

# THE CORPORATION OF THE CITY OF GRAND FORKS

## BYLAW NO. 2040

### **A Bylaw to Exempt from Taxation Certain Parcels of Land Used for Religious Worship Purposes, Hospital Purposes, Recreation Purposes and Charitable or Philanthropic Purposes Pursuant to the Provisions of the Community Charter**

---

WHEREAS it is deemed expedient to exempt certain parcels of land from taxation for the fiscal year ended December 31, 2018;

AND WHEREAS subject to the provisions of Section 224 of the *Community Charter*, the Council may, prior to the 31st day of October in any year, by bylaw, exempt lands and improvements from taxation in the following year;

NOW THEREFORE, that Council of the City of Grand Forks, in open meeting assembled, ENACTS, as follows:

1. Pursuant to Section 224(2)(f) of the *Community Charter*, there shall be exempt from taxation for the fiscal year ended December 31, 2018 with respect to land and improvements, the following parcels of land:
  - Lots 1 and 2, Block 36, District Lot 108, S.D.Y.D., Plan 72, located at 920 Central Avenue as shown outlined in bold on a sketch attached hereto and marked as Schedule "A" (United Church); and
  - That portion of Lot 1, District Lot 520, S.D.Y.D., Plan 8653, except Plan H-17064, located at 2826 - 75<sup>th</sup> Avenue and described as follows - Commencing at the most northerly corner of said Lot 1; thence southeasterly following in the easterly limit of said Lot 1 for 35.50 metres, thence southwesterly, perpendicular to the said easterly limit, for 30.00 metres, thence northwesterly, parallel with the said easterly limit, for 35.50 metres more or less to the intersection with the northerly limit of said Lot 1, thence northeasterly, following in the said northerly limit for 30.00 metres more or less to the point of commencement and containing an area of 1,065 square metres, more or less as shown outlined in bold on a sketch attached hereto and marked as Schedule "B" (Pentecostal Church); and
  - Lots 30, 31 and 32, Block 36, District Lot 108, S.D.Y.D., Plan 72 located at 7249 - 9th Street as shown outlined in bold on a sketch attached hereto and marked as Schedule "C" (Catholic Church); and
  - That portion of Parcel D (KM26760), Block 24, District Lot 108, S.D.Y.D., Plan 23; located at 7252 - 7th Street as shown outlined in bold on a sketch attached hereto and marked Schedule "D" (Anglican Church); and

- That portion of Lot G, District Lot 380, S.D.Y.D., Plan KAP56079, located at 7048 Donaldson Drive and described as follows -commencing in the southerly boundary of said Lot G distant 13 metres from the most westerly corner of said Lot G: thence northerly, parallel with the westerly boundary of said Lot G, for 38.1 metres more or less to intersection with the northerly boundary of said Lot G, thence easterly following in the northerly boundary of said Lot G for 71 metres, thence southerly, parallel with the said westerly boundary, for 38.1 metres more or less to intersection with the said southerly boundary, thence westerly, following in the said southerly boundary for 71 metres more or less to the point of commencement and containing 2705 square metres as shown outlined in bold on a sketch attached hereto and marked as Schedule "E" (Mennonite Brethren Church); and;
- That portion of Parcel A, (X23915), Block 16, District Lot 380, S.D.Y.D., Plan 35 located at 7328 - 19th Street and described as follows - commencing at the most southerly corner of said Parcel "A"; thence northwesterly following in the westerly limit of said Parcel "A", for 17.00 metres; thence northeasterly, perpendicular to the said westerly limit for 24.60 metres; thence southeasterly, parallel with the said westerly limit for 17.00 metres more or less to intersection with the southerly limit of said Parcel "A"; thence southwesterly following in the said southerly limit for 24.60 metres more or less to the point of commencement and containing an area of 418.2 square metres more or less as shown outlined in bold on a sketch attached hereto and marked as Schedule "F" (Christ Lutheran Church of Grand Forks); and;
- That portion of Lot 1, District Lot 108, S.D.Y.D., Plan KAP45199 located at 7525 - 4th Street and described as follows - commencing at the most easterly corner of said Lot 1; thence northerly following in the easterly limit of said Lot 1, for 23.20 metres; thence westerly, parallel with the southerly limit of said Lot 1, for 29.00 metres; thence southerly, parallel with the easterly limit of said Lot 1, for 23.20 metres more or less to intersection with the said southerly limit; thence easterly following in the said southerly limit; thence easterly following in the said southerly limit for 29.00 metres more or less to the point of commencement and containing 672.8 square metres more or less as shown outlined in bold on a sketch attached hereto and marked as Schedule "G" (Grand Forks Christian Centre Church); and
- Commencing at a point in the westerly boundary of Lot 2, District Lot 520, S.D.Y.D., Plan KAP53800, located at 7680 Donaldson Drive and described as follows - distant 28.6 metres from the most southerly corner of said Lot 2: thence northerly following in the westerly boundary for 25.1 metres, thence easterly, perpendicular to the said westerly boundary for 35.05 metres more or less to intersection with the easterly boundary of said Lot 2, thence southerly following in the said easterly boundary for 25.1 metres, thence westerly, perpendicular to the said westerly boundary for 35.05 metres more or less to the point of commencement and containing 880 square metres more or less as shown outlined in bold on a sketch attached hereto marked as Schedule "H" (Jehovah's Witnesses Church).

2. Pursuant to Section 224(2)(d) of the *Community Charter*, there shall be exempt from taxation for the fiscal year ended December 31, 2018 with respect to land and improvements, the following parcel of land:
  - Lot 1, District Lot 585, S.D.Y.D., Plan KAP27903, located at 7850 - 2<sup>nd</sup> Street (Grand Forks Baptist Church).
  - Lot 1, District Lot 108, Plan EPP 32379 located at 7212 Riverside Drive (Whispers of Hope);
3. Pursuant to Section 224(2)(b) of the *Community Charter*, there shall be exempt from taxation for the fiscal year ended December 31st, 2018 with respect to land and improvements, the following parcels of land:
  - Lot 1, District Lot 380, S.D.Y.D., Plan KAP54909 located at 7230 - 21st Street (Grand Forks Curling Rink);
  - Lot 1, District Lot 520, S.D.Y.D., Plan KAP59893, located at 8120 Donaldson Drive, (Kootenay Boundary Animal Control).
4. Pursuant to Section 224(2)(a) of the *Community Charter*, there shall be exempt from taxation for the fiscal year ended December 31st, 2018 with respect to land and improvements, the following parcels of land:
  - Lot 5, Block 10, District Lot 108, S.D.Y.D., Plan 23, located at 366 Market Avenue (Grand Forks Masonic Building Society); and
  - Lot A, District Lot 108, S.D.Y.D., Plan 38294, located at 978 - 72<sup>nd</sup> Avenue (Sunshine Valley Child Care Society);
  - Lot 8, Block 25, Plan 23, District Lot 108, S.D.Y.D. located at 686 - 72<sup>nd</sup> Avenue (Slavonic Seniors Citizens Centre).
  - Lot A (DD LA9161), District Lot 108, S.D.Y.D., Plan 6691, located at 7239 - 2<sup>nd</sup> Street (Hospital Auxiliary Thrift Shop)
  - Lots 23, 24, 25 and 26, Block 29, District Lot 108, S.D.Y.D., Plan 121, located at 7353 - 6<sup>th</sup> Street (Royal Canadian Legion)
  - Lots 10 and 17 – 20, Block 18, Plan 86, District Lot 108, S.D.Y.D. located at 565 – 71<sup>st</sup> Avenue (City Park) (Grand Forks Seniors' Society).
  - Parcel B, Block 45, District Lot 108, Plan 72, located at 876 - 72<sup>nd</sup> Avenue (Phoenix Manor Society).
  - Lot A, Plan 29781, District Lot 108, Land District 54, located on 7130- 9<sup>th</sup> Street (Boundary Lodge Assisted Living).

5. This bylaw may be cited, for all purposes as the “2018 Annual Tax Exemption Bylaw No. 2040”.

INTRODUCED this 21<sup>st</sup> day of August, 2017

Read a FIRST time this 5<sup>th</sup> day of September, 2017

Read a SECOND time this 5<sup>th</sup> day of September, 2017

Read a THIRD time this 5<sup>th</sup> day of September, 2017

FINALLY ADOPTED this \_\_\_\_ day of October, 2017

\_\_\_\_\_  
Mayor Frank Konrad

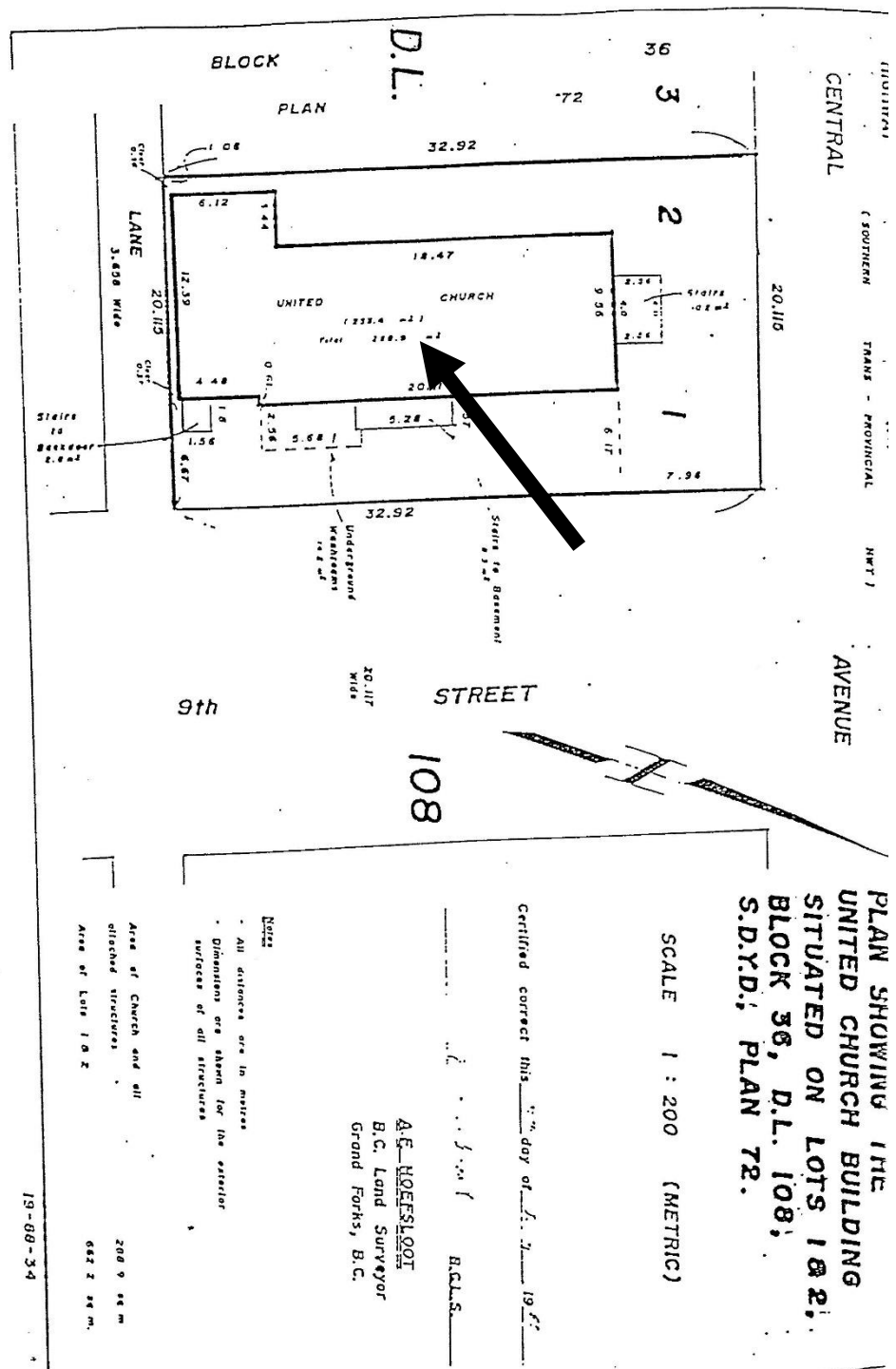
\_\_\_\_\_  
Corporate Officer – Diane Heinrich

### **C E R T I F I C A T E**

I hereby certify the foregoing to be a true copy of Bylaw No. 2040  
as adopted on the \_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Corporate Officer of the Municipal Council  
of the City of Grand Forks

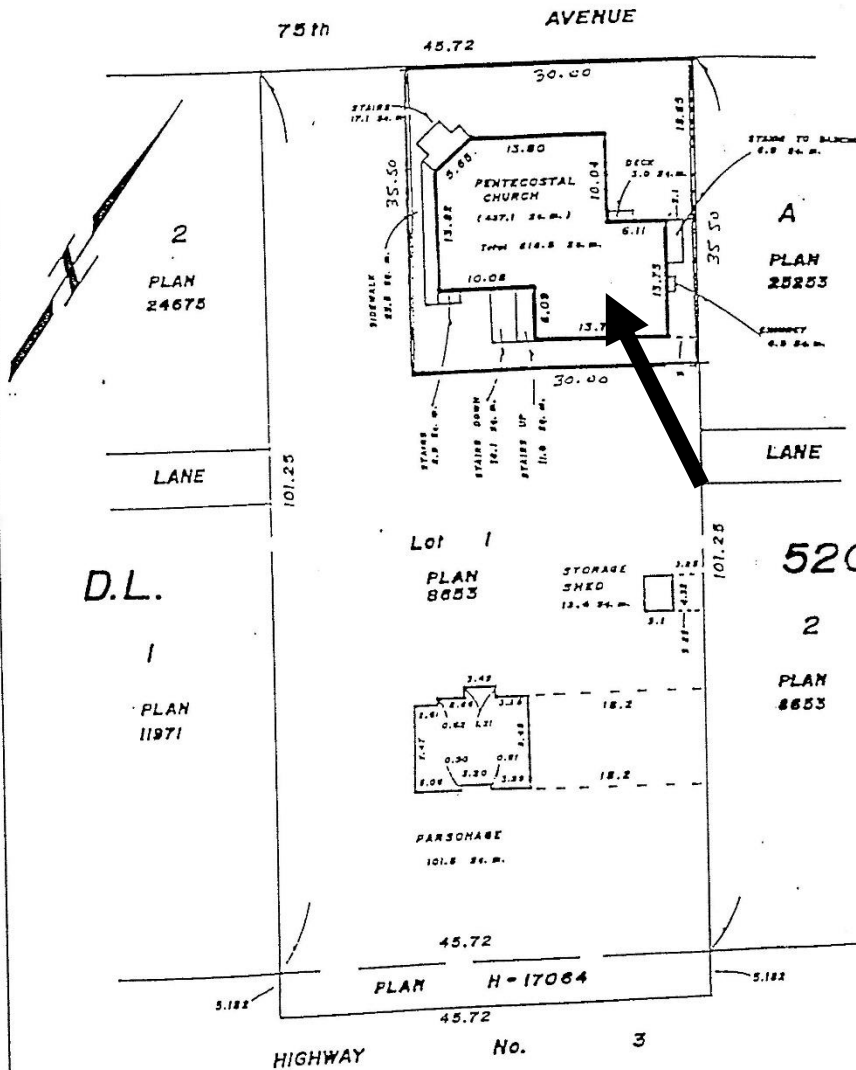
### Schedule “A”



Schedule "B"

PLAN SHOWING LOCATION OF BUILDINGS ON  
LOT 1, D.L. 520, S.D.Y.D., PLAN 8853 EXCEPT  
PLAN H-17064

SCALE 1 : 400 (MET)



Notes

- All distances are in metres.
- Dimensions are shown for the exterior surfaces of all structures.

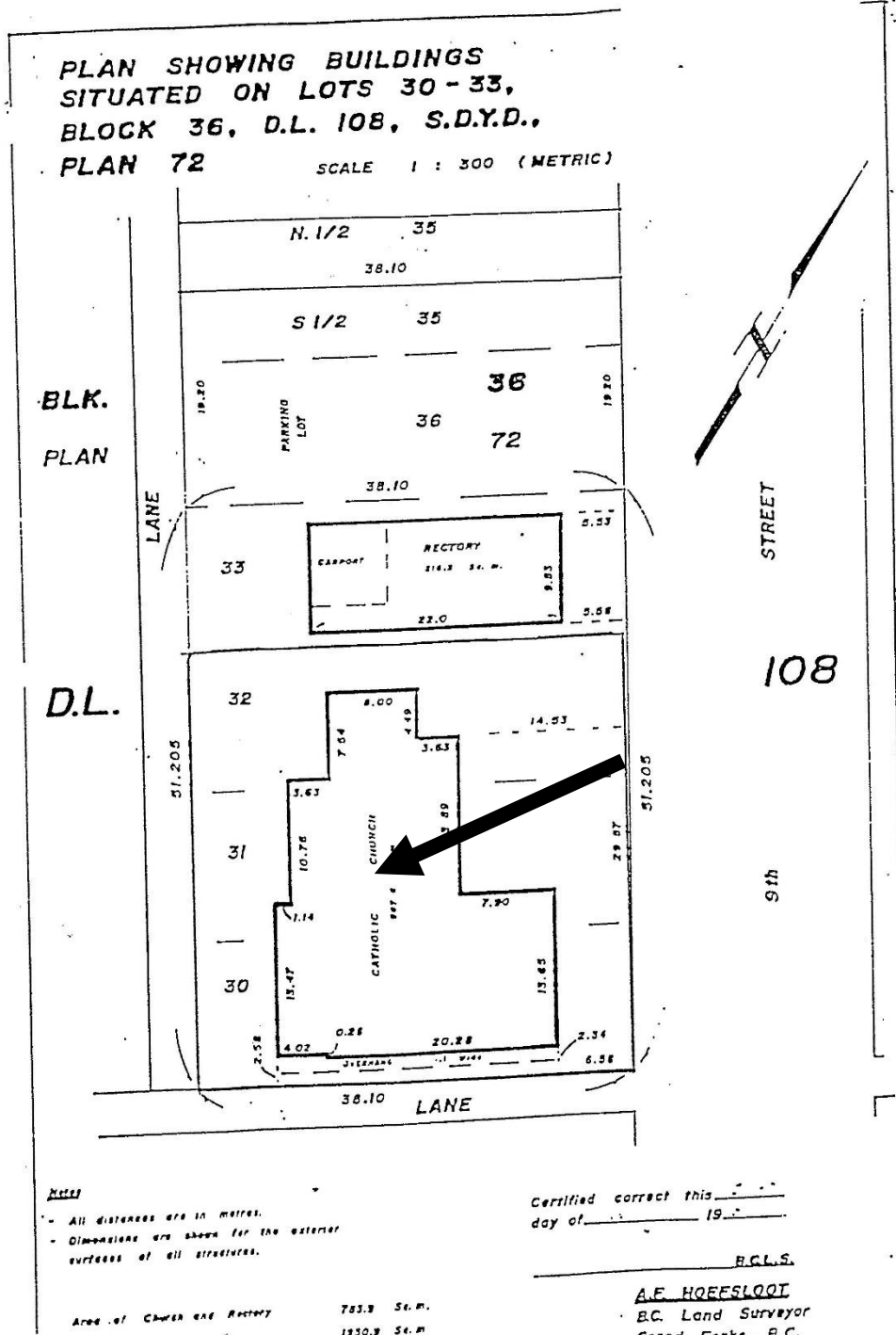
Area of all buildings and  
attached structures 633.4 sq. m.

Certified correct this \_\_\_\_\_  
day of \_\_\_\_\_ 19\_\_\_\_.

B.C.L.S.

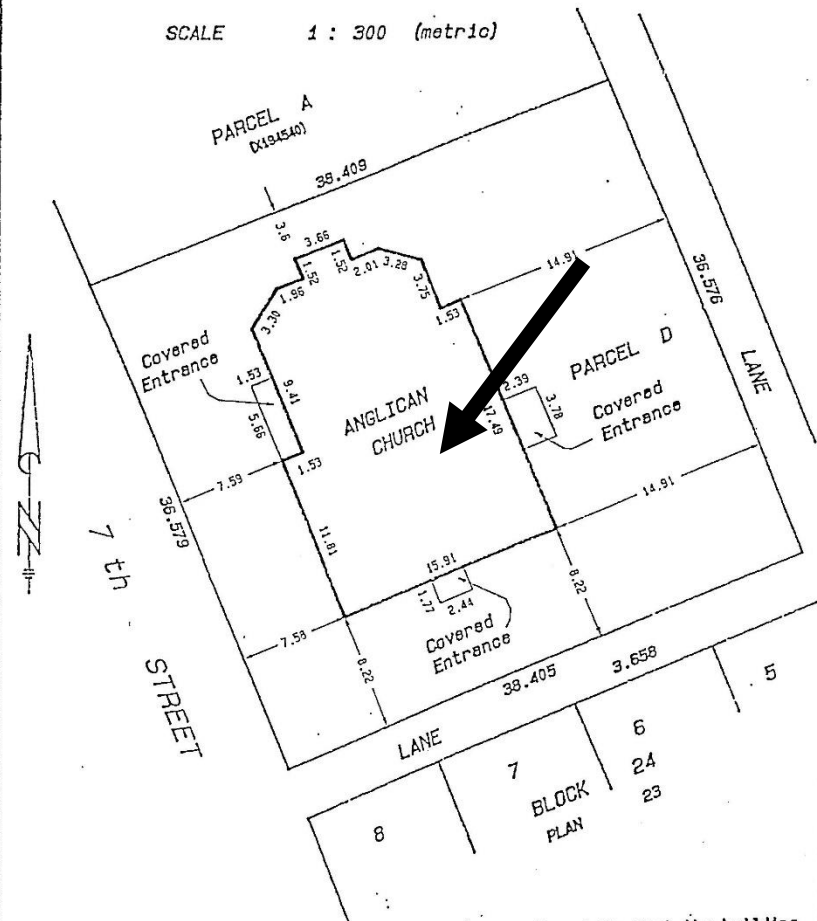
A.E. HOFFSLOOT  
B.C. Land Surveyor  
Grand Forks, B.C.

19-88-38



B.C. LAND SURVEYOR'S CERTIFICATE  
OF LOCATION OF BUILDING ON PARCEL D (KM26760)  
BLOCK 24, D.L. 108, S.D.Y.D., PLAN 23.

SCALE 1 : 300 (metric)



Street Address:  
7252 - 7th Street

NOTES

- all distances are in metres.
- this plan is to be used for municipal purposes only and not for property line location. I will not accept any responsibility for unauthorized use.
- this plan is not valid unless it contains an original signature and seal.

I certify that the building  
is located as shown. Dated  
this 21<sup>st</sup> day of September, 1994

B.C.L.S., C.L.S.

A.F. HOEFSLOOT

B.C. Land Surveyor, Canada Lands Surveyor  
: P.O. Box 2740, Grand Forks, B.C.  
Y0H 1H0 442-5557

© A. F. Hefelant. B.C.L.S. 1998

98-19-34

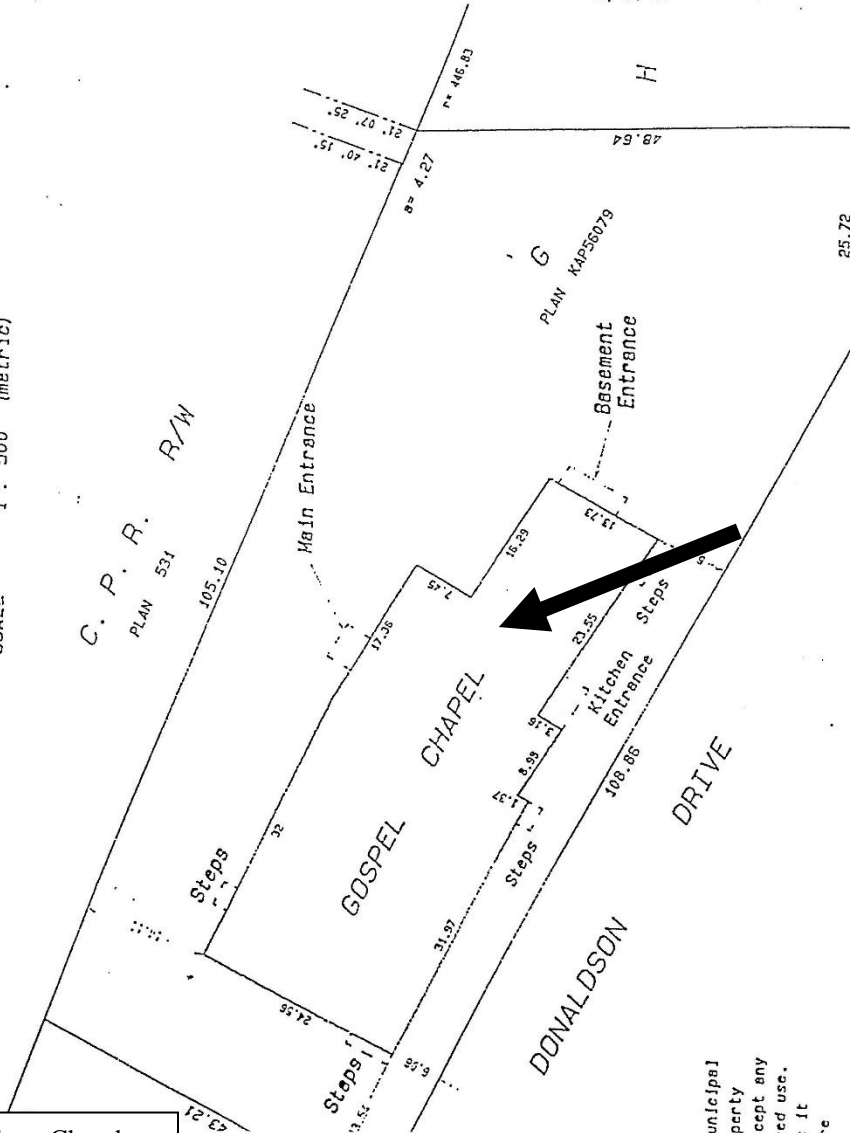
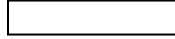
# Schedule "E"

## B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDING ON LOT G, D.L. 380, S.D.Y.D., PLAN KAP56079.

SCALE 1 : 500 (metric)

C. P. R. R/W  
PLAN 531

Mennonite Brethren Church



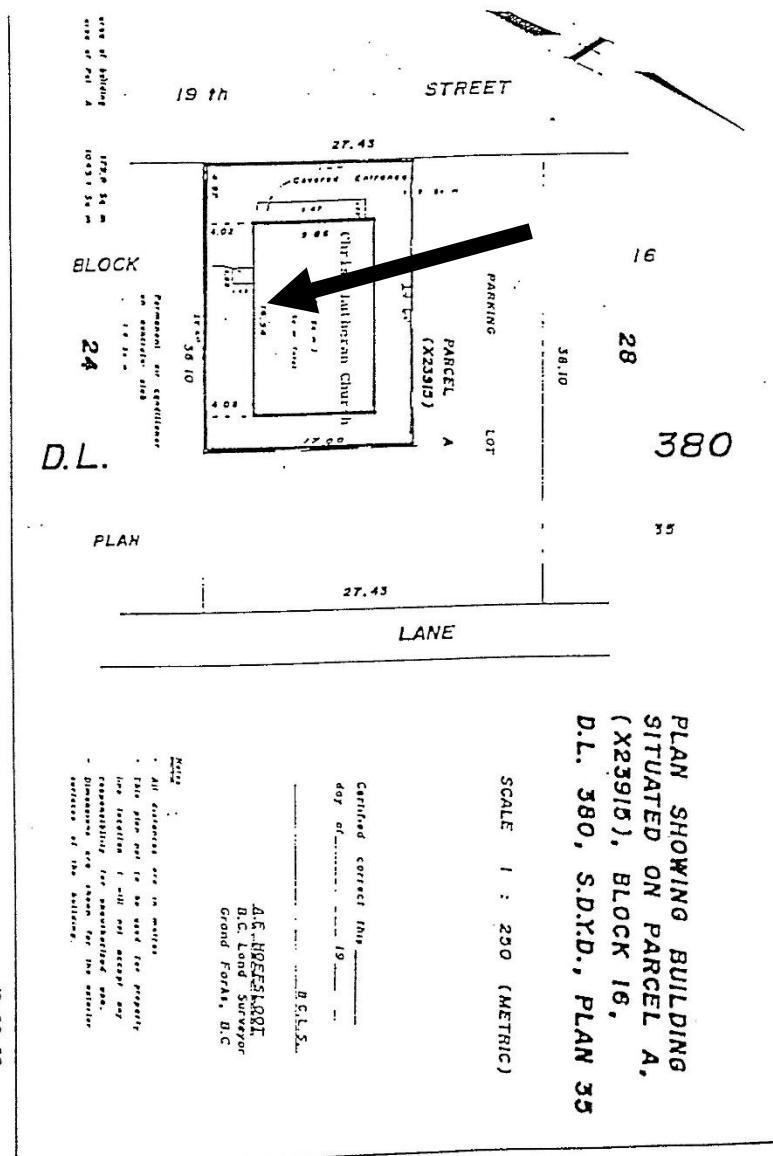
I certify that the building  
is located as shown. Dated  
this 3<sup>rd</sup> day of 2011.

B.C.L.S.

A.F. HOEFSLOOT  
B.C. Land Surveyor, Canada Lands Sur  
P.O. Box 2740, Grand Forks, B.C.

Street Address:  
7048 Donaldson Drive, Grand Forks, BC

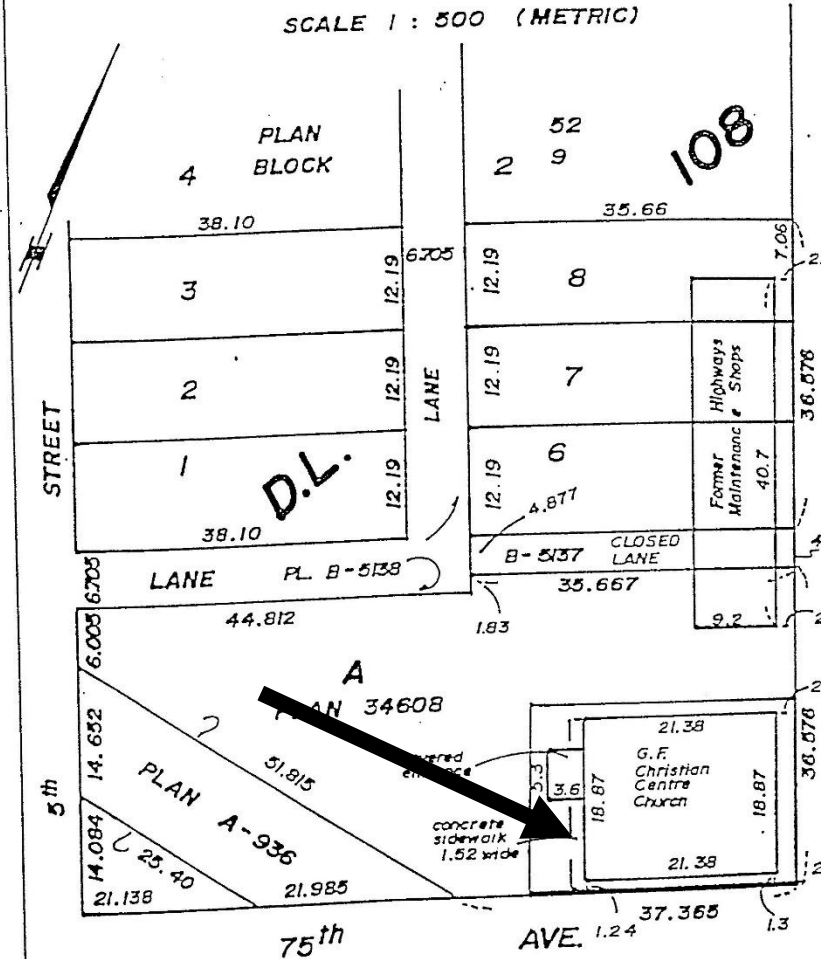
un[ic]ipal  
party  
cept any  
ed use.  
: It  
-e



# Christ Lutheran Church

## Schedule “G”

Lot 1, District Lot 108, S.D.Y.D., Plan KAP45199



## NOTES

*All distances are in metres.  
This plan is to be used for municipal  
purposes only and not for property  
line location.  
I will not accept responsibility for any  
unauthorized use.*

I certify that the buildings are located  
as shown. Dated this 22 day of July  
1969 . . .

B.C.L.S.

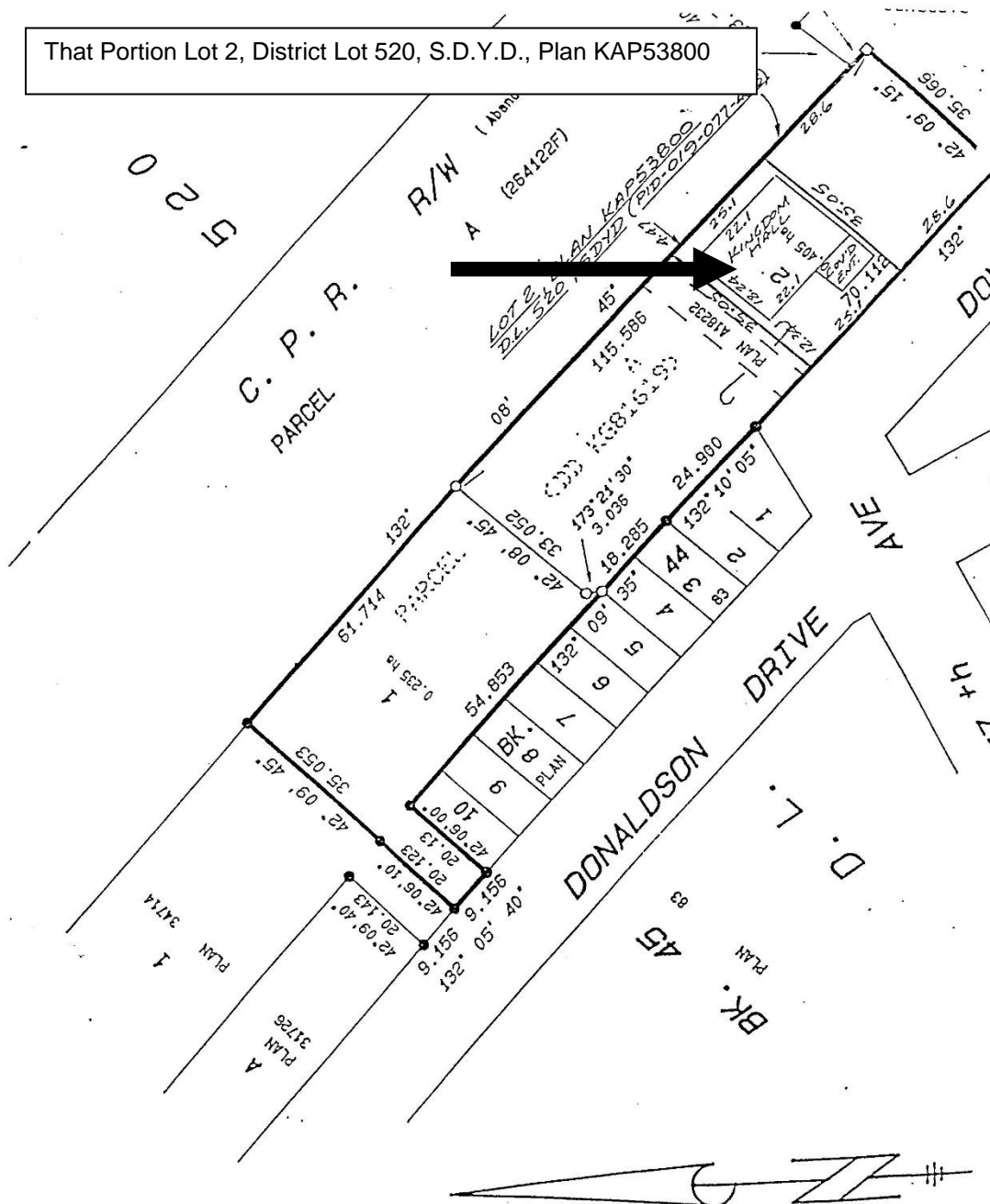
A.F. HOEFSLOOT  
B.C. Land Survey  
Grand Forks, B.C.

© A.F. Hoetsloot, B.C.L.S. 1989

89-19-

Schedule "H"

That Portion Lot 2, District Lot 520, S.D.Y.D., Plan KAP53800



Jehovah Witness Church