



# CITY OF PORT ALBERNI

## **Bylaw No. 4884**

*(Central Park - 2016 Tax Exemption)*

## **Bylaw No. 4887**

*(2016 Tax Exemptions)*

## **(consolidated with this year's Bylaw No. 4920)**

*(2017 Tax Exemptions)*

### **Consolidated for Convenience only**

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

This Bylaw has been consolidated for convenience only and includes last year's Permissive Tax Exemption Central Park Bylaw No. 4884 and Tax Exemption Bylaw No. 4887.

**Bylaw No. 4884 - adopted September 28, 2015** *(Central Park - 2016 Tax Exemption)*

**Bylaw No. 4887 - adopted September 28, 2015** *(2016 Tax Exemptions)*

**Bylaw No. 4920 - adopted October 11, 2016** *(2017 Tax Exemptions)*

Consolidated to Include Bylaws 4884, 4887 and 4920

**CITY OF PORT ALBERNI**

**BYLAW NO. 4887**

**A BYLAW TO EXEMPT CERTAIN LANDS AND  
IMPROVEMENTS FROM TAXATION FOR THE YEAR 2016**

**Whereas** Section 224 of the *Community Charter*, RSBC 2003 provides that the Council may by bylaw, in accordance with the section, exempt land or improvements or both from taxation under Section 197 (1) (a) of the *Community Charter* to the extent, for the period and subject to the conditions provided in the bylaw, and;

**Whereas** Council deems it appropriate to exempt certain properties from taxation.

**NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF PORT ALBERNI IN OPEN MEETING ASSEMBLED ENACTS AS FOLLOWS:**

**1. Title**

This Bylaw may be known and cited for all purposes as "**Permissive Tax Exemption Bylaw 2016, Bylaw No. 4887**".

**2. Exempted Properties**

The lands, and all improvements thereon unless otherwise indicated, as set out in Schedule "A" are exempted from taxation for the period prescribed in Schedule "A" in accordance with Section 224 of the *Community Charter*.

**Bylaw #4884 amendment to Section 2:**

The land and all improvements thereon identified in Schedule "A" attached hereto and described as:

PID: 000-167-835  
Lot A, District Lot 1, Alberni District Plan VIP32610  
(3009 3<sup>rd</sup> Avenue)

are hereby exempted from taxation for the calendar years 2016-2020, inclusive.

**READ A FIRST TIME THIS 14<sup>TH</sup> DAY OF SEPTEMBER, 2015.**

**READ A SECOND TIME THIS 14<sup>TH</sup> DAY OF SEPTEMBER, 2015.**

**READ A THIRD TIME THIS 14<sup>TH</sup> DAY OF SEPTEMBER, 2015.**

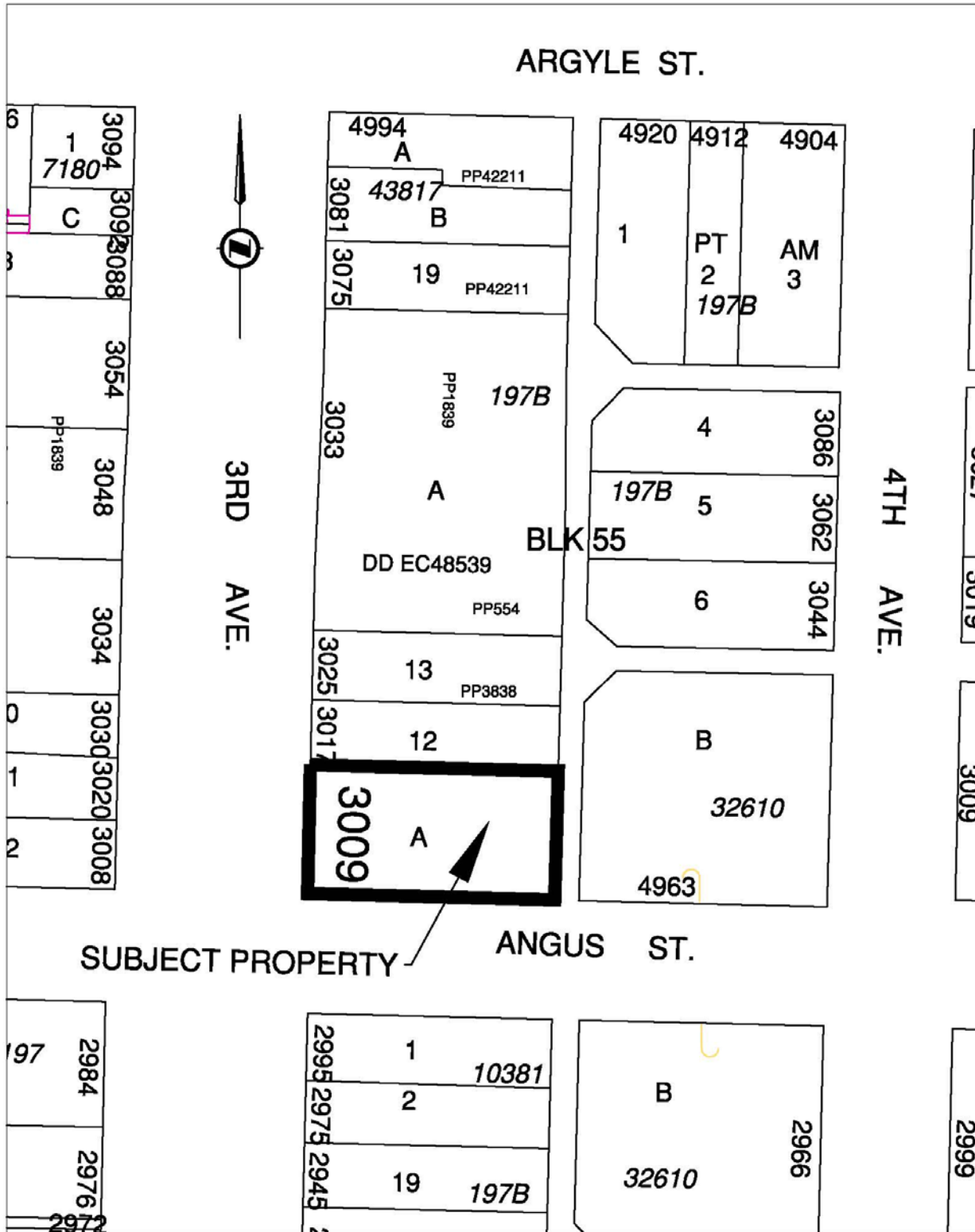
**PUBLIC NOTICE PROVIDED PURSUANT TO SECTION 94 OF THE *COMMUNITY CHARTER*.**

**FINALLY ADOPTED BY COUNCIL THIS 28<sup>TH</sup> DAY OF SEPTEMBER, 2015.**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

BYLAW NO. 4884  
SCHEDULE A



**BYLAW NO. 4887  
SCHEDULE A  
DESCRIPTION OF PERMISSIVE TAX EXEMPTIONS 2016-2019**



Roll No.	Owner	Civic Address	Legal Description
<b>Municipal Property</b>			
092-0691-10	Alberni District Fall Fair	3737 Roger St.	Lot 1, DL92, Plan VIP 27429 exc. Plan VIP58940 (included in lease from City to Fall Fair)
092-0694-00*	Alberni District Fall Fair * Alberni Fall Fair owns	4090 Hollywood St.	Portion of Lot 2, DL 92, Plan 29389 (as outlined on Schedule A-1)
092-0696-10*	Alberni District Fall Fair * Alberni Fall Fair owns	4480 Vimy St.	Lot A, DL 92, Plan VIP31446 exc. Plan VIP58940, & Exc PL VIP87123 VIP88262 & EPP12140 (included in lease)
990-0511-10	Alberni District Fall Fair	Anderson Ave.	Lot 1, DL 1, AD Plan VIP5330 except plan multiple, that part included in lease from the City of Port Alberni
092-0691-15	666082 BC Ltd (dba Alberni Valley Bulldogs)	3737 Roger Street	Lot 1, DL 92, Plan 27429 (as outlined on Schedule A-2.1 and A-2.2)
001-3107-02	Alberni Valley Childcare Society (Stepping Stones Too)	4222 Cedarwood St.	Portion of Lot 15, Block 5, DL 1, Plan 11410 (as outlined on Schedule A-3)
001-3380-01	Alberni Valley Curling Club	3250 9th Ave.	Portion of Lot 1, DL 1, Plan 14814 (as outlined on Schedule A-4)
092-0696-03	Alberni Valley Junior Baseball Association	4000 Compton Rd.	Lot A, DL 13, Plan 29927 (as outlined on Schedule A-5)
092-0691-03	Alberni Valley Minor Hockey Association	3737 Roger St.	Office within Multiplex - Portion of Lot 1, Plan 5330 (as outlined on Schedule A-6)
092-0696-01	Alberni Valley Minor Softball	4200 Wood Ave.	Portion of Lot A, DL 92, Plan 31446 (as outlined on Schedule A-7)
092-0696-02	Alberni Valley Youth Soccer Association	4200 Wood Ave.	Portion of Lot A, DL 92, Plan 31446 (as outlined on Schedule A-8)
014-0506-10	BC SPCA	4936 Broughton St.	Part of Lot B, DL 14, Plan 31798 and Part of Lot A, DL 137, Plan 62423, Part of DL 143
001-1562-00, 001-1563-00, 001-1564-00	Community Arts Council of the Alberni Valley (Rollin Art Centre)	3061-3098 8th Ave.	Lots 20-22, Block 150, DL 1, Plan 197B
990-0513-02	Echo Sunshine Club	4255 Wallace St.	Portion of Lot 1, DL 1, Plan 5330 (as outlined on Schedule A-9)
092-0691-02	Mount Arrowsmith Skating Club	3737 Roger St.	Office within Multiplex, Portion of Lot 1, Plan 27429 (as outlined on Schedule A-10)
990-0513-03	Port Alberni Aquatic - Tsunami Swim Club	4255 Wallace St.	Portion of Lot 1, DL 1, Plan 5330 (as outlined on Schedule A-11)
990-0513-01	Port Alberni Lawn Bowling Club	4255-A Wallace St.	Portion of Lot 1, DL 1, Plan 5330 (as outlined on Schedule A-12)

001-3380-00	Port Alberni Men's Slowpitch League concession-168 sq.ft.)	3250 9th Ave.	Part of Lot 1, District Lot 1, Plan 14814 <b>(as outlined on Schedule A-13)</b>
001-3380-01	Western Vancouver Island Industrial Heritage Society (Portion of old Arena - 9th Ave.)	3250 9th Ave.	Portion of Lot 1, DL 1, Plan 14815 <b>(as outlined on Schedule A-14)</b>
990-0307-20	Western Vancouver Island Industrial Heritage Society (Train Station)	3100 Kingsway Ave.	Lot A, DL 1, Plan 49411 <b>(as outlined on Schedule A-15)</b>
<b>Charitable or Not for Profit</b>			
001-0874-00	Alberni Community & Women's Services Society	3082 3 <sup>rd</sup> Ave.	Portion of Lot 1, DL 1, AD Plan VIP56667 <b>(as outlined on Schedule A-16)</b>
013-0399-01	Alberni Community & Women's Services Society		Lot A, DL 13, Plan 64605
001-0821-00	Alberni Valley Hospice Society (Ty Watson House)	2649 2nd Ave.	Lots 23-24, Block 67, DL 1, Plan 197B
014-0511-00	Alberni Valley Rescue Squad	4790 Tebo Ave.	Lot 2, DL 137, Plan 52779
001-3910-00	Bread of Life Centre	3130 3rd Ave.	Lot A, DL 1, Plan 30733
001-0943-00	Canadian Mental Health Association, Port Alberni Branch	3178 2nd Ave.	Lot 2, Block 85, DL 1, Plan 197
001-3939-00	Canadian Mental Health Association, Port Alberni Branch	3131 5th Ave. (19 x 1 bed; 3 x 2 bed)	Portion of Lot 1, DL 1, Plan VIP33433
001-3410-00	CTH Management Association (Kiwaniis Hilton Children's Centre)	4325 Neill St.	Lots 5 & 6, DL 1, Plan 15331
001-0649-00	Falls Road Eagles Hall Society	3561 - 3rd Avenue	Lot 21, Block 50, District Lot 1, Plan 197B
001-0971-00	Port Alberni Association for Community Living	3009 1st Ave.	Lot 13, Block 86, DL 1, Plan 197
001-3703-00	Port Alberni Association for Community Living	3008 2nd Ave.	Lot A, DL 1, Plan 26322 + Lot 15, Blk 86, DL1 Plan 197
092-0417-00	Port Alberni Association for Community Living	3585 Huff Dr.	Lot 57, DL 92, Plan 39317
001-0034-00	Port Alberni Association for Community Living	4471 Margaret St.	Lot 2, Block 4, DL 1, Plan 197
001-3048-00	Port Alberni Association for Community Living	4521 Dogwood	Lot 14 - 15, Blk 2, DL1, VIP11410
001-3167-02	Port Alberni Maritime Heritage Society (Marine Interp/Discovery Centre/ Lighthouse)	2900 Harbour Rd.	Portion of DL 1 adjacent to Plan 11583, Block 112A - located on the Pier at Harbour Quay Marina <b>(as outlined on Schedule A-17)</b>
001-1168-10	Port Alberni Maritime Heritage Society (Banfield LifeBoat)	5425 Argyle St.	Portion of Lot A, DL 1 and 118, Plan 73300 <b>(as outlined on Schedule A-18)</b>

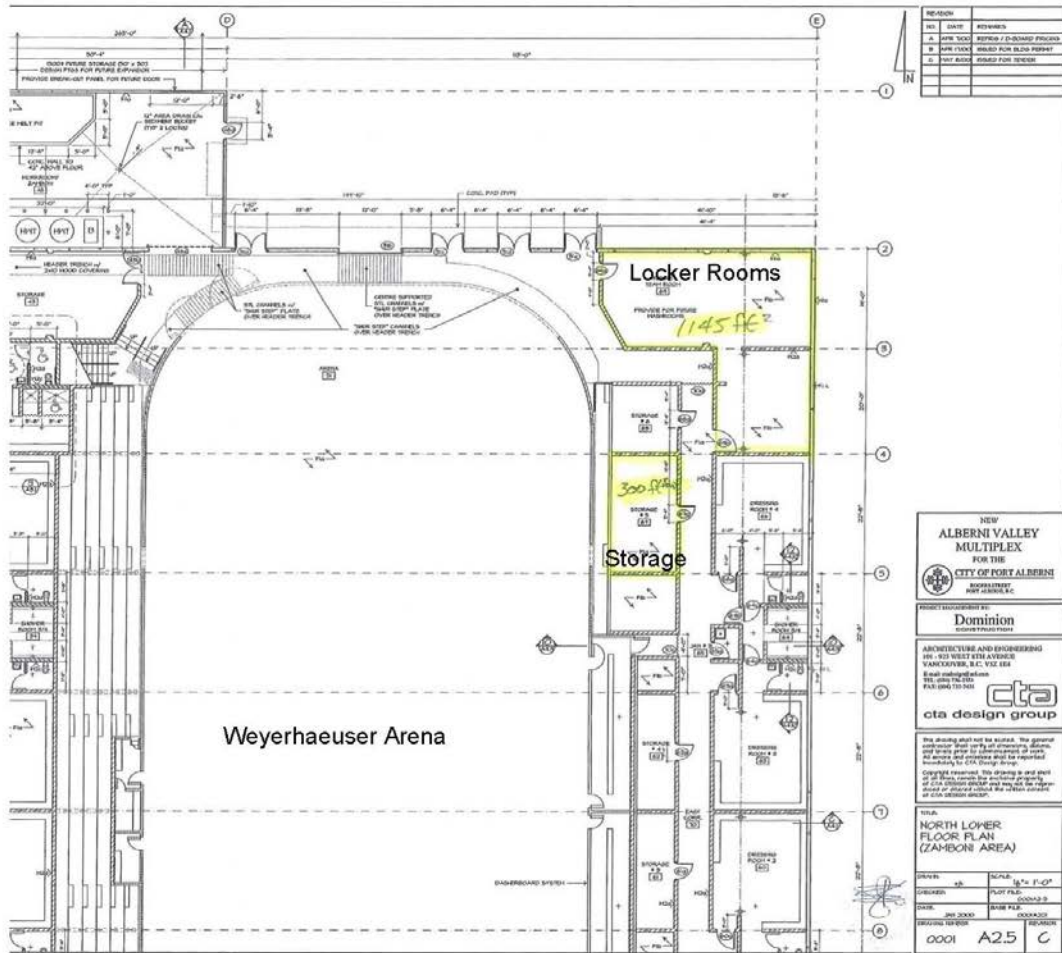
001-3107-03	Port Alberni Youth Centre Society	4210 Cedarwood St.	Lot 15, DL 1, Plan EPP9096
001-0726-00	Portal Players Dramatic Society	4904 Argyle St.	Amended Lot 3, Block 55, DL 1, Plan 197B
001-0100-00	Pot Luck Ceramics	4473 Gertrude St.	Lot 2, Block 9, District Lot 1, Plan 197
001-3579-00	Somass War Memorial Building Society ( <i>Royal Canadian Legion Branch 293</i> )	4680 Victoria Quay	Portion of Lot A, Plan 56012 (as outlined on Schedule A-19)
<b>Public Athletic or Recreational</b>			
092-0691-04	Alberni Athletic Association	3727 Roger St.	Lot A, DL 92, Plan EPP6009
091-0077-05	Port Alberni Black Sheep Rugby Club	3420 Argyle St.	Lot A, DL 91, Plan 63503
091-0077-10	Port Alberni Gymnastics Association	3450 Argyle St.	Lot 1, DL 91, Plan 60758
<b>Seniors/Community Care/Private School</b>			
001-3931-00	Alberni-Clayoquot Continuing Care Society (Fir Park Village)	4411 Wallace St.	Lot B, DL 1, Plan 32448
001-3556-10	Alberni-Clayoquot Continuing Care Society (Echo Village)	4200 10 <sup>th</sup> Ave.	Lot A. DL 1, Plan VIS5964
001-3930-00	Alberni Valley Senior Citizens' Homes (Pioneer Towers)	4467 Wallace St.	Lot A, District Lot 1, Plan 32448
001-2527-00	John Paul II Catholic School	4006 8th Ave.	Lot A, DL 1, Plan 6564 (Exc. Plan 55599)

### Schedule A-1



 <p><b>CITY OF PORT ALBERNI</b> PLANNING DEPARTMENT</p>	<p><b>SUBJECT PROPERTY:</b></p> <p><b>ALBERNI DISTRICT FALL FAIR - 4090 HOLLYWOOD ST.</b> <b>(Portions of Lot 2, District Lot 92, Alberni District, Plan VIP29389)</b> Portions excluded from exemption shaded in red</p>	<p><b>NORTH</b></p> 
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Schedule A-2.1

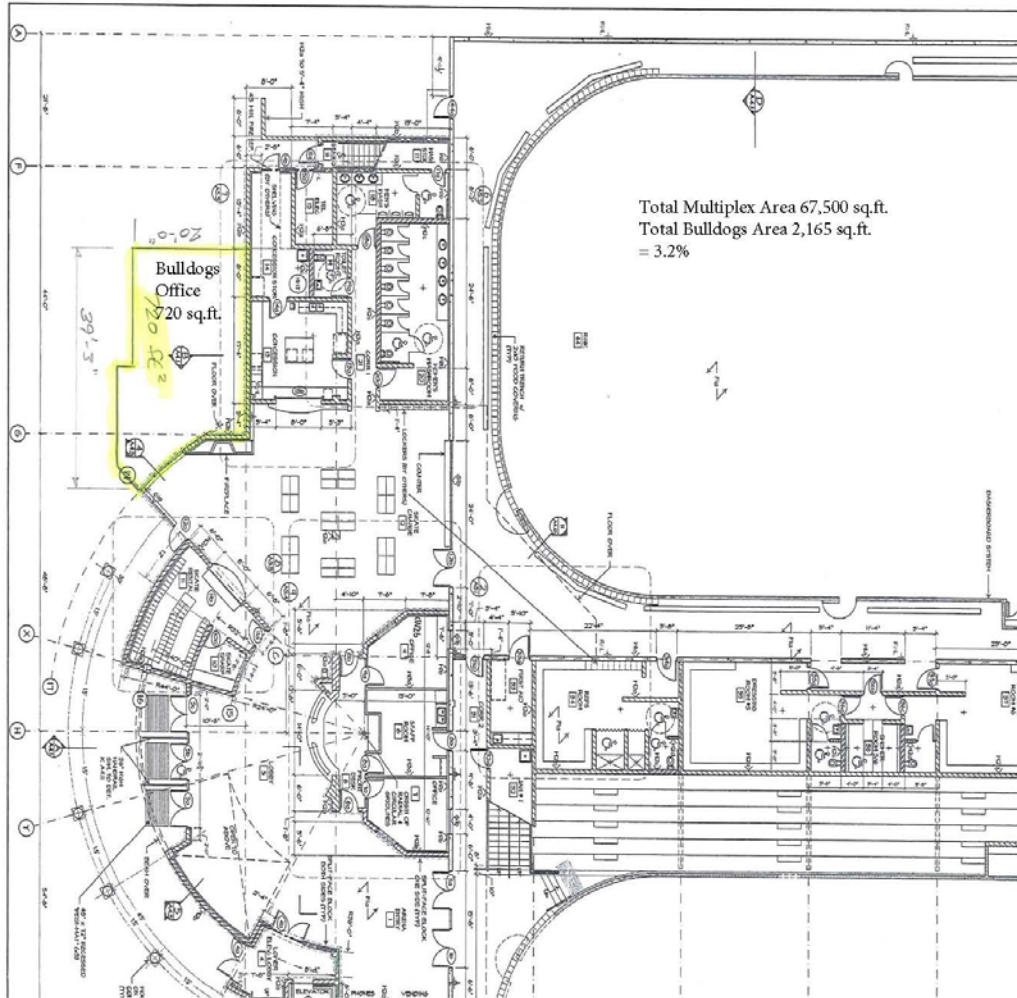


**SUBJECT PROPERTY**  
**666082 BC Ltd (dba Alberni Valley Bulldogs**  
**Part of Lot 1, DL92, Plan 27429 (3737 Roger St.)**  
**Locker Rooms/Storage**



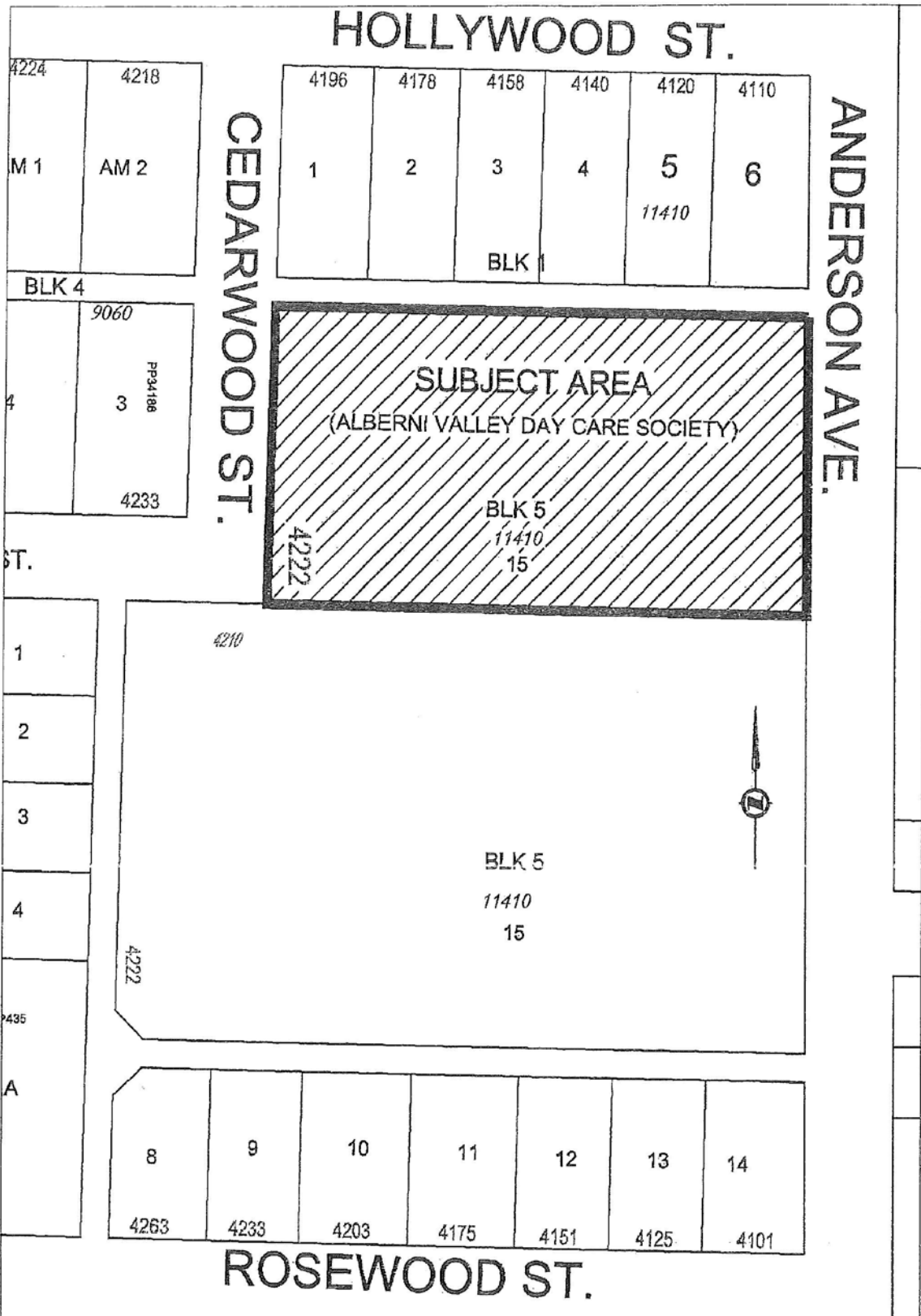
### Schedule A-2.2

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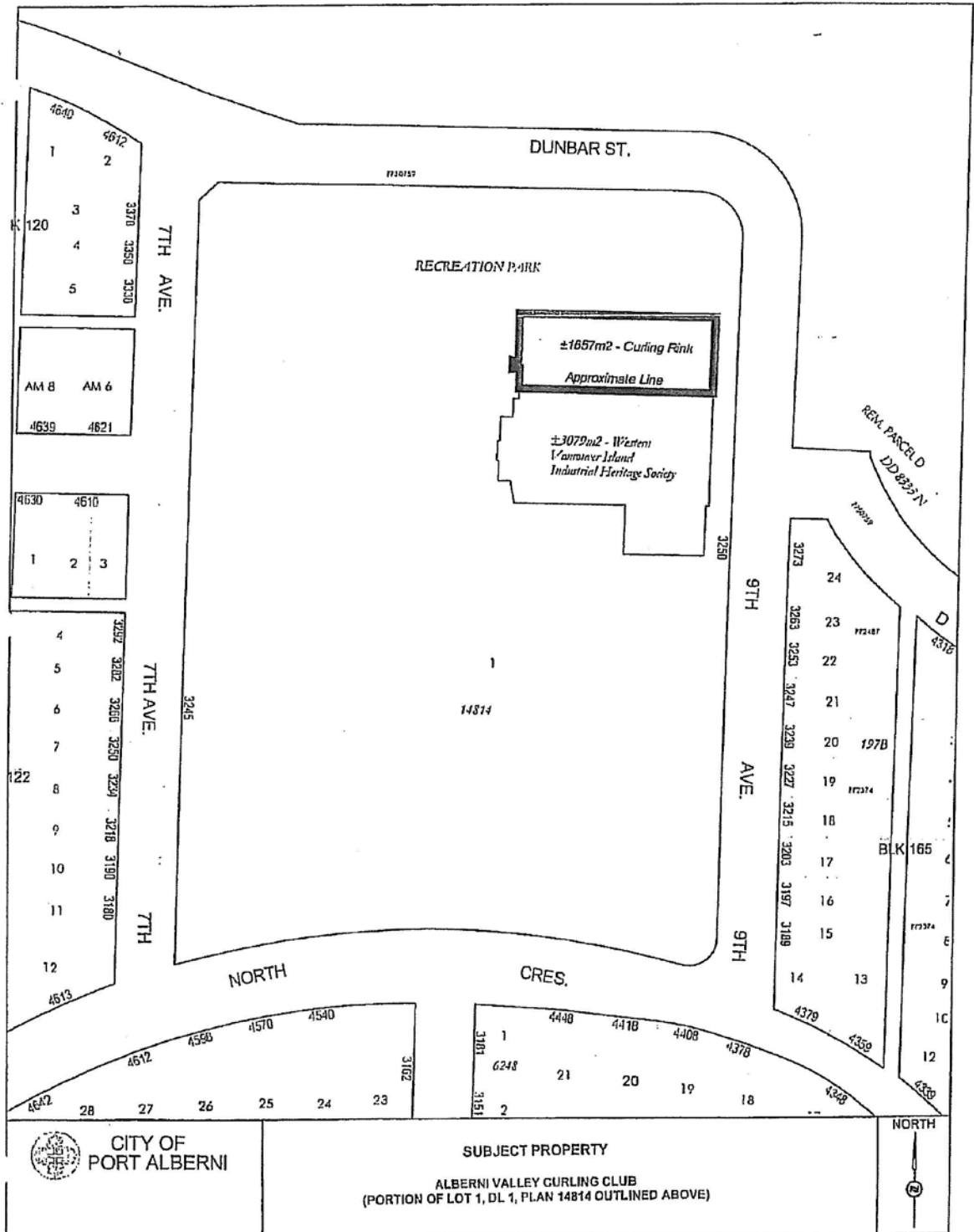
**SUBJECT PROPERTY**  
**666082 BC Ltd (dba Alberni Valley Bulldogs**  
**Part of Lot 1, DL92, Plan 27429 (3737 Roger St.)**  
**Office Space**

# Schedule A-3

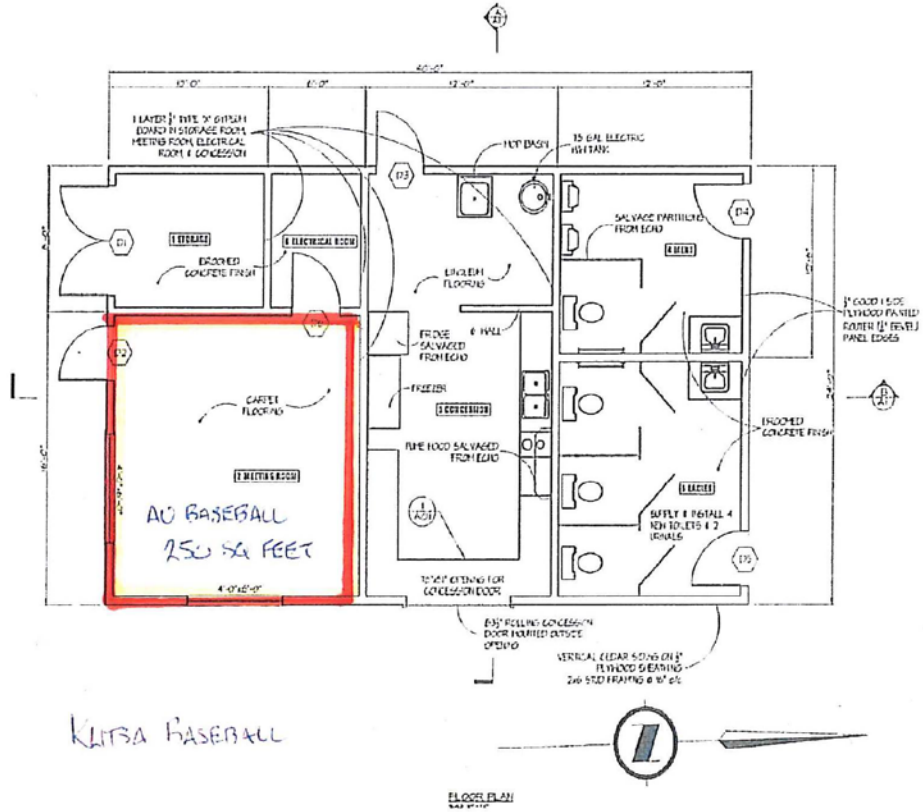



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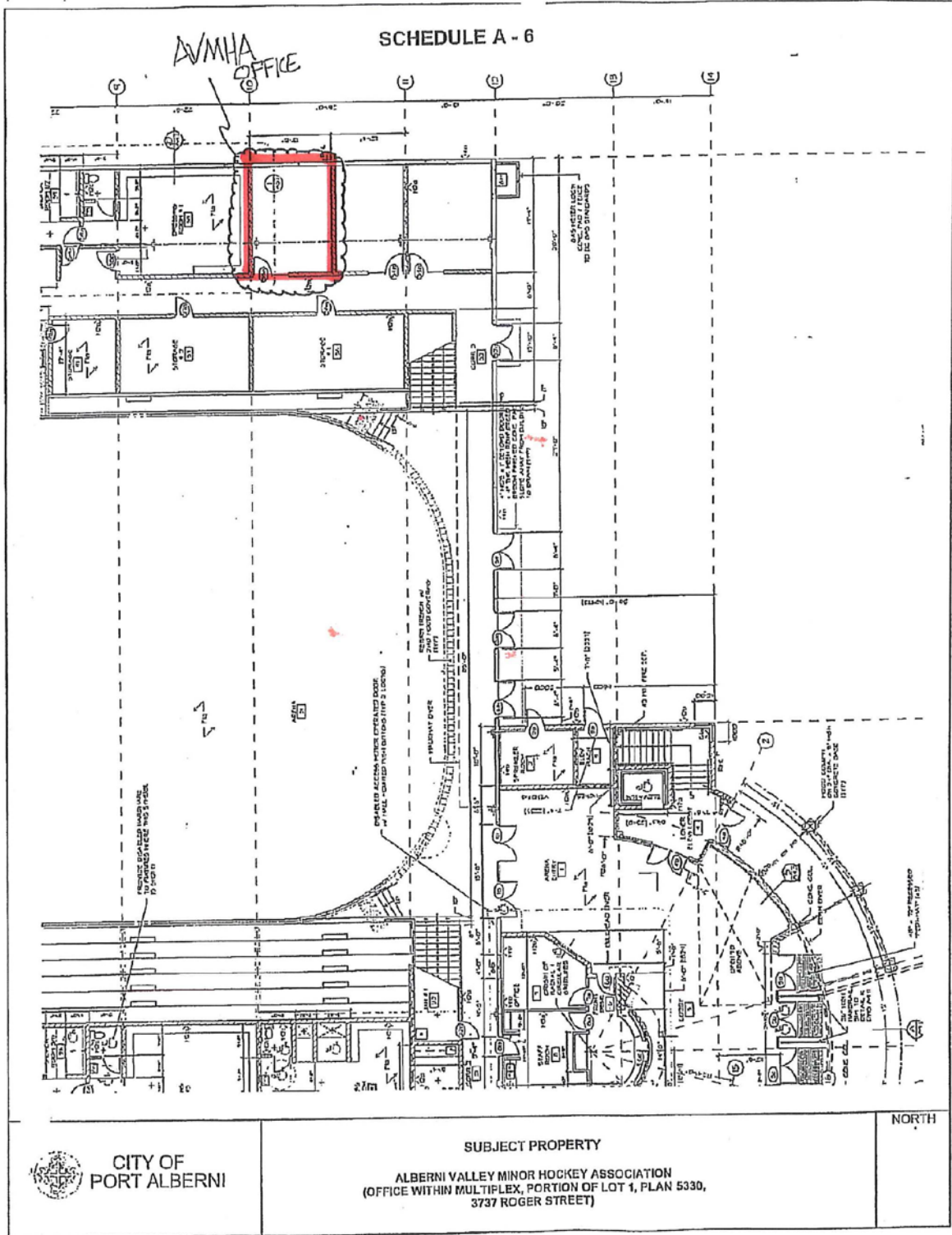
SCHEDULE A - 4

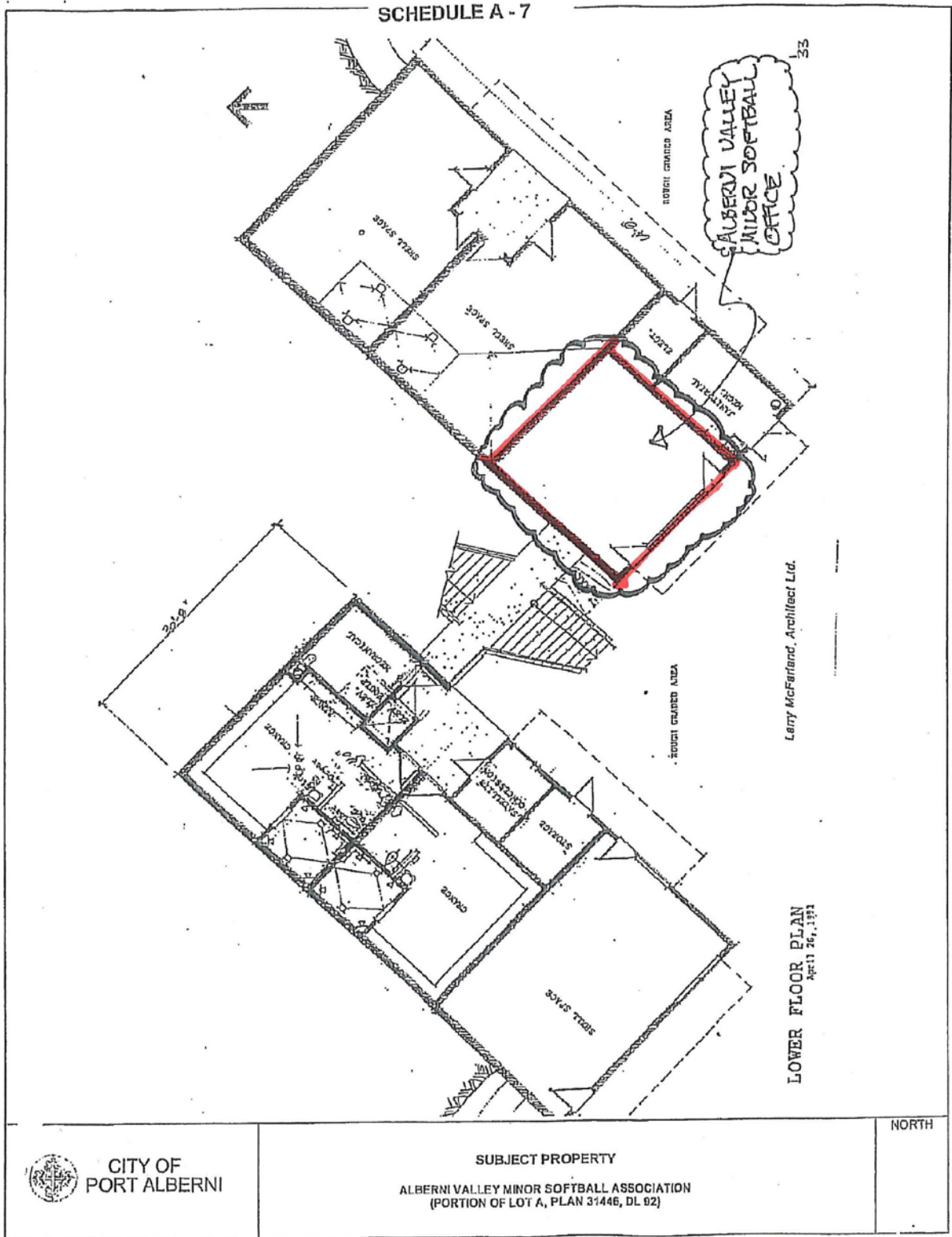


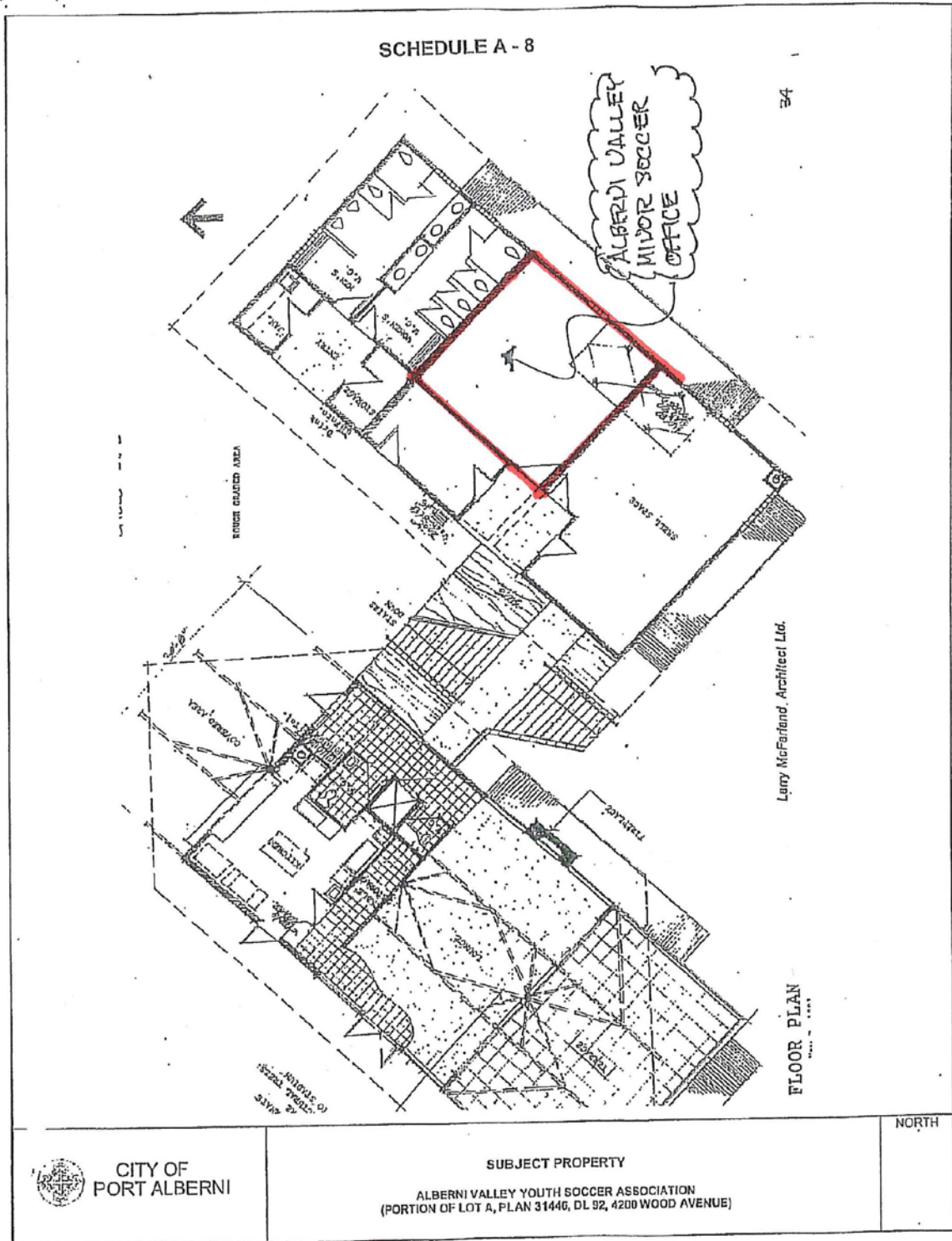
SCHEDULE A - 5



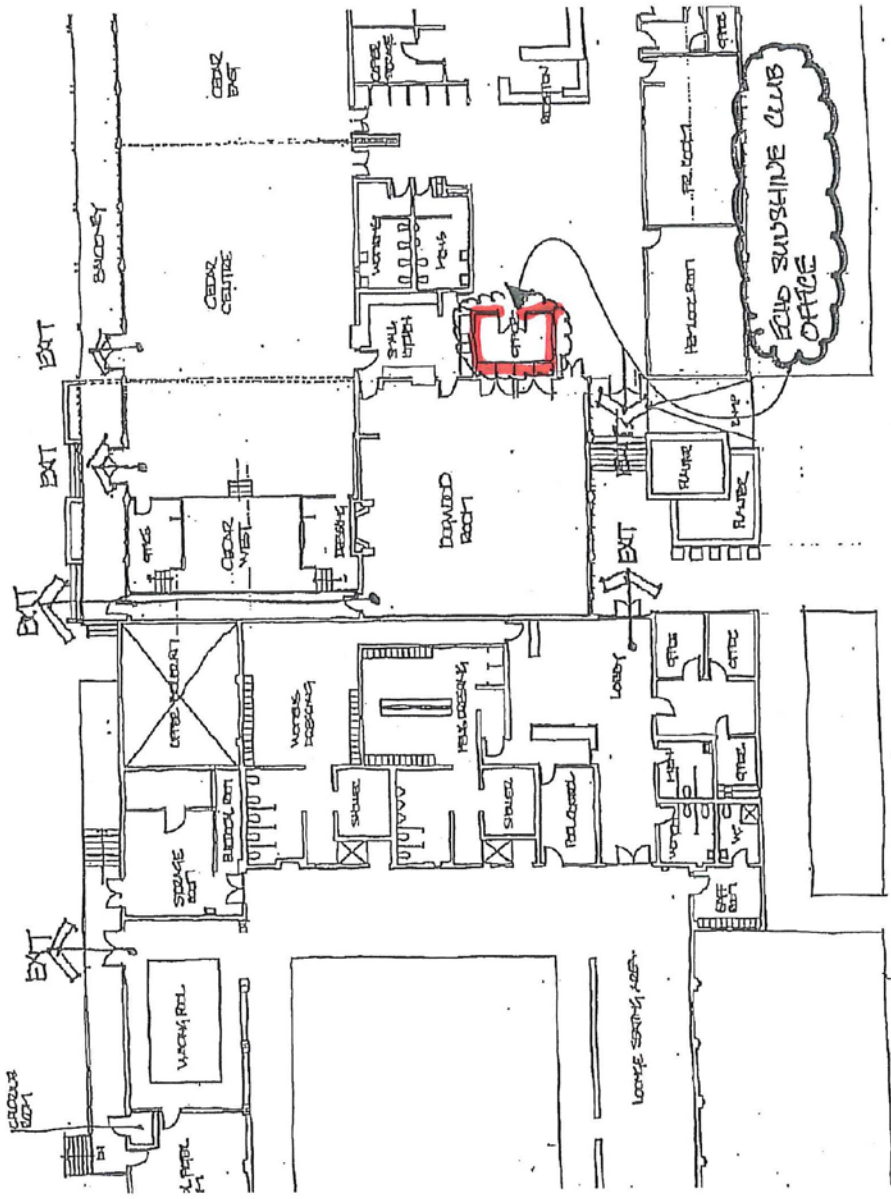
 <p>CITY OF PORT ALBERNI</p>	<p>SUBJECT PROPERTY</p> <p>ALBERNI VALLEY JUNIOR BASEBALL ASSOCIATION (PORTION OF LOT A, DL13, PLAN 29927)</p>
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SCHEDULE A - 9

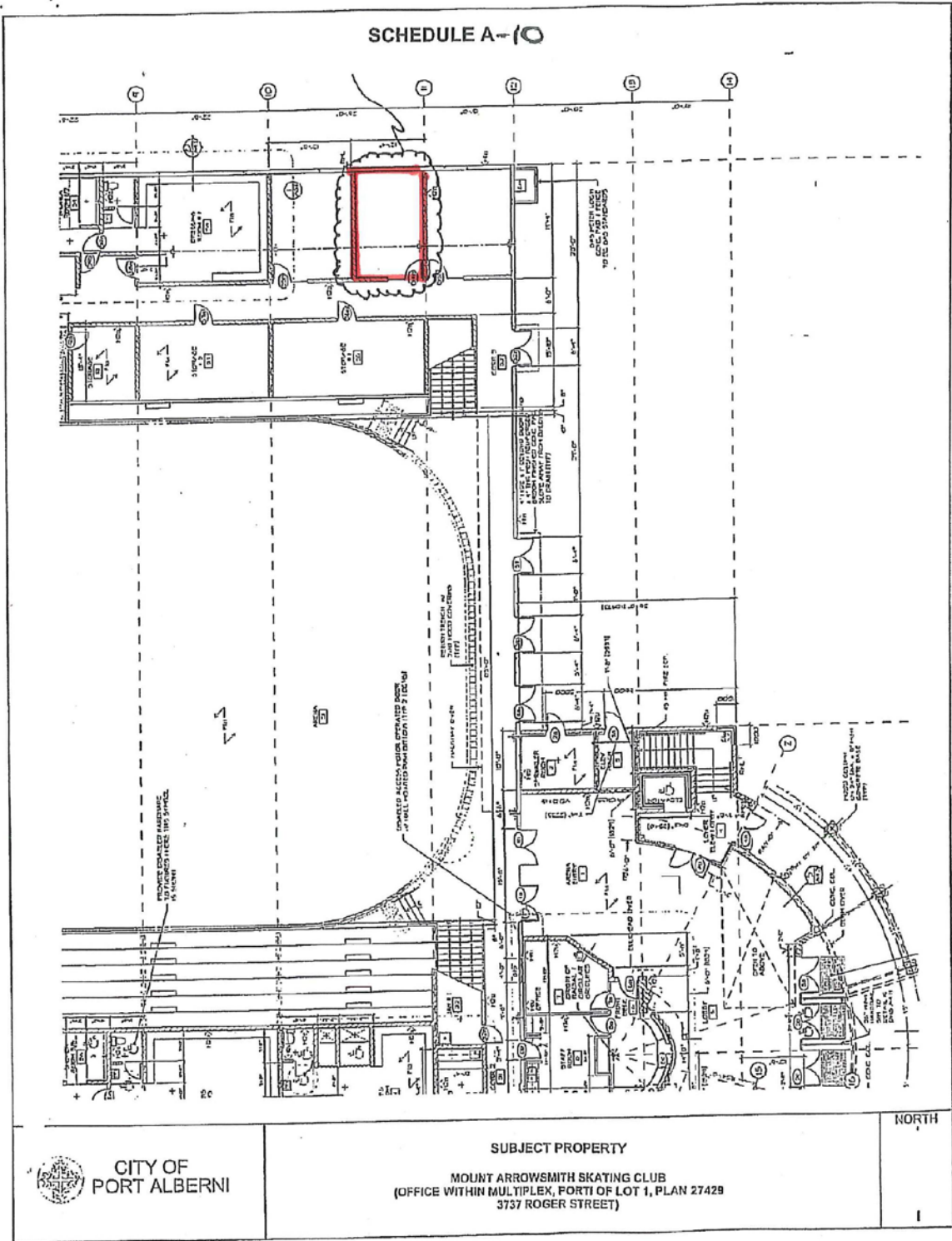


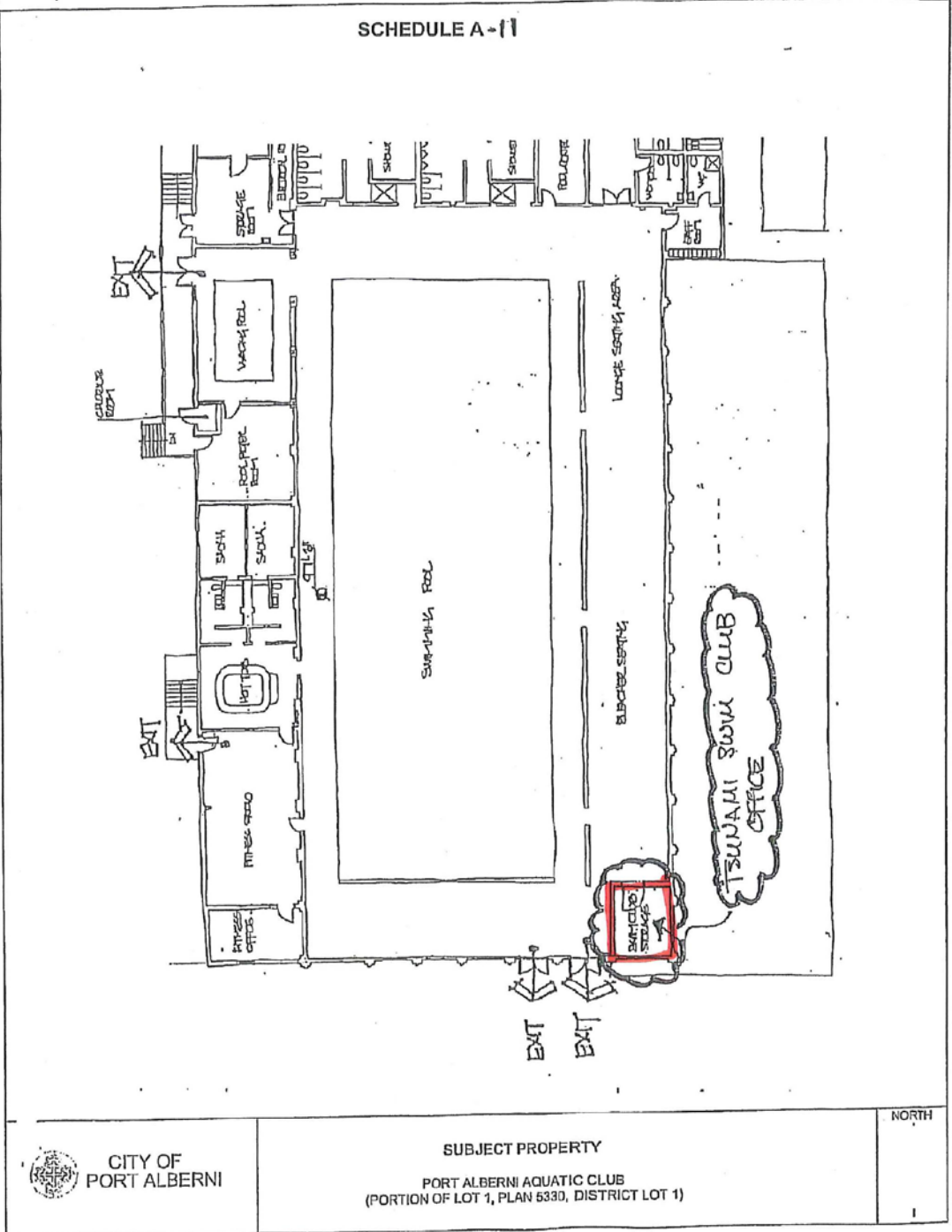
CITY OF  
PORT ALBERNI

SUBJECT PROPERTY  
ECHO SUNSHINE CLUB  
(PORTION OF LOT 1, PLAN 5330, DL 1, 4255 WALLACE STREET)

NORTH







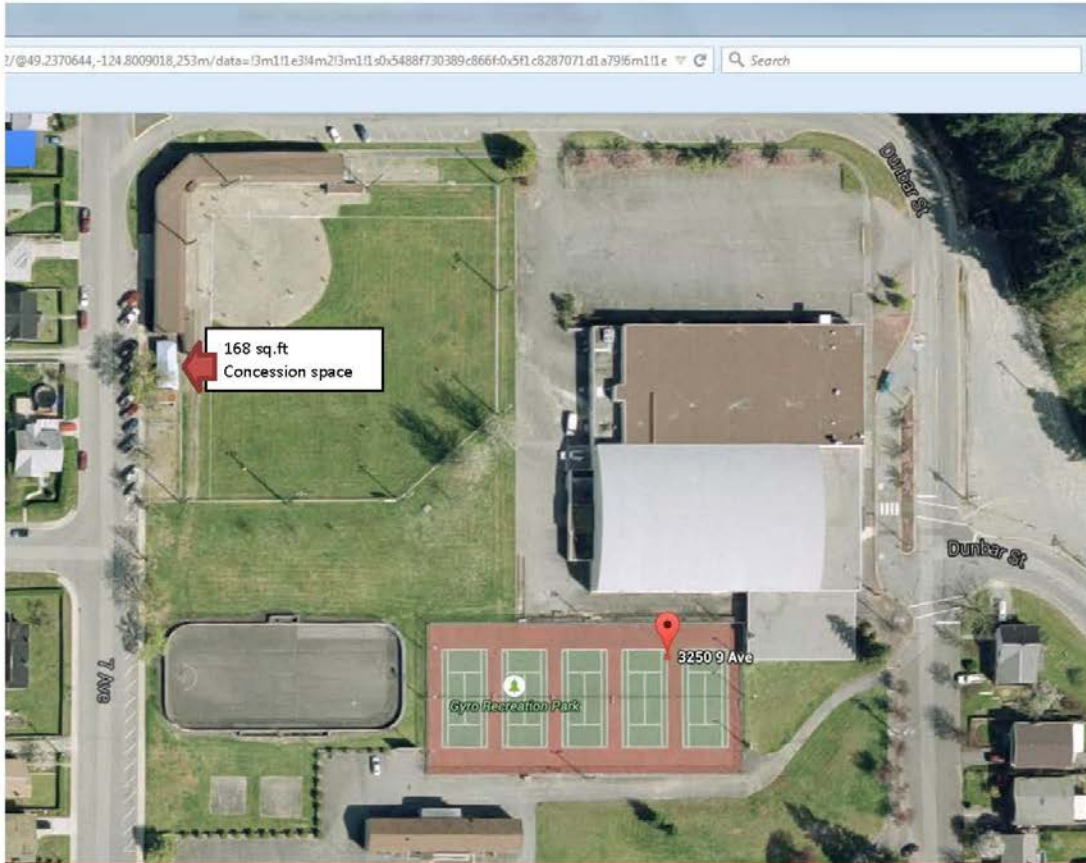


Schedule A-12



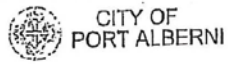
 <p>CITY OF PORT ALBERNI PLANNING DEPARTMENT</p>	<p>SUBJECT PROPERTY: LAWN BOWLING CLUB - 4250 WOOD AVE. (Portion of Lot 1, District Lot 1, Alberni District, Plan VIP5330 and Portion of Lot A, Plan VIP25942)</p>	<p>NORTH</p> 
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Schedule A-13



**SUBJECT PROPERTY**  
Port Alberni Men's Slowpitch League (168 sq.ft)  
Part of Lot 1, District Lot 1, Plan 14814

SCHEDULE A-14



SUBJECT PROPERTY:  
WESTERN VANCOUVER INDUSTRIAL HERITAGE SOCIETY  
(on LOT 1, DL 1, PLAN 14814)



Schedule A-15



CITY OF  
PORT ALBERNI  
PLANNING DEPARTMENT


SUBJECT PROPERTY:

TRAIN STATION - 3100 KINGSWAY AVE.  
(Lot A, District Lot 1, Alberni District, Plan VIP49411)

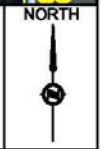


Schedule A-16

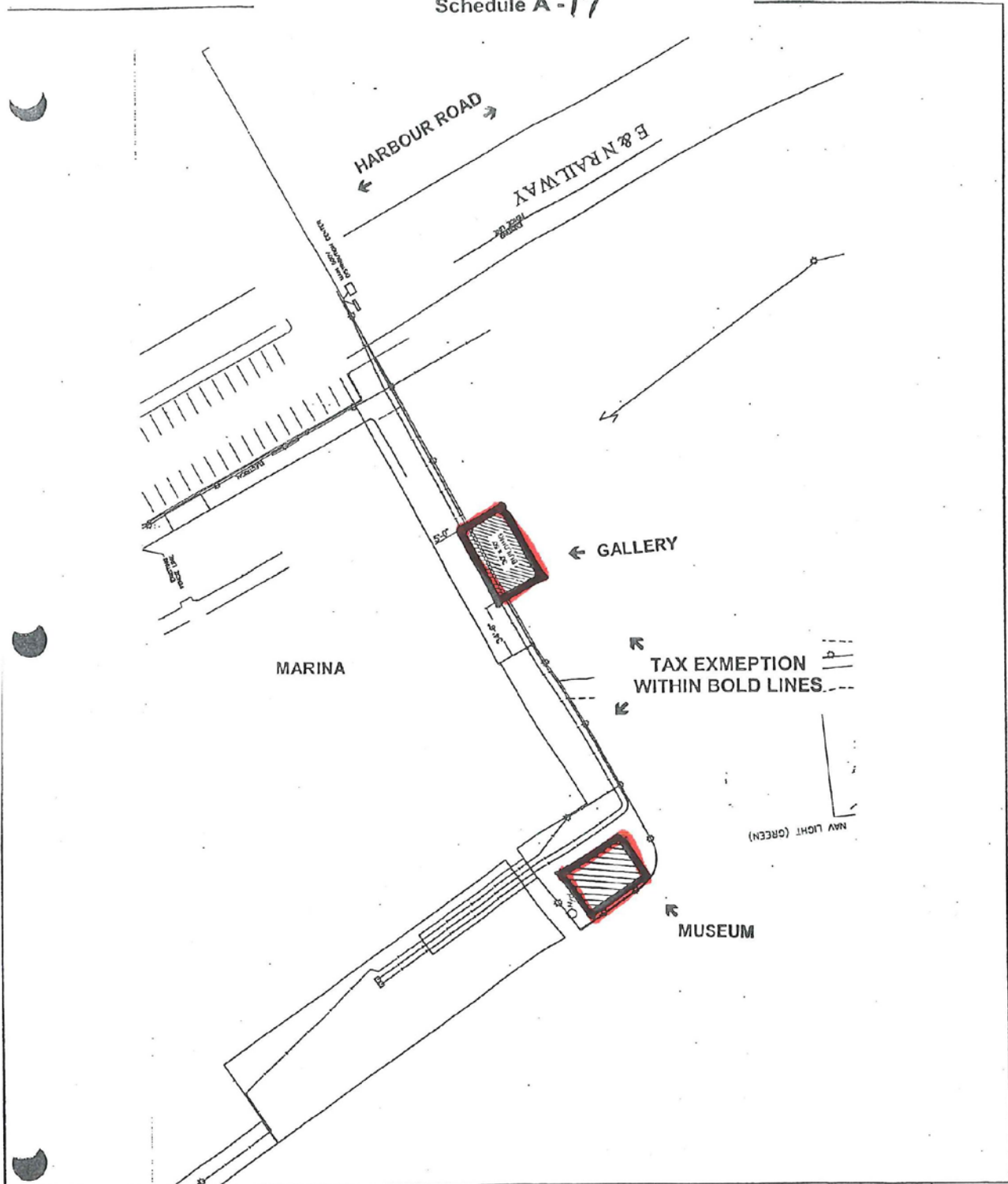


 CITY OF  
PORT ALBERNI  
PLANNING DEPARTMENT

SUBJECT PROPERTY:  
ALBERNI COMMUNITY AND WOMEN'S SERVICES SOCIETY - 3082 3RD AVE.  
(Portion of Lot 1, District Lot 1, Alberni District, Plan VIP56667)



Schedule A - 17



CITY OF  
PORT ALBERNI

**SUBJECT PROPERTY**

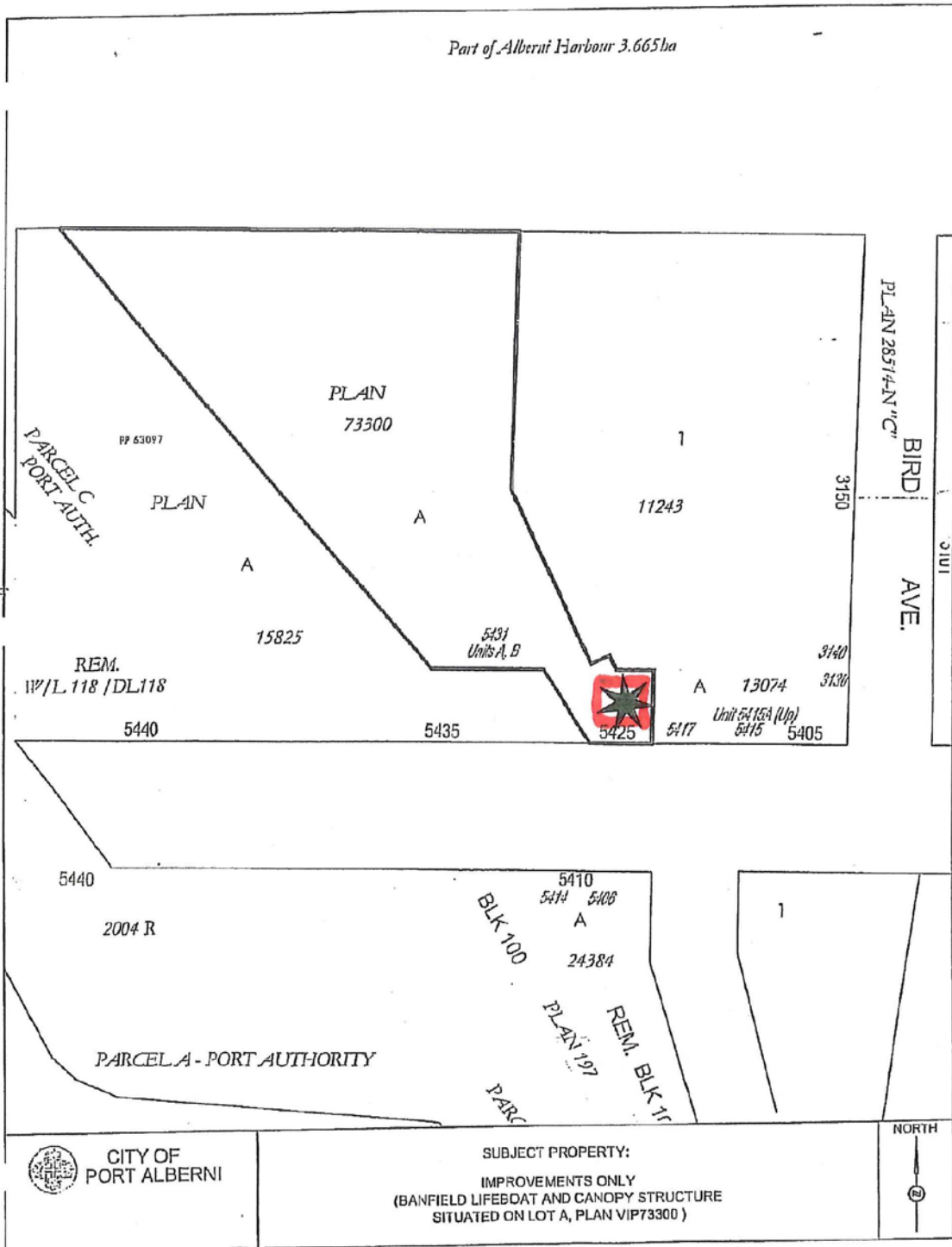
PORT ALBERNI MARITIME HERITAGE SOCIETY  
(ALBERNI LAND DISTRICT FEDERAL LEASE FOR MARITIME  
HERITAGE MUSEUM AND GALLERY LOCATED ON PIER AT  
HARBOUR QUAY MARINA)

NORTH

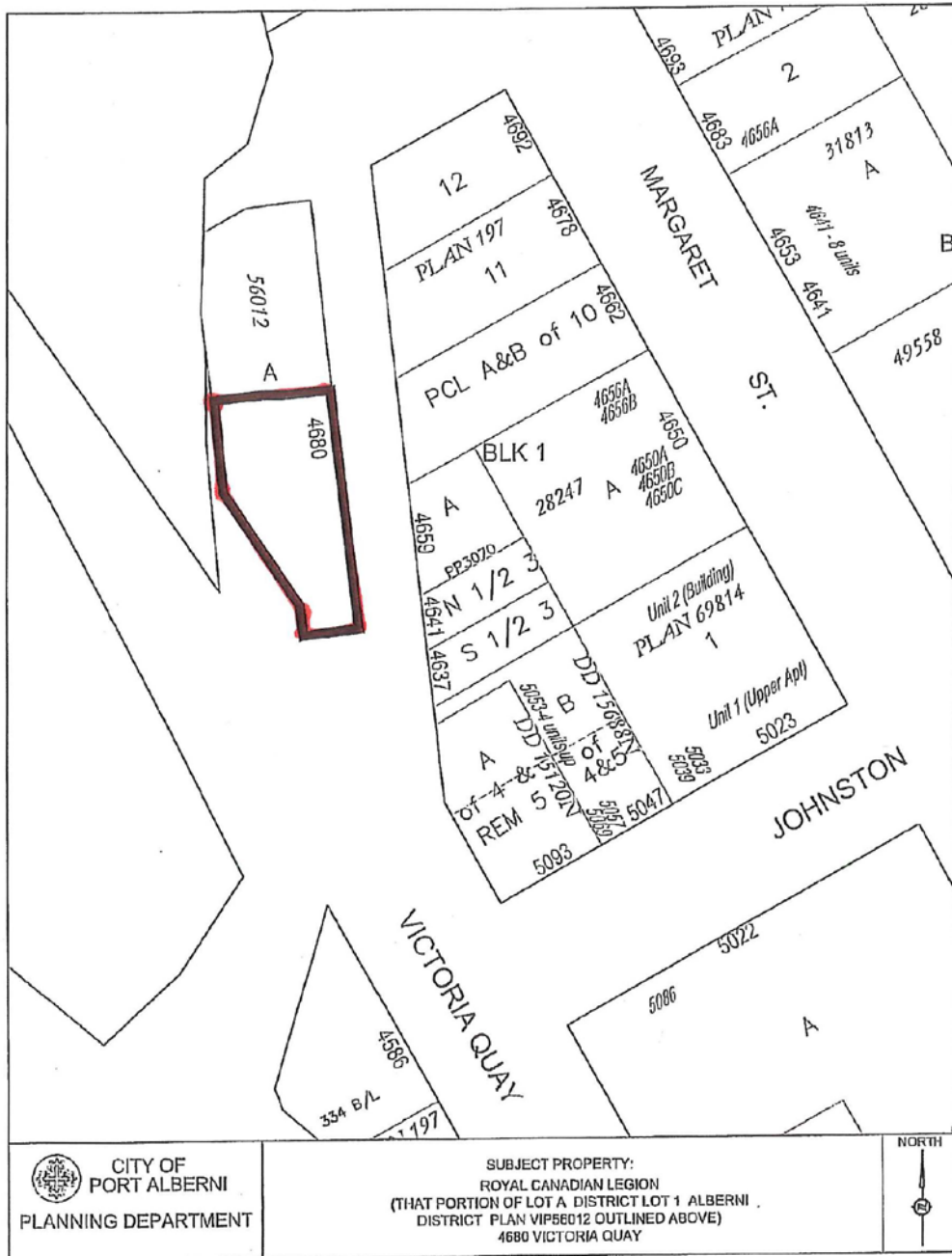




SCHEDULE A - 18



SCHEDULE A - 19



CITY OF PORT ALBERNI  
PLANNING DEPARTMENT

SUBJECT PROPERTY:  
ROYAL CANADIAN LEGION  
(THAT PORTION OF LOT A DISTRICT LOT 1 ALBERNI  
DISTRICT PLAN VIP56012 OUTLINED ABOVE)  
4680 VICTORIA QUAY



Consolidated to Include Bylaw 4920

**BYLAW NO. 4920  
SCHEDULE A  
DESCRIPTION OF PERMISSIVE TAX EXEMPTIONS 2017-2019**

<b>Roll No.</b>	<b>Owner</b>	<b>Civic Address</b>	<b>Legal Description</b>
<b>Municipal Property</b>			
011-0159-00	Ooh-ah-Tluk-Kuu-Wil Society	4890 Beaver Creek Road	Lot A, District Lot 11, Alberni District, Plan VIP1285
007-123-434	Port Alberni Shelter Society	3978 – 8 <sup>th</sup> Avenue	Lot 2-3, Block 178, District Lot 1, Alberni District, Plan VIP1603
001-444-778	Port Alberni Shelter Society	4024 – 6 <sup>th</sup> Avenue	Lot 1, District Lot 1, Alberni District, Plan VIP16913
007-113-552	Port Alberni Shelter Society	4540 Maitland Street	Lot 1, Block 178, District Lot 1, Alberni District, Plan VIP1603
005-837-511	Port Alberni Shelter Society	3551 – 12 <sup>th</sup> Avenue	Lot 1, District Lot 1, Alberni District, Plan VIP6418