
Village of Gold River

REPORT TO COUNCIL

Regular Council Meeting
October 7, 2024

Author: Michael Roy, Chief Administrative Officer

Subject: Annual Property Tax Exemption Bylaw

RECOMMENDATION(S):

THAT Council receive the report for information.

THAT Council give first, second, and third reading to the Village of Gold River Permissive Tax Exemption Bylaw No. 755, 2024 as amended by deleting in Section C:

Roll #53.300 Gold River Golf and Country Club

- Lot A, Plan VIP51943, District Lots 129 and 663, Nootka District; owned by the Village of Gold River and operated by the Gold River Golf Society and used for recreational purposes. The entire Golf Course property is exempt, 100% of Class 06-Business/Other and 100% of Class 08-Recreation/Non-Profit assessment.

and replacing in Section C with:

Roll #53.300 Gold River Golf and Country Club

- Lot A, Plan VIP51943, District Lots 129 and 663, Nootka District; owned by the Village of Gold River and operated by the Gold River Golf Society and used for recreational purposes. The Golf Course property is exempt, 50% of Class 06-Business/Other and 100% of Class 08-Recreation/Non-Profit assessment. by giving a 50% permissive tax exemption to class 6.

ALTERNATIVE(S):

- THAT Council give first, second, and third reading to the Village of Gold River Permissive Tax Exemption Bylaw No. 755, 2024.

PURPOSE

To provide the additional information requested by Council and to proceed with first three readings to the Permissive Tax Exemption Bylaw.

ATTACHMENT(S):

- Permissive Tax Exemption Report from September 23, 2024
- Permissive Tax Exemption Bylaw No. 755, 2024
- Permissive Tax Exemption Public Notice

DISCUSSION

Council requested to know what the estimated impact would be if the improvement only received half of the assessment as permissive tax exemption.

The property's assessment is split between Class 6 Business and Class 8 Recreation/non-profit. Class 6 includes all the improvements and a small portion land. Class 8 is entirely land.

Per legislation, up to \$10,000 of the assessed value of improvements in Class 4 – major industry, Class 5 – light industry and Class 6 – business and other is exempt from all property taxes: Industrial and Business Property Exemption Regulation, made under the Community Charter, therefore any portion of Class 6 assessment not granted a permissive tax exemption would be reduced by \$10,000 for the calculation of taxes

Should Council proceed with only providing 50% permissive exemption for improvements, the taxable assessment would be reduced by up to \$10,000 for taxation purposes.

In 2024, class 6 land assessment was \$11,000 with the balance of class 6 being for improvements on the property. The estimated property tax for the property is \$5,400. The estimated exemptions for the next three years would be:

2025	\$22,541.94
2026	\$24,119.88
2027	\$25,567.07

Should Council wish to proceed with a reduced permissive exemption for the golf course, the bylaw would be amended by deleting in section C:

- a) Roll #53.300 Gold River Golf and Country Club
Lot A, Plan VIP51943, District Lots 129 and 663, Nootka District; owned by the Village of Gold River and operated by the Gold River Golf Society and used for recreational purposes. The entire Golf Course property is exempt, 100% of Class 06-Business/Other and 100% of Class 08-Recreation/Non-Profit assessment.

and replacing with:

- a) Roll #53.300 Gold River Golf and Country Club
Lot A, Plan VIP51943, District Lots 129 and 663, Nootka District; owned by the Village of Gold River and operated by the Gold River Golf Society and used for recreational purposes. **The Golf Course property is exempt, 50%** of Class 06-Business/Other and 100% of Class 08-Recreation/Non-Profit assessment.

The permissive tax notice would be updated to reflect the reduction in permissive tax exemption for the golf course.

As the golf course also operates a restaurant, having to pay some property taxes would be more equitable in relation to other restaurants and businesses operating in the village.

FINANCIAL IMPLICATIONS

Would increase tax revenue by approximately \$5,400.00

POLICY IMPLICATIONS

None

LEGAL IMPLICATIONS

None

STRATGIC PLAN ALIGNMENT

A reduction of the amount of permissive tax exemption would align with the financial sustainability priority to support current service levels.

Respectfully submitted,

Michael Roy
Chief Administrative Officer
Village of Gold River