property tax exemptions, statutory exemptions are not discretionary; the City must apply them when the legislative requirements are met. Properties receiving statutory property tax exemptions are not included in the City's Permissive Property Tax Exemption Bylaw.

This report supports Council's Strategic Plan 2022-2026 Focus Area #4 Responsible Financial Management and Governance:

Responsible financial management and efficient use of public resources to meet the needs of the community.

Analysis

Owners of exempted properties in 2026 were contacted and their eligibility for permissive exemptions were verified for the upcoming year. Amendments to the 2027 bylaw are reflected in Attachment 1 and detailed below under the 'Permissive Exemption Bylaw Amendments' section.

No. 5 Road Backlands

Commencing in 2002, development of religious assembly uses was permitted on No. 5 Road to the front one-third of a property, subject to farming being undertaken on the back two-thirds of a property ('the Backlands') pursuant to the City of Richmond's Bylaws and the Agricultural Land Commission's No. 5 Road Backlands Policy.

Most of the religious properties on No. 5 Road do not have a Class 9 - Farm assessment for the back two-thirds of their properties, however they are assessed Class 8 - Recreational by BC Assessment. Regardless of the assessment class, the City's Backlands Policy requires farming activity to be taking place on the back two-thirds of the property.

As set out in the No. 5 Road Backlands Policy, active farming is required. Staff have confirmed with the Agricultural Land Commission ('ALC') that "active farming" requires the No. 5 Road Backlands either to be actively farmed or, at minimum, have the soil available and ready to be farmed. To ensure farming requirements are being met, staff continue to conduct annual site visits to the religious organizations on No. 5 Road each June. Currently, all organizations that received a permissive tax exemption in 2026 are actively farming.

The India Cultural Centre (8600 No 5 Road) and the Shia Muslim Community of B.C. (8580 No 5 Road) did not receive a permissive tax exemption in 2026. These two properties have previously received correspondence from the City and the Agricultural Land Commission (ALC) identifying issues of non-farm activities within the backlands of their properties. Both

organizations have made ALC Non-Farm Use applications (AG 26-013954 and AG 25-024722, respectively) in order to have Council and the ALC consider the use of a portion of their lands for non-agricultural uses. These applications will be brought forward in separate reports to Council for consideration upon completion of a technical review by City staff. Should the non-farm activities be supported by Council and approved by the ALC and operate in compliance with applicable City and ALC bylaws and regulations, these organizations may be considered for future years permissive tax exemptions.

Staff continues to work with all the No. 5 Road religious organizations to ensure farming of the Backlands is taking place to allow a permissive tax exemption for future years.

Permissive Exemption Bylaw Amendments

1. Aspire Richmond Support Society – 9360 Parksville Dr

Aspire Richmond Support Society ('Aspire') provided the City with their license under the *Community Care and Assisted Living Act* for this property and requested a permissive tax exemption. This satisfies the requirement as set out in *Community Charter* section 224(2)(j) and Council's Policy 3561 for Aspire to receive a permissive tax exemption for this property.

Aspire qualifies for the City's Permissive Tax Exemption and the property has been added to Schedule E for the 2027 year.

2. Richmond Centre for Disabilities - 150-5520 McNaughton Road

This City owned property is now being leased to the non-profit organisation Richmond Centre for Disabilities. This satisfies the requirement as set out in the *Community Charter* section 224(2)(a) and Council's Policy 3561 for Richmond Centre for Disabilities to receive a permissive tax exemption for this property.

Richmond Centre for Disabilities qualifies for the City's Permissive Tax Exemption and the property has been added to Schedule G for the 2027 year.

3. Turning Point Recovery Society – 10191 No. 2 Road

Turning Point Recovery Society ('Turning Point') provided the City with their license under the *Community Care and Assisted Living Act* for this property and requested a permissive tax exemption. This satisfies the requirement as set out in *Community Charter* section 224(2)(j) and Council's Policy 3561 for Turning Point to receive a permissive tax exemption for this property.

Turning Point qualifies for the City's Permissive Tax Exemption and the property has been added to Schedule E for the 2027 year.

4. Willow Early Care and Learning Centre – 650-5688 Hollybridge Way

Willow Early Care and Learning Centre ('Willow') has received a permissive tax exemption in 2026 and prior year. There is an update made to the 2027 Permissive Tax Exemption Bylaw for the operator only from Atira Women's Resource Society to the Society of Richmond Children's Centres.

The 2027 Permissive Tax Exemption Bylaw, Schedule G, has been updated accordingly.

5. River Run Early Care and Learning Centre – 10277 River Drive

River Run Early Care and Learning Centre ('River Run') has received a permissive tax exemption in 2026 and prior year. There is an update made to the 2027 Permissive Tax Exemption Bylaw for the operator only from Atira Women's Resource Society to the Development Disabilities Association.

The 2027 Permissive Tax Exemption Bylaw, Schedule G, has been updated accordingly.

Budgetary Implications

Property permissive tax exemptions impact the City's finances by reducing the total assessed value of properties subject to taxation each year, and in 2026 this resulted in a municipal tax shortfall of \$1,822,394, or 0.53%, of the total municipal tax levy. The City recovers this shortfall through tax increases to general taxpayers.

Religious properties represent the largest number of permissively exempted properties and accounts for \$561,844 in municipal exempted taxes in 2026. Non-City owned permissively exempted properties account for \$160,346 in municipal exempted taxes, and City-owned or leased properties account for \$1,100,204.

Conclusion

Council grants permissive exemptions annually to properties of qualifying organizations providing social benefit to the Community. Staff have reviewed all applications in accordance with the established policy framework and determined that the recommended organizations meet the eligibility criteria.

Permissive Property Tax Exemption (2027) Bylaw No. 10773 will provide tax exemptions in accordance with the *Community Charter* and Council's Permissive Tax Exemptions Policy 3561.

Respectfully submitted,

Mike Ching, Finance

Report Contributors

This report was prepared by Angela Zanardo, Manager, Revenue and reviewed by Development Applications and Law.

Endorsed by Serena Lusk, CAO

Att. 1: Amendments to Permissive Property Tax Exemption (2027) Bylaw No. 10773
2: Permissive Property Tax Exemption (2027) Bylaw No. 10773

Amendments to Permissive Property Tax Exemption (2027) Bylaw No. 10773

Schedule	Folio	Civic Address	Organization Name	Amendment
E	099-785-000	9360 Parksville Drive	Aspire Richmond Support Society	Eligible for the 2027 permissive tax exemption.
G	PID# 032-594-984	150-5520 McNaughton Road	Richmond Centre for Disabilities	Eligible for the 2027 permissive tax exemption.
E	103-457-001	10191 No. 2 Road	Turning Point	Eligible for the 2027 permissive tax exemption.
G	057-600-003	650-5688 Hollybridge Way	Willow Early Care and Learning Centre	Eligible for the 2027 permissive tax exemption. Update contact only from Atira Women's Resource Society to Society of Richmond Children's Centers
G	079-772-001	10277 River Drive	River Run Early Care and Learning Centre	Eligible for the 2027 permissive tax exemption. Update contact only from Atira Women's Resource Society to Developmental Disabilities Association



Permissive Property Tax Exemption (2027) Bylaw No. 10773

The Council of the City of Richmond enacts as follows:

PART ONE: RELIGIOUS PROPERTIES PERMISSIVE EXEMPTION

- 1.1 Pursuant to Section 224(2)(f) of the *Community Charter*, the religious halls and the whole of the parcels of land surrounding the religious 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 2027 year.
- 1.2 Pursuant to Section 224(2)(f) of the *Community Charter*, the portions of the parcels of land and improvements surrounding the religious halls shown on Schedule B are considered necessary to an exempt building set apart for public worship, and are hereby exempt from taxation for the 2027 year.
- 1.3 Notwithstanding Sections 1.1 and 1.2 of this bylaw, no additional exemption from taxation pursuant to Section 224(2)(f) will be granted to any parcel of land for which an associated building is not exempted by the British Columbia Assessment Authority pursuant to Section 220(1)(h) of the *Community Charter*.
- 1.4 Notwithstanding Sections 1.1 and 1.2 of this bylaw, if at any point from the period commencing on the date of Council approval of this bylaw and December 31, 2027, parcels of land or portions thereof that are listed in Schedule A or Schedule B no longer qualify for the statutory tax exemption set out in section 220(1)(h) of the *Community Charter*, such parcels of land or portions thereof will be reassessed and subject to taxation for the period commencing on the date on which qualification for the statutory tax exemption ceased and ending on December 31, 2027.

PART TWO: TENANTED RELIGIOUS PROPERTIES PERMISSIVE EXEMPTION

- 2.1 Pursuant to Section 224(2)(g) of the *Community Charter*, the portions of land and improvements shown on Schedule C are hereby exempt from taxation for the 2027 year.

PART THREE: CHARITABLE AND RECREATIONAL PROPERTIES PERMISSIVE EXEMPTION

- 3.1** Pursuant to Section 224(2)(a) of the *Community Charter*, the whole of the parcels of land shown on Schedule D are hereby exempt from taxation for the 2027 year.
- 3.2** Notwithstanding Section 3.1 of this bylaw, no additional exemption from taxation pursuant to Section 3.1 of this bylaw will be granted to any parcel of land for which an associated building 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)(a) and Section 224(2)(j) of the *Community Charter*, the whole of the parcels of land and improvements shown on Schedule E are hereby exempt from taxation for the 2027 year.
- 3.4** Pursuant to Section 224(2)(a) and Section 224(2)(k) of the *Community Charter*, the whole of the parcels of land and improvements shown on Schedule F are hereby exempt from taxation for the 2027 year.
- 3.5** Pursuant to Section 224(2)(a) of the *Community Charter*, the whole or portions of the parcels of land and improvements shown on Schedule G are hereby exempt from taxation for the 2027 year.
- 3.6** Pursuant to Section 224(2)(i) of the *Community Charter*, the whole or portions of land and improvements shown on Schedule H are hereby exempt from taxation for the 2027 year.
- 3.7** Pursuant to Section 224(2)(d) of the *Community Charter*, the whole or portions of land and improvements shown on Schedule I are hereby exempt from taxation for the 2027 year.

PART FOUR: MISCELLANEOUS PROVISIONS

- 4.1** Schedules A through I inclusive, which are attached hereto, form a part of this bylaw.
- 4.2** Permissive Property Tax Exemption (2026) Bylaw No. 10670 is hereby repealed in its entirety.
- 4.3** This Bylaw is cited as “Permissive Property Tax Exemption (2027) Bylaw No. 10773”.

FIRST READING

SECOND READING

THIRD READING

LEGAL REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor


SCHEDULE A to BYLAW 10773

<i>NAME, ROLL NO. & CIVIC ADDRESS</i>	<i>LEGAL DESCRIPTION OF PROPERTY</i>	<i>MAILING ADDRESS</i>
Bakerview Gospel Chapel (067-375-002) 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
Beth Tikvah Congregation and Centre Association (099-358-999) 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
Broadmoor Baptist Church (071-191-006) 8140 Saunders Road	PID 007-397-216 Lot 123 Section 28 Block 4 North Range 6 West New Westminster District Plan 44397	Broadmoor Baptist Church 8140 Saunders Road Richmond, B.C. V7A 2A5
Canadian Martyrs Parish (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	Roman Catholic Archbishop of Vancouver 5771 Granville Avenue Richmond, B.C. V7C 1E8
Christian and Missionary Alliance (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 & Missionary Alliance 3360 Sexsmith Road Richmond, B.C. V6X 2H8
Christian Reformed Church of Richmond (072-496-000) 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

PLACE OF PUBLIC WORSHIP PROPER & HALL

SCHEDULE A to BYLAW 10773

<i>NAME, ROLL NO. & CIVIC ADDRESS</i>	<i>LEGAL DESCRIPTION OF PROPERTY</i>	<i>MAILING ADDRESS</i>
Church in Richmond (083-953-080) 4460 Brown Road	PID 028-628-110 Lot 7 Section 33 Block 5 North Range 6 West New Westminster District Plan 3318 Part S 1/2, Except Plan 24362, Exp 24381	Church in Richmond 4460 Brown Road Richmond BC V6X 2E8
Emmanuel Christian Community Society (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
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
Gilmore Park United Church (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	Congregation of the Gilmore Park United Church 8060 No. 1 Road Richmond, B.C. V7C 1T9
I Kuan Tao (Fayi Chungder) Association (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	Yi-Guan Dao Fa-Yi Chong-De Association C/O I Kuan Tao (Fayi Chungder) Association #2100, 1075 West Georgia Street Vancouver, B.C. V6E 3G2
Immanuel Christian Reformed Church (062-719-724) 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
Johrei Fellowship (084-786-000) 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	Johrei Fellowship Inc. 10380 Odlin Road Richmond, B.C. V6X 1E2

SCHEDULE A to BYLAW 10773

<i>NAME, ROLL NO. & CIVIC ADDRESS</i>	<i>LEGAL DESCRIPTION OF PROPERTY</i>	<i>MAILING ADDRESS</i>
Lansdowne Congregation Jehovah's Witnesses (061-569-073) 11014 Westminster Highway	PID 003-578-356 Lot 107 Section 12 Block 4 North Range 6 West New Westminster District Plan 52886	Trustees of the Lansdowne Congregation Jehovah's Witnesses c/o Jorgen Halbheer 10960 Ryan Road Richmond, B.C. V6A 2G4
Our Saviour Lutheran Church (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 BC 6340 No. 4 Road Richmond, B.C. V6Y 2S9
Trustees Congregation of Meeting Room 8020 No. 5 Road Richmond BC 11025-166-010 8020 No. 5 Road	PID 016-718-739 Lot A Section 19 Block 4 North Range 5 West New Westminster District Plan 86178	Trustees Congregation of Meeting Room 8020 No. 5 Road Richmond BC 419 Centennial Parkway Delta BC V4L 1K9
Mennonite Church BC (Peace Mennonite Church) (080-792-000) 11571 Daniels Road	PID 004 152 832 Lot 323 of Section 25 Block 5 North Range 6 West New Westminster District Plan 57915	Mennonite Church BC C/O Peace Mennonite Church 11571 Daniels Road Richmond, B.C. V6X 1M7
North Richmond Alliance Church (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	Christian & Missionary Alliance-Canada Pacific C/O North Richmond Alliance Church 9410 Granville Avenue Richmond, B.C. V6Y 1P8
Richmond (Bethel) Mennonite Church (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	B.C. Conference of the Mennonite Brethren Churches 10200 No. 5 Road Richmond, B.C. V7A 4E5

SCHEDULE A to BYLAW 10773

<i>NAME, ROLL NO. & CIVIC ADDRESS</i>	<i>LEGAL DESCRIPTION OF PROPERTY</i>	<i>MAILING ADDRESS</i>
Richmond Chinese Evangelical Free Church (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 Inc. 8040 No. 5 Road Richmond, B.C. V6Y 2V4
Richmond Chinese Alliance Church (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	Christian and Missionary Alliance (Canadian Pacific District) 107 – 7585 132 nd Street Surrey, B.C. V2W 1K5
Richmond Emmanuel Church (082-265-027) 3330 – 8181 Cambie Road	PID 018-553-273 Lot 27 Section 28 Block 5N Range 6W New Westminster District Plan LMS1162 together with an interest in the common property in proportion to the unit entitlement of the strata lot.as shown on Form 1 or V, as appropriate.	Richmond Emmanuel Church 3380 – 8181 Cambie Road Richmond B.C. V6X 3X9
Richmond Emmanuel Church (082-265-028) 3360 – 8181 Cambie Road	PID 018-553-281 Lot 28 Section 28 Block 5N Range 6W New Westminster District Plan LMS1162 together with an interest in the common property in proportion to the unit entitlement of the strata lot.as shown on Form 1 or V, as appropriate.	Richmond Emmanuel Church 3380 – 8181 Cambie Road Richmond B.C. V6X 3X9

SCHEDULE A to BYLAW 10773

<i>NAME, ROLL NO. & CIVIC ADDRESS</i>	<i>LEGAL DESCRIPTION OF PROPERTY</i>	<i>MAILING ADDRESS</i>
Richmond Emmanuel Church (082-265-029) 3380 – 8181 Cambie Road	PID 018-553-290 Lot 29 Section 28 Block 5N Range 6W New Westminster District Plan LMS1162 together with an interest in the common property in proportion to the unit entitlement of the strata lot.as shown on Form 1 or V, as appropriate.	Richmond Emmanuel Church 3380 – 8181 Cambie Road Richmond B.C. V6X 3X9
Richmond Faith Fellowship (085-780-002) 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	Evangelical Missionary Church of Canada C/O Richmond Faith Fellowship 11960 Montego Street Richmond, B.C. V6X 1H4
Richmond Pentecostal Church (0060-300-000) 9300 Westminster Highway	PID 024-957-828 Parcel C Section 10 Block 4 North Range 6 West New Westminster District Plan 48990	Pentecostal Assemblies of Canada 9300 Westminster Highway Richmond, B.C. V6X 1B1
Richmond Presbyterian Church (094-627-007) 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
Richmond Sea Island United Church (082-454-062) 8711 Cambie Road	PID 011-031-182 Lot 3 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 4037	Congregation of the Richmond United Church of Canada 8711 Cambie Road Richmond, B.C. V6X 1K2
St. Paul's Roman Catholic Parish (067-043-063) 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 St. Paul's Roman Catholic Parish 8251 St. Alban's Road Richmond, B.C. V6Y 2L2

SCHEDULE A to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Salvation Army Richmond (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	Governing Council of the Salvation Army Canada West 8280 Gilbert Road Richmond, B.C. V7C 3W7
South Arm United Church Hall (plus Annex - Pioneer Church) (047-431-056) 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)	Congregation of the South Arm United Church of Canada 11051 No. 3 Road Richmond, B.C. V6X 1X3
Steveston Congregation of Jehovah's Witnesses (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	Steveston Congregation of Jehovah's Witnesses Attn: Jonathan Mearns #87 – 6800 Lynas Lane Richmond, B.C. V7C 5E2
Steveston United Church (087-640-000) 3720 Broadway Street	PID 010-910-336 Parcel A Section 3 Block 3 North Range 7 West New Westminster District Reference Plan 77684	BC Conference Property Development Council of the United Church of Canada 3720 Broadway Street Richmond, B.C. V7E 4Y8
Subramaniya Swamy Temple (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	SRI Sadashiva Subramaniya Swamy Temple of B.C. Foundation 8840 No. 5 Road Richmond, B.C. V6Y 2V4
Trinity Pacific Church (076-082-008) 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	Trinity Pacific Church 10011 No. 5 Road Richmond, B.C. V7A 4E4

PLACE OF PUBLIC WORSHIP PROPER & HALL

SCHEDULE A to BYLAW 10773

<i>NAME, ROLL NO. & CIVIC ADDRESS</i>	<i>LEGAL DESCRIPTION OF PROPERTY</i>	<i>MAILING ADDRESS</i>
Vancouver International Buddhist Progress Society (082-265-053) 6670 – 8181 Cambie Road	PID 018-553-532 Lot 53 Section 28 Block 5 North Range 6 West New Westminster District Plan LMS 1162 together with an interest in the common property in proportion to the unit entitlement of the strata lot.	Vancouver International Buddhist Progress Society 6680 – 8181 Cambie Road Richmond, B.C. V6X 3X9
Walford Road Gospel Church (081-608-000) 9291 Walford Street	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
West Richmond Gospel Hall (098-373-006) 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	West Richmond Gospel Hall 5651 Francis Road Richmond, B.C. V7C 1K2

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	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
Aga Khan Foundation Canada (The Ismaili Jamatkhana and Centre) (084-310-003) 4000 May Drive	PID 029-176-263 Lot A Section 34 Block 5 North Range 6 West New Westminster District Plan EPP32741	Aga Khan Foundation Canada (The Ismaili Jamatkhana and Centre) 199 Sussex Drive Ottawa, ON K1N 1K6	100% of footprint of building 60,000 sq. ft. for parking	Remainder of land not exempted	100%	0%
Assumption of the Blessed Virgin Mary Ukrainian Catholic Church (098-394-005) 8700 Railway Avenue Manse	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	Ukrainian Catholic Eparchy of New Westminster 8700 Railway Avenue Richmond, B.C. V7C 3K3	97.65% 2,031.18 m ²	2.35% 48.82 m ²	75.6% of Manse Building 302.59 m ² 100% of Religious Hall	24.4% of Manse Building 97.64 m ²
Bethany Baptist Church (000-821-001) 22680 Westminster Highway (Site Area 5.295 acres)	PID 018-604-897 Lot 1 Except: Part Dedicated Road on Plan LMP18317; Section 2 Block 4 North Range 4 West New Westminster District Plan LMP9648	Bethany Baptist Church 22680 Westminster Highway Richmond, B.C. V6V 1B7	48%	52%	100%	0%

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	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
BC Muslim Association (025-243-080) 12300 Blundell Road (Site Area 4.78 Acres)	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	BC Muslim Association 12300 Blundell Road Richmond, B.C. V6W 1B3	43.6% 8,440 m ² 2.086 acres	56.4% 10,903.97 m ² 2.694 acres	100%	0%
Canadian Martyrs Parish (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	Roman Catholic Archbishop of Vancouver 5771 Granville Avenue Richmond, B.C. V7C 1E8	93% 9,034.3 m ² 2.23 acres	7% 680 m ² 0.17 acres	100%	0%
Church of Latter Day Saints (074-575-000) 8440 Williams Road (Site Area 2.202 acres)	PID 009-210-890 Lot 2 Section 33 Block 4 North Range 6 West New Westminster District Plan 24922	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	90.8% 8,093.7 m ² 2.00 acres	9.2% 817.5 m ² 0.202 acres	100%	0%

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	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
Cornerstone Evangelical Baptist Church (024-279-000) 12011 Blundell Road Church Parking	PID 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 of Vancouver 7890 No. 5 Road Richmond, B.C. V6Y 2V2	10% 5,158.4 m ²	90% 46,426.6 m ²	100%	0%
Dharma Drum Mountain Buddhist Association (025-222-030) 8240 No. 5 Road Manse	PID 003-740-315 Lot 23 Section 19 Block 4 North Range 5 West New Westminster District Plan 55080	Dharma Drum Mountain Buddhist Association 8240 No. 5 Road Richmond, B.C. V6Y 2V4	34.8% 3,384 m ² 0.836 acres	65.2% 6,333 m ² 1.565 acres	71.8% 729.75 m ²	28.2% 286.33 m ²
Fraserview Mennonite Brethren (080-623-027) 11295 Mellis Drive (Site Area 2.79 Acres)	PID 000-471-780 That portion of Lot 176 Section 25 Block 5 North Range 6 West New Westminster District Plan 53633	BC Conference of the Mennonite Brethren Churches 11295 Mellis Drive Richmond, B.C. V5X 4K2	71.7% 8,077 m ² 1.996 acres	28.3% 3,180.3 m ² 0.794 acres	100%	0%

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	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
International Buddhist Society (046-195-007) 9160 Steveston Highway Manse The land under the taxable improvements situated on this property shall also be assessed as taxable.	PID 026-438-160 Section 3 Block 3 North Range 6 West New Westminster District Plan BCP19994 Parcel 1	International Buddhist Society 9160 Steveston Highway Richmond, B.C. V7A 1M5	36.5% 16,458.69 m ²	63.5% 28,622.31 m ²	83.2% of remaining hall 3,132.4 m ² 0% of farm buildings	16.8% of hall used for Manse and dining 632.0 m ² 100% of farm buildings
Ling Yen Mountain Temple (030-901-000) 10060 No. 5 Road (Site Area 4.916 Acres) Manse	PID 025-566-806 Lot 42 Except: Part Dedicated Road on Plan LMP22689, Section 31 Block 4 North Range 5 West New Westminster District Plan 25987	Ling Yen Mountain Temple 10060 No. 5 Road Richmond, B.C. V7A 4C5	27.7% 5,502.6 m ² 1.36 acres	72.3% 14,391.7 m ² 3.556 acres	50.6% 1,199.3 m ²	49.4% 1,171.8 m ²
Nanaksar- Gurdwara- Gursikh Temple (002-881-941) 18691 Westminster Highway (Site Area 14.88 Acres) Manse	PID 023-751-878 Lot 1 Section 6 Block 4 North Range 4 West New Westminster District Plan 33029	Nanaksar-Gurdwara- Gursikh Temple 18691 Westminster Highway Richmond, B.C. V6V 1B1	16% 9,619.5 m ² 2.377 acres	84% 50,597.7 m ² 12.503 acres	86.9% of Manse 2,925.05 m ² 100% of Religious Hall	13.1% of Manse 441.29 m ²

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	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
Parish of St. Alban's (Richmond) (064-132-000) 7260 St. Alban's Road Manse	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. Alban's Road Richmond, B.C. V6Y 2K3	91.6% 4,464.1 m ²	8.4% 406.9 m ²	0% of Manse 100% of Religious Hall	100% of Manse 83.6 m ²
Parish of St. Anne's Steveston Anglican Church (097-615-002) 4071 Francis Road Religious Hall Commercial Use	PID 002-456-320 Lot 2 of Section 23 Block 4 North Range 7 West New Westminster District Plan 70472	Parish of St. Anne's 4071 Francis Road Richmond, B.C. V7C 1J8	99.2% 3,067.86 m ²	0.8% 24.14 m ²	97.8% 1,090.66 m ²	2.2% 24.14 m ²
Peace Evangelical Church (025-231-041) 8280 No. 5 Road Manse	PID 004-099-303 Lot 24 Section 19 Block 4 North Range 5 West New Westminster District Plan	Peace Evangelical Church 8280 No. 5 Road Richmond, B.C. V6Y 2V4	34.4% 3,614.3 m ² 0.893 acres	65.6% 6,892.7 m ² 1.703 acres	100% of Religious Hall 0% of Manse	100% Manse
Richmond Alliance Church (047-535-044) 11371 No. 3 Road (Site Area 2.5 acres)	PID 004-113-331 South Half of 14 Section 5 Block 3 North Range 6 West New Westminster District Plan 4120	Christian and Missionary Alliance (Canadian Pacific District) 11371 No. 3 Road Richmond, B.C. V7A 1X3	80% 8,077.5 m ² 1.996 acres	20% 2,030.5 m ² 0.504 acres	100%	0%

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

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Richmond Baptist Church (065-972-089) 6560 Blundell Road Manse and Parking	PID 006-457-118 Lot 43 Section 19 Block 4 North Range 6 West New Westminster District Plan 30356	Richmond Baptist Church 6640 Blundell Road Richmond, B.C. V7C 1H8	57% 1,151.4 m ²	43% 868.6 m ²	0% of Manse	100% of Manse 106.84 m ²
Richmond Baptist Church (066-062-000) 6640 Blundell Road	PID 033-732-193 Section 19 Block 4 North Range 6 West New Westminster District Plan 71422 Parcel A	Richmond Baptist Church 6640 Blundell Road Richmond, B.C. V7C 1H8	Portion of land not under church	Land under manse	0% of Manse 100% of Religious Hall	100% of Manse
Richmond Pentecostal Church (060-287-008) 9260 Westminster Highway Manse and 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 Westminster Highway. Richmond, B.C. V6X 1B1	30% Paved parking area behind building 652.2 m ²	70% Non- parking area 1,521.8 m ²	0%	100%
Richmond Pentecostal Church (060-300-000) 9300 Westminster Highway	PID 024-957-828 Lot 107 Section 10 Block 4 North Range 6 West New Westminster District Plan 64615	Pentecostal Assemblies of Canada 9300 Westminster Highway Richmond, B.C. V6X 1B1	58.7% 8,093.7 m ² 2 acres	51.3% 5,690.3 m ² 1.4 acres	100%	0%

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	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
Science of Spirituality Eco Centre (045-488-098) Civic address: 11011 Shell Road Farm Land	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 1/5 th 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	Science of Spirituality SKRM Inc. 9100 Van Horne Way Richmond, B.C. V6X 1W3	50% 385 m ²	50% 385 m ²	100%	0%

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

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South Arm United Church (047-431-056) 11051 No. 3 Road (Site Area 6.42 acres)	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)	Congregation of the South Arm United Church of Canada 11051 No. 3 Road Richmond, B.C. V7A 1X3	31.6% 8,093.7 m ² 2 acres	68.4% 17,496.3 m ² 4.42 acres	100%	0%
St. Gregory Armenian Apostolic Church of BC (018-330-000) 13780 Westminster Highway	PID 002-946-068 Lot "A" (RD 190757) Section 8 Block 4 North Range 5 West New Westminster District Plan 12960	Armenian Apostolic Church of British Columbia 13780 Westminster Highway Richmond, B.C. V6V 1A2	95% 2,505.15 m ²	5% 131.85 m ²	100%	0%
St. Joseph The Worker Parish (099-300-034) 4451 Williams Road (Site Area 8.268 acres) 3.26 and 5.00 acres	PID 010-887-725 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	Roman Catholic Archbishop of Vancouver St. Joseph the Worker Parish 4451 Williams Road Richmond, B.C. V7E 1J7	38.8% 9,397.07 m ² 2.32 acres	61.2% 14,838.13 m ² 3.67 acres	60% 635.4 m ²	40% 423.6 m ²

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**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	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
St. Monica's Parish (040-800-004) 12011 Woodhead Road (Site Area 1.60 acres) Manse and Hall	PID 024-840-319 Lot A Section 31 Block 5 North Range 5 West New Westminster District Plan LMP47203	Roman Catholic Archbishop of Vancouver St. Monica's Parish 12011 Woodhead Road Richmond, B.C. V6V 1G2	Note: The land under the manse is exempt; the manse itself is not exempt. 73.35% 4,744.33 m ² 1.17 acres	Note: The land under the manse is exempt; the manse itself is not exempt. 26.65% 1,723.67 m ² 0.43 acres	0% of Manse 100% of Religious Hall	100% of Manse 196.8 m ²
St. Paul's Roman Catholic Parish (067-043-063) 8251 St. Alban's Road (Site Area 4.77 acres)	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 St. Paul's Roman Catholic Parish 8251 St. Alban's Road Richmond, B.C. V6Y 2L2	40% 7,698.4 m ² 1.90 acres	60% 11,547.6 m ² 2.86 acres	100%	0%
Steveston Buddhist Temple (087-401-000) 4360 Garry Street (Site Area 4.53 acres)	PID 001-235-265 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	Steveston Buddhist Temple 4360 Garry Street Richmond, B.C. V7E 2V2	44.15% 8,093.7 m ² 2 acres	55.85% 10,238.56 m ² 2.53 acres	100%	0%

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	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
Thrangu Monastery Association (025-193-000) 8140 No. 5 Road Manse	PID 027-242-838 Lot A Section 19 Block 4N Range 5W New Westminster District Plan BCP3284+++2	Thrangu Monastery Association 8140 No. 5 Road Richmond, B.C. V6Y 2V4	0% of land beneath the dormitory 59.55% 11,421.8 m ² 2.82 acres	100% of land beneath the dormitory 40.45% 7,759.2 m ² 1.92 acres	76.3% 2,060.1 m ²	23.7% 639 m ²
Thrangu Monastery Association (025-193-000) & (025-202-011) - Combined 8140/8160 No. 5 Road	PID 027-242-838 Lot A Section 19 Block 4N Range 5W New Westminster District Plan BCP32842	Thrangu Monastery Association 8140 No. 5 Road Richmond, B.C. V6Y 2V4	59.55% 11,421.8 m ² 2.82 acres	40.45% 7,759.2 m ² 1.92 acres	100% of the shed used to store religious artefacts	0%
Towers Baptist Church (070-101-000) 10311 Albion Road (Site Area 2.148 acres) 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	New Wineskins Society 10311 Albion Road Richmond, B.C. V7A 3E5	78.9% 7,002.4 m ² 1.73 acres	21.1% 1,872.6 m ² 0.418 acres	0% of Manse 100% of Religious Hall	100% Manse 162.6 m ²

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	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
Trinity Lutheran Church (064-438-000) 7100 Granville Avenue Manse and 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	87.09% 6,012.32	12.91% Manse 891.68 m ²	0% of Manse 100% of Religious Hall	100% of Manse 142.5 m ² 0% of Religious Hall
Vancouver International Buddhist Progress Society (082-304-006) 8271 Cambie Road (Site Area 0.757 acres)	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 3X9	76% 2,322.58 m ²	24% 740.42 m ²	N/A	N/A
Vancouver International Buddhist Progress Society (082-265-059) 6680 – 8181 Cambie Road 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 3X9	91.72% 1,212.05 m ²	8.28% 109.40 m ²	0% of Manse Remaining Religious Hall	100% Manse 109.4 m ²

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	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
Vancouver International Buddhist Progress Society (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 Program Society 6680 – 8181 Cambie Road Richmond, B.C. V6X 3X9	Included in Above Calculation	Included in Above Calculation	Included in Above Calculation	Included in Above Calculation
Vedic Cultural Society of BC (2025-212-021) 8200 No 5 Road 83	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, B.C. V6Y 2V4	88% 8,883.6 m ²	12% 1,211.4 m ²	99.1% 2,144.6 m ²	0.9% 18.9 m ²

SCHEDULE C to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	TENANTS MAILING ADDRESS
(064-046-009) 8151 Bennett Road	PID 006 199 631 Lot 362 of Section 16 Block 4 North Range 6 West New Westminster District Plan 47516	That portion of the property occupied by Crave Church	Crave Church 8151 Bennett Road Richmond BC V6Y 1N4
(136-467-527) 3211 Grant McConachie Way	PID 009-025-103 Lot 58 Sections 14, 15, 16, 17, 20, 21, 23 and 29 Block 5 North Range 7 West New Westminster District Plan 29409	That portion of the property occupied by Vancouver Airport Chaplaincy	Vancouver Airport Chaplaincy Box 32362 Domestic Terminal RPO Richmond, B.C. V7B 1W2

SCHEDULE D to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
(086-938-001) 11820 No. 1 Road	PID 001-431-030 Lot 2 Section 2 Block 3 North Range 7 West NWD Plan 69234	Anavets Senior Citizens Housing Society #200 - 951 East 8th Avenue Vancouver, B.C. V5T 4L2

SCHEDULE E to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
(064-762-037) 303 – 7560 Moffatt Road	PID 014-890-305 Strata Lot 37 Section 17 Block 4 North Range 6 West New Westminster District Strata Plan NW3081	Aspire Richmond Support Society (Owner) 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(086-080-000) 431 Catalina Crescent	PID 001-562-797 Lot 24 Block 5 North Range 6 West New Westminster District Plan NWP9740 Suburban Block J, Section 29/30	Aspire Richmond Support Society (Owner) 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(097-575-028) 4433 Francis Road	PID 003-887-022 Lot 890 Section 23 Block 4 North Range 7 West New Westminster District Plan 66590	Aspire Richmond Support Society (Owner) 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(099-126-002) 5728 Woodwards Road	PID 027-789-471 Lot A Section 25 Block 4 North Range 7 West New Westminster District Plan BCP39662	Aspire Richmond Support Society (Owner) 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(099-561-000) 9580 Pendleton Road	PID 003-751-678 Lot 450 Section 26 Block 4 North Range 7 West NWD Plan 66281	Aspire Richmond Support Society (Tenant) 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(099-785-000) 9360 Parksville Dr	PID 004-337-093 Lot 147 Section 26 Block 4 North Range 7 West NWD Plan 46200	Aspire Richmond Support Society (Owner) 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(058-885-000) 6531 Azure Road	PID 003-680-100 Lot 525 Section 7 Block 4 North Range 6 West NWD Plan 25611	Development Disabilities Association 100 – 3851 Shell Road Richmond, B.C. V6X 2W2

SCHEDULE E to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
(067-321-001) 8400 Robinson Road	PID 009-826-386 Lot 80 Except: Part Subdivided by Plan 81951, Section 21 Block 4 North Range 6 West NWD Plan 12819	Development Disabilities Association 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(099-371-000) 4811 Williams Road	PID 004-864-077 Lot 4 Section 26 Block 4 North Range 7 West NWD Plan 17824	Greater Vancouver Community Service Society 320 – 1212 W. Broadway Vancouver, B.C. V6H 3V1
(080-622-000) 11331 Mellis Drive	PID 004-107-292 Lot 175 Section 25 Block 5 North Range 6 West NWD Plan 53633	Pinegrove Place Mennonite Care Home Society of Richmond 11331 Mellis Drive Richmond, B.C. V6X 1L8
(082-199-000) 5020 Bridgeport Road	PID 002-672-855 Block 5 North Range 6 West New Westminster District Plan 60997 Parcel B, Section 27/28, REF 60997	0952590 BC Ltd. Richmond Lion's Manor Suite 500 – 520 W 6 th Avenue Vancouver BC V5Z 4H5
(065-571-000) 6260 Blundell Road	PID 005-146-135 Lot "A" (RD135044) Section 19 Block 4 North Range 6 West New Westminster District Plan 48878	Rosewood Manor Richmond Intermediate Care Society 6260 Blundell Road Richmond, B.C. V7C 5C4
(084-988-041) 10411 Odlin Road	PID 017-418-780 Lot 141 Section 35 Block 5 North Range West New Westminster District Plan LMP942	Turning Point Recovery Society Suite 260 – 7000 Minoru Boulevard Richmond, BC V6Y 3Z5
(103-457-001) 10191 No. 2 Road	PID 011-825-260 Lot 1 Section 36 Block 4 North Range 7 West NWD Plan 78787	Turning Point Recovery Society Suite 260 – 7000 Minoru Boulevard Richmond, BC V6Y 3Z5

SCHEDULE F to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
(094-282-297) 7251 Langton Road	PID 003-460-525 Lot 319 Section 13 Block 4 North Range 7 West NWD Plan 49467	Richmond Legion Senior Citizen Society #800 – 7251 Langton Road. Richmond, B.C. V7C 4R6

SCHEDULE G to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(059-905-125) 8300 Cook Road	PID 023-800-496 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	100% that is occupied by Society of Richmond Children's Centres	Cook Road Children's Centre Society of Richmond Children's Centres 110 – 6100 Bowling Green Road Richmond, B.C. V6Y 4G2
(011-892-000) 3591 Westminster Highway	PID 028-376-650 Lot B Section 36 Block 5 North Range 4 West New Westminster District Plan BCP46528	That portion of the property occupied by Society of Richmond Children's Centres	Cranberry Children's Centre Society of Richmond Children's Centres 23591 Westminster Highway Richmond, B.C.
(094-391-000) 7611 Langton Road	PID 004-700-368 Lot 11 Section 13 Block 4 North Range 7 West NWD Plan 19107	100%	Development Disabilities Association 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(030-700-001) 10640 No. 5 Road	PID 028-631-595 Lot F Section 31 Block 4 North Range 5 West New Westminster District Plan EPP12978	That portion of property occupied by Society of Richmond Children's Centres	Gardens Children's Centre Society of Richmond Children's Centres 4033 Stolberg Street Richmond, B.C. V6X 3N7
(058-305-999) 6899 Pearson Way	PID 028-696-212 LT 13 SEC 5 BLK 4N RGE 6W NWD PL BCP49385	That portion of property occupied by YMCA BC	Hummingbird Child Care Centre YMCA BC 10 - 620 Royal Avenue New Westminster, B.C. V3M 1J2

SCHEDULE G to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(064-810-002) 7000 Minoru Boulevard	PID 018-489-613 Lot 1 Section 17 Block 4 North Range 6 West NWD Plan LMP 12593	100% of land and improvements leased to Richmond Caring Place or 8,038 sq.m. as indicated in LMP 12594	Richmond Caring Place 140 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(067-813-001) 8660 Ash Street	PID 017-854-997 Lot C Section 22 Block 4 North Range 6 West Plan 2670	Exempting that portion of the property occupied by the Richmond Family Place	Richmond Family Place 8660 Ash Street Richmond, B.C. V6Y 2S3
(090-515-105) 5862 Dover Crescent	PID 023-648-058 Strata Lot 105 Section 1 Block 4 North Range 7 West New Westminster District Strata Plan LMS2643	That portion of property occupied by Riverside Children's Centre	Riverside Children's Centre Developmental Disability Association 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(059-709-030) 6380 No. 3 Road	PID 031-603-432 SEC 9 BLK 4N RGE 6W NWD PL EPP115105 ARSPCPRCLNMBR 1	That portion of property occupied by Aspire Richmond Support Society	Seedlings Early Childhood Development Hub Aspire Richmond Support Society 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(073-560-608) 10380 No. 2 Road	PID 029-631-408 Lot 2 Section 31 Block 4 North Range 6 West New Westminster District Plan EPP49229	That portion of property occupied by YMCA BC	Seasong Child Care Centre YMCA BC 10 – 620 Royal Avenue New Westminster, B.C. V3M 1J2
(082-020-000) 3368 Carscallen Road	PID 031-479-090 Air Space Parcel 1 Section 28 Block 5 North Range 6 West New Westminster District Air Space Plan EPP 108791	That portion of property occupied by YMCA BC	Sprouts Early Childhood Development Hub YMCA BC 10 – 620 Royal Avenue New Westminster, B.C. V3M 1J2

SCHEDULE G to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(093-050-002) 6011 Blanshard Drive	PID 019-052-685 Lot 2 Section 10 Block 4 North Range 7 West New Westminster District Plan LMP19283	100% that is occupied by Society of Richmond Children's Centres	Terra Nova Children's Centre Society of Richmond Children's Centres 110 – 6100 Bowling Green Road Richmond, B.C. V6Y 4G2
(089-830-129) 5500 Andrews Road, Unit 100	PID 023-684-801 Strata Lot 129 Section 12 Block 3 North Range 7 West New Westminster District Strata Plan LMS2701	That portion of property occupied by Treehouse Learning Centre	Treehouse Learning Centre Aspire Richmond Support Society 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
THE CITY OF RICHMOND (084-195-000) 4033 Stolberg Street	PID 028-745-540 Section 34 Block 4 North Range 6 West New Westminster District Plan BCP49848 Air Space Parcel 3	100% that is occupied by Society of Richmond Children's Centres	West Cambie Child Care Centre Society of Richmond Children's Centres 110 – 6100 Bowling Green Road Richmond, B.C. V6Y 4G2
(057-600-003) 650-5688 Hollybridge Way	PID 030 085 489 Section 5 Block 4 North Range 6 West NWD Plan EPP65030 Air Space Parcel 1	100% that is occupied by Society of Richmond Children's Centres	Willow Early Care and Learning Centre Society of Richmond Children's Centres 100 – 6100 Bowling Green Rd Richmond, B.C. V6Y 4G2
(079-772-001) 10277 River Drive	PID 031-035-124 Lot 1 Section 23 Block 5 North Range 6 West NWD Plan EPS5734	100% of the portion of the property in the name of the City of Richmond and occupied by Development Disabilities Association	River Run Early Care and Learning Centre Developmental Disabilities Assc. 100 10271 Shellbridge Way Richmond, BC V6X 2W8

SCHEDULE G to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(PID 032-594-984) 150-5520 McNaughton Rd	PID 032-594-984 Lot 150 Section 5 Block 4 North Range 6 West NWD Plan EPS11567	100% that is occupied by Richmond Centre for Disabilities	Richmond Centre for Disabilities #150 – 5520 McNaughton Rd Richmond, B.C. V6X 0X5

SCHEDULE H to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(097-842-000) 4780 Blundell Road	PID 001-145-801 Lot 2 Block 4 North Range 7 West New Westminster District Plan 3892	That portion of the property occupied by Girl Guides of Canada	Girl Guides of Canada 4780 Blundell Road Richmond, B.C. V7C 1G9
(051-521-010) 11551 Dyke Road	PID 014-924-781 Dedicated Park Plan 565772	That portion of the property occupied by Girl Guides of Canada	Girl Guides of Canada 1476 West 8th Avenue Vancouver, BC V6H 1E1
(083-465-000) 7411 River Road	PID 007 206 518 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)	That portion of the property occupied by Navy League of Canada National Council	Navy League of Canada National Council c/o Richmond/Delta Branch Box 43130 Richmond, B.C. V6Y 3Y3
(067-238-002) 8275 Garden City Road	PID 024-817-830 Lot 2 Section 21 Block 4N Range 6W New Westminster District Plan LMP46700	That portion of the property occupied by Richmond City Baseball Association	Richmond City Baseball Association Box 26513, Blundell RPO 8180 No. 2 Road #152 Richmond, B.C. V7C 5M9
(083-218-005) 7400 River Road (Unit 140)	PID 003-752-534 Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727	That portion of the property occupied by Richmond Gymnastics Association	Richmond Gymnastics Association Unit 140 – 7400 River Road Richmond B.C. V6Y 2C1

SCHEDULE H to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(059-477-003) 6131 Bowling Green Road	PID 009 300 261 Lot 26, Except that part in Plan LMP39941 Section 8 Block 4 North Range 6 West New Westminster District Plan 24068	That portion of the property occupied by Richmond Lawn Bowling Club	Richmond Lawn Bowling Club 7321 Westminster Highway Richmond, B.C. V6X 1A3
(082-479-000) 7760 River Road	PID 009 311 998 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	That portion of the property occupied by Richmond Rod and Gun Club	Richmond Rod and Gun Club P.O. Box 26551 Blundell Centre Post Office Richmond, B.C. V7C 5M9
(052-218-005) 7400 River Road (Unit 140)	PID 003-752-534 Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727	That portion of the property occupied by Richmond Rod and Gun Club	Richmond Rod and Gun Club P.O. Box 26551 Blundell Centre Post Office Richmond, B.C. V7C 5M9
(059-216-001) 6820 Gilbert Road	PID 017 844 525 Lot A Section 8 Block 4 North Range 6 West, New Westminster District Plan LMP 5323	That portion of the property occupied by Richmond Tennis Club	Richmond Tennis Club 6820 Gilbert Road Richmond, B.C. V7C 3V4
(057-590-001) 5540 Hollybridge Way	PID 007 250 983 Lot 73 Except: Part Subdivided by Plan 48002; Sections 5 and 6 Block 4 North Range 6 West New Westminster District Plan 36115	That portion of the property occupied by Richmond Winter Club	Richmond Winter Club 5540 Hollybridge Way Richmond, B.C. V7C 4N3

SCHEDULE H to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(088-500-046) 2220 Chatham Street	PID 004-276-159 Block 3 N Range 7W Section 4 Parcel D, Except Plan REF 43247, EXP 60417, REF 10984 File NO 1000-14-045	That portion of the property occupied by Scotch Pond Heritage Cooperative	Scotch Pond Heritage Cooperative 3811 Moncton Street Richmond, B.C. V7E 3A0
(091-575-614) 2771 Westminster Highway	PID 011-566-825 Block 4 North Range 7 West Plan NWP457	That portion of 2771 Westminster Highway occupied by Sharing Farm Society	Sharing Farm Society 2771 Westminster Highway Richmond, B.C. V7C 1A8
(091-488-000) 2900 River Road	PID 017-094-755 Lot 2 Section 4 Block 4 North Range 7 West Plan NWP88135	That portion of 2900 River Road occupied by Sharing Farm Society	Sharing Farm Society 2771 Westminster Highway Richmond, B.C. V7C 1A8

SCHEDULE I to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(085-643-001) Unit 140-160 11590 Cambie Road	PID 018-844-456 Lot C Section 36 Block 5 North Range 6 West Plan LMP17749 Except Plan BCP 14207	That portion of the property occupied by Richmond Public Library	Richmond Public Library Cambie Branch Unit 150 - 11590 Cambie Road Richmond, B.C. V6X 3Z5
(044-761-005) 11688 Steveston Highway	PID 023-710-047 Lot 1 Section 1 Block 3 North Range 6 West Plan 32147	That portion of the property occupied by Richmond Public Library	Richmond Public Library Ironwood Branch 11688 Steveston Highway, Unit 8200 Richmond, B.C. V7A 1N6
(031-969-003) 14200 Entertainment Boulevard 14200 1 9	PID 023-672-269 Lot C Section 33 Block 4 North Range 5 West NWD Plan LMP31752	That portion of the property occupied by City of Richmond	City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1
(051-561-007) 5900 Minoru Boulevard	PID 028-325-257 Lot A Section 5 Block 4 North 6 West New Westminster District Plan BCP45912	That portion of the property occupied by City Centre Community Centre	City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1
(051-557-060) 12071 No. 5 Road	PID 013-082-531 Section 12 Block 3 North Range 6 West NWD Plan 15624 Parcel A-J, Part NE 1/4, Ref 15624, Ref 8114 File No. 1000-05-021	That portion of the property occupied by BC Society for the Prevention of Cruelty to Animals	City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1



To:	Finance and Audit Committee	Date:	September 22, 2026
From:	Jerry Chong General Manager, Finance and Corporate Services	File:	03-0970-25-2026-01/2025-Vol 01
Re:	Amendments to the Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727		

Staff Recommendation

That the Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727, Amendment Bylaw No. 10802, which incorporates and puts into effect the changes as outlined in the staff report titled “Amendments to the Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727” dated September 22, 2026, from the General Manager, Finance and Corporate Services, be introduced and given first, second and third readings.

Executive Summary

This report summarizes changes to the Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727 originally adopted January 26, 2026 for new projects and changes to the previously established plan.

Items in section 1 were previously approved by Council. Sections 2 and 3 include changes to the Capital Budget. Sections 4-6 includes changes to the Operating and Utility Budget.

In order to comply with Section 173 of the *Community Charter*, the 5YFP needs to be amended. There is no tax impact for any of these amendments to the City’s 2026 Capital, Utility and Operating Budgets.

Staff Report

Origin

The Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727 was adopted on January 26, 2026. Included in the Consolidated 5 Year Financial Plan (5YFP) are the City's 2026 Capital, Utility and Operating Budgets. The following budget amendments are for the 2026 Capital, Utility and Operating Budgets.

This report supports Council's Strategic Plan 2022-2026 Strategy #4 Responsible Financial Management and Governance:

Responsible financial management and efficient use of public resources to meet the needs of the community.

Analysis

Subsequent to the adoption of the 5YFP, new projects and changes to previously established programs have occurred. Individual staff reports detailing the amendments in Section 1 have been previously presented to Council for approval.

Increases to the operating, utility, and capital budget are required where expenses were not budgeted in the 5YFP. The current financial plan bylaw does not include these amounts and in order to comply with Section 173 of the *Community Charter*, the 5YFP needs to be amended. There is no tax impact for any of these amendments.

1) The Council approved amendments to the Consolidated 5 Year Financial Plan (2026-2030) presented in order of Council meeting dates, are:

a) At the Council meeting on Jul 28, 2025, Council approved the following:

- a) *That the proposed road safety improvement projects, as described in Attachment 1 of the staff report titled "ICBC-City of Richmond Road Improvement Program Update," dated June 24, 2025, from the Director, Transportation, be endorsed for submission to the ICBC 2025 Road Improvement Program for consideration of cost-share funding; and*
- b) *That should the above applications be successful, the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to execute the cost-share agreements on behalf of the City, and that the Consolidated 5 Year Financial Plan (2025-2029) be amended accordingly.*

The City was informed on January 5, 2026, that this funding application had been approved for \$176,000, of which \$153,000 was included in the budget. Upon receipt of the actual grant payment, the amount exceeding the budget will replace \$21,631 funded by the Roads Development Cost Charges (DCC) and \$1,369 funded by the Capital Reserve (Revolving Fund) for the Roads capital project.

b) At the Council meeting on December 17, 2025, Council approved the following:

- (1) That the submission of transportation projects as part of the TransLink 2026 Cost-Share Programs, as described in the report titled “TransLink 2026 Cost-Share Funding Applications – Transportation Projects”, dated November 18, 2025, from the Director, Transportation be approved; and*
- (2) That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute the successful funding agreements.*
- (3) Should any submitted projects receive funding from TransLink exceeding the budgeted external contribution, staff recommend that the external grants be used to reduce the previously approved City funding sources, and the Consolidated 5 Year Financial Plan be amended accordingly. Upon project completion, any excess funding would be returned to the original funding sources.*

The City was informed on May 1, 2026, that this funding application had been approved for \$4,123,000, of which \$3,961,500 was included in the budget. Upon receipt of the actual grant payment, the amount exceeding the budget will replace \$151,891 funded by the Roads Development Cost Charges (DCC) and \$9,609 funded by the Capital Reserve – Revolving Fund for the Roads capital projects.

c) At the Closed Council meeting on February 23, 2026, Council approved funding up to \$630,000 from the Housing Accelerator Fund grant.

d) At the Council meeting on February 23, 2026, Council approved the following:

- (1) That funding Option 2 for Refuge Church, in the amount of \$75,000, with funding coming from the Council Community Initiative Account, as outlined in the report titled “Analysis of Financial Resources and Requirements of Refuge Church, The Salvation Army and Parish of St. Alban’s”, dated February 13, 2026 from the Director, Community Social Development, be approved;*
- (2) That funding Option 2 for The Salvation Army, in the amount of \$20,000, with funding coming from the Council Community Initiative Account, as outlined in the report titled “Analysis of Financial Resources and Requirements of Refuge Church, The Salvation Army and Parish of St. Alban’s”, dated February 13, 2026 from the Director, Community Social Development, be approved; and*
- (3) That funding Option 2 for the Parish of St. Alban’s, in the amount of \$26,416, with funding coming from the Council Community Initiative Account, as outlined in the report titled “Analysis of Financial Resources and Requirements of Refuge Church, The Salvation Army and Parish of St. Alban’s”, dated February 13, 2026 from the Director, Community Social Development, be approved.*

The Community Social Development operating budget will be increased by \$121,416 funded by the Council Community Initiatives Account for additional one-time funding to various 2026 Health, Social and Safety Grant applicants.

e) At the Council meeting on April 13, 2026, Council approved the following:

- (1) That the expanded scope of work for the Steveston Park Legacy Walk as outlined in the report titled “Steveston Park Legacy Walk – Expanded Scope of Work and Budget Increase”, dated March 2, 2026, from the Director, Park Services, be approved;*
- (2) That a \$300,000 budget increase for the Steveston Park Legacy Walk capital project with \$100,000 funded from the Council Community Initiatives Account and \$200,000 from external contribution as outlined in the report titled “Steveston Park Legacy Walk – Expanded Scope of Work and Budget Increase”, dated March 2, 2026, from the Director, Park Services, be approved;*
- (3) Should Council approve the proposed expanded scope of work and budget increase, the Chief Administrative Officer and the General Manager, Parks, Recreation and Culture be authorized to amend the existing contribution agreement on behalf of the City of Richmond with the Steveston Community Society, to reflect the additional contribution from the Steveston Community Society to the City;*
- (4) That the Consolidated 5 Year Financial Plan (2026–2030) be amended accordingly; and*
- (5) That staff proceed with next steps, as outlined in the report titled “Steveston Park Legacy Walk – Expanded Scope of Work and Budget Increase”, dated March 2, 2026, from the Director, Park Services.*

The 2026 Capital Budget - Parks Program will be increased by \$300,000 funded by a \$200,000 external contribution from the Steveston Community Society and \$100,000 from the Council Community Initiatives Account.

f) At the Council meeting on June 22, 2026, Council approved the following:

That a capital project for the Minler Road walkway improvements in the amount \$1.8 million funded from the Capital Reserve (Revolving Fund) be approved and that the Consolidated 5 Year Financial Plan (2025-2029) be amended accordingly.

The 2026 Capital budget - Roads program will be increased by \$1,800,000 funded by the Capital Reserve (Revolving Fund).

g) At the Council meeting on July 27, 2026, Council approved the following:

- (1) That Contract 8539Q - Supply and Delivery of Firefighter turnout Gear be awarded to*
- (2) Associated Fire Safety Group Ltd. for a total cost of \$1,611,880 excluding taxes as described in the report titled “8539Q – Award of Contract for Supply and*

Delivery of Firefighter turnout Gear” dated July 20, 2026, from the General Manager, Law and Community Safety;

(3) That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contracts and all related documentation with Associated Fire Safety Group Ltd; and

(4) That the Consolidated 5-Year Financial Plan (2026-2030) be amended to include \$950,000 for replacement of firefighting turnout gear funded by Policing Provision.

The Fire operating budget will be increased by \$950,000 funded by the Policing Provision for replacement of turnout gear.

h) At the Council meeting on July 27, 2026, Council approved the following:

(1) That the road safety improvement projects, as described in Attachment 1 of the report titled "ICBC-City of Richmond Road Safety Improvement Program Update 2026", dated June 22, 2026, from the General Manager, Engineering and Public Works, be endorsed for submission to the ICBC 2026 Road Safety Improvement Program for consideration of cost-share funding;

(2) That should the above submission be successful, the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to execute the cost-share agreements on behalf of the City; and

(3) That should the above application be successful, the Consolidated 5 Year Financial Plan (2026-2030) be amended accordingly.

The City was informed that this funding application had been approved for \$378,700. This amount was already included in the budget.

i) At the Closed Council meeting on September 8, 2026, Council approved up to \$1,845,000 temporarily funded through the Capital Reserve (Industrial Use Fund).

j) At the Closed Council meeting on September 14, 2026 Council approved \$280,000 externally funded grant spending anticipated in 2026 within the Law & Community Safety operating budget. In addition, \$787,458 external grant funding was secured from the Federal Youth Justice Fund over three years, of which \$175,000 is anticipated to be spent in 2026 within the Law & Community Safety operating budget.

2) Budget Amendment Policy 3001 states that changes to the Capital Budget be reported to the Finance Committee and included in the staff report when the City’s 5 Year Financial Plan amendments are presented. The following amendments to the Capital Budget are funded by external contributions, transfer of existing budget resources, or funding from reserves or provisions:

- a) The budget for the existing programs will be increased by \$957,256 funded from external contributions approved or received throughout the year that were not outlined in the previous section. The increase in the existing capital budget by program is summarized in Table 1:

Table 1: Budget increase funded by external contributions (in \$000's)			
	Program		Amount
i.	Flood Protection	Investing in Canada Infrastructure Program Green Infrastructure Environmental Quality Stream Grant	\$355
ii.	Roads	TransLink and the Government of Canada grant	350
iii.	Parks	Steveston Community Society Contribution	117
iv.	Parks	Hamilton Community Association Contribution	100
v.	Equipment	BC Hydro	13
vi.	Information Technology	Union of BC Municipalities (UBCM) grant	11
vii.	Parks	Dava Development	11
Total			\$957

- b) The Consolidated 5 Year Financial Plan includes an estimate of \$10,000,000 in Contingent External Contributions for external grants and contributions that may be approved or received throughout the year for various capital projects. Spending will only be incurred if the funding is confirmed. A total of \$1,157,256 was transferred to various capital programs to date.
- c) The capital budgets for the existing Council-approved 2023 to 2026 Steveston Sanitary Sewer Rehabilitation capital projects will be consolidated into a single capital project, with no change to the overall approved budget and project scope, to facilitate project administration and reporting.
- d) The Steveston Community Amenities Fund was established through developer contributions designated for the Steveston Community Centre and Library. In the 2024 Capital Budget, a total of \$2.6 million from this fund was allocated to support the Steveston Martial Arts Roof Beam Remediation and Fascia Board Replacement project and the Steveston and South Arm Outdoor Pool Renewals project.

To realign funding with the intended purpose of the Steveston Community Amenities Fund, the \$2.6 million allocation will be replaced by \$1.0 million from the Capital Reserve (Revolving Fund) for the Steveston Martial Arts Roof Beam Remediation and Fascia Board Replacement project and \$1.6 million from the Capital Building and Infrastructure Reserve for the Steveston and South Arm Outdoor Pool Renewals project.

Consistent with Council's previous direction, the Steveston Community Amenities Fund will be used to offset the 2026 debt servicing costs for the Steveston Community Centre and Library.

- e) An agreement between the City and Fraser Basin Council was finalized in 2026 awarding \$1,760,000 in funding through the CleanBC Go Electric Public Charger Program. This funding will replace the existing City funding from the Enterprise Fund. In addition, the Minoru Precinct location will be changed to City Hall, as the Minoru Park Vision Plan is in development.

The funding source for the Capital project approved in 2025 will be changed from Enterprise Fund to external grant funding.

- 3) The following capital budget changes were recorded since the last bylaw adoption and are summarized in the following Table 2:

Table 2 Capital Budget Changes (in \$000's)				
	Program	Funding Sources (Project)	Project Name	Amount
3a	Water	Watermain Replacement Upgrades Program (2022)	Watermain Replacement Upgrades Program (2023)	\$480
3b	Parks	Playground Replacement Program (2022)	Burkeville Neighbourhood Park Redevelopment (2024)	157
3c	Equipment	GHG and Energy Management Projects (2024)	Community Safety Building Lighting Upgrade (2023)	154
3d	Flood Protection	Storm Main Drainage Upgrade (2021)	Enhancement in Minoru Park (2022)	140
3e	Parks	Minoru Park Lakes Renewal (2019)	Minoru Lakes Renewal: Phase 2 (2024)	109
3f	Information Technology	Server Replacement (2025)	Annual Virtual Hosts Refresh (2026)	80
3g	Parks	Parks Ageing Infrastructure Replacement Program (2022)	Minoru Lakes Renewal: Phase 2 (2024)	65
3h	Parks	Parks General Development (2024)	London Steveston Park Phase Three Construction (2020)	53
3i	Parks	Parks General Development (2023)	Minoru Lakes Renewal: Phase 2 (2024)	44

Table 2 Capital Budget Changes (in \$000's)				
	Program	Funding Sources (Project)	Project Name	Amount
3j	Parks	Parks General Development (2024)	Steveston Community Park Playground Expansion (2023)	35
3k	Parks	Playground Replacement Program (2023)	Burkeville Neighbourhood Park Redevelopment (2024)	20
3l	Traffic	Active Transportation Improvement Program (2023)	Garden City Road Pedestrian and Cycling Enhancements, Westminster Highway to Lansdowne Road (2019)	4
Total				\$1,341

- 4) Budget Amendment Policy 3001 states that changes to salaries be reported to the Finance Committee. The following amendments will result in no tax impact to the 2026 Operating Budget:
- a) Reallocate \$349,337 to Human Resources operating budget for two Regular Full-Time Attendance Advisors from the Fiscal operating budget.
 - b) Increase Facilities operating budget by \$600,000 for auxiliary salaries funded by the Annual Project Development Building Improvements capital budget. This results in a corresponding decrease to the 2026 Capital Building program of \$600,000.
- 5) Budget Amendment Policy 3001 states that increases in City's expenditures are only permitted where funding is from sources other than taxation and utility fees. The following amendments to the Operating and Utility Budget are funded by external grants, transfer of existing budget resources, or funding from provisions or reserve and has no tax impact.
- a) Increase Planning and Development operating budget by \$200,000 funded by the Union of BC Municipalities (UBCM) Local Government Development Approvals Grant for development approvals review and streamlining.
 - b) Increase Arts, Culture and Heritage operating budget by \$90,000 funded from the Provincial grant for Richmond Celebrates Soccer Program.
 - c) Increase Parks Program operating budget by \$46,000 funded by the Trees for Life grant to support planning and creation of green infrastructure sites.
 - d) Increase Community Social Development operating budget by \$25,000 funded by the Social Planning and Research Council of BC (SPARC) Local Community Accessibility Grant for development of an accessibility impact evaluation tool.

- e) Increase Community Social Development operating budget by \$15,000 funded Vancouver Coastal Health's (VCH) Health Promotion Grant to engage seniors in age-friendly planning at the neighborhood level.
 - f) Increase Arts, Culture, and Heritage operating budget by \$5,000 funded by the Provincial Community Events Support Fund (CESF) Grant for the Richmond Celebrates Soccer Program.
- 6) The Consolidated 5 Year Financial Plan (2026-2030) included Utility Fees as an anticipated funding source for Water and Sewer Utility expenses. Based on actual billings received to date Utility Fees are anticipated to be lower than originally budgeted, partially due to water restrictions implemented by Metro Vancouver. The amended financial plan includes estimates that \$4,800,000 will be funded by the Sewer Levy Stabilization Provision and \$3,600,000 will be funded by the Water Levy Stabilization Provision instead of Utility fee revenue.

Budgetary Implications

The proposed 2026-2030 budget amendments have no tax impact. Additional expenses included in the amended financial plan are funded by external sources or existing appropriations.

Funding source change for Utility Fees revenues are funded by the Sewer and Water Levy Stabilization Provision resulting in no rate impact.

Table 3 summarizes the changes to operating and utility revenue and expenses. The amended Consolidated 5 Year Financial Plan (2026-2030) is presented in Attachment 1.

Table 3 Net Budget – Summary of Changes (in \$000's)		Ref	Amount
Net Budget as at January 26, 2026			\$128,123
Revenue			
1	Drainage Infrastructure Enhancement in Minoru Park	2.a.i	355
2	Sexsmith Road Brown Road Bike Route	2.a.ii	350
3	Policing Public Safety External Grant Funding	1.j	280
4	Steveston Park Legacy Walk	1.e	200
5	UBCM - Local Government Development Approvals Program	5.a	200
6	Youth Justice Fund	1.j	175
7	Playground Replacement Program	2.a.iv	100
8	FIFA grant from Province of BC	5.b	90
9	Steveston Community Park Playground Expansion	2.a.iii	82
10	Trees for Life Grant	5.c	46
11	Steveston Park Legacy Walk	2.a.iii	35
12	Provincial Local Community Accessibility Grant	5.d	25
13	Engaging Seniors in Age-Friendly Planning at the Neighbourhood Level	5.e	15
14	City Hall and Community Safety Building Lighting Upgrade	2.a.v	13
15	City Hall Meeting Room AV Equipment Upgrades	2.a.vi	11

Table 3 Net Budget – Summary of Changes (in \$000's)		Ref	Amount
16	Parks General Development	2.a.vii	11
17	Various Transportation - Translink 2026	1.b	10
18	Richmond Celebrates Soccer	5.f	5
19	Various Transportation - 2025 ICBC	1.a	1
20	Contingent External Contributions	2.b	(1,157)
21	Funding adjustment from utility revenues to Water Levy Stabilization Provision for Water Utility	6	(3,600)
22	Funding adjustment from utility revenues to Sewer Levy Stabilization Provision for Sewer Utility	6	(4,800)
Total Revenue Increase (Decrease)			(7,553)
Expenses			
1	Full Replacement of Firefighter Turnout Gear	1.g	950
2	Transfer from Capital Budget Building Program	4.b	600
3	Policing Public Safety External Grant Funding	1.j	280
4	UBCM - Local Government Development Approvals Program	5.a	200
5	Youth Justice Fund	1.j	175
6	Council Community Initiatives Grant Funding	1.d	121
7	Province of BC Grant for Richmond Celebrates Soccer Program	5.b	90
8	Trees for Life Grant	5.c	46
9	Provincial Local Community Accessibility Grant	5.d	25
10	Engaging Seniors in Age-Friendly Planning at the Neighbourhood Level	5.e	15
11	Richmond Celebrates Soccer	5.f	5
12	Housing Accelerator Grant Funding	1.c	-
13	Two Regular Full-Time Attendance Advisors	4.a	-
Total Expenses Increase			2,507
NET AMENDMENT			(10,060)
Total Amended 2026 Net Budget			\$118,063

Table 4 summarizes the changes to the Capital Budget. The Amended Capital Plan Funding Sources for 2026-2030 is presented in Attachment 2 and the Amended Capital Plan Summary for 2026-2030 are presented in Attachment 3.

Table 4 Capital Budget – Summary of Changes (in \$000's)		Ref	Amount
City Capital Budget as at January 26, 2026			\$245,884
1	Parkland Acquisition	1.i	1,845
2	Minler Road Walkway	1.f	1,800
3	Drainage Infrastructure Enhancement in Minoru Park	2.a.i	355
4	Sexsmith Road Brown Road Bike Route (2022)	2.a.ii	350
5	Steveston Park Legacy Walk	1.e & 2.a.iii	335
6	Playground Replacement Program (2024)	2.a.iv	100
7	Steveston Community Park Playground Expansion	2.a.iii	82
8	City Hall and Community Safety Building Lighting Upgrade	2.a.v	13
9	City Hall Meeting Room AV Equipment Upgrades	2.a.vi	11
10	2025 Parks General Development	2.a.vii	11
11	ICBC Funding Program (2025-2026)	1.a & 1.h	-
12	TransLink Funding Program (2026)	1.b	-
13	Consolidation of Steveston Sanitary Sewer Rehabilitation projects 2023-2026	2.c	-
14	Annual Project Development Building Improvements	4.b	(600)
15	Contingent External Contributions	2.b	(1,157)
Net Changes in Capital Budget Reallocations			-
Total Amended 2026 Capital Budget			\$249,029

Conclusion

Staff recommend that Council approve the 2026 Capital, Operating, and Utility Budget amendments to the Consolidated 5 Year Financial Plan Bylaw. The proposed 2026 budget amendments have no tax impact.

Table 5 summarizes the amendment changes to the Consolidated 5 Year Financial Plan Bylaw.

Table 5 Summary of Changes (in \$000's)		Reference	2026 Budget Changes
Revenue			
Provincial and Federal Grants	1.j, 2.a.(i-.ii), 5.a, b, d, f		1,480
Other Revenue	5.c,e		61
Development Cost Charges	1.a, b		(173)
Other Capital Funding Sources	1.a, b, e, 2.a (iii-vii), 2.b		(521)
Utility Fees	6		(8,400)
Total Revenue Increase (Decrease)			(7,553)
Expenses			
Law and Community Safety	1.g, j		1,405
Corporate Administration	4.a		349
Engineering and Public Works	4.b		600
Planning and Development	1.c, 5.a, d, e		240
Services			
Parks, Recreation and Culture	5.b, c, f		141
Fiscal	1.d, 4.a		(228)

Table 5 Summary of Changes (in \$000's)	Reference	2026 Budget Changes
Total Expense Amendments		2,857
Net Changes		(10,410)
Transfers		
Transfer To (From) Surplus	1.d, g, 4.b, 6	(10,421)
Capital Expenditures - Current Year	1. e, f, i, 2.a.(i-vii), b-c, 4b	3,145
Capital Expenditures - Prior Year	1. a, b, 2.d, e	-
Capital Funding	1.a, b, e, f, i 2.b-e, 3,a-l, 4.b	(3,134)
Total Transfers/Amortization Amendments		(10,410)
Balanced Budget		\$-

As required in Section 166 of the *Community Charter*, staff will conduct a process of public consultation prior to bylaw adoption, which is anticipated to be October 26, 2026.

Respectfully submitted,

Mike Ching, Director, Finance

Report Contributors

This report was prepared by Melissa Shiau, Manager, Financial Planning and Analysis, and reviewed by: Arts, Culture and Heritage Services; Building Approvals; Climate & Environment; Community Safety Administration; Community Social Development; Engineering; Fleet, Fire-Rescue; Housing Office; Human Resources; Information Technology; Law, Parks Services; Planning and Strategic Initiatives; Project Development & Facility Services; Real Estate Services; and Transportation.

Endorsed by Serena Lusk, CAO

- Att. 1: Amended Revenue, Expenses and Transfers (2026-2030)
 2: Amended Capital Plan Funding Sources (2026-2030)
 3: Amended 5 Year Capital Plan Summary (2026-2030)

CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2026-2030)
AMENDED REVENUE AND EXPENSES
(In \$000's)

	2026 Amended Budget	2027 Plan	2029 Plan	2029 Plan	2030 Plan
Revenue:					
Taxation and Levies	349,207	367,850	386,918	405,321	423,470
Utility Fees	176,334	196,200	204,273	211,638	220,926
Sales of Services	65,349	66,636	67,977	69,241	70,466
Investment Income	48,715	43,715	41,214	38,714	36,714
Other Revenue	26,144	24,642	24,693	25,479	25,099
Provincial and Federal Grants	19,492	25,634	5,862	5,583	5,662
Payments In Lieu of Taxes	16,302	16,758	17,261	17,761	18,276
Licenses and Permits	14,967	15,225	15,517	15,800	16,089
Gaming Revenue	10,500	10,500	10,500	10,500	10,500
Developer Contributed Assets	48,414	50,271	70,972	48,414	48,414
Development Cost Charges	12,122	20,451	22,094	14,981	11,804
Other Capital Funding Sources	26,900	29,830	12,580	12,868	12,656
	\$814,446	\$867,712	\$879,861	\$876,300	\$900,076
Expenses:					
Law and Community Safety	180,939	185,308	192,708	200,429	207,515
Parks, Recreation and Culture	94,153	88,980	91,109	93,122	95,253
Engineering and Public Works	82,179	81,891	83,313	84,704	86,504
Utility Budget					
Sanitary Sewer Utility	69,142	75,287	78,219	80,201	83,197
Water Utility	59,545	61,148	62,535	63,896	65,836
Sanitation and Recycling	28,271	28,090	28,705	29,309	29,928
Flood Protection	22,667	23,141	23,579	24,009	24,449
Fiscal	38,848	36,355	38,738	40,196	41,745
Finance and Corporate Services	37,955	36,400	36,829	37,747	38,693
Planning and Development Services	30,315	36,060	17,858	18,294	18,743
Corporate Administration	13,144	12,967	13,324	13,679	14,046
Debt Interest	3,931	3,931	3,931	3,931	3,931
Richmond Olympic Oval Corporation	21,329	21,912	22,450	22,951	23,463
Richmond Public Library	13,965	14,138	14,426	14,710	15,000
	\$696,383	\$705,608	\$707,724	\$727,178	\$748,303
Annual Surplus	\$118,063	\$162,104	\$172,137	\$149,122	\$151,773

**CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2026-2030)
AMENDED TRANSFERS
(In \$000's)**

	2026 Amended Budget	2027 Plan	2028 Plan	2029 Plan	2030 Plan
Transfers:					
Debt Principal	3,838	3,970	4,106	4,247	4,393
Transfer To Reserves	138,669	139,869	144,772	150,063	156,695
Transfer from Reserves to fund Operating Reserve Programs:					
Bylaw 8206	(400)	(400)	(400)	(400)	(400)
Bylaw 8877	(210)	(210)	(10)	(10)	(10)
Bylaw 7812 S.1.1.1 (a)	(525)	(525)	(525)	(525)	(525)
Bylaw 7812 S.1.1.1 (d)	(50)	(50)	(50)	(50)	(50)
Bylaw 7812 S.1.1.1 (j)	(175)	(175)	(175)	(175)	(175)
Operating Reserves - Prior Years	(1,680)	-	-	-	-
Transfer To (From) Surplus	(12,981)	14,439	14,287	15,323	14,728
Capital Expenditures - Current Year	249,029	158,497	147,229	208,608	219,253
Capital Expenditures - Prior Years	231,646	301,444	335,584	324,135	349,306
Capital Expenditures - Developer Contributed Assets	48,414	50,271	70,972	48,414	48,414
Capital Expenditures - Richmond Public Library	910	710	710	710	710
Capital Expenditures - Richmond Olympic Oval	2,113	4,992	2,438	2,242	1,750
Capital Funding	(540,535)	(510,728)	(546,801)	(603,460)	(642,316)
Transfers/Amortization offset:	\$118,063	\$162,104	\$172,137	\$149,122	\$151,733
Balanced Budget	\$-	\$-	\$-	\$-	\$-
Tax Increase	3.04%	4.55%	4.41%	4.03%	3.82%

CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN
AMENDED CAPITAL PLAN FUNDING SOURCES (2026-2030)
(In \$000's)

DCC Reserves	2026 Amended	2027	2028	2029	2030
Drainage DCC	3,437	4,725	6,373	4,112	3,584
Parks Development DCC	1,270	1,505	1,364	1,035	1,176
Roads DCC	5,415	12,791	13,449	8,323	6,254
Sanitary DCC	202	112	73	176	62
Water DCC	1,798	1,318	835	1,335	728
Total DCC	\$12,122	\$20,451	\$22,094	\$14,981	\$11,804
Statutory Reserves					
Capital Building and Infrastructure	57,300	4,726	17,260	48,700	55,600
Capital Reserve	59,828	36,586	29,857	48,882	48,920
Capstan Station	-	2,000	-	-	-
Drainage Improvement	3,624	-	-	-	-
Equipment Replacement	7,339	6,667	5,967	3,812	7,163
Flood Protection	24,832	28,826	24,189	24,201	26,301
Sanitary Sewer	10,405	9,960	5,854	-	-
Sanitary Sewer BL10401	10,250	-	4,222	20,474	20,588
Water Supply	14,650	450	450	15,668	20,819
Watermain Replacement	4,917	6,410	7,991	5,368	1,786
Total Statutory Reserves	\$193,145	\$95,625	\$95,790	\$167,105	\$181,177
Other Sources					
Canada Community Building Fund	1,175	850	600	850	600
Enterprise Fund	175	-	-	-	-
Grant and Developer Contribution	21,586	24,100	10,100	10,100	10,100
MRN Rehabilitation	4,844	4,880	1,880	1,918	1,956
Other Sources	13,622	10,620	13,854	11,318	11,545
Rate Stabilization Account	160	-	-	-	-
Sewer Levy Stabilization	150	135	-	-	150
Solid Waste and Recycling	350	300	300	300	300
Steveston Community Amenities Fund	-	-	1,000	375	-
Water Levy Stabilization	1,700	1,536	1,611	1,661	1,621
Total Other Sources	\$43,762	\$42,421	\$29,345	\$26,522	\$26,272
Total Capital Program	\$249,029	\$158,497	\$147,229	\$208,608	\$219,253

CITY OF RICHMOND
AMENDED 5 YEAR CAPITAL PLAN SUMMARY (2026-2030)
(In \$000's)

	2026 Amended	2027	2028	2029	2030
Infrastructure Program					
Roads	19,891	26,149	21,683	18,256	16,761
Flood Protection	33,931	38,832	29,055	27,335	28,481
Water	7,965	7,178	9,662	7,957	8,919
Sanitary Sewer	9,638	8,900	8,900	8,900	8,900
Infrastructure Advanced Design and Minor Public Works	4,100	4,125	4,607	4,078	4,503
Total Infrastructure Program	\$75,525	\$85,184	\$73,907	\$66,526	\$67,564
Building Program					
Building	91,254	16,800	14,100	98,400	105,300
Heritage	2,700	-	8,500	-	-
Total Building Program	\$93,954	\$16,800	\$22,600	\$98,400	\$105,300
Parks Program					
Parks	6,100	4,407	7,180	3,600	2,500
Parkland	1,845	-	-	-	-
Total Parks Program	\$7,945	\$4,407	\$7,180	\$3,600	\$2,500
Land Program	\$50,000	\$34,000	\$25,000	\$25,000	\$25,000
Equipment Program					
Vehicle	5,801	4,373	3,629	3,820	4,077
Fire Vehicle	3,078	2,680	2,663	368	3,571
Equipment	866	600	1,400	600	600
Total Equipment Program	\$9,745	\$7,653	\$7,692	\$4,788	\$8,248
Information Technology Program	\$3,017	\$453	\$850	\$294	\$641
Contingent External Contributions	\$8,843	\$10,000	\$10,000	\$10,000	\$10,000
Total Capital Program	\$249,029	\$158,497	\$147,229	\$208,608	\$219,253



**Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727,
Amendment Bylaw No. 10802**

The Council of the City of Richmond enacts as follows:

1. Schedule “A”, Schedule “B”, and Schedule “C” of the Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727, are deleted and replaced with Schedule “A”, Schedule “B”, and Schedule “C” attached to and forming part of this amendment bylaw.
2. This Bylaw is cited as “**Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727, Amendment Bylaw No. 10802**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept. <i>MC</i>
APPROVED for legality by Solicitor <i>BRB</i>

SCHEDULE A:

CITY OF RICHMOND

CONSOLIDATED 5 YEAR FINANCIAL PLAN (2026-2030)

AMENDED REVENUE AND EXPENSES

(In \$000's)

	2026 Amended Budget	2027 Plan	2029 Plan	2029 Plan	2030 Plan
Revenue:					
Taxation and Levies	349,207	367,850	386,918	405,321	423,470
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Investment Income	48,715	43,715	41,214	38,714	36,714
Other Revenue	26,144	24,642	24,693	25,479	25,099
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Other Capital Funding Sources	26,900	29,830	12,580	12,868	12,656
	\$814,446	\$867,712	\$879,861	\$876,300	\$900,076
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	\$696,383	\$705,608	\$707,724	\$727,178	\$748,303
Annual Surplus	\$118,063	\$162,104	\$172,137	\$149,122	\$151,773

SCHEDULE A (CONT'D):

**CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2026-2030)
AMENDED TRANSFERS
(In \$000's)**

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Bylaw 7812 S.1.1.1 (a)	(525)	(525)	(525)	(525)	(525)
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Capital Funding	(540,535)	(510,728)	(546,801)	(603,460)	(642,316)
Transfers/Amortization offset:	\$118,063	\$162,104	\$172,137	\$149,122	\$151,733
Balanced Budget	\$-	\$-	\$-	\$-	\$-
Tax Increase	3.04%	4.55%	4.41%	4.03%	3.82%

SCHEDULE B:
CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN
AMENDED CAPITAL PLAN FUNDING SOURCES (2026-2030)
(In \$000's)

DCC Reserves	2026 Amended	2027	2028	2029	2030
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Roads DCC	5,415	12,791	13,449	8,323	6,254
Sanitary DCC	202	112	73	176	62
Water DCC	1,798	1,318	835	1,335	728
Total DCC	\$12,122	\$20,451	\$22,094	\$14,981	\$11,804
Statutory Reserves					
Capital Building and Infrastructure	57,300	4,726	17,260	48,700	55,600
Capital Reserve	59,828	36,586	29,857	48,882	48,920
Capstan Station	-	2,000	-	-	-
Drainage Improvement	3,624	-	-	-	-
Equipment Replacement	7,339	6,667	5,967	3,812	7,163
Flood Protection	24,832	28,826	24,189	24,201	26,301
Sanitary Sewer	10,405	9,960	5,854	-	-
Sanitary Sewer BL10401	10,250	-	4,222	20,474	20,588
Water Supply	14,650	450	450	15,668	20,819
Watermain Replacement	4,917	6,410	7,991	5,368	1,786
Total Statutory Reserves	\$193,145	\$95,625	\$95,790	\$167,105	\$181,177
Other Sources					
Canada Community Building Fund	1,175	850	600	850	600
Enterprise Fund	175	-	-	-	-
Grant and Developer Contribution	21,586	24,100	10,100	10,100	10,100
MRN Rehabilitation	4,844	4,880	1,880	1,918	1,956
Other Sources	13,622	10,620	13,854	11,318	11,545
Rate Stabilization Account	160	-	-	-	-
Sewer Levy Stabilization	150	135	-	-	150
Solid Waste and Recycling	350	300	300	300	300
Steveston Community Amenities Fund	-	-	1,000	375	-
Water Levy Stabilization	1,700	1,536	1,611	1,661	1,621
Total Other Sources	\$43,762	\$42,421	\$29,345	\$26,522	\$26,272
Total Capital Program	\$249,029	\$158,497	\$147,229	\$208,608	\$219,253

SCHEDULE C:

CITY OF RICHMOND CONSOLIDATED 5 YEAR FINANCIAL PLAN (2026-2030) AMENDED STATEMENT OF POLICIES AND OBJECTIVES

Revenue Proportions By Funding Source

Property taxes are the largest portion of revenue for any municipality. Taxes provide a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. These include services such as community safety, general government, libraries and park maintenance.

Objective:

- Maintain revenue proportion from property taxes at current level or lower.

Policies:

- Tax increases will be at CPI + 1% for transfers to reserves.
- Annually, review and increase user fee levels by consumer price index (CPI).
- Any increase in alternative revenues and economic development beyond all financial strategy targets can be utilized for increased levels of service or to reduce the tax rate.

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2026.

Table 1:

Funding Source	% of Total Revenue
Property Taxes	48.03%
User Fees	24.26%
Sales of Services	8.99%
Investment Income	6.70%
Provincial and Federal Grants	2.68%
Payments in Lieu of Taxes	2.24%
Licenses and Permits	2.06%
Gaming Revenue	1.44%
Other	3.60%
Total Operating and Utility Funding Sources	100.00%

SCHEDULE C (CONT'D):

**CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2026-2030)
AMENDED STATEMENT OF POLICIES AND OBJECTIVES**

Distribution of Property Taxes

Table 2 provides the 2026 distribution of property tax revenue among the property classes.

Objective:

- Maintain the City's business to residential tax ratio in the middle in comparison to other municipalities. This will ensure that the City will remain competitive with other municipalities in attracting and retaining businesses.

Policies:

- Regularly review and compare the City's tax ratio between residential property owners and business property owners relative to other municipalities in Metro Vancouver.

Table 2: (Based on the 2026 Revised Roll figures)

Property Class	% of Tax Burden
Residential (1)	57.49%
Business (6)	33.06%
Light Industry (5)	7.59%
Others (2,3,4,8 & 9)	1.86%
Total	100.00%

Permissive Tax Exemptions**Objective:**

- Council passes the annual permissive exemption bylaw to exempt certain properties from property tax in accordance with guidelines set out by Council Policy and the *Community Charter*. There is no legal obligation to grant exemptions.
- Permissive exemptions are evaluated with consideration to minimizing the tax burden to be shifted to the general taxpayer.

Policy:

- Exemptions are reviewed on an annual basis and are granted to those organizations meeting the requirements as set out under Council Policy 3561 and Sections 220 and 224 of the *Community Charter*.