

Late Agenda Item

**Regular Council Agenda
September 16, 2025**

Administrative Note: The following documentation was submitted in person by a member of the public at the September 16, 2025 Council meeting.

Recommendation:

That Council amend the agenda to add the following item, received after publication of the agenda:

- 9.1. Permissive Tax Exemptions for the Tax Year 2026**
Add letter and 2025 Property Tax Notice from the Ladysmith Senior Citizens Housing Society as attachments.

Pages
2 - 3



Ladysmith Senior Citizens Housing Society
PO Box 1334
Ladysmith, BC V9G 1A9

September 16, 2025

410 Esplanade, PO Box 220
Ladysmith, British Columbia
V9G 1A2

Mayor and Council:

Apologies for the short notice on this matter that is on the Agenda for tonight's meeting.

This is with respect to the request for a Permissive Tax Exemption on our Property at 117 Dogwood.

For over 60 years the Ladysmith Senior Citizen's Housing Society has been providing affordable housing for seniors on our three properties.

Specifically, the house at the 117 Dogwood site has been rented at affordable senior's rates of only \$750 per month. A year ago, when the tenants left, we decided to not continue to rent the property, demolish it, and move towards construction of a multiple-unit additional senior's housing facility. While we are in this development mode, it would be extremely beneficial to our long-term objectives if we could be granted this exemption. The demolition of the house has begun, which will eliminate the risk it currently poses as an antiquated, unstable structure.

We do not have any current ~~stream of income for 117 Dogwood~~ and the property tax we have been paying is approximately \$5000.00. We will find a copy of the most recent notice.

Please consider supporting our plans to address the long term benefit to many more senior citizens of this community by granting us the exemption.

We know that our objective to build numerous affordable housing units is in alignment with those of the City, the Province, and the Nation. We operate on a shoestring budget, keeping our rents well below market rates to provide our current 41 tenants with affordable places to live. What a magnificent day it will be, hopefully in the near future, when we can all celebrate additional affordable housing for seniors.

Sincerely,

A handwritten signature in black ink, which appears to read 'Lia Versaevel', is written over the 'Sincerely,' text.

Lia Versaevel, Vice President

2025 PROPERTY TAX NOTICE



TOWN OF LADYSMITH

410 ESPLANADE, P.O. BOX 220, LADYSMITH, B.C. V9G 1A2
PHONE: (250) 245-6400 info@ladysmith.ca FAX: (250) 245-6411
OFFICE HOURS: MONDAY - FRIDAY 8:30 A.M. - 4:00 P.M.

Jurisdiction: 445 Roll: 1290.000
Civic Address: 117 DOGWOOD DR
Legal Desc: Plan: VIP1684 Lot: 1 Block:
DL#: 56

Mortgage Code:
Mortgage Name:

Access Code: **Redacted**

• Reprint •
May 08, 2025

LADYSMITH SENIOR CITIZENS HOUSING SOCIETY

C/O SEC - **Redacted**

PO BOX 1334 STN MAIN

LADYSMITH BC V9G 1A9

If the property has been sold, please forward this notice to the purchaser.

DUE DATE: Wednesday, July 2, 2025

MUNICIPALITIES CANNOT ACCEPT
HOME OWNER GRANT APPLICATIONS
VISIT: gov.bc.ca/homeownergrant TO CLAIM YOUR GRANT
BY JULY 2, 2025 TO AVOID PENALTY

Payment Information:

Payments can be made
through your financial
institution or at City Hall by
cash, cheque or debit.

Payments can be mailed,
though postmarks will NOT
be considered as proof
of payment.

Payments can be placed in
the drop box at City Hall.

The Home Owner Grant
must be claimed with the
Province by the due date or
be subject to penalty.

The Home Owner Grant
must be claimed even if
your mortgage company
pays your taxes.

A 2% penalty will be
applied to unpaid current
taxes and unclaimed
Home Owner Grants after
4:00 p.m. on July 2, 2025.
An additional 8% penalty
will be applied to unpaid
current taxes and
unclaimed Home Owner
Grants after 4:00 p.m. on
September 9, 2025.

Interest on arrears and
delinquent taxes is
calculated to July 2, 2025.

Tax Levies

School - Residential
Municipal - Residential
Police Services - Residential
Library - Residential
CVRD - Residential
CVRD - Hospital - Residential
BC Assessment - Residential
MFA - Residential

Local Services Taxes - Bylaw
Sewer Parcel Tax
Water Parcel Tax

Total Current Taxes

Class	Taxable Value	Rate	Amount
01	567,000	1.337000	758.08
01	567,000	2.251600	1,276.66
01	567,000	0.515100	292.06
01	567,000	0.157300	89.19
01	567,000	1.374100	779.11
01	567,000	0.380100	215.52
01	567,000	0.035700	20.24
01	567,000	0.000200	0.11
			362.00
			459.00
			4,251.97

Pay A, B, or C

Basic Provincial School Levy
Less Home Owner Grant
Net School Taxes
General Municipal & Other Taxes
Local Services Taxes
Less Residual Home Owner Grant
Total Current Taxes
Arrears (including interest to July 02, 2025)
Delinquent (including interest to July 02, 2025)
Adjustments / Penalty
Less Prepayments (including interest)

A	B	C
Not Eligible for Grant	Eligible & Under 65	Eligible, 65+ & Other
758.08	758.08	758.08
0.00	0.00	0.00
758.08	758.08	758.08
2,672.89	2,672.89	2,672.89
821.00	821.00	821.00
0.00	0.00	0.00
4,251.97	4,251.97	4,251.97
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
4,251.97	4,251.97	4,251.97

Total Amount Due July 02, 2025

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Enter amount paid: