

CORPORATION OF THE TOWNSHIP OF

ESQUIMALT BYLAW NO. 2945

A Bylaw to provide tax exemption for certain
lands and improvements for the year 2019.

WHEREAS it is provided by Section 224 of the *Community Charter* that on or before October 31 in any year, the Council may, by bylaw, exempt from taxation under Section 197(1)(a) of the said *Charter* for not longer than 10 years, certain lands or improvements or both;

AND WHEREAS it is expedient that the lands or improvements or both set out hereafter be so exempted from taxation for the year 2019;

AND WHEREAS public notice of this Bylaw has been given in accordance with Sections 94 and 227 of the *Community Charter*,

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ESQUIMALT, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as the "*TAX EXEMPTION (NON-PROFIT ORGANIZATIONS) BYLAW, 2018, NO. 2945*".
2. Pursuant to Section 224 of the *Community Charter*, the lands or improvements or both set out in Schedule "A" attached to and forming part of this Bylaw are hereby exempted from taxation imposed under Section 197(1)(a) of the said *Charter* for the year 2019.

READ a first time by the Municipal Council on the 17th day of September, 2018.

READ a second time by the Municipal Council on the 17th day of September, 2018.

READ a third time by the Municipal Council on the 17th day of September, 2018.

ADOPTED by the Municipal Council on the day of , 2018.

BARBARA DESJARDINS
MAYOR

ANJA NURVO
CORPORATE OFFICE

SCHEDULE "A" to Bylaw No. 2945

1. That portion of Lot 1, Section 11, Esquimalt District, Plan 41833 (Parcel Identifier 017-114-501; Roll No. 01-307-3628.025; 410 Macaulay Street) and any improvements thereon, held by the Boys and Girls Club Services of Greater Victoria, a charitable, philanthropic or other not for profit corporation, and used for a purpose that is directly related to the purposes of the corporation, to the extent of 75% for land and improvements of the Class 8 Business & Other assessed values as classified under the *Assessment Act*.
2. That portion of Lot A, Section 11, Esquimalt District, Plan 54373 (Parcel Identifier 017-806-399; Roll No. 01-307-3878.000; #301 – 1195 Esquimalt Road), and any improvements thereon, leased by the Boys and Girls Club Services of Greater Victoria, a charitable, philanthropic or other not for profit corporation, and used for a purpose that is directly related to the purposes of the corporation, to the extent of 75% for land and improvements of the Class 6 Business & Other assessed values for the area occupied and outlined in the attached Schedule A.
3. The lands described as Lot B, Esquimalt District, Plan EPP24652 (Parcel Identification No. 028-944-402; Roll No. 01-307-3152.001; 1037 Lyall Street), and any improvements thereon, held by Island Community Mental Health Association and operated as a licensed community care facility under the *Community Care and Assisted Living Act*, to the extent of 50% of the Class 1 Residential assessed values as classified under the *Assessment Act*.
4. That portion of the lands described as Lot 1, Sections 11 and 32, Esquimalt District, Plan 5678 located within the boundaries of the Corporation of the Township of Esquimalt (portion of Barnard Park; Parcel Identifier 005-979-064; Roll No. 01-307-0001.006; Sea Terrace), and any improvements thereon, owned by the Corporation of the City of Victoria, a municipality, and used for a purpose of the municipality.
5. The lands described as Strata Lot 2, Section 10, Esquimalt District, Strata Plan VIS788 (Parcel Identifier 000-766-658; Roll No. 01-307-0008.725; Unit 2, 831 Devonshire Road), and any improvements thereon, held by The Compassionate Resource Warehouse Society, a charitable, philanthropic or other not for profit corporation, and used for a purpose that is directly related to the purposes of the corporation.
6. That portion of the land and improvements on Lot 7, Section 11, Esquimalt District, Plan 6644 (Parcel Identifier 005-861-926; Roll No. 01-307-0001.037; 1101 Munro Street) held by the Esquimalt Anglers' Association, a charitable, philanthropic or other not for profit corporation, and used for a purpose that is directly related to the purposes of the corporation.
7. The lands described as Lot K (DD EH50220), Suburban Lot 38, Esquimalt District, Plan 2854 (Parcel Identifier 018-722-971; Roll No. 01-307-3928.000; 511 Constance Avenue), and any improvements thereon, being premises owned by the Esquimalt Neighbourhood House Society, a charitable, philanthropic or other not for profit corporation, and used for a purpose that is directly related to the purposes of the corporation.
8. The lands described as Lot 1, Section 11, Esquimalt District, Plan VIP77333, (Parcel Identification No. 026-001-039; Roll No. 01-307-3940.001; 550 Garrett Place), and any improvements thereon, held by Habitat Acquisition Trust, a charitable, philanthropic or other not for profit corporation, and used for a purpose that is directly related to the purposes of the corporation.

9. The lands described as Lot A, Section 10 & 11, Plan VIP66612 Lease GCMK-506-0301 within right of way leased to Esquimalt Municipality for road encroachment (.247A) and part in Lot A, Section 2 (Reference Plan VIP65446) Right of Way & SRW over VIP70031 excluding leased portion and SRW over VIP70308 & VIP70137, VIP70477 & VIP70478, Lot A, Plan VIP65446, Esquimalt Land District, Lot A, Plan VIP66612, Section 10&11, Esquimalt Land District, (Primary Parcel Identification No. 023-795-212, Secondary Parcel Identification No. 024-019-721; Roll Nos. 01-307-0003.060, 01-307-0003.061, and 01-307-0003.062) and any improvements thereon, held by The Island Corridor Foundation, a charitable, philanthropic or other not for profit corporation, and used for a purpose that is directly related to the purposes of the corporation.
10. The lands described as Strata Lots 1 and 6, Section 10, Esquimalt District, Strata Plan VIS2853 (Parcel Identifiers 018-375-570 and 018-398-928; Roll Nos. 01-307-0009.113 and 01-307-0009.118; Unit 1, 744 Fairview Road), and any improvements thereon, owned by the PEERS Victoria Resource Society, a charitable, philanthropic or other not for profit corporation, and used for a purpose that is directly related to the purposes of the corporation, to the extent of 50% of the Class 6 Business assessed values as classified under the Assessment Act.
11. That portion of the land and improvements on Lot 6, Section 11, Esquimalt District, Plan 5510 (Parcel Identifier: 005-982-596; Roll No. 01-307-2055.000; 398 Fraser Street) leased by the WITS Program (Rock Solid) Foundation, a charitable, philanthropic or other not for profit corporation, and used for a purpose that is directly related to the purposes of the corporation.
12. The lands described as Lots 1, 2 and 3, Esquimalt District, Plan VIP4397 (Parcel Identification Nos. 023-885-718, 023-885-742, 023-885-751; Roll Nos. 01-307-0009.639, 01-307-0009.640, 01-307-0009.641 520 Comerford Street), and any improvements thereon, held by Victoria Association for Community Living, a charitable, philanthropic or other not for profit corporation, and used for a purpose that is directly related to the purposes of the corporation, to the extent of 50% of the Class 6 assessed values as classified under the Assessment Act.
13. The lands described as Strata Lot 4, Section 10, Esquimalt District, Strata Plan VIS2853 (Parcel Identifier 018-375-600; Roll No. 01-307-0009.116; Unit 10, 744 Fairview Road), and any improvements thereon, being premises owned by the Victoria Operatic Society, a charitable, philanthropic or other not for profit corporation, and used for a purpose that is directly related to the purposes of the corporation, to the extent of 50% of the Class 6 Business assessed values as classified under the Assessment Act.
14. The lands described as Lot A, Section 11, Esquimalt District, Plan VIP60198 (Roll No. 01-307-3930.001; Parcel Identifier No. 023-000-473; 808 Viewfield Road), and improvements thereon, held by the Mustard Seed Street Church, a charitable, philanthropic or other not for profit corporation, and used for a purpose that is directly related to the purposes of the corporation, to the extent of 25% of the Class 6 Business assessed values as classified under the Assessment Act.

Schedule "A"

OFFICE LEASE

THIS LEASE, dated for reference the 6th day of MAY, 2014, is made by the Landlord and Tenant named below who, in consideration of the covenants in this Lease, agree as follows:

1. BASIC TERMS, SCHEDULES, AND DEFINITIONS

1.1 Basic Terms

(a) Landlord:

461339 B.C. LTD.

Address of Landlord:

3823 Miramontes Drive
Victoria, BC V8N 4L1

(b) Tenant:

BOYS & GIRLS CLUB SERVICES OF GREATER VICTORIA

Address of Tenant:

1240 Yates Street
Victoria, BC V8V 3N3

(c) Premises:

Third Floor of Building located at 1195 Esquimalt Road, Victoria, BC,
being the entire area shown on the Plan attached as Schedule A

(d) Rentable Area:

6,341 square feet

(e) Term:

Five (5) years

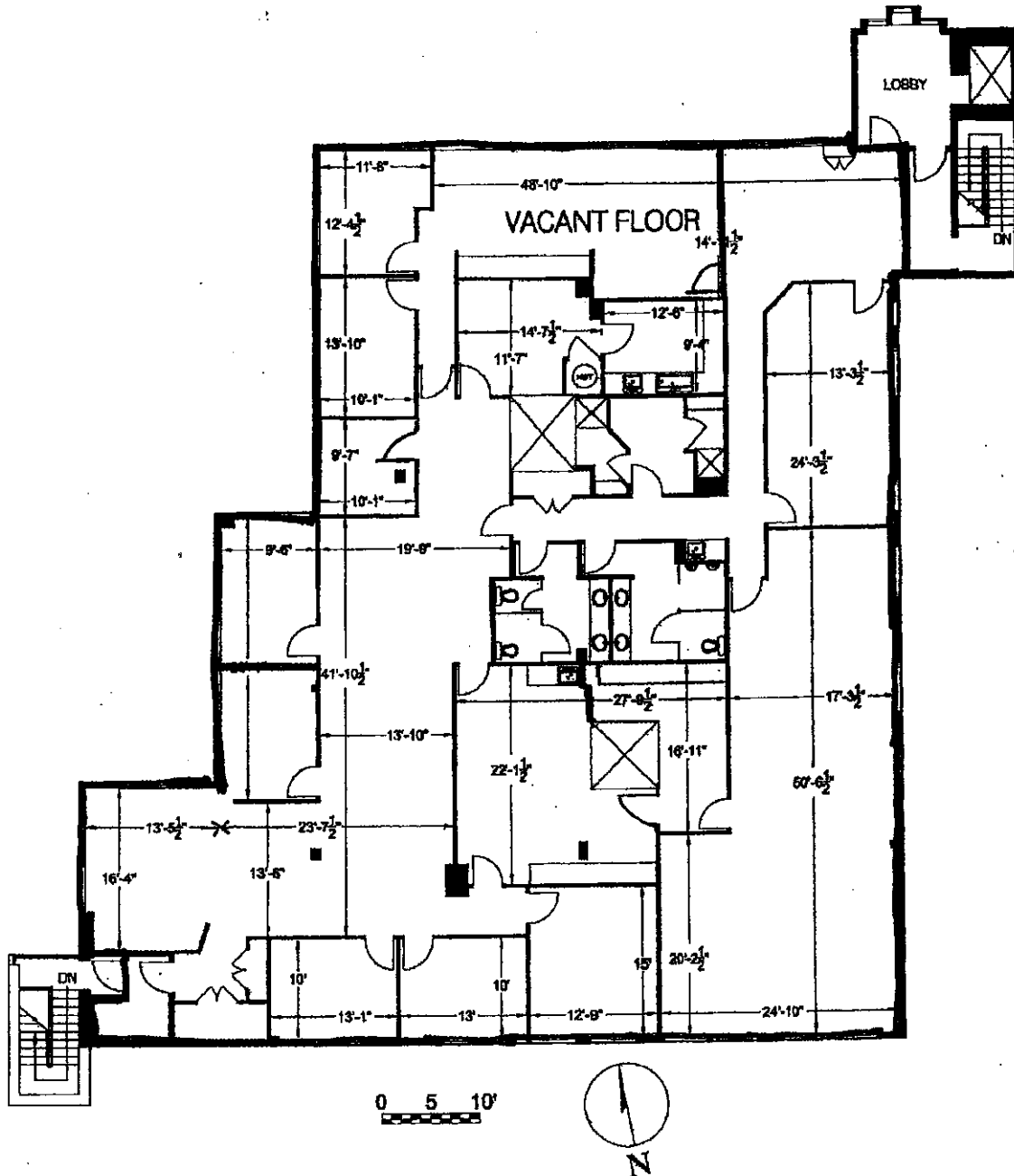
(f) Commencement Date:

August 1, 2014

Schedule "A"

ESQUIMALT ROAD

FRASER ROAD



PREPARED FOR:
FIRM MANAGEMENT CORPORATION
SUITE 200-1931 MT. NEWTON X RD.
SAANICHTON BC V8M 2A9
TEL 250-544-2300 FAX 250-544-0550

1195 ESQUIMALT
VICTORIA BC

FLOOR PLAN
05-858

17 MAY 2005
1/16" = 1'

M MEASURE MARTERS
VANCOUVER ISLAND - COMMERCIAL
3034 WESTBORNE ROAD
VICTORIA BC V8M 0G4
TEL 250-472-8963 FAX 250-472-2563