



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



2022-2026 Five Year Financial Plan Bylaw No. 617, 2022

Adopted: May 5, 2022

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**2022 – 2026 FIVE YEAR FINANCIAL PLAN
BYLAW NO. 617, 2022**

A bylaw to approve the Five Year Financial Plan for the years 2022 – 2026 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 2022 to 2026 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 "**2022 – 2026 Five Year Financial Plan Bylaw No. 617, 2022**".
2. The 2021-2025 Five Year Financial Plan Bylaw No. 595, 2021 (adopted on May 4, 2021) is hereby repealed.
3. The Council does hereby adopt the Five Year Financial Plan for the years 2022-2026 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 5, 2022
READ A SECOND TIME	April 5, 2022
READ A THIRD TIME	April 19, 2022
THIRD READING RESCINDED	May 3, 2022
READ A THIRD TIME, AS AMENDED	May 3, 2022
ADOPTED	May 5, 2022

Mayor

Corporate Officer

Certified a true copy of
**2022 – 2026 Five Year Financial Plan
Bylaw No. 617, 2022 as adopted.**

Corporate Officer

Schedule A
Consolidated Financial Plan 2022 - 2026

	2022	2023	2024	2025	2026
Revenues					
Taxation	1,731,024	1,781,115	1,833,137	1,886,719	1,941,909
Parcel Taxes	98,606	98,606	98,606	98,606	98,606
Infrastructure Levy	168,356	173,406	178,609	183,967	189,486
Utility Fees and Rates	1,279,837	1,318,232	1,351,564	1,385,895	1,421,256
Fees, Licenses and Permits	464,602	435,143	430,831	427,581	425,189
Grants	1,555,013	1,546,613	1,753,913	1,944,925	295,000
Proceeds from Borrowing	190,000	-	758,007	600,075	581,019
Net Proceeds from Land Sales	-	3,400,000	4,700,000	-	-
Other	136,711	126,683	116,372	121,919	128,205
Grand Total	5,624,149	8,879,798	11,221,037	6,649,688	5,080,670
Expenditures					
Amortization	627,062	682,551	878,710	967,825	1,070,575
General Government	1,108,115	1,018,319	1,044,969	1,070,494	1,098,861
Fire Services	416,275	377,571	379,123	384,582	390,125
Bylaw Services	134,632	141,817	147,795	148,722	154,520
Public Works	715,471	547,673	511,648	522,916	533,019
Planning and Development	97,303	62,895	64,447	65,827	67,239
Parks, Recreation and Facilities	343,479	289,419	297,643	304,445	310,277
Solid Waste	202,907	208,709	208,709	208,709	208,709
Sewer Fund	79,618	68,870	70,808	72,319	73,736
Water Fund	873,807	749,378	769,830	796,960	802,406
Interest Payments	82,119	77,954	102,550	123,129	143,534
Grand Total	4,680,789	4,225,157	4,476,233	4,665,929	4,853,002
Surplus/(Deficit)	943,361	4,654,640	6,744,804	1,983,759	227,669
Adjustments Required to Balance Financial Plan to Conform With Legislative Requirements					
Non-cash items included in Annual Surplus (Deficit)					
Amortization on Tangible Capital Assets	627,062	682,551	878,710	967,825	1,070,575
MFA Actuarial Gain on Debt	(38,561)	(43,083)	(47,772)	(53,319)	(59,605)
Cash Surplus	1,531,861	5,294,108	7,575,742	2,898,265	1,238,639
Cash items NOT included in Annual Surplus (Deficit)					
Repayment of Debt Principal	(231,021)	(229,303)	(191,873)	(195,076)	(204,446)
Capital Expenditures	(2,111,949)	(1,972,869)	(5,803,118)	(3,512,400)	(4,425,000)
Transfer from Reserves	1,140,124	645,306	2,746,463	1,091,784	3,678,898
Transfer from (to) Reserves - Gas Tax Fund	(62,053)	(65,229)	650,000	-	-
Transfer to Reserves - Infrastructure Levy	(168,356)	(173,406)	(178,609)	(183,967)	(189,486)
Transfer to Reserves - WWTP	(98,606)	(98,606)	(98,606)	(98,606)	(98,606)
Transfer to Reserves - Land Sales	-	(3,400,000)	(4,700,000)	-	-
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 2022, property taxes include a 6.5% tax increase and \$168,356 of revenue from a 10% infrastructure levy that was initiated by Council in 2019. Grant revenue includes proceeds from three infrastructure grants which have been awarded. Utility fees and rates include a 5% increase in both water and sewer user fees. The majority of fees, licenses and permits revenue comes from building permits, parking fines and parking meters. Proceeds from borrowing is MFA Equipment Financing to fund the purchase of equipment for public works. In 2021, the Village adopted a Parcel Tax Bylaw to recover the costs of a new Wastewater Treatment Plant over a ten year period.

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, and where possible, a portion of 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
Property Taxes	33.8%	1,899,380
Grants	27.6%	1,555,013
Utility Fees and Rates	22.8%	1,279,837
Fees, Licenses and Permits	8.3%	464,602
Proceeds from Borrowing	3.4%	190,000
Other Revenue	2.4%	136,711
Parcel Taxes	1.7%	98,606
TOTAL	100.0%	5,624,149

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	
	2022	2021
Residential (1)	99.68%	99.61%
Utilities (2)	0.05%	0.06%
Business (6)	0.10%	0.11%
Recreation (8)	0.17%	0.22%
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.