



AGENDA

Special Meeting of Council

Tuesday, May 13, 2025, 6:00 p.m.
Council Chambers, 400 Centre Road, Lions Bay
And Via Zoom Video Conference

Zoom Invite Link: <https://us02web.zoom.us/j/2780145720?omn=84072709834>
To join via phone, dial 778-907-2071 | Meeting ID: 278 014 5720

We are privileged to be meeting and doing work on behalf of the residents of Lions Bay on the traditional unceded territory of the Squamish and Musqueam Nations.

Pages

1. **Call to Order**
2. **Adoption of Agenda**
Recommendation:
That the Agenda of the Special Meeting of Council of May 13, 2025, be adopted.
3. **Public Participation**
4. **Delegations**
- none
5. **Approval of Minutes of Prior Meetings**
- none
6. **Business Arising from the Minutes**
- none
7. **Unfinished Business**
- none
8. **Reports**
- none
 - 8.1 **Staff**
 - 8.2 **Committees**
 - 8.3 **Mayor and Council**
 - 8.4 **Emergency**
9. **Resolutions**
- none
10. **Bylaws**
 - 10.1 **Tax Rates Bylaw No.645, 2025**
- for decision

Recommendation:

THAT the *Tax Rates Bylaw No.645, 2025*, be read a first, second and third time.

10.2 2025-2029 Five Year Financial Plan Bylaw No. 646, 2025
- for decision

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Recommendation:

THAT the *2025-2029 Five Year Financial Plan Bylaw No.646, 2025*, be read a first, second and third time.

11. Correspondence

- none

12. New Business

13. Public Questions and Comments

- none

14. Adjournment

Recommendation:

THAT the Council Meeting be adjourned.



Tax Rates Bylaw No. 645, 2025

Adopted: xx

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

TAX RATES BYLAW NO. 645, 2025**A bylaw for the levying of rates for
Municipal and Regional District purposes for the year 2025.**

The Council of the Village of Lions Bay, in open meeting assembled, enacts as follows:

1. The following rates are hereby imposed and levied for the year 2025 on the taxable land and improvements as set out in the assessment roll:
 - a) For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Column "A" of Schedule "A" attached hereto and forming a part hereof.
 - b) For all lawful infrastructure purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Column "B" of Schedule "A" attached hereto and forming a part hereof.
 - c) For purposes of the Metro Vancouver Regional District on the assessed value of land and improvements taxable for regional hospital district purposes, rates appearing in Column "C" of Schedule "A" attached hereto and forming a part hereof.
2. This Bylaw may be cited as "Tax Rates Bylaw No. 645, 2025"

READ A FIRST TIME
READ A SECOND TIME
READ A THIRD TIME

XX, 2025
XX, 2025
XX, 2025

ADOPTED

XX, 2025

Mayor

Corporate Officer

**Certified a true copy of
Tax Rates Bylaw No. 645, 2025 as adopted.**

Corporate Officer

SCHEDULE "A"**Forming part of Tax Rates Bylaw No. 645, 2025****TAX RATES****(Dollars of tax per \$1,000.00 taxable value)**

Property Class	A General Municipal	B Infrastructure Levy	C Metro Vancouver Regional District
1. Residential	1.6066	0.1630	0.0664
2. Utilities	40.0000	-	0.2226
6. Business and Other	4.7451	0.5124	0.1558
8. Recreation / Non-Profit	1.6066	0.1630	0.0664



2025 – 2029 Five Year Financial Plan Bylaw No. 645, 2025

Adopted: XX, 2025

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**2025 – 2029 FIVE YEAR FINANCIAL PLAN
BYLAW NO. 632, 2025**

A bylaw to approve the Five Year Financial Plan for the years 2025 – 2029 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 2025 to 2029 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 "**2025 – 2029 Five Year Financial Plan Bylaw No. 645, 2025**".
2. The 2024 - 2028 Five Year Financial Plan Bylaw No. 632, 2024 (adopted on May 7, 2024) is hereby repealed.
3. The Council does hereby adopt the Five Year Financial Plan for the years 2025-2029 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	XX, 2025
READ A SECOND TIME	XX, 2025
READ A THIRD TIME	XX, 2025
ADOPTED	XX, 2025

Mayor

Corporate Officer

**Certified a true copy of
2025 – 2029 Five Year Financial Plan
Bylaw No. 645, 2025 as adopted.**

Corporate Officer

5 Year Financial Plan 2025 - 2029

	2025	2026	2027	2028	2029
Revenues					
Taxation	2,042,442	2,103,715	2,166,827	2,231,832	2,298,787
Payments in Lieu of taxes	54,150	54,150	54,150	54,150	54,150
Parcel Taxes	98,606	98,606	98,606	98,606	98,606
Infrastructure Levy	204,244	210,372	216,683	223,183	229,879
Utility Fees and Rates	1,481,572	1,555,650	1,633,433	1,715,104	1,800,860
Fees, Licenses and Permits	420,421	422,434	425,332	426,402	427,527
Grants	5,040,780	422,561	422,561	427,516	427,516
Proceeds from Borrowing	1,300,000	-	-	-	-
Other	304,130	258,107	264,392	267,696	254,358
Grand Total	10,946,345	5,125,595	5,281,983	5,444,489	5,591,681
Expenditures					
Amortization	932,711	990,918	999,251	1,007,584	1,015,917
General Government	1,196,407	1,183,068	1,212,304	1,225,523	1,158,344
Fire Services	504,777	498,335	507,625	517,257	527,249
Bylaw Services	178,882	183,200	187,634	192,104	196,691
Public Works	1,108,656	774,547	635,835	652,240	667,213
Planning and Development	49,536	50,661	51,815	53,000	54,217
Parks, Recreation and Facilities	264,698	261,038	266,558	272,835	278,570
Solid Waste	237,289	250,779	258,019	265,526	273,215
Wastewater	123,050	74,546	76,478	78,505	116,708
Water Fund	846,597	769,313	778,471	800,012	903,375
Interest Payments	136,824	116,049	115,383	115,706	67,148
Grand Total	5,579,428	5,152,454	5,089,374	5,180,294	5,258,647
Surplus/(Deficit)	5,366,917	(26,859)	192,609	264,196	333,034
Adjustments Required to Balance Financial Plan to Conform With Legislative Requirements					
Non-cash items included in Annual Surplus (Deficit)					
Amortization on Tangible Capital Assets	932,711	990,918	999,251	1,007,584	1,015,917
MFA Actuarial Gain on Debt	(52,634)	(65,710)	(79,238)	(93,234)	(41,015)
Cash Surplus	6,246,994	898,349	1,112,623	1,178,546	1,307,936
Cash items NOT included in Annual Surplus (Deficit)					
Repayment of Debt Principal	(438,473)	(447,843)	(356,025)	(333,189)	(277,779)
Capital Expenditures	(7,267,140)	-	-	-	-
Transfer from (to) Reserves	1,761,469	(141,529)	(441,308)	(523,568)	(701,672)
Transfer to Reserves - Infrastructure Levy	(204,244)	(210,372)	(216,683)	(223,183)	(229,879)
Transfer to Reserves - WWTP	(98,606)	(98,606)	(98,606)	(98,606)	(98,607)
Financial Plan Balance	(0)	0	0	0	(0)

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 2025, property taxes include a 5.0% tax increase and \$204,244 of revenue from a 10% infrastructure levy that was initiated by Council in 2019. Grant revenue includes proceeds from infrastructure grants awarded, gas tax funding, and the small community grant. Utility fees and rates include a 5% increase in water, solid waste and sewer user fees. The majority of fees, licenses and permits revenue comes from building permits, parking fines and parking meters. 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.

Table 1: Sources of Revenue		
Revenue Source	% of Total Revenue	Dollar Value
Property Taxes	20.52%	2,246,686
Grants	46.05%	5,040,780
Utility Fees and Rates	13.53%	1,481,572
Fees, Licenses and Permits	3.84%	420,421
Other Revenue	15.16%	1,658,280
Parcel Taxes	0.90%	98,606
TOTAL	100.0%	10,946,345

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.

Table 2: Distribution of Property Tax Rates		
Property Class	% of Total Property Taxation	
	2025	2024
Residential (1)	98.13%	98.09%
Utilities (2)	1.43%	1.42%
Business (6)	0.26%	0.31%
Recreation (8)	0.18%	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.