



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



2019-2023 Five Year Financial Plan Bylaw No. 560, 2019

Adopted: May 7, 2019

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0
Phone: 604-921-9333 Fax: 604-921-6643
Email: office@lionsbay.ca Web: www.lionsbay.ca

**2019 – 2023 FIVE YEAR FINANCIAL PLAN
BYLAW NO. 560, 2019**

A bylaw to approve the Five Year Financial Plan for the years 2019 – 2023 inclusive

Pursuant to the provisions of section 165 (1) of the *Community Charter*, the Municipal Council caused to be prepared a Five Year Financial Plan for the period 2019 to 2023 inclusive and the Municipal Council of the Village of Lions Bay, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "**2019 – 2023 Five Year Financial Plan Bylaw No. 560, 2019**".
2. The 2018-2022 Five Year Financial Plan Bylaw No. 542, 2018 (adopted on May 11, 2018) is hereby repealed.
3. The Council does hereby adopt the Five Year Financial Plan for the years 2019-2023 inclusive, for each year of the plan, as set out in Schedules A and B, attached to this Bylaw and forming a part thereof, as follows:

Schedule A: Consolidated Financial Plan
Schedule B: Statement of Objectives and Policies

READ A FIRST TIME	April 2, 2019
READ A SECOND TIME	April 2, 2019
READ A THIRD TIME	April 16, 2019
ADOPTED	May 7, 2019

Mayor

Corporate Officer

**Certified a true copy of
2019 – 2023 Five Year Financial Plan
Bylaw No. 560, 2019 as adopted.**

Corporate Officer

Schedule A

Consolidated Financial Plan 2019 - 2023

	2019	2020	2021	2022	2023
Revenues					
Taxation	1,540,190	1,582,101	1,628,141	1,675,563	1,724,407
Parcel Taxes	10,585	10,585	10,585	10,585	10,585
Infrastructure Levy	144,658	167,803	194,087	223,922	257,774
Utility Fees and Rates	1,138,127	1,163,476	1,183,651	1,204,252	1,231,046
Fees, Licenses and Permits	177,723	179,656	182,048	182,572	183,252
Grants	2,413,179	2,288,454	2,338,857	1,743,989	1,473,021
Proceeds from Borrowing	380,000	393,149	629,330	1,013,341	503,310
Net Proceeds from Land Sales	2,353,539	-	4,820,500	-	-
Other	118,751	117,331	116,299	115,818	121,164
Grand Total	8,276,751	5,902,555	11,103,499	6,170,041	5,504,559
Expenditures					
Amortization	736,619	962,108	1,304,966	1,720,713	2,190,758
General Government	899,229	920,900	938,182	959,551	963,338
Fire Services	324,028	317,976	331,915	330,199	342,062
Bylaw Services	38,974	39,713	40,480	41,199	41,932
Public Works	495,704	475,900	451,053	458,470	465,571
Planning and Development	95,974	85,550	86,393	87,162	87,944
Parks, Recreation and Facilities	239,737	245,898	249,845	253,646	257,462
Solid Waste	190,258	195,681	195,681	195,681	198,473
Sewer Fund	155,102	75,758	76,918	78,079	84,151
Water Fund	636,217	636,250	646,458	656,266	665,842
Interest Payments	82,564	85,462	98,625	120,235	140,238
Grand Total	3,894,406	4,041,195	4,420,516	4,901,201	5,437,771
Surplus/(Deficit)	4,382,346	1,861,361	6,682,982	1,268,840	66,788
Adjustments Required to Balance Financial Plan to Conform With Legislative Requirements					
Non-cash items included in Annual Surplus (Deficit)					
Amortization on Tangible Capital Assets	736,619	962,108	1,304,966	1,720,713	2,190,758
MFA Actuarial Gain on Debt	(26,901)	(30,481)	(34,449)	(38,968)	(44,296)
Cash Surplus	5,092,064	2,792,988	7,953,499	2,950,585	2,213,250
Cash items NOT included in Annual Surplus (Deficit)					
Repayment of Debt Principal	(178,273)	(196,143)	(213,510)	(238,382)	(223,132)
Capital Expenditures	(3,170,594)	(2,628,580)	(4,152,227)	(2,598,627)	(1,814,452)
Transfer from (to) Surplus	873,381	258,656	288,878	172,399	147,337
Transfer to Reserves - Gas Tax Fund	(118,381)	(59,117)	(62,053)	(62,053)	(65,229)
Transfer to Reserves - Infrastructure Levy	(144,658)	(167,803)	(194,087)	(223,922)	(257,774)
Transfer to Reserves - Land Sales	(2,353,539)	-	(3,620,500)	-	-
Financial Plan Balance	-	-	-	-	-

SCHEDULE B

Statement of Objectives and Policies

Funding Sources

Table 1 shows the proportion of total revenue that is proposed to come from each funding source as described in Section 165(7) of the *Community Charter*.

In prior years, property taxation has been the municipality's largest portion of revenues. In 2017, the municipality was awarded a Clean Water Waste Water Fund grant of \$2,250,130; the majority of the grant funds will be received in 2019 when construction commences. A Loan Authorization Bylaw was adopted in December 2016 authorizing the municipality to borrow up to \$3,000,000 over a five year period to help fund capital projects. The 2019 Property Taxes includes \$144,658 of revenue from a 10% infrastructure levy approved by Council. The municipality borrowed \$380,000 through MFA Equipment Financing for the purchase of Public Works trucks. The 2019 Other Revenue includes \$2,353,539 of net proceeds from the sale of municipal owned property.

Objective

- The municipality will continue to look for opportunities to reduce the percentage of revenue that comes from property taxation by pursuing alternate revenue sources.

Policies

- Annual user rates for water, sewer and solid waste utilities are established to cover all operating and capital costs of the utility, excluding amortization.
- Where feasible, the municipality charges user fees for services and reviews these fees annually.
- Apply for grant opportunities to cover the cost of infrastructure replacement.

Revenue Source	% of Total Revenue	Dollar Value
Other Revenue	29.9%	2,472,290
Grants	29.2%	2,413,179
Property Taxes	20.4%	1,684,848
Utility Fees and Rates	13.7%	1,138,127
Proceeds from Borrowing	4.6%	380,000
Fees, Licenses and Permits	2.1%	177,723
Parcel Taxes	0.1%	10,585
TOTAL	100.0%	\$ 8,276,751

Property Tax Distribution

Table 2 outlines the distribution of property tax revenue among the property classes. The residential property class provides the largest proportion of property tax revenue. This is appropriate because the residential property class forms the largest portion of the assessment base and consumes the majority of the municipality's services.

Objective

- To set tax rates based on the principle of equity and responsiveness to economic goals.

Policies

- The municipality will review and compare their distribution of property tax rates to other municipalities with similar property class compositions.
- The municipality sets the class multiple for recreation equal to residential and sets the class multiple for utilities to the maximum allowed by the Province.

Property Class	% of Total Property Taxation	
	2019	2018
Residential (1)	99.63%	99.67%
Utilities (2)	0.05%	0.05%
Business (6)	0.11%	0.10%
Recreation (8)	0.21%	0.18%
TOTAL	100.00%	100.00%

Permissive Tax Exemptions

The Village of Lions Bay has no permissive tax exemptions in effect at this time as there are no qualifying organizations.