



DISTRICT OF SOOKE PERMISSIVE TAX EXEMPTION BYLAW NO. 930

**CONSOLIDATED FOR PUBLIC CONVENIENCE ONLY
OCTOBER 29, 2026**

PERMISSIVE TAX EXEMPTION BYLAW No. 930, 2025
PERMISSIVE TAX EXEMPTION AMENDMENT BYLAW No. 953, 2026

THIS BYLAW IS PROVIDED FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE RELIED UPON IN MAKING FINANCIAL OR OTHER COMMITMENTS. COPIES OF THE ORIGINAL BYLAW AND AMENDMENTS MAY BE VIEWED AT THE DISTRICT OF SOOKE MUNICIPAL HALL.

A bylaw to authorize the tax exemption of certain lands and improvements for the years 2026 to 2030.

The Council of the District of Sooke, in open meeting assembled, enacts as follows:

1. This bylaw is cited as *Permissive Tax Exemption Bylaw No. 930, 2025*.
2. Each parcel of land described in Columns 2, 3, 4 and 5 of Schedule "A" and any improvements on such parcel shall be exempt from taxation under section 197(1)(a) of the *Community Charter* for the percentages set out in Column 6 for the years 2026 to 2030, on the condition that such parcel is used, held, owned or occupied by the organization named in the corresponding row of Column 1 of the Schedule.
3. Reduction of Permissive Tax Exemptions for Below-Market Rental Housing:
 - a) Notwithstanding any other provision of this Bylaw, the permissive tax exemptions granted to properties classified as Below-Market Rental Housing in Schedule A shall be phased out over a five-year period, commencing with the 2026 taxation year.
 - b) The exemption shall apply as follows:
 - i. 2026: 100% exemption
 - ii. 2027: 75% exemption
 - iii. 2028: 50% exemption
 - iv. 2029: 25% exemption
 - v. 2030 and subsequent years: 0% exemption

- c) The phased reduction applies only to properties currently receiving a permissive tax exemption under this classification as of the adoption of this Bylaw. No new applications for Below-Market Rental Housing exemptions will be considered unless otherwise authorized by Council.
 - d) This provision is enacted in accordance with Council's direction pursuant to Council Resolution 2025-312 of September 8, 2025 and reflects the District's commitment to fiscal sustainability and equitable tax policy.
4. Schedule "A" is attached to and forms part of this bylaw.
5. *Permissive Tax Exemption Bylaw No. 792, 2020* and all amendments thereto are hereby repealed.

READ a FIRST, SECOND, and THIRD time the 8th day of September, 2025.

Notice pursuant to Section 227 of the *Community Charter* given on the 18th and 25th day of September, 2025.

ADOPTED on the 29th day of September, 2025.

Mayor

Corporate Officer

SCHEDULE A					
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Owner/Occupier	Property Address	PID	Legal Description	Property Class	Percentage
NON-PROFIT EXEMPTIONS:					
WorkLink Employment Society	2096 Church Road	011-756-594	LOT A, PLAN VIP47114, SECTION 10, SOOKE LAND DISTRICT	All	100
Children’s Health Foundation of Vancouver Island	6672 Wadams Way	025-545-582	Lot A, Section 10, Sooke Land District, Plan 74590	All	75.5
Aber Holdings Inc./Sooke Family Resource Society Thrift Shop	2065 Anna Marie Road	001-258-770	Lot 10, Section 10, Sooke Land District, Plan VIP30302 Except Plan Parcel A (DD K105443) VIP75097.	All	100
Sooke Harbour Authority (Water Lot 193)	Maple Avenue South	n/a	Sooke District, Lease/Permit/Licence #1096/1951, Block A and Block B of District Lot 203, District Lot 193, and U/S F/S in Sooke Harbour containing 1.69 HA for Public Wharf, covered by water shown outlined on Sketch (0184089) Part subleased by Sooke Harbour Authority	All	100
Sooke Royal Canadian Legion Branch 54	6726 Eustace Road	007-239-122	Lot A, Section 3, Sooke Land District, Plan VIP1540	All	100
Sooke Region Historical Society (Museum)	2070 Phillips Road	024-548-031	Lot B, Section 73, Sooke Land District, Plan VIP69170	All	100
Sooke Mount Shepherd Masonic Association Inc.	6544 Throup Road	001-646-931	Lot 5, Section 26, Sooke Land District, Plan VIP7365	All	100
Juan de Fuca Salmon Restoration Society	2895 Sooke River Road	009-496-939	Section 3, District of Sooke, Plan VIP3943 Parcel A, & Victoria City Pipe Line 1.60 Acres Tree Farm 30, Managed Forest 0030	All	100
TEMPORARY TRANSITION HOUSING EXEMPTION:					
Sooke Transition House Society	Confidential	Confidential	Confidential	All	100
ASSISTED LIVING EXEMPTION:					
Sooke Elderly Citizen’s Housing Society	6744 Ayre Road	004-051-050	Lot 11, Section 3, Sooke Land District, Plan VIP16754	All	100
Sooke Hospice Society	6669 Goodmere Road	005-445-809	Lot 15, Section 10, District of Sooke, Plan VIP10049	All	100
BELOW MARKET RENTAL HOUSING					
M'akola Housing Society	2055 Drennan Street	032-213-034	Strata Lot 1, Section 14, Sooke Land District, Plan EPS9257	All	100
M'akola Housing Society	2055 Drennan Street	032-213-051	Strata Lot 3, Section 14, Sooke Land District, Plan EPS9257	All	100
M'akola Housing Society	2055 Drennan Street	032-213-069	Strata Lot 4, Section 14, Sooke Land District, Plan EPS9257	All	100
M'akola Housing Society	2075 Drennan Street	032-213-077	Strata Lot 5, Section 73, Sooke Land District, Plan EPS9257	All	100
M'akola Housing Society	2075 Drennan Street	032-213-093	Strata Lot 7, Section 73, Sooke Land District, Plan EPS9257	All	100
M'akola Housing Society	2075 Drennan Street	032-213-107	Strata Lot 8, Section 73, Sooke Land District, Plan EPS9257	All	100

District of Sooke Permissive Tax Exemption Bylaw No. 930, 2025

Knox Vision Society	2110 Church Road	030-350-166	Lot A, Section 10, Sooke Land District, Plan EPP76896	Class 1 & 6	100
M'akola Housing Society	101 - 2170 Charters Road	031-867-791	Strata Lot 1, Plan EPS8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	102 - 2170 Charters Road	031-867-804	Strata Lot 2, Plan EPS8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	103 - 2170 Charters Road	031-867-812	Strata Lot 3, Plan EPS8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	104 - 2170 Charters Road	031-867-821	Strata Lot 4, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	105 - 2170 Charters Road	031-867-839	Strata Lot 5, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	106 - 2170 Charters Road	031-867-847	Strata Lot 6, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	107 - 2170 Charters Road	031-867-855	Strata Lot 7, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	108 - 2170 Charters Road	031-867-863	Strata Lot 8, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	109 - 2170 Charters Road	031-867-871	Strata Lot 9, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	110 - 2170 Charters Road	031-867-880	Strata Lot 10, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	111 - 2170 Charters Road	031-867-898	Strata Lot 11, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	113 - 2170 Charters Road	031-867-910	Strata Lot 13, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	114 - 2170 Charters Road	031-867-928	Strata Lot 14, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	115 - 2170 Charters Road	031-867-936	Strata Lot 15, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	116 - 2170 Charters Road	031-867-944	Strata Lot 16, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	117 - 2170 Charters Road	031-867-952	Strata Lot 17, Plan Eps8874, Section 14, Sooke Land District	All	100

District of Sooke Permissive Tax Exemption Bylaw No. 930, 2025

M'akola Housing Society	118 - 2170 Charters Road	031-867-961	Strata Lot 18, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	201 - 2170 Charters Road	031-867-979	Strata Lot 19, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	202 - 2170 Charters Road	031-867-987	Strata Lot 20, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	203 - 2170 Charters Road	031-867-995	Strata Lot 21, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	204 - 2170 Charters Road	031-868-002	Strata Lot 22, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	205 - 2170 Charters Road	031-868-011	Strata Lot 23, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	206 - 2170 Charters Road	031-868-029	Strata Lot 24, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	207 - 2170 Charters Road	031-868-037	Strata Lot 25, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	208 - 2170 Charters Road	031-868-045	Strata Lot 26, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	210 - 2170 Charters Road	031-868-061	Strata Lot 28, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	213 - 2170 Charters Road	031-868-096	Strata Lot 31, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	215 - 2170 Charters Road	031-868-118	Strata Lot 33, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	216 - 2170 Charters Road	031-868-126	Strata Lot 34, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	217 - 2170 Charters Road	031-868-134	Strata Lot 35, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	218 - 2170 Charters Road	031-868-142	Strata Lot 36, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	219 - 2170 Charters Road	031-868-151	Strata Lot 37, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	301 - 2170 Charters Road	031-868-169	Strata Lot 38, Plan Eps8874, Section 14, Sooke Land District	All	100

District of Sooke Permissive Tax Exemption Bylaw No. 930, 2025

M'akola Housing Society	302 - 2170 Charters Road	031-868-177	Strata Lot 39, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	303 - 2170 Charters Road	031-868-185	Strata Lot 40, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	304 - 2170 Charters Road	031-868-193	Strata Lot 41, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	305 - 2170 Charters Road	031-868-207	Strata Lot 42, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	306 - 2170 Charters Road	031-868-215	Strata Lot 43, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	307 - 2170 Charters Road	031-868-223	Strata Lot 44, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	308 - 2170 Charters Road	031-868-231	Strata Lot 45, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	310 - 2170 Charters Road	031-868-258	Strata Lot 47, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	313 - 2170 Charters Road	031-868-282	Strata Lot 50, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	315 - 2170 Charters Road	031-868-304	Strata Lot 52, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	316 - 2170 Charters Road	031-868-312	Strata Lot 53, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	317 - 2170 Charters Road	031-868-321	Strata Lot 54, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	318 - 2170 Charters Road	031-868-339	Strata Lot 55, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	319 - 2170 Charters Road	031-868-347	Strata Lot 56, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	401 - 2170 Charters Road	031-868-355	Strata Lot 57, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	402 - 2170 Charters Road	031-868-363	Strata Lot 58, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	403 - 2170 Charters Road	031-868-371	Strata Lot 59, Plan Eps8874, Section 14, Sooke Land District	All	100

District of Sooke Permissive Tax Exemption Bylaw No. 930, 2025

M'akola Housing Society	404 - 2170 Charters Road	031-868-380	Strata Lot 60, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	405 - 2170 Charters Road	031-868-398	Strata Lot 61, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	406 - 2170 Charters Road	031-868-401	Strata Lot 62, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	407 - 2170 Charters Road	031-868-410	Strata Lot 63, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	408 - 2170 Charters Road	031-868-428	Strata Lot 64, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	410 - 2170 Charters Road	031-868-444	Strata Lot 66, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	413 - 2170 Charters Road	031-868-479	Strata Lot 69, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	415 - 2170 Charters Road	031-868-495	Strata Lot 71, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	416- 2170 Charters Road	031-868-509	Strata Lot 72, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	417 - 2170 Charters Road	031-868-517	Strata Lot 73, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	418 - 2170 Charters Road	031-868-525	Strata Lot 74, Plan Eps8874, Section 14, Sooke Land District	All	100
M'akola Housing Society	419 - 2170 Charters Road	031-868-533	Strata Lot 75, Plan Eps8874, Section 14, Sooke Land District	All	100
PUBLIC WORSHIP EXEMPTIONS:					
Sooke Baptist Church	7110 West Coast Road	023-142-391	Lot A, Section 2 and 3, Sooke Land District, Plan VIP61481	All	100
Christian Life Assembly	6851 West Coast Road	003-818-985	Lot B, Section 3, Sooke Land District, Plan VIP18924	All	100
Anglican Synod Diocese of BC	1952 Murray Road	007-838-131	Lot 1, Section 3, Sooke Land District, Plan 1169	All	100
		026-395-274	Lot B, Section 3, Sooke Land District, Plan 1169	All	
Knox Vision Society	2110 Church Road	030-350-166	Lot A, Section 10, Sooke Land District, Plan EPP76896	Class 8	100
Seventh-Day Adventist Church	6251 Sooke Road	000-349-909	Lot 1, Section 15, Sooke Land District, Plan VIP9917	All	100
Seventh-Day Adventist Church	6255 Sooke Road	000-042-951	Lot 1, Section 15, Sooke Land District, Plan VIP9247	All	100

District of Sooke Permissive Tax Exemption Bylaw No. 930, 2025

Sooke Congregation of Jehovah's Witnesses	2207 Church Road	025-527-045	Lot A, Section 26, Sooke Land District, Plan VIP74513 except Plan EPP43495	All	100
Bishop of Victoria	2191 Townsend Road	002-513-021	Lot 9, Section 10, Sooke Land District, Plan VIP26983 except Plan VIP74590	All	100
RECREATION EXEMPTIONS:					
Sooke Community Association	2039 Sheilds Road	007-239-076	Lot 8, Section 3, Sooke Land District, Plan VIP1540, Lot 9, Section 3, Sooke Land District, Plan VIP1540, Lot 10, Section 3, Sooke Land District, Plan VIP1540	All	100
		007-238-932		All	
		007-238-959		All	
Sooke Community Association	6441 Throup Road	018-906-087	Lot 2, Section 14, Sooke Land District, Plan VIP59555	All	100
Sooke Community Association	6521 Throup Road	005-936-497	Lot 1, Section 14, Sooke Land District, Plan VIP5996	All	100
Sooke Community Association	6521 Throup Road	005-936-802	Lot 2, Section 14, Sooke Land District, Plan VIP5996, Parcel A	All	100
Sooke Community Association	6521 Throup Road	005-941-245	Block 7, Section 14, Sooke Land District, Plan VIP5855 Parcel A, DD 200743-I	All	100
Sooke Community Association	2249 Sooke River Road	004-132-289	Lot 2, Section 15, Sooke Land District, Plan VIP17066 Except Plan 19346	All	100
Sooke Community Association	2259 Phillips Road	009-374-591	Section 27, Sooke Land District, Parcel F, Except Plan VIP76239	All	100
Sooke Community Association	2259 Phillips Road	005-801-818	Lot 4, Section 73, Sooke Land District, Plan VIP7017	All	100
Girl Guides of Canada	2292 Sooke River Road	009-387-234	Section 45, Sooke Land District, Parcel B	All	100
YMCA-YWCA of Vancouver Island	Glinz Lake Road	009-388-630	Section 56 & 57, Sooke Land District, & Parcel A of Sec 19 Otter & Sec 102	All	100
YMCA-YWCA of Vancouver Island	Glinz Lake Road	009-388-702	Block A, Section 59, Sooke Land District	All	100
YMCA-YWCA of Vancouver Island	Glinz Lake Road	009-388-729	Block A, Section 60, Sooke Land District	All	100