



THE DISTRICT OF NORTH VANCOUVER

2016 – 2019 TAXATION EXEMPTIONS FOR PLACES OF PUBLIC WORSHIP BYLAW

BYLAW 8131

Effective Date – January 1, 2016

CONSOLIDATED FOR CONVENIENCE ONLY

This is a copy of the bylaws below. This copy is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaw on this subject.

Original Bylaw

Bylaw 8131

Date of Adoption

October 26, 2015

Amending Bylaw

Bylaw 8261

Bylaw 8368

Date of Adoption

October 23, 2017

October 1, 2018

The bylaw numbers in the margin of this consolidation refer to the bylaws that amended the principal bylaw (2016-2019 Taxation Exemptions for Places of Public Worship - Bylaw 8130). The number of any amending bylaw that has been repealed is not referred to in this consolidation.

The Corporation of the District of North Vancouver

Bylaw 8131

A bylaw to exempt certain lands and improvements from municipal taxation.

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as “2016 – 2019 Taxation Exemptions for Places of Public Worship Bylaw 8131, 2015”.

2. Statutory Exemptions under Section 220(1)(h) of the *Community Charter*

2.1 The following property used pursuant to Section 220(1)(h) of the *Community Charter* (buildings used for public worship and the lands on which those buildings stand) is exempt from taxation imposed under the Annual Tax Rates Bylaw:

- a) Lot A, Block 13, District Lot 543, Plan 3766, PID: 012-216-526, Roll # 130-0152-8410-7 (Deep Cove Gospel Hall, 4544 Cove Cliff Road);
- b) Lot B, Block 59, District Lot 552, Plan 4680, PID: 011-417-803, Roll # 010-0173-2300-2 (North Vancouver Islamic Association, 1398 West 15th Street);
- c) Lot 2, Block 10, District Lot 594, Plan LMP 4072, PID: 017-754-551, Roll # 021-7407-2010-4 (Canyon Heights Christian Assembly, 4840 Capilano Road);
- d) Lot 2, Block N, District Lots 598 to 601, Plan 11457, PID: 009-062-335, Roll # 020-0294-4600-7 (St. Catherine's Anglican Church, 1058 Ridgewood Drive);
- e) Lot A, District Lot 600, Group 1, Plan EPP 41237, PID: 029-338-875 Roll # 020-3412-3700-0 (Highlands United Church, 3255 Edgemont Boulevard);
- f) Lot 1, Block 2, District Lot 600, Plan 16967, PID: 007-335-946, Roll # 011-1696-7000-7 (Gloria Dei Lutheran Church, 1110 Gladwin Drive);
- g) Lot 1, Block 11, District Lot 624, Plan 10725, PID: 009-395-857 Roll # 130-0158-7500-8 (The Bridge Community Church, 1384 Deep Cove Road);
- h) Lot 27 REM, District Lot 624, Plan 18740 Except Plan 18832, PID: 007-094-515, Roll # 110-1874-0265-5 (St. Pius X Church, 1150 Mt. Seymour Road);
- i) Lot A of Lot 11, District Lot 622, Plan 21681, PID: 010-530-061, Roll # 110-2168-1000-0 (Mount Seymour United Church, 1200 Parkgate Avenue);

- j) Lot 1, Blocks 18 and 19, District Lot 2022, Plan 14937, PID: 007-781-580, Roll # 070-1493-7000-8 (St. Stephen's Church, 1330 East 24th Street);
- k) Lot D, Block 34, District Lot 2022, Plan 8374, PID: 010-115-510, Roll # 070-0706-3000-3 (Lynn Valley Congregation of Jehovah's Witnesses, 2626 Mountain Highway);
- l) Lots A and B, Block 35, District Lot 2022, Plan 17292, PID: 007-290-110, Roll # 070-1729-2000-0 & PID: 007-290-128, Roll # 070-1729-2010-8 (Westlynn Baptist Church, 1341 East 27th Street);
- m) The North ½ of Block 45, District Lot 2022, Plan 1000, PID: 015-037-801, Roll # 070-0708-1300-0 (New Life Christian Centre Society, 2800 Mountain Highway);
- n) Lot 1, Block 54, District Lot 2022, Plan 20270, PID: 005-085-802, Roll # 051-2027-0000-3 (Lynn Valley Full Gospel Church, 1160 East 29th Street);
- o) Lot 1, Block 7, District Lot 2023, Plan 15925, PID: 007-605-331, Roll # 052-1592-5000-5 (St. Clement's Anglican Church, 3400 Institute Road);
- p) Lot 6, District Lot 2025, Plan 17012, PID: 007-332-874, Roll # 050-1701-2050-3 (The Church of Jesus Christ of Latter Day Saints, 941 Lynn Valley Road);
- q) Lot 1, Blocks 5 to 13, District Lot 2025, Plan 16313, PID: 007-511-221, Roll # 050-1631-3000-0 (Hillside Baptist Church, 870 Lynn Valley Road);
- r) Lot A (E.P. 6080) and Lot 5 Am. (E.P. 6080), Block 20, District Lot 2026, Plan 3837, PID: 012-122-785, Roll # 040-0768-8600-X & PID: 012-122-777, Roll # 040-0769-0500-4 (North Lonsdale United Church, 3380 Lonsdale Avenue);
- s) Lot 7 of Lot A, Block 23, District Lot 2026, Plan 2783, PID: 013-398-229, Roll # 040-0770-1800-1 (Kings Road Baptist Church, 131 East Kings Road);
- t) Lot 1 of Lot 4, Blocks 25 to 29, District Lot 2026, Plan 14209, PID: 007-894-376, Roll # 040-1420-9000-X (St. Martin's Anglican Church, 195 East Windsor Road);
- u) Lot A, Block 8, Westlynn Plan 17299, PID: 007-289-952, Roll # 070-1729-9000-9 (Mount Olivet Lutheran Church, 1700 Mountain Highway);
- v) Lot J, Block 4, South East ¼ of District Lot 617, Plan 1229, PID: 014-851-318, Roll # 030-0379-0000-5 (The B.C. Conference of the Mennonite Brethren Churches, 515 West Windsor Road);

(8261)

- w. Air Space Parcel 1, District Lot 2023, Group 1, New Westminster District Air Space Plan EPP66669, PID: 030-005-043, Roll #051-6666-6900-7 (Trustees of the Congregation of Lynn Valley United Church Pursuant to the United Church of Canada Act, 3201 Mountain Hwy).

(8368)

3. Permissive Exemptions under Section 224(2)(f)(i) of the *Community Charter*

3.1 The area of land surrounding the exempt building set apart for public worship, for all those properties outlined in Section 2 of this Bylaw, (excluding the area of land described below) are exempt from taxation imposed under the Annual Tax Rates Bylaw.

- a) Lot 27 REM, District Lot 624, Plan 18740 Except Plan 18832, PID: 007-094-515, Roll # 110-1874-0265-5 the portion marked A on the attached plan Schedule A and described as follows:

commencing at the southwest corner, thence east along the lot line for 14 metres, thence north along a line parallel to the west property line for 40 metres, thence west for 14 metres, along a line parallel to the south lot line south to and along the west lot line returning to the point of commencement, containing 560 m² (St. Pius X Church, 1150 Mt. Seymour Road);

- b) Lot 1, Blocks 18 and 19, District Lot 2022, Plan 14937, PID: 007-781-580, Roll # 070-1493-7000-8 the portion marked B (being the combined B1 and B2) on the attached plan Schedule B and described as follows:

commencing at the southeast corner, thence west along the south lot line for 50 metres, thence north along a line parallel to the east lot line for 37 metres, thence east along a line parallel to the south lot line for 16.5 metres, then north along a line parallel to the east lot line for approximately 20.7 metres to the southwest corner of Lot 2 in Plan 14937, thence following first to the east the lot lines returning to the point of commencement, containing 2545 m² (St. Stephen's Church, 1330 East 24th Street);

- c) Lot 1, Block 54, District Lot 2022, Plan 20270 the portion marked C on the attached plan Schedule C, PID: 005-085-802, Roll # 051-2027-0000-3 (Lynn Valley Full Gospel Church, 1160 East 29th Street); and,
- d) Lot B, Block 59, District Lot 552, Plan 4680, the portion marked D on the attached plan Schedule D, PID: 011-417-803, Roll # 010-0173-2300-2 (North Vancouver Islamic Association, 1398 West 15th Street).

4. Permissive Exemptions under section 224(2)(f)(ii) and (iii) of the *Community Charter*

4.1 In relation to property that is exempt under Section 220(1)(h), the following halls that the council considers are necessary to the exempt building and the land on which the halls stand, and the area of land surrounding the halls, are exempt from taxation imposed under the Annual Tax Rates Bylaw to the extent of 30% of the value of the lands and improvements for the property on the Assessment Roll:

- a) the part of the portion of Lot 1, Blocks 18 and 19, District Lot 2022, Plan 14937, PID: 007-781-580, Roll # 070-1493-7000-8 marked B2 on the attached plan Schedule B that is described as follows:

commencing at a point on the south lot line 30 metres from the southeast corner thence north along a line parallel to the east lot line for 37 metres, thence west along a line parallel to the south lot line for 20 metres, thence south along a line parallel to the east lot line for 37 metres, thence east along the south lot line for 20 metres to the point of commencement, containing an area of 740 m² (1330 East 24th Street, and associated with St. Stephen's Church);

- b) the portion of Lot 27 REM, District Lot 624, Plan 18740 and Lot 27 REM, except Plan 18832 marked A on the attached Schedule A, PID: 007-094-515, Roll # 110-1874-0265-5 (1150 Mount Seymour Road, and associated with St. Pius X Church); and,
- c) Lot 3, Block 3 of Blocks 25 to 29, District Lot 2026, Plan 1303, PID: 014-684-381, Roll # 040-0771-6600-0 (St. Martin's Anglican Church, 3166 St. Georges Avenue).

5. Verification of use

The tax exemptions provided in sections 2, 3, and 4 are subject to the owners annually verifying to the Municipal Clerk that the property is used in accordance with section 220 of the Community Charter.

6. Schedules

Schedule A through D are attached and form part of this Bylaw.

7. Effective Date

The effective date of this bylaw is January 1, 2016 to December 31, 2019.

Schedule A to Bylaw 8131

Rem 27

A₂
SCHOOL (59%)

1150

P18740

A₁
CHURCH (41%)

14 m

A 40 m

P10949

C

P16474

2 3804

1 3802

BLK D

BROCKTON CRES

3822-3826

3825 3

3815 2

3811 1

3809 3

P19411

3807 2

P18740

3815 25

3805 1

3821

P3259

60 59 58

BLK 4

BCS3800

SL1-26

(LMP231060)

3720-3756

P3259

53 52 51 50

3768 3772 3776 3782

BLK 4
(P1950)

P3259

A

3800

P11736

1 2 3

3801 3790 3808

MT SEYMOUR PKWY

St. Pius X Church
1150 Mt. Seymour Road




Bylaw Section 3a, 4b

Parcel

N

Schedule B to Bylaw 8131



-  Taxable Area
-  Bylaw Section 3b, 4a
-  Parcel

St. Stephen's Church
1330 - 1360 East 24th Street



Schedule C to Bylaw 8131



-  Bylaw Section 3c
-  Parcel

Lynn Valley Full Gospel Church
1160 East 29th Street



Schedule D to Bylaw 8131



-  Bylaw Section 3d
-  Parcel

MASJID AR-RAHMAN
1390 - 1398 W 15TH ST

