



**VILLAGE OF SAYWARD
REGULAR COUNCIL MEETING AGENDA
October 6, 2026 - 7:00 PM
COUNCIL CHAMBERS**

The Village of Sayward respectfully acknowledges that the land we gather on is on the unceded territory of the K'ómoks First Nation, the traditional keepers of this land.

1. Call to Order

2. Public Input (Maximum of 2 minutes per speaker, 15 minutes total)

Mayor: "Public input is for the purpose of permitting people in the gallery to provide feedback and shall be no longer than 15 minutes unless approved by majority vote of Council; each speaker may provide respectful comment on any topic they deem appropriate and not necessarily on the topics on the agenda of the meeting. Each speaker may not speak for longer than 2 minutes but may have a second opportunity if time permits. Each speaker must not be allowed to speak regarding a bylaw in respect of which a public hearing has been held. For the record, please state your name and address."

3. Introduction of Late Items – None

4. Approval of Agenda

Recommended Resolution:

THAT the agenda for the Regular Meeting of Council for **October 6, 2026**, be approved [as presented **or** as amended].

5. Minutes of Previous Meetings

Recommended Resolutions:

- a) THAT the minutes from the **Regular Council meeting** held on **September 22, 2026 starting at 7:00 pm**, be adopted [as presented **or** as amended].

6. Petitions and Delegations – None

7. Correspondence – None

8. Council Reports – None

9. Reports of Committees – None

10. Mayor's Report

- a) SRD 2026 Briefing Notes for UBCM meetings with Provincial Ministers and Officials
 - i. Long-Term Care Facility - Premier Eby w SRD - UBCM - 2026-09-17
 - ii. Long-Term Care Facility - DM Plecas w SRD - UBCM - 2026-09-16
 - iii. Men's Treatment Recovery Housing - Premier Eby w SRD - UBCM - 2026-09-17
 - iv. Men's Treatment Recovery Housing - Min Kahlon w SRD - UBCM - 2026-09-17
 - v. Cellular Connectivity Hwys 19-28 - Min Gibson w SRD - UBCM - 2026-09-17
 - vi. Hi-Speed Internet Last Mile Funding - Min Gibson w SRD - UBCM - 2026-09-17

11. Unfinished Business – None

12. Staff Reports

- a) **Village of Sayward Permissive Tax Exemptions 2027**
 - i. Permissive Tax Exemptions 2027 – report to Council
 - ii. Bylaw 527 – Permissive Tax Exemption Bylaw (for property located at 16 Sayward Road)
 - iii. Sayward Futures Society permissive tax exemption application
 - iv. Permissive Property Tax Exemption Policy No 300-01

Potential Resolution/s

- 1. **THAT COUNCIL** considers Permissive Tax Exemption Bylaw No. 527, 2026 for the property held by the Sayward Futures Society that is located at 16 Sayward Road, Sayward, BC which is legally described as PID 009-664-599, District Lot 304, Sayward Land District, PT DL 304 AS SHOWN IN RED ON DD 39449I which will grant a permissive tax exemption for one year, if approved by Council; and
- 2. **THAT COUNCIL** gives first, second and third reading to Permissive Tax Exemption Bylaw No. 527, 2026 [as presented / as amended].

OR

- 3. **THAT COUNCIL** declines the request from the Sayward Futures Society.

13. Emergency Services/Public Works/Recreation Department Reports – None

14. Bylaws – None

15. New Business – None

16. Public Question Period (maximum 15 minutes)

Mayor: “The purpose of the public question period is to enable citizens to ask questions of Council about issues that are important to the citizen asking the question. Speakers are asked to limit their questions to one each and, if time permits after everyone has had an opportunity to ask questions, speakers may ask a second question. Citizens will be asked to state their name and address.”

17. In Camera – None

18. Adjournment

- a) **THAT the Village of Sayward Council adjourns its October 6, 2026 Regular Meeting.**

Time: _____ .



**VILLAGE OF SAYWARD
REGULAR COUNCIL MEETING MINUTES
September 22, 2026
COUNCIL CHAMBERS**

The Village of Sayward respectfully acknowledges that the land we gather on is on the unceded territory of the K'ómoks First Nation, the traditional keepers of this land.

Present: Mayor Mark Baker
Councillor Debbie Coates
Councillor Jason Johnson

Absent: Councillor Scott Burchett – absent with notice
Councillor Sue Poulsen – absent with notice

In Attendance: Andrew Young, CAO/CO
Jennifer Redshaw, Office Administrator

1. Call to Order

The meeting was called to order at 7:00 pm

CAO Young provided an opening statement reminding the Mayor and all council members that they are expected to act respectfully towards one another and show the good decorum that is expected of all elected officials. This will not only improve discourse but also help make council meetings welcoming for all to attend.

2. Public Input

- a) Maureen Haslehurst of 520 Macmillan Drive discussed a potential 2027 Canada Day celebration which marks the 160th anniversary of confederation. She also suggested it would be a great opportunity to recognize the many local volunteers that work selflessly.
- b) Jackie Lyons of 291 Ambleside Drive requested additional time to discuss the status of the decorative bench located on village property beside 290 Ambleside Drive. She provided a photo of the bench for council to review.

Council approved a two minute extension to Mrs. Lyons' allotted time.

Mrs. Lyons requested the afore mentioned bench be relocated to a more visible location within Village and suggested several different locations.

3. Introduction of Late Items

CAO Young requested a copy of the Public Notice from La kwa sa muqw Forestry for a wood pile burning program be added to the agenda as Correspondence 7. i).

MOTION R26/115

MOVED AND SECONDED

THAT a copy of the Public Notice from La-kwa sa muqw Forestry be added to the agenda as Correspondence item 7. i).

CARRIED

CAO Young advised that this correspondence and accompanying map will be added to the Village website (in the Regular Council Meeting for September 22, 2026 folder)

4. Approval of Agenda

MOTION R26/116

MOVED AND SECONDED

THAT the agenda for the Regular Meeting of Council for **September 22, 2026**, be approved as amended.

CARRIED

5. Minutes of Previous Meetings

MOTION R26/117

MOVED AND SECONDED

THAT the minutes from the **Special Council meeting** held on **August 18, 2026 starting at 7:00 pm**, be adopted as presented.

CARRIED

MOTION R26/118

MOVED AND SECONDED

THAT the minutes from the **Special Council meeting** held on **August 31, 2026 starting at 1:00 pm**, be adopted as presented.

CARRIED

6. Petitions and Delegations

- a) Community Risk Assessment Presentation by Cathy Denham – Community Outreach Coordinator, Strathcona Regional District
- b) Newcastle Creek Landslide Review – Nick Bruce, P.Eng. McElhanney Consulting

7. Correspondence

- a) North Island College – Build 2026 – Strategic Plan (attachment)
- b) Association Vancouver Island Coastal Communities (AVICC) Executive Meeting Summary August 14, 2026 (attachment)
- c) Carihi Secondary: Fire Recovery Update September 2026 (attachment)

- d) Strathcona Accessibility Plan – September 16, 2026 letter from Strathcona Regional District (attachment)
- e) Community Paramedicine in BC – September 2026 letter (attachment)

MOTION R26/119

MOVED AND SECONDED

THAT Staff be directed to prepare a letter of support for BC Community Paramedicine

CARRIED

- f) Communique from Jodie Wickens, Minister of Children and Family Development dated September 17, 2026 proclaiming October as Foster Family Month in British Columbia (attachment)

MOTION R26/120

MOVED AND SECONDED

THAT the Village of Sayward includes in the Sayward News that October is Foster Family Month in BC.

CARRIED

- g) Communique from Vancouver Island Regional Library Board - September 15, 2026 regarding adoption of 2027-2031 Financial Plan (attachment)
- h) Youth Parliament of British Columbia Alumni Society – September 14, 2026 letter encouraging eligible youth to apply to sit as members of the Youth Parliament (attachment)
- i) Public Notice from La kwa sa muqw Forestry of a pile burning program.

CAO Young read the correspondence and advised that both the public notice and corresponding map would be placed on the Village of Sayward website.

8. Council Reports – None

9. Reports of Committees – None

10. Mayor's Report – None

11. Unfinished Business – None

12. Staff Reports

- a) **Newcastle Creek Landslide Review report prepared for Village of Sayward and Strathcona Regional District by McElhanney Consulting Ltd.**

MOTION R26/121

MOVED AND SECONDED

THAT Council accepts the Newcastle Creek Landslide Review report prepared for Village of Sayward and Strathcona Regional District by McElhanney Consulting Ltd.

CARRIED

MOTION R26/122

Moved AND SECONDED

THAT Staff brief the incoming council on all major projects including the Newcastle Creek Landslide previous reporting and current reporting.

CARRIED

b) Proposed Amendments to Village of Sayward Zoning Bylaw No. 309, 2000

MOTION R26/123

Moved AND SECONDED

THAT Council:

- a. Gives first and second readings to Village of Sayward Zoning Bylaw, 2000, Bylaw No. 309, Amendment No. 526; and
- b. Directs staff to schedule a public hearing for Village of Sayward Zoning Bylaw, 2000, Bylaw No. 309, Amendment No. 526.

CARRIED

c) Village of Sayward Permissive Tax Exemptions 2027

Due to a lack of quorum, as Councillor Johnson had previously declared a conflict of interest, consideration of this item was deferred for a second time to the next available council meeting.

d) Grant in Aid Request – Sayward Community Health Society – Seniors Lunches 2026-2027

MOTION R26/124

Moved AND SECONDED

THAT COUNCIL approves the grant in aid request from the Sayward Community Health Society – Seniors Lunches 2026-2027, dated August 19, 2026.

CARRIED

e) Weight Room Reimagined

MOTION R26/125

Moved AND SECONDED

THAT Council approves the Weight Room reopening costs and proposed user fees as outlined in the report with a change in the monthly non-resident fees from \$50.00 to \$60.00 and adding a non-resident drop-in fee of \$20.00.

CARRIED

MOTION R26/126

Moved AND SECONDED

THAT Council authorizes staff to establish and implement membership fees, operating procedures, user agreements, and facility rules for the Weight Room with a proposed opening date of December 1, 2026.

CARRIED

MOTION R26/127

MOVED AND SECONDED

THAT Council directs staff to monitor Weight Room operations and financial performance and provide a report back to Council after the first three months of operation.

CARRIED

13. Emergency Services/Public Works/Recreation Department Reports

a) Regional Grant Opportunity – UBCM Foundations of Disaster Risk Reduction

MOTION R26/128

MOVED AND SECONDED

THAT COUNCIL, as part of the Village of Sayward's ongoing work in relation to emergency planning, supports making an application to the UBCM for financial assistance under the Community Emergency Preparedness Fund 2026 Foundations of Disaster Risk Reduction Grant program in collaboration with the Strathcona Regional District; and,

THAT COUNCIL supports the Strathcona Regional District submitting the application on the Village of Sayward's behalf, and that if funded, agrees to the Strathcona Regional District managing the Disaster Risk Reduction grant and being the recipient of all funding.

CARRIED

b) Regional Grant Opportunity – UBCM Emergency Support Services

MOTION R26/129

MOVED AND SECONDED

THAT COUNCIL, as part of the Village of Sayward's ongoing work in relation to emergency planning, supports making an application to the UBCM for financial assistance under the Community Emergency Preparedness Fund 2026 Emergency Support Services Grant program in collaboration with the Strathcona Regional District; and,

THAT COUNCIL supports the Strathcona Regional District submitting the application on the Village of Sayward's behalf, and that if funded, agrees to the Strathcona Regional District managing the grant and being the recipient of all funding.

CARRIED

14. Bylaws – None

15. New Business

Change to Council meeting schedule for October 2026

MOTION R26/130

MOVED AND SECONDED

THAT COUNCIL reschedules the Regular Council meeting currently scheduled for Tuesday, October 13, 2026, at 7:00 pm and shift it to Tuesday, October 6, 2026, at 7:00 pm instead so

that the meeting does not occur between the Advance Polling Day (October 7th) and the General Voting Day (October 17th).

CARRIED

16. Public Question Period - None

17. In Camera – None

18. Adjournment

MOTION R26/131

MOVED AND SECONDED

THAT the Village of Sayward Council adjourns its September 22, 2026 Regular Meeting.

CARRIED

Time: 8:22 pm.

Mayor

Corporate Officer

TOPIC – Campbell River Long-Term Care Facility

Honourable David Eby, Premier

Thursday, September 17 2026, 1:20PM - 1:35PM | Vancouver Cabinet Office, Unit 740 - 999 Canada Place, World Trade Centre Building

PURPOSE

To advocate for the Campbell River Long-Term Care Facility Project to be returned to the Province's short-term capital delivery stream and advanced through funding, construction, and opening.

BACKGROUND

The Province's decision to defer the Campbell River Long-Term Care Facility Project has created uncertainty regarding how growing long-term care needs in Campbell River and across the North Island will be addressed.

The region has an aging population, with particular challenges in rural, remote, and First Nations communities where long-term care options may be limited or unavailable. When residents require a higher level of care, they may need to leave their home communities and relocate considerable distances from family, friends, culture, and established support networks.

Providing appropriate care as close to home as reasonably possible is an important part of compassionate care and preserving dignity. Access to loved ones, community, and familiar supports can have a meaningful impact on quality of life, particularly for older adults experiencing declining health, frailty, dementia, or other complex care needs.

Campbell River serves a population far larger than its municipal population. As a primary regional service centre for much of the North Island, it supports residents from Gold River, Tahsis, Zeballos, Sayward, Electoral Areas, and many First Nations communities who rely on Campbell River for hospital services, specialist care, and other essential services. Long-term care capacity in Campbell River must therefore be considered within this broader regional context.

The SRD has consistently demonstrated leadership in identifying regional health needs, advancing practical solutions, building partnerships, and supporting initiatives that improve access to care across the region. This work extends beyond traditional local government responsibilities and reflects the SRD's strategic priorities around community well-being, regional collaboration, and helping residents remain connected to their communities. It also complements provincial priorities related to supporting aging populations, improving access to care closer to home, and reducing pressure on acute-care services.

KEY POINTS

- **An Aging Regional Population:** Campbell River and the broader North Island have aging populations, with rural, remote, and First Nations communities facing particular challenges where local long-term care options are limited or nonexistent.
- **Care Close to Home Matters:** When older adults must relocate significant distances to access long-term care, families and loved ones can face substantial travel barriers. Providing care within reasonable reach of family, community, and cultural supports is an important component of compassionate and dignified care.

- **Campbell River Serves a Regional Population:** Campbell River functions as a health and service hub for a much larger population than its municipal boundaries suggest. Long-term care planning should reflect the broader North Island population that depends on Campbell River for essential services.
- **The Need is Immediate and Growing:** Deferring the project does not change the demographic pressures or the need for additional capacity. Delays increase pressure on hospitals, families, caregivers, and existing care providers, including through patients remaining in hospital after acute care is no longer required.
- **Alignment with Provincial Priorities:** Advancing long-term care capacity supports provincial objectives related to seniors' care, aging in place, access to care closer to home, and reducing avoidable pressure on acute-care services.
- **Delivery, Not Further Deferral:** The region needs more than confirmation that the project remains a future priority. It needs a funded delivery path with clear milestones toward construction and opening.

REQUEST

That the Province return the Campbell River Long-Term Care Facility Project to its short-term capital delivery stream, commit the funding necessary to deliver the project, and establish a clear timeline for design completion, approvals, construction, and opening.

The SRD is seeking a firm provincial commitment to deliver the additional long-term care capacity required to serve Campbell River and the broader North Island population, with particular consideration for rural, remote, and First Nations communities and the importance of enabling people to receive care within reasonable reach of their families, communities, and support networks.

CONTACT

Dave Leitch, Chief Administrative Officer - Strathcona Regional District (250) 830-6703 | dleitch@srd.ca

TOPIC – Campbell River Long-Term Care Facility

Deputy Minister Bobbi Plecas– Ministry of Infrastructure

Wednesday, September 16 2026, 4:40PM - 4:55PM | Mackenzie Ballroom 2, Fairmont Waterfront Hotel, 900 Canada Place

PURPOSE

To advocate for the Campbell River Long-Term Care Facility Project to be returned to the Province's short-term capital delivery stream and advanced through funding, construction, and opening.

BACKGROUND

The Province's decision to defer the Campbell River Long-Term Care Facility Project has created uncertainty regarding how growing long-term care needs in Campbell River and across the North Island will be addressed.

The region has an aging population, with particular challenges in rural, remote, and First Nations communities where long-term care options may be limited or unavailable. When residents require a higher level of care, they may need to leave their home communities and relocate considerable distances from family, friends, culture, and established support networks.

Providing appropriate care as close to home as reasonably possible is an important part of compassionate care and preserving dignity. Access to loved ones, community, and familiar supports can have a meaningful impact on quality of life, particularly for older adults experiencing declining health, frailty, dementia, or other complex care needs.

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KEY POINTS

- **An Aging Regional Population:** Campbell River and the broader North Island have aging populations, with rural, remote, and First Nations communities facing particular challenges where local long-term care options are limited or nonexistent.
- **Care Close to Home Matters:** When older adults must relocate significant distances to access long-term care, families and loved ones can face substantial travel barriers. Providing care within reasonable reach of family, community, and cultural supports is an important component of compassionate and dignified care.

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- **Alignment with Provincial Priorities:** Advancing long-term care capacity supports provincial objectives related to seniors' care, aging in place, access to care closer to home, and reducing avoidable pressure on acute-care services.
- **Delivery, Not Further Deferral:** The region needs more than confirmation that the project remains a future priority. It needs a funded delivery path with clear milestones toward construction and opening.

REQUEST

That the Province return the Campbell River Long-Term Care Facility Project to its short-term capital delivery stream, commit the funding necessary to deliver the project, and establish a clear timeline for design completion, approvals, construction, and opening.

The SRD is seeking a firm provincial commitment to deliver the additional long-term care capacity required to serve Campbell River and the broader North Island population, with particular consideration for rural, remote, and First Nations communities and the importance of enabling people to receive care within reasonable reach of their families, communities, and support networks.

CONTACT

Dave Leitch, Chief Administrative Officer - Strathcona Regional District (250) 830-6703 | dleitch@srd.ca

TOPIC – Men’s Treatment and Second-Stage Housing

Honourable David Eby - Premier

Thursday, September 17 2026, 1:20PM - 1:35PM | Vancouver Cabinet Office, Unit 740 - 999 Canada Place, World Trade Centre Building

PURPOSE

To discuss the gap in men’s treatment and second-stage recovery housing in the region, outline the SRD’s work to advance a locally developed solution, and seek provincial partnership in supporting the project’s development and long-term success.

BACKGROUND

The SRD is experiencing significant gaps in treatment capacity for men and in second-stage housing following detoxification or residential treatment. Individuals completing treatment can have few appropriate options for stable, recovery-oriented housing, increasing the risk of relapse, housing instability, and repeated interaction with health and emergency services.

In response to the significant community impacts of addiction and the toxic drug crisis, the SRD is actively pursuing partnerships and exploring opportunities to establish additional treatment and second-stage recovery housing in the region. This work aligns directly with the SRD’s Community Well-Being priority and broader commitments to collaboration, partnership, and sustainable service delivery.

The initiative also aligns with the Province’s direction for mental health and addictions care, including improved access to treatment, recovery, and aftercare and improved access to services in rural and remote communities.

The SRD is actively advancing this work through local partnerships. Provincial participation would strengthen the project, support its long-term sustainability, and recognize the shared interest in reducing the significant impacts of addiction and the toxic drug crisis on individuals, communities, and provincially funded health and emergency systems.

KEY POINTS

- **A Critical Regional Gap:** Men in the region have limited access to treatment and appropriate second-stage recovery housing, with additional barriers for rural and remote residents who may need to leave their communities and support networks to access care.
- **The SRD is Taking Action:** The SRD is actively pursuing partnerships, service models, and opportunities to establish treatment and second-stage housing within the region.
- **Aligned with Shared Priorities:** The initiative advances the SRD’s Community Well-Being priority and complements provincial objectives to expand access to treatment and recovery, strengthen continuity between treatment and aftercare, and improve access in rural and remote communities.
- **Provincial Partnership Would Strengthen the Project:** The SRD is seeking provincial support with project scoping, regulatory and permitting processes, and ongoing operating funding to support a sustainable service model.
- **Investment Upstream Can Reduce Costs Downstream:** Addiction and the toxic drug crisis place significant demands on provincially funded hospitals, emergency departments, mental health and substance-use services,

and other public systems. Supporting sustained recovery and stable housing can improve individual outcomes while reducing repeated reliance on costly crisis and acute-care services.

- **A Shared Responsibility to Find a Solution:** The SRD is prepared to continue advancing the local effort. Where jurisdictional, regulatory, or other barriers cannot reasonably be overcome locally, the Province has the mandate, authority, and resources to help ensure the underlying need is addressed.

REQUEST

That the Province support the SRD's work to establish men's treatment and second-stage recovery housing in the region by:

- supporting project scoping and helping navigate provincial regulatory, approval, and permitting requirements;
- providing operating funding to support a sustainable service model once established; and
- where barriers cannot reasonably be resolved through the locally led process, taking an active leadership role in ensuring a viable regional solution is advanced.

CONTACT

Dave Leitch, Chief Administrative Officer - Strathcona Regional District (250) 830-6703 | dleitch@srd.ca

TOPIC – Men’s Treatment and Second-Stage Housing

Honourable Ravi Kahlon– Ministry of Health

Thursday, September 17 2026, 9:00AM - 9:15AM | Room 13, Vancouver Convention Centre, East Building, Level 2

PURPOSE

To discuss the gap in men’s treatment and second-stage recovery housing in the region, outline the SRD’s work to advance a locally developed solution, and seek provincial partnership in supporting the project’s development and long-term success.

BACKGROUND

The SRD is experiencing significant gaps in treatment capacity for men and in second-stage housing following detoxification or residential treatment. Individuals completing treatment can have few appropriate options for stable, recovery-oriented housing, increasing the risk of relapse, housing instability, and repeated interaction with health and emergency services.

In response to the significant community impacts of addiction and the toxic drug crisis, the SRD is actively pursuing partnerships and exploring opportunities to establish additional treatment and second-stage recovery housing in the region. This work aligns directly with the SRD’s Community Well-Being priority and broader commitments to collaboration, partnership, and sustainable service delivery.

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The SRD is actively advancing this work through local partnerships. Provincial participation would strengthen the project, support its long-term sustainability, and recognize the shared interest in reducing the significant impacts of addiction and the toxic drug crisis on individuals, communities, and provincially funded health and emergency systems.

KEY POINTS

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- **Provincial Partnership Would Strengthen the Project:** The SRD is seeking provincial support with project scoping, regulatory and permitting processes, and ongoing operating funding to support a sustainable service model.
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and other public systems. Supporting sustained recovery and stable housing can improve individual outcomes while reducing repeated reliance on costly crisis and acute-care services.

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- supporting project scoping and helping navigate provincial regulatory, approval, and permitting requirements;
- providing operating funding to support a sustainable service model once established; and
- where barriers cannot reasonably be resolved through the locally led process, taking an active leadership role in ensuring a viable regional solution is advanced.

CONTACT

Dave Leitch, Chief Administrative Officer - Strathcona Regional District (250) 830-6703 | dleitch@srd.ca

TOPIC – Connectivity – Cellular Coverage on Highways 19 and 28

Honourable Diana Gibson– Ministry of Citizens' Services

Thursday, September 17 2026, 10:20AM - 10:35AM | Mackenzie Ballroom 1, Fairmont Waterfront Hotel, 900 Canada Place

PURPOSE

To seek provincial action to close remaining cellular coverage gaps along Highway 19 to Port Hardy and Highway 28 to Gold River and Tahsis, improving public safety while supporting tourism, economic development, and the long-term viability of rural and remote communities.

BACKGROUND

Highways 19 and 28 are critical transportation corridors connecting Campbell River with communities across northern and western Vancouver Island. Significant cellular service gaps remain along portions of both routes, leaving residents, workers, and visitors without reliable communications while travelling.

These gaps create a direct public-safety concern. Collisions, vehicle breakdowns, severe weather, wildfires, medical emergencies, and road closures can occur far from services, making reliable cellular coverage important for accessing emergency assistance and receiving timely information during evacuations and other emergencies.

Improved coverage would also support economic development and community resilience. Communities along these corridors are working to attract residents and workers, grow tourism, and diversify their economies as traditional resource sectors change. Reliable cellular service strengthens the safety and accessibility of these destinations and supports living, working, visiting, and doing business in remote communities.

Closing these gaps aligns with the SRD's strategic priorities around community well-being, economic resilience, and safely moving people, goods, and services between communities.

KEY POINTS

- **Public Safety and Emergency Response:** Reliable cellular service is critical when collisions, medical emergencies, severe weather, wildfires, or other incidents occur along remote stretches of highway. It improves access to emergency services and helps travellers receive timely information about evacuations, closures, and changing conditions.
- **Essential Regional Corridors:** Highways 19 and 28 connect rural and remote communities with Campbell River and other regional services. Residents depend on these routes for healthcare, employment, education, commerce, and essential services.
- **Tourism and Economic Diversification:** Tourism is an important diversification opportunity for many North Island communities. Reliable cellular service improves visitor safety and confidence while supporting business development, investment, and new economic opportunities.

- **Resident and Workforce Attraction:** Dependable communications along key transportation routes contribute to the accessibility and attractiveness of living and working in rural and remote communities, supporting efforts to attract workers, professionals, families, and entrepreneurs.
- **Aligned with SRD Priorities:** Improved cellular coverage supports community well-being, economic resilience, regional connectivity, and the safe movement of people, goods, and services throughout the region.

REQUEST

That the Province prioritize closing cellular coverage gaps along Highway 19 to Port Hardy and Highway 28 to Gold River and Tahsis and work directly with telecommunications providers to identify remaining gaps and establish a funded path to reliable cellular coverage along these corridors.

Provincial support should recognize cellular coverage as both public-safety and economic infrastructure, supporting emergency response, tourism, economic diversification, workforce and resident attraction, and the resilience of rural and remote communities.

CONTACT

Dave Leitch, Chief Administrative Officer - Strathcona Regional District (250) 830-6703 | dleitch@srd.ca

TOPIC – Last Mile Funding for Rural and Remote Communities

Honourable Diana Gibson– Ministry of Citizens' Services

Thursday, September 17 2026, 10:20AM - 10:35AM | Mackenzie Ballroom 1, Fairmont Waterfront Hotel, 900 Canada Place

PURPOSE

To seek provincial action to close remaining last-mile connectivity gaps in rural, remote, and First Nations communities through targeted funding, Internet Service Provider partnerships, and improved validation of which households and communities are actually served.

BACKGROUND

Reliable high-speed internet is essential economic infrastructure. Across the SRD, where many communities are closely tied to forestry, mining, aquaculture, tourism, and other resource sectors, connectivity directly supports business growth, workforce attraction and retention, education and training, remote employment, and economic diversification.

Connected Coast has created an important foundation by bringing high-capacity broadband infrastructure closer to rural, remote, and First Nations communities. In many locations, the remaining challenge is the last mile: connecting homes, businesses, First Nations governments, and community facilities. Geography, small populations, and high construction costs can make these connections difficult to deliver through conventional commercial models.

Closing these gaps also supports the Province's own connectivity and reconciliation commitments. B.C. has identified high-speed internet access as a provincial priority, and Action 4.36 of the Declaration Act Action Plan commits the Province to ensuring every First Nations community in B.C. has high-speed internet services.

Accurate service information is also critical. Where mapped or reported coverage does not reflect the service residents can actually obtain, communities risk being treated as adequately served and may be disadvantaged in accessing public investment intended to close the digital divide.

KEY POINTS

- **Connectivity is Core Economic Infrastructure:** Reliable broadband supports business growth, access to markets, entrepreneurship, remote work, workforce attraction and retention, and participation in education and training. For rural and resource-dependent communities facing economic transition, it is a key tool for diversification and for helping residents remain in their communities while pursuing new opportunities.
- **The Last Mile is the Remaining Barrier:** Investments such as Connected Coast have created the backbone, but the full public value is only realized when homes, businesses, First Nations governments, and community facilities can actually connect. In the hardest-to-serve areas, geography, low population density, and high construction costs make targeted public investment essential.
- **Connectivity Supports Reconciliation, Equity and Economic Development:** B.C.'s Declaration Act Action Plan commits the Province to ensuring every First Nations community has high-speed internet services. Closing

remaining gaps supports more equitable access to education, healthcare, employment, governance, emergency response, entrepreneurship, tourism, and community-led economic development.

- **Coverage Data Must Reflect Actual Service:** Communities should not be considered adequately served solely because mapping indicates coverage. Where residents cannot practically obtain reliable qualifying service, funding and policy decisions should incorporate address-level evidence and meaningful local validation.
- **Provincial Investments Should Work Together:** Connectivity funding, rural economic diversification, workforce development, and reconciliation initiatives are mutually reinforcing. Completing last-mile infrastructure strengthens these investments while advancing the SRD's priorities around community well-being, resilient economies, regional collaboration, and reconciliation.

REQUEST

That the Province prioritize completion of last-mile connectivity in rural, remote, and First Nations communities through targeted, flexible funding and partnerships with Internet Service Providers, First Nations, local governments, and other partners to connect remaining households, businesses, and community facilities to Connected Coast and other existing broadband infrastructure.

The SRD further requests that funding and policy decisions reflect actual service conditions, including community and address-level evidence where mapped or reported coverage does not match the service residents can reliably obtain.

Closing these gaps will strengthen rural economic resilience, support communities navigating resource-sector transition, expand workforce and training opportunities, and advance provincial connectivity and reconciliation commitments.

CONTACT

Dave Leitch, Chief Administrative Officer - Strathcona Regional District (250) 830-6703 | dleitch@srd.ca



STAFF REPORT

To: Mayor and Council
From: Andrew Young, MCIP, RPP, Chief Administrative Officer
Subject: **Permissive Tax Exemptions 2027**
Meeting date: October 6, 2026 (updated report from August 18th and September 22nd meetings)

BACKGROUND

A permissive tax exemption (PTE) is a means for Council to support organizations within the community which further Council's objectives of enhancing quality of life (economic, social, cultural) and delivering services economically. A balance is necessary between supporting local non-profit organizations (PTE recipients) and limiting the tax burden on other residents and organizations arising from the exemptions.

Section 224 of the *Community Charter* outlines the authority for permissive tax exemptions. A bylaw under this section must come into force on or before October 31st for the exemption to be valid for the following year.

One (1) permissive tax exemption granted by Council in 2024 is due to expire in 2026:

- a) **Sayward Futures Society**, 16 Sayward Rd, District Lot 304, Sayward Land District, PT DL 304 AS SHOWN IN RED ON DD 39449I PID 009-664-599. – **100% exemption**

The deadline for Village staff to advise BC Assessment Authority of any permissive tax exemptions for 2027 is October 31, 2026.

DISCUSSION

Advertising occurred in the Sayward News for any additional interested parties wishing to apply. Staff received one application as follows.

Sayward Futures Society

Staff have determined that the application is complete.

- Sayward Futures Society (SFS) has asked for a 4-year exemption (2027-2030 inclusively, note an exemption already exists for this organization which is due to expire at the end of 2026).
- The value of the exemption (100% exemption) for 2026 is \$9,957.05*
 - * This amount does not include the amounts exempted relating to other agency collections such as the Regional District, Hospital District, Municipal Finance Authority, BC Assessment, library, school, and police taxes.

- SFS provides a general benefit to the community using its land/building to which the exemption would apply and is eligible under the *Community Charter* for a permissive tax exemption.
- Financial Position for the past three years is as follows:

Sayward Futures Society				
	Revenue	Expenses	Surplus	Net Assets
2023	\$ 99,628	\$ 149,318	-\$ 49,690	\$ 140,289
2024	\$ 114,615	\$ 149,524	-\$ 34,909	\$ 105,380
2025	\$ 1,096,032	\$ 110,285	\$ 985,747	\$ 1,091,127
Note: adjusting for the \$1,000,000 REDIP grant received in 2025 and allocated for Wharf repairs, 2025 Net Surplus is -\$14,253 and 2025 Net Assets is \$91,127.				

Staff note that several municipalities make the PTE process an annual task for Council, and PTEs are then authorized for one year only. However, in smaller municipalities it is common that PTEs are granted for multiple years to reduce the administrative burden. Council is authorized to grant a PTE exceeding one year (up to a maximum of 10 years) where it is demonstrated that the services/benefits the applicant offers to the community are of a duration exceeding one year.

Next steps

Staff have prepared a permissive tax exemption bylaw for Council consideration. If the bylaw is adopted, it must then be received by the BC Assessment Authority by or before October 31, 2026 to be applied to the 2027 assessment roll.

Subject to Council's decision, section 227 of the *Community Charter* requires that the details of the proposed permissive tax exemption bylaw be posted and advertised in a local newspaper once each week, for two consecutive weeks, prior to adoption. The notice must identify the property or properties that will be subject to the bylaw, describe the proposed exemptions, state the number of years that the exemptions may be provided, and provide an estimate of the amount of taxes that would otherwise be imposed on the property if it were not exempt for the year in which the proposed bylaw is to take effect and for the following two years.

Options

1. Grant a permissive tax exemption for one year.
2. Grant a permissive tax exemption for a longer period (i.e., four-years as requested by the applicant).
3. Grant a partial/percentage permissive tax exemption, for example only exempt 75% of the assessed value of the property.
4. Decline the request and do not grant a tax exemption.

Proposed Permissive Tax Exemption Bylaw No. 527 (Attachment #1) is appended to this report for Council's consideration that will grant a permissive tax exemption for the property described above for the 2027 tax year – if it is adopted by Council before the end of October 2026.

RECOMMENDATION/S

1. **THAT COUNCIL** considers Permissive Tax Exemption Bylaw No. 527, 2026 for the property held by the Sayward Futures Society that is located at 16 Sayward Road, Sayward, BC which is legally described as PID 009-664-599, District Lot 304, Sayward Land District, PT DL 304 AS SHOWN IN RED ON DD 39449I which will grant a permissive tax exemption for one year, if approved by Council; and
2. **THAT COUNCIL** gives first, second and third reading to Permissive Tax Exemption Bylaw No. 527, 2026 [as presented / as amended].

OR

3. **THAT COUNCIL** declines the request from the Sayward Futures Society.

Respectfully submitted,

Approved for Council package

Andrew Young, MCIP, RPP
Chief Administrative Officer

Attachments:

1. Bylaw 527 – Permissive Tax Exemption Bylaw (for property located at 16 Sayward Road)
2. Sayward Futures Society permissive tax exemption application
3. Permissive Property Tax Exemption Policy No 300-01



BYLAW NO. 527

**A BYLAW TO AUTHORIZE THE TAX EXEMPTION OF
CERTAIN LANDS AND IMPROVEMENTS FOR THE YEAR 2027**

WHEREAS Section 224 of the *Community Charter* empowers Council, by bylaw, to exempt from taxation imposed under Section 197 (1) of the *Community Charter* any land or improvements or both land and improvements, owned or held by a charitable, philanthropic or other not for profit corporation the Council considers are used for a purpose that is directly related to the purposes of the corporation;

AND WHEREAS in the opinion of the Council, the property owned by the Sayward Futures Society qualifies under Section 224 (1) and (2) of the *Community Charter*;

NOW THEREFORE, the Council of the Village of Sayward in open meeting assembled enacts as follows:

1.0 CITATION

- 1.1 This Bylaw may be cited for all purposes as **“Permissive Tax Exemption Bylaw No. 527, 2026”**.

2.0 EXEMPTIONS

- 2.1 100% of the assessed value of the following lands and improvements are exempted from the taxation imposed under Section 197(1) (a) of the *Community Charter* for the year 2027:

- a) Sayward Futures Society, 16 Sayward Road, Sayward, BC which property is legally described as PID 009-664-599, District Lot 304, Sayward Land District, PT DL 304 AS SHOWN IN RED ON DD 39449I

Read a first time on the ____ day of October 2026.

Read a second time on the ____ day of October 2026.

Read a third time on the ____ day of October 2026.

Adopted on the ____ day of _____ 2026.

Certified a true copy of Bylaw
No. 509 this ____ day of
_____, 20____

Chief Administrative Officer
Village of Sayward

Mayor

Corporate Officer

From: [Treasurer](#)
To: [CAO Sayward](#); [Sayward Finance-Admin](#)
Subject: Sayward Futures Society Permissive Tax Exemption application
Date: July 8, 2026 5:55:35 AM
Attachments: [image.png](#)
[Financial Information December 31,2023 Ayward Futures Society.pdf](#)
[Financial Information December 31,2024 Sayward Futures Society.pdf](#)
[Financial Information December 31,2025 Sayward Fututres Society.pdf](#)

☐ [20260624 Permissive Tax Exemption Application -Sayward Futures Society \(not signed\) 1.docx](#)

Hello CAO Young

Please find attached for your review a copy of the Sayward Futures Society application for Permissive Tax Exemption along with financial information for the past three years. If you require any additional information, please do not hesitate to reach out and we will be happy to connect and provide more detail.

We are hoping that Council considers a four (4) year Permissive Tax Exemption to Sayward Futures Society as they did in 2024 to other organizations doing amazing work in our community. This allows the organization the opportunity to be able to better plan work ahead as our operating budget would be more defined. Every year, our Board of Directors gets together for strategic planning based on funding available as we determine what services we will be able to offer. We are very pleased to be part of the growth in Sayward, with over 6000 people per year now visiting the Kelsey Bay Wharf as well as hosting the Kusam Klimb, BC's second largest endurance race bringing over 1500 people to our community.

Sayward Futures Society Continues to be focused on introducing the world to Sayward and it is with the support of the Village of Sayward that we are able to continue this work.

Thank you for your consideration.

Ken McRae
Treasurer, Sayward Futures Society

Office: 250-282-0018
Direct: [REDACTED]
Email: treasurer@SaywardFutures.ca



SAYWARD FUTURES SOCIETY
Our Community, Our Future

Appendix "A" – Permissive Tax Exemption Application Form

APPLICATION FOR PERMISSIVE TAX EXEMPTION

1.) Full name or title of organization:

Sayward Futures Society

2.) Society number/non-profit number, or registered charity number:

S-42454

3.) Mailing address of the organization (including Postal Code):

PO Box 143 Sayward BC V0P1R0

4.) Application contact (name, phone, e-mail address):

NAME: Ken McRae

PHONE NO: [REDACTED]

EMAIL: treasurer@saywardfutures.ca

5.) Name and phone number of two other officials in organization (i.e. Pastor, President, Manager, Director, etc.)

1. Name: Ken Vincent

Title: Director

Phone No.: [REDACTED]

E-mail: ken.v@saywardfutures.ca

2. Name: Patti Vincent

Title: Director

Phone No.: [REDACTED]

Email: patti.v@saywardfutures.ca

6.) Property address:

16 Sayward Rd Sayward BC V0P1R0

7.) Folio number:

2.7410.000

8.) The lands are registered in the name of:

Sayward Futures Society

(In the case of a Society, Corporation, Association, please include a copy of the Certificate of Title)

9.) The exemption claimed under Section 224 –226 is pursuant to Subsection 1, Clause

(225) *(Please supply the relevant clause designation from Section 224-226, see attached)*

10.) The gross floor area of the building:

1020 sq ft

11.) We require a current site plan of the property indicating the grounds and buildings and their uses. This would include buildings, storage buildings, walkways, parking lot, playgrounds, bush areas, etc. Show dimensions.

12.) What is the principal use of the property?

The Kelsey Bay Wharf is owned and operated by Sayward Futures and is open to the public year-round as of this application. On the wharf there is a building that is now the Sayward Visitor Centre featuring a fully flagged network approved visitor centre, recognized by Destination BC but not funded in any way by Destination BC. Also, as part of the operation is a gift shop featuring both local and Vancouver Island artisans who may not otherwise have a vehicle to sell their products.

Kelsey Bay Wharf also offers locals and visitors the opportunity to learn more about the area in terms of history, flora and fauna. DFO has a hydrophone in place and MERS often comes to the site when doing work to protect whales. The public is often seen fishing off the wharf as well and we also take moorage inquiries.

While most directors operate out of home-based offices, this building is also used as a base of operations for other work the organization does. This includes maintaining 4 recreation sites and trails for RSTBC as well as Bill's Trail and the Kusam Klimb event, BC's second largest endurance race.

13.) Is any part of the building or of the property used or rented by commercial or private operators or by any group other than your organization? If yes, please disclose below:

Mowi Canada is currently the only commercial operator that has loading and unloading business with the Kelsey Bay Wharf. While this business is down substantially year over year owing to the current political climate, we welcome this revenue stream as all proceeds go into a reserve account allocated to wharf repairs only. Sayward Futures was successful in its application towards a REDIP grant application that will allow for major repairs to the wharf as the operating account was falling short on deferred maintenance. Again, REDIP funds (80% grant) and MOWI proceeds are reserve funds and cannot go to general operating.

14.) Please provide details of other activities on your property; such as daycare centres, catering and hall rental, thrift/gift shop.

The following information is required for each activity:

- Hours per day and/or days per week of operation
- Fees or charges
- Approximate number of participants/patrons
- Is the activity operated by a church or by an outside organization?

Sayward Futures Society operates the Sayward Visitor Centre at the Kelsey Bay wharf, supplying information to visitors and featuring locally made arts and crafts in its retail area. The Sayward Visitor Centre was recently granted full network status allowing for greater access to resource material, training and updates. That said, the Visitor Centre does NOT receive any funding from Destination BC, The Village of Sayward or Sayward Valley area A which is unique for a visitor centre. Generally, this service is generally funded in whole or part by the communities they

serve.

In this way, retail operations offset costs and last year the retail revenue against all costs broke even which was nice to see. In years past, this was not the case and there was draw downs against operating reserves (now fully depleted).

The Kelsey Bay Wharf is currently open to the public year-round, 24 hours a day. There are no fees or charges for use.

The Sayward Visitor Center is open seasonally (Summer months) seven days a week, from 10:00 AM until 6:00 PM daily and generally opens weekends only during early summer and fall. Visitors to our area are on a steady increase and the Sayward Visitor Center now realizes over 6000 users annually.

With all Sayward Futures Society does, to date the organization only has one seasonal paid employee to operate the gift shop, combined with volunteers. All other activities, whether it is work to maintain local recreations sites and trails, hosting events like Ribs, Bibs and Kids as part of the Kusam Klimb, Kusam Klimb trail maintenance or running other events both past and present for the community is all thanks to volunteers.

15.) a.) How is your organization non-profit?

Sayward Futures was incorporated as a Non-Profit Society on December 11, 2000 and is a recognized organization in "good standing."

b.) How is your organization a complementary extension to Village services and programs?

Sayward Futures Society (SFS) has a Partnership Agreement with Recreational Sites and Trails BC to maintain four recreations sites in our immediate area including Stewart Lake, Tlowlis Lake, Santa Maria and Elk Creek. Further, the organization maintains the "Bills Trail" network along with the legend Bill W himself and has contracted Coastline Endurance Running to run the Kusam Klimb that brings over 1500 people annually to our area. SFS also hosts community events like Ribs Bibs and Kids as part of the Kusam Klimb event with food, music and other organizations that help promote the Sayward Region. SFS owns and operates the Kelsey Bay wharf that is open to the public and operates the Sayward Visitor Centre. SFS also focuses on seeking grant funding where possible, allowing for new and/or continued amenities for Sayward and has several large-scale projects underway.

Sayward Futures Society has also historically hosted Canada Day and the Christmas Light Up events year over year for the Village of Sayward and has fund-raised extensively to make these events possible. Funding for these two events has since not been available but the organization endeavours to continue to offer events for the community where funding and volunteer labour allows.

c.) How is your organization accessible to the public?

Sayward Futures Society has managed to keep the Kelsey Bay Wharf open to the public 24 hours a day 7 days a week through strategic investment into maintenance. Thankfully, the Province of BC has recognized the importance of this asset and has awarded a grant to SFS to rehabilitate the wharf, with work starting just after Labour Day 2026.

The Visitor Centre is completely funded by SFS, which is unique to our area as many visitor centres are funded entirely by the communities they serve. This centre is open seven days a week seasonally, offering information about the Sayward area and North Vancouver Island and allows space for local artisans to sell their items locally.

SFS also maintains a variety of recreation sites and trails in the area and hosts the second largest endurance race in BC bringing over 1500 people to our area in a single weekend which is a great boost to our local economies.

d.) How is your organization used primarily by Sayward residents?

The Kelsey Bay Wharf is well loved by the community and is used frequently for fishing, whale watching and just spending some time enjoying amazing views. 15.C. response also applies to locals being trail networks, community events and the Kusam Klimb.

16.) Other activities which may be pertinent to your application:

Sayward Futures Society has always operated on an aggressive budget and is severely impacted by cost increases and when faced with funding shortfalls. It is for this reason we are hoping that Council consider a four (4) year tax exemption as awarded to other organizations in the community. This allows for planning further out than one year as we look annually at what can be achieved for the community with dollars in hand.

There was some confusion in previous years with assumptions that retail proceeds or income in from other means provide for a year over year surplus. It does not. We have, however, been able to keep the doors open year over year. SFS also has purchased insurance at the wharf allowing for 24/7 public access and this is another rising cost.

Another goal the organization has is to work with funders to further work in Bill's Trail Network with have mixed use trails and replacing some bridges and other infrastructure. While this is ongoing, each step requires a substantial funding model to allow the next phase of work. It also involves many volunteer hours to get this work done.

17.) Has there been any change in the status or use of the buildings or property in the last 12 months?

Yes – the Sayward Futures facilities on the Kelsey Bay wharf known as the Sayward Visitor Centre have recently been accredited as a Destination BC full network status visitors centre. This did not come with additional funding but is an accomplishment.

Through volunteer labour and fundraising, we were also able to do a light renovation to the retail space and we hope for success in future grant applications to address the building further in the year ahead.

18.) CHURCHES ONLY complete the following additional questions:

NA

(i) What is the seating capacity of the church?

Permanent: _____

Portable: _____

(ii) What is the gross floor area of the

Church: _____

Hall: _____

Other Buildings: _____

Total Gross Floor Area: _____

(iii) Every building on the lands is in use and continues to be set aside for public worship or for a Church Hall.
Yes _____ No _____

On behalf of ____Sayward Futures Society_____, I/we
hereby declare that all the information presented and provided with this application is true and correct.

Should a permissive tax exemption be granted on the above listed property, I am agreeable to the following terms:

- 1.) If the property is sold prior to the exemption expiration, the organization will remit to the Village an amount equal to the taxes that would have otherwise been payable to the Village by a non-exempt owner.
- 2.) The property use will be in compliance with applicable municipal policies and bylaws.
- 3.) The organization will publicly acknowledge the permissive tax exemption granted by the Village.

DATED THIS _24th_ DAY OF _June_ 2026.

Authorized Signature: _____

NOTE:

1. The personal information on this form is collected for the purpose of an operating program of the Corporation of the Village of Sayward as noted in Section 26 (c) of the Freedom of Information and Protection of Privacy Act (FOIPPA). If you have any questions about the collection and use of this information, please contact the CAO at 250-282-5512

2. The Application for Permissive Tax Exemption must be received by 1st of August in the year prior to the taxation year(s) for which exemption is requested in order to be included on the applicable annual Permissive Tax Exemption Bylaw. i.e. An application for a permissive tax exemption for the year 2020 or years 2020 to 20__ must be received by the 1st of August of 2019, the year prior to year one of the tax exemption period.

3. Permissive Tax Exemption Applications are to be submitted to: Village of Sayward, Box 29, 652 H'Kusam Way, Sayward, B.C. V0P 1R0

EXCERPT FROM SECTION 4 OF THE *COMMUNITY CHARTER* (ATTACHMENT TO APPLICATION)

General Statutory Tax Exemptions

Section 220

(see full text in the *Community Charter*)

Unless otherwise provided in this Act or the Local Government Act, the following property is exempt from taxation to the extent listed:

- a) land, improvements or both vested in or held by Provincial Government,
- b) land, improvements or both vested in or held by municipality (i) the municipality, or the municipality jointly with another municipality or regional district,
- c) land, improvements or both exempt from municipal taxation by another Act,
- d) land, improvements or both (i) of a public library under the *Library Act*, or vested in or held by a municipality and occupied by a public library under the *Library Act*,
- e) land, improvements or both of an Indian ... except for municipal taxes,
- f) land, improvements or both held in trust (i) by Crown for Indian band and (ii) are not leased or occupied by non-band member,
- g) land actually used and occupied for the interment of the dead and improvements used by cemetery, mausoleum and columbarium (municipal portion only),
- h) a building set apart for public worship owned and used by church (municipal portion only),
- i) a building that was constructed with the assistance of aid granted by the Provincial government after Jan 1, 1947 but before April 1, 1974 owned and used by non-profit society for elderly citizens home (municipal portion only),
- j) a building set apart and used solely as a hospital,
- k) land and improvements for future hospital requirements,
- l) land and improvements owned by private schools,
- m) fruit trees,
- n) farm improvements to a maximum of assessed value of \$50,000,
- o) dwellings, fixtures and machinery used to operate a farm,
- p) improvements used for emergency protection,
- q) sewage treatment plants, manure storage facilities, effluent reservoirs, effluent lagoons, deodorizing equipment, dust and particulate matter eliminating equipment,
- r) floating dry dock if the dry dock has lift capacity of greater than 20000 tonnes.

Section 221

(see full text in the *Community Charter*)

Grandparented pollution abatement exemptions

Section 221.1

(see full text in the *Community Charter*)

Grandparented dust and particulate matter eliminator exemptions

Section 222

(see full text in the *Community Charter*)

Phased farm property tax exemption – for property that has been newly incorporate into a municipality that was prior to incorporation exempt from taxes under the Taxation Rural Area Act. Exempt from taxes for five years on sliding scale that is reduced by 20% per year.

Section 223

(see full text in the *Community Charter*)

Exemptions under regulations (see full text in the *Community Charter*)

Land and Improvements assessment classification 4, 5, or 6

Division 7 Permissive Exemptions

(see full text in the *Community Charter*)

Section 224

(see full text in the *Community Charter*)

A council may by bylaw exempt land and improvements from the municipal portion of taxes, subject to conditions and for a specific period, the following:

- (a) land or improvements that are owned or held by a charitable, philanthropic or other not for profit corporation and that Council considers are used for a purpose that is directly related to the purposes of the corporation
- (b) land or improvements that are owned or held by a municipality, regional district or other local authority and that council considers are use for a purpose of the local authority
- (c) land or improvements that council considers would be exempt under section 220 were it not for a secondary use
- (d) the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by a corporation or organization if the land and improvements are owned by a public or local authority and the land and improvements are used by the corporation or organization for a purpose for which a tax exemption could be provided if the land and improvements were owned by that organization or corporation
- (e) the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by a corporation or organization if the land and improvements are owned by a person providing a municipal service under a partnering agreement, an exemption under section 225 would be available, the partnering agreement contemplates a tax exemption and the land and improvements are used by the corporation or organization for a purpose for which a tax exemption could be provided if the land and improvements were owned by that organization or corporation
- (f) land surrounding a building that is used for a church; a church hall and the land surrounding the hall
- (g) land or improvements used or occupied by a religious organization for public worship or hall
- (h) land surrounding seniors homes, hospitals and private schools
- (i) land or improvements owned or held by athletic or service club, and used as a public park, recreation ground or for public athletic or recreational purposes
- (j) land or improvements owned, held and operated as a private hospital, licensed community care facility, or registered assisted living residence.

Section 225

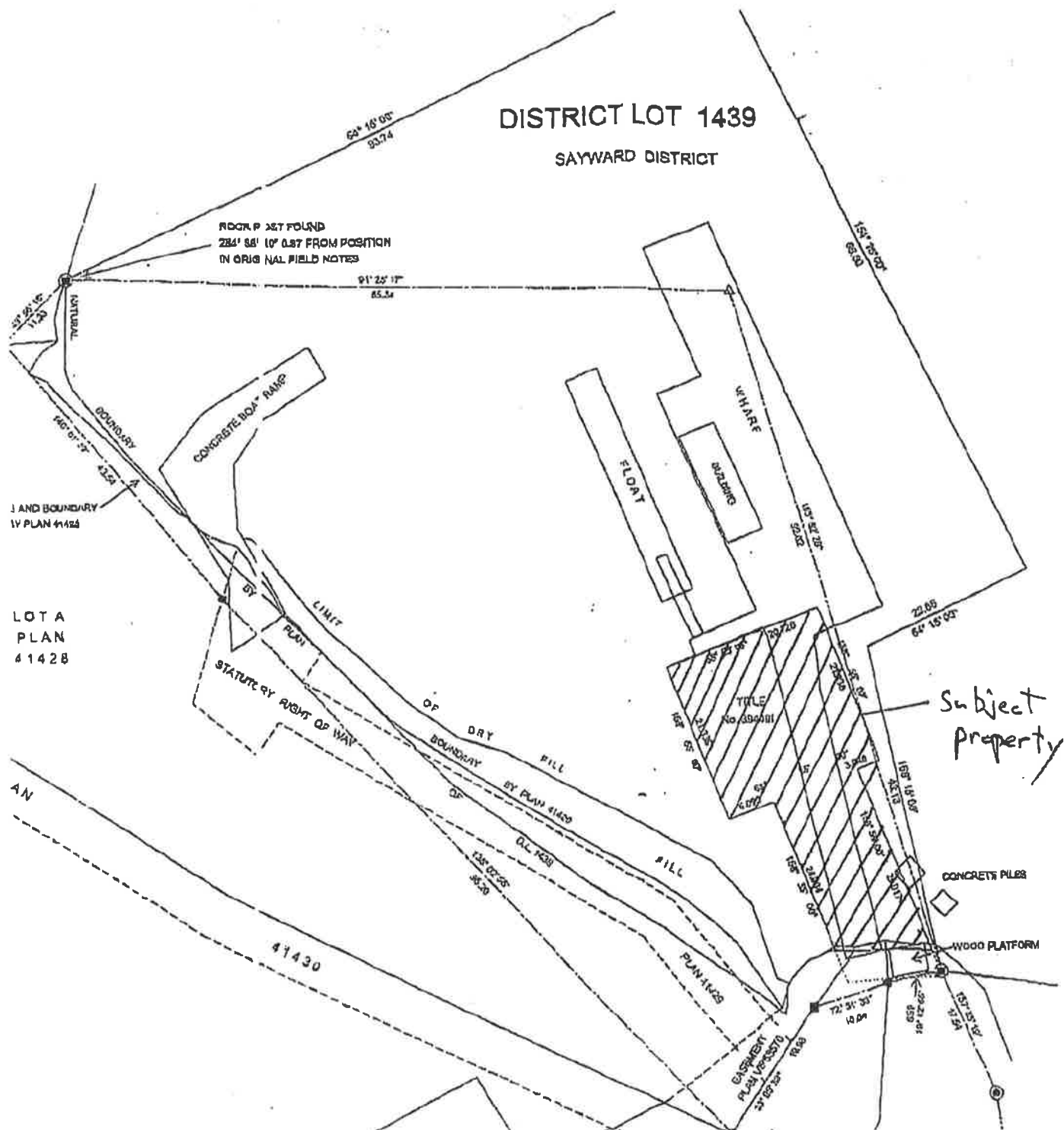
(see full text in the *Community Charter*)

Authority to exempt eligible partnering, heritage, riparian, cemetery or golf course property for any period. Must have the ability to make agreements with property owners regarding the extent of the exemption and the conditions under which it may be offered. – maybe required to register a restrictive covenant against the property or repay the exemption under specific conditions

Section 226

(see full text in the *Community Charter*)

Revitalization tax exemptions. Must be a designated revitalization area under the OCP with set objectives. The exemptions are limited to an increase in assessed value that are due to new or altered improvement and are for a maximum 5 years.



TITLE SEARCH PRINT

2026-08-14, 10:20:28

File Reference:

Requestor: Jennifer Redshaw

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**
Land Title OfficeVICTORIA
VICTORIA**Title Number**
From Title NumberET41449
39449I**Application Received**

2002-04-19

Application Entered

2002-04-22

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

SAYWARD FUTURES SOCIETY, INC.NO. 42454
601 KELSEY WAY
P.O. BOX 143
SAYWARD, BC
VOP 1R0**Taxation Authority**Courtenay Assessment Area
Sayward, Village of**Description of Land**

Parcel Identifier:

009-664-599

Legal Description:

THAT PART OF THE BED OF THE SEA ADJOINING HIGH WATER MARK OF DISTRICT LOT 304, SAYWARD DISTRICT COMMENCING AT A POINT AT HIGH WATER MARK, IN THE CENTRE OF THE PRESENT WHARF APPROACH, DISTANT 948.6 FEET IN A DIRECTION SOUTH FIFTEEN DEGREES TWENTY FOUR MINUTES EAST FROM THE NORTH EAST CORNER OF SAID DISTRICT LOT, THENCE NORTH EIGHTY EIGHT DEGREES TEN MINUTES EAST 28 FEET, THENCE NORTH TWENTY ONE DEGREES FIVE MINUTES WEST 95.2 FEET, THENCE NORTH SIXTY EIGHT DEGREES FIFTY FIVE MINUTES EAST 10 FEET, THENCE NORTH TWENTY ONE DEGREES FIVE MINUTES WEST 70 FEET, THENCE SOUTH SIXTY EIGHT DEGREES FIFTY FIVE MINUTES WEST 68 FEET, THENCE SOUTH TWENTY ONE DEGREES FIVE MINUTES EAST 70 FEET, THENCE NORTH SIXTY EIGHT DEGREES FIFTY FIVE MINUTES EAST 20 FEET, THENCE SOUTH TWENTY ONE DEGREES FIVE MINUTES EAST 82 FEET TO HIGH WATER MARK, THENCE NORTH EIGHTY EIGHT DEGREES TEN MINUTES EAST 12.2 FEET MORE OR LESS TO THE POINT OF COMMENCEMENT AS SHOWN IN RED ON PLAN DEPOSITED UNDER DD 39449I

Legal Notations

NONE

Charges, Liens and Interests

NONE

Duplicate Infeasible Title

NONE OUTSTANDING

	Village of Sayward	
	Title: Permissive Property Tax Exemption Policy	Policy # 300-01
	Category: Finance	

1.0 PURPOSE

A permissive tax exemption is a means for Council to support organizations within the community which further Council's objectives of enhancing quality of life (economic, social, cultural) and delivering services economically. This policy guides identification of organizations meeting Council's objectives.

Division 7 of Part 7 of the *Community Charter* provides for permissive tax exemptions for Land and Improvements owned or held by a variety of not-for-profit organizations providing services which Council considers directly related to the purposes of the organization. It also provides for permissive exemptions for some properties which are additional to statutory exemptions under Section 220, such as church halls or land surrounding places for public worship.

2.0 POLICY

This policy is intended to provide guidance in the evaluation of applications for exemption from property taxes pursuant to the *Community Charter*. The total amount of revenue to be set aside to finance permissive tax exemptions will be discussed by Council annually during the development of the Financial Plan.

3.0 DEFINITIONS

- a. Statutory Property Tax Exemption: non-discretionary exemption from payment of property taxes pursuant to Section 220, Division 6, Part 7 of the *Community Charter*;
- b. Permissive Property Tax Exemption: discretionary exemption from payment of property taxes pursuant to Sections 224-226, Division 7, Part 7 of the *Community Charter* and granted by Council bylaw.

4.0 PROCEDURES

4.1 Process

Council will consider applications for permissive tax exemptions annually. The opportunity to apply will be advertised 2 times in Sayward News and letters will be mailed to tax exemption recipients designated in the preceding tax year.

Applications must be submitted to the Chief Administrative Officer using the prescribed application form (Appendix "A") before August 1st of each year, to be considered for the following taxation year. The CAO will review the applications for completeness and arrange contact with applicants for additional information as necessary.

Application submissions must include:

- Copy of Audited Financial Statements or Financial Statements prepared by an accountant for last 3 years,
- Copy of state of title certificate or lease agreement, as applicable,
- Description of programs/services/benefits delivered from the subject lands/improvements including participant numbers, volunteer hours, benefiting groups/individuals/special needs populations, fees charged for participation,
- Description of any 3rd party use of the subject land/improvements including user group names, fees charged, conditions of use.

The CAO will present a summary report of the applications, relative to the eligibility criteria, to Council and arrange for delegations to attend Council meeting if necessary.

Staff will draft a Permissive Tax Exemption Bylaw for the year incorporating Council's direction regarding the year's applicants. To apply to taxation in a particular year, the bylaw must be passed on or before October 31st of the preceding year.

Appendix "B" provides a template for advertising the Permissive Tax Exemption Bylaw as required by Section 227 of the *Community Charter*.

4.2 Eligibility Criteria

(a) Subject Property must be one of:

- Land and/or improvements eligible for tax exemption under Division 7 of Part 7 of the *Community Charter*;
- Land and/or improvements ancillary to a statutory exemption under Divisions 6 of Part 7 of the *Community Charter*.

(b) Nature of organization must be:

- Non-profit organization,
- Charitable/philanthropic organization,
- Athletic or Service Club/Associations,
- Care facility/licensed private hospital,
- Partner of the municipality by agreement under s. 225 of the *Community Charter*,
- Other local authority,
- Organization eligible for exemption under s. 220 or 224.

(c) The applicant organization's use of the land/improvements must benefit the community in one or more of the following ways:

- provides recreational facilities for public use,
- provides recreation programs to the public,
- provides programs to and/or facilities used by youth, seniors or other special needs groups,
- preserves heritage important to the community character,
- preserves an environmentally, ecologically significant area of the community,
- offers cultural or educational programs to the public which promote community spirit, cohesiveness and/or tolerance,
- offers services to the public in formal partnership with the municipality.

4.3 Duration of Exemption

Tax exemption bylaws must specify the period to which the exemption applies and any other conditions applicable to the exemption. Eligible organizations may be considered for tax exemptions exceeding one year (to a maximum of 10 years) where it is demonstrated that the services/benefits they offer to the community are of a duration exceeding one-year (i.e. for the period of the tax exemption).

4.4 Extent, Conditions, and Penalties

(a) Council may designate only a portion of the land/improvements as exempted where the following circumstances exist:

- A portion of the land/improvements is used by the private sector and/or organizations not meeting Council's exemption criteria.

- (b) Council may impose **conditions** on the exempted land/improvements with the applicant organization, including but not limited to:
- registration of a covenant restricting use of the property,
 - an agreement committing the organization to continue a specific service/program,
 - an agreement committing the organization to have field/facilities open for public use for certain times or a total amount of time,
 - an agreement committing the organization to offer use of the field/facility to certain groups free of charge or at reduced rates,
 - an agreement committing the organization to immediately disclose any substantial increase in the organization's revenue or anticipated revenue (e.g. receives large operating grant from senior government).
- (c) Council may impose **penalties** on an exempted organization for knowing breach of conditions of exemption, including but not limited to:
- revoking exemption with notice,
 - disqualifying any future application for exemption for specific time period,
 - requiring repayment of monies equal to the foregone tax revenue.

5.0 REFERENCES / POLICY INTEGRATION

Community Charter:

Part 7 – Municipal Revenue:

- Division 6 — Statutory Exemptions:
 - Section 220 General statutory exemptions
- Division 7 – Permissive Exemptions:
 - Section 224 General authority for permissive exemptions
 - Section 225 Partnering, heritage, riparian and other special exemption authority
 - Section 226 Revitalization tax exemptions
 - Section 227 Notice of permissive tax exemptions

Government of BC Ministry of Community, Sport and Cultural Development website:

http://www.cscd.gov.bc.ca/lgd/gov_structure/community_charter/finance/permissive_exemptions.htm

6.0 APPROVAL HISTORY

ISSUED BY: CAO	APPROVED BY: Mayor & Council	RESOLUTION NO:	DATE: July 2004
REVISED BY: CFO	APPROVED BY: Mayor & Council	RESOLUTION NO: R19/92	DATE: April 16, 2019

Signed by:

Mayor: Original signed by "J. MacDonald"	CAO: Original signed by "L. Clark"
Date: 19 November 2019	Date: 19 November 2019

Appendix "B" - Example Ad for posting and advertising



NOTICE OF TAX EXEMPTION BYLAW NO. XXX, 20XX

Take notice that the Council of the Village of Sayward intends to adopt Tax Exemption Bylaw No. XXX, 20XX.

The purpose of the Tax Exemption bylaw is to exempt the following properties from taxation:

Lot x, Plan xxxxx, Sayward District, Roll No. xxx.xxx, owned by _____

Estimate of the amount of taxes that would be imposed on the properties if they were not exempt:

Legal description	Civic Address	Name of Organization	Value of Permissive Tax Exemption		
			20XX	20XX	20XX

Any person who wishes to review a copy of the proposed Tax Exemption Bylaw may do so by coming to the Village Office at 652 H'Kusam Way, Monday to Friday 9:00 am to 4:00 pm, excluding holidays.

Name, CAO
Village of Sayward
652 H'Kusam Way
Sayward, B. C. V0P 1R0

This notice is given in accordance with Section 227 of the *Community Charter*.

Dated this _____ day of _____, 20XX