The Village of
LIONS
BAY

2026 – 2030 Five Year Financial Plan Bylaw No. 655, 2026

Adopted: May 5, 2026

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2026 – 2030 FIVE YEAR FINANCIAL PLAN
BYLAW NO. 655, 2026

A bylaw to approve the Five Year Financial Plan for the years 2026 – 2030 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 2023 to 2027 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 "**2026 – 2030 Five Year Financial Plan Bylaw No. 655, 2026".**

2. The 2025 - 2029 Five Year Financial Plan Bylaw No. 646, 2025 (adopted on May 14, 2025) is hereby repealed.

3. The Council does hereby adopt the Five Year Financial Plan for the years 2026-2030 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	**November 18, 2025**
READ A SECOND TIME	**November 18, 2025**
READ A THIRD TIME	**December 2, 2025**
ADOPTED	**May 5, 2026**

Mayor

Corporate Officer

Certified a true copy of
2026 – 2030 Five Year Financial Plan
Bylaw No. 655, 2026 as adopted.

Corporate Officer

5 Year Financial Plan 2026 - 2030

	2026	2027	2028	2029	2030
Revenues					
Taxation	2,103,715	2,166,827	2,231,832	2,298,787	2,367,750
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	210,372	216,683	223,183	229,879	236,775
Utility Fees and Rates	1,555,650	1,633,433	1,715,104	1,800,860	1,890,903
Fees, Licenses and Permits	452,679	455,619	456,733	457,904	459,132
Grants	330,000	381,082	381,082	381,082	381,082
Other	261,836	231,370	236,769	186,369	178,058
Grand Total	**5,067,009**	**5,237,769**	**5,397,459**	**5,507,636**	**5,666,456**
Expenditures					
Amortization	720,603	684,573	650,344	617,827	586,936
General Government	1,277,802	1,231,342	1,260,313	1,290,202	1,321,047
Fire Services	500,496	510,907	521,694	532,873	544,462
Bylaw Services	193,400	183,200	187,634	192,104	196,691
Public Works	839,795	774,547	635,835	652,240	667,213
Planning and Development	52,565	50,661	51,815	53,000	54,217
Parks, Recreation and Facilities	264,473	261,038	266,558	272,835	278,570
Solid Waste	234,394	250,779	258,019	265,526	273,215
Wastewater	75,536	74,546	76,478	78,505	116,708
Water Fund	754,767	769,313	778,471	800,012	903,375
Interest Payments	139,963	116,049	115,383	115,706	67,148
Grand Total	**5,053,795**	**4,906,955**	**4,802,544**	**4,870,831**	**5,009,581**
Surplus/(Deficit)	**13,214**	**330,814**	**594,915**	**636,805**	**656,874**
Adjustments Required to Balance Financial Plan to Conform With Legislative Requirements					
Non-cash items included in Annual Surplus (Deficit)					
Amortization on Tangible Capital Assets	720,603	684,573	650,344	617,827	586,936
MFA Actuarial Gain on Debt	(52,634)	(49,646)	(79,238)	(43,433)	(41,015)
Cash Surplus	**681,183**	**965,741**	**1,166,022**	**1,211,199**	**1,202,795**
Cash items NOT included in Annual Surplus (Deficit)					
Repayment of Debt Principal	(383,957)	(370,004)	(356,025)	(333,189)	(277,779)
Capital Expenditures	(6,513,439)	-	-	-	-
Transfer from (to) Reserves	6,525,191	(280,448)	(488,207)	(549,525)	(589,634)
Transfer to Reserves - Infrastructure Levy	(210,372)	(216,683)	(223,183)	(229,879)	(236,775)
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 2026, property taxes include a 3.0% tax increase and $210,372 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 wastewater 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	45.67%	2,314,087
Grants	6.51%	330,000
Utility Fees and Rates	30.70%	1,555,650
Fees, Licenses and Permits	8.93%	452,679
Other Revenue	6.24%	315,986
Parcel Taxes	1.95%	98,606
TOTAL	**100.0%**	**5,067,009**

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**	
	2026	**2025**
Residential (1)	98.40%	98.13%
Utilities (2)	1.15%	1.43%
Business (6)	0.28%	0.26%
Recreation (8)	0.17%	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.