



Permissive Tax Exemption

**Council will be considering adoption of the following
bylaw on October 6, 2014**

Proposed Bylaw: 2015 - 2018 Royal Canadian Legion Branch 114
Lynn Valley Taxation Exemption Bylaw 8083, 2014

The proposed bylaw will provide the following property with a 100% exemption from the payment of municipal taxes for the years 2015 - 2018.

Organization	Address	Est. Taxes 2015	Est. Taxes 2016	Est. Taxes 2017
Lynn Valley Legion	1630 Lynn Valley Road	\$15,974	\$16,773	\$17,612

Note: The tax figures above are estimates only and will be modified based on changes in assessment, as supplied by BC Assessment, and tax rates as determined by Council.

Is the "whole truth" ? - see attached below -cjk



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its mandate. The operating of a pub within its building assists in achieving its overall purpose as set out in length in Section 4 of the Special Act. The Legion's historical significance set by Act and social purpose requires a separate bylaw be enacted in support of the permissive tax exemption as it is distinct from the process followed by the CSAC in determining tax exemptions for other properties.

EXISTING POLICY:

1981 Act to Incorporate The Royal Canadian Legion, Chapter 84 of the Statutes of Canada 1948, Act Respecting the Pacific Command and Branches of the Royal Canadian Legion, Chapter 53 of the Statutes of British Columbia 1956, Section 224 of the Community Charter and Taxation Exemptions by Council Guidelines Policy.

ANALYSIS:

Community Charter Section 224(4)(a) allows for a taxation exemption up to a term of 10 years. An exemption for this period provides easier administration of the tax exemption. The District proactively reviews permissive tax exemptions to ensure operations of non-profit organizations continue their philanthropic activities in support of the community they reside. Should this requirement cease to exist the permissive tax exemption will terminate.

Timing/Approval Process:

Bylaw must be approved before October 31, 2014 to be in effect for the 2015 taxation year.

Financial Impacts:

Based upon 2014 exempt assessment valuation the District will forgo \$15,214 of taxation revenue.

	Class 6	Class 8	Total
Municipal tax	\$14,363	\$851	\$15,214
Other agencies	\$13,162	\$568	\$13,730
	\$27,525	\$1,419	\$28,944

Liability/Risk:

There is limited risk of precedent setting as the Legion is distinct in its special creation through legislation, along with its historical significance and national symbolism.

Respectfully submitted,



Elio Iorio
Manager, Revenue and Taxation