



**DISTRICT OF SOOKE
PERMISSIVE TAX EXEMPTION
BYLAW NO. 930**

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 *Permissive Tax Exemption Bylaw No. 792, 2020* and all amendments thereto are hereby repealed.

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

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

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

| 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: | | | | | |
| 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 | | | | | |
| Makola Housing Society | 2055 Drennan Street | 032-213-034 | Strata Lot 1, Section 14, Sooke Land District, Plan EPS9257 | All | 100 |
| Makola Housing Society | 2055 Drennan Street | 032-213-051 | Strata Lot 3, Section 14, Sooke Land District, Plan EPS9257 | All | 100 |
| Makola Housing Society | 2055 Drennan Street | 032-213-069 | Strata Lot 4, Section 14, Sooke Land District, Plan EPS9257 | All | 100 |
| Makola Housing Society | 2075 Drennan Street | 032-213-077 | Strata Lot 5, Section 73, Sooke Land District, Plan EPS9257 | All | 100 |
| Makola Housing Society | 2075 Drennan Street | 032-213-093 | Strata Lot 7, Section 73, Sooke Land District, Plan EPS9257 | All | 100 |
| Makola Housing Society | 2075 Drennan Street | 032-213-107 | Strata Lot 6, Section 73, Sooke Land District, Plan EPS9257 | All | 100 |
| Knox Vision Society | 2110 Church Road | 030-350-166 | Lot A, Section 10, Sooke Land District, Plan EPP76896 | Class 1 & 6 | 100 |
| Makola Housing Society | 101 - 2170 Charters Road | 031-867-791 | Strata Lot 1, Plan EPS8874, Section 14, Sooke Land District | All | 100 |
| Makola Housing Society | 102 - 2170 Charters Road | 031-867-804 | Strata Lot 2, Plan EPS8874, Section 14, Sooke Land District | All | 100 |

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

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| 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 |
| 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 |

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

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| 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 |
| 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 |

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

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| 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 |
| 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 |

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

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| Makola Housing Society | 417 - 2170 Charters Road | 031-868-517 | Strata Lot 73, Plan Eps8874, Section 14, Sooke Land District | All | 100 |
| Makola Housing Society | 418 - 2170 Charters Road | 031-868-525 | Strata Lot 74, Plan Eps8874, Section 14, Sooke Land District | All | 100 |
| Makola 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 | 100 |
| 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 |
| 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 Shields Road | 007-239-076 | Lot 8, Section 3, Sooke Land District, Plan VIP1540, | All | 100 |
| | | 007-238-932 | Lot 9, Section 3, Sooke Land District, Plan VIP1540, | All | |
| | | 007-238-959 | Lot 10, Section 3, Sooke Land District, Plan VIP1540 | All | |
| Sooke Community Association | 6441 Throup Road | 018-908-087 | 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 200743-1 | 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 | 009-386-630 | Section 56 & 57, Sooke Land District, & Parcel A of Sec 19 Otter & Sec 102 | All | 100 |

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

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| 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 |