

TOWN OF GIBSONS

Bylaw No. 1143

A Bylaw for establishment of a 5-year Financial Plan

WHEREAS Section 165 of the *Community Charter* requires Council to adopt annually a Financial Plan covering a five year period;

NOW THEREFORE the Council of the Town of Gibsons, in open meeting assembled, enacts as follows:

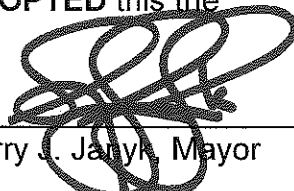
1. This Bylaw may be cited for all purposes as "2011 Financial Plan Bylaw No. 1143, 2011".
2. The Financial Plan for the Town of Gibsons covering the years 2011 - 2015 will be so shown on Schedule "A" attached hereto and forming part of this Bylaw.
3. Pursuant to Section 165 (3.1) of the *Community Charter* the Council of the Town of Gibsons has prepared a statement of revenue and tax policy as shown on Schedule "B" attached hereto and forming part of this bylaw.
4. The Financial Plan shall remain in effect until amended by bylaw or until the next year's Financial Plan is adopted.

READ a First Time this the 19th day of April 2011

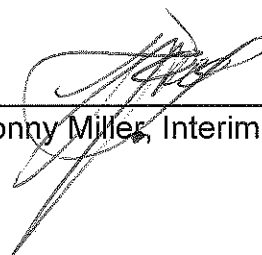
READ a Second Time this the 3rd day of May 2011

READ a Third Time this the 3rd day of May 2011

ADOPTED this the 10th day of May 2011



Barry J. Jany, Mayor



Lonny Miller, Interim Corporate Officer

Certified a true copy of
"2011 Financial Plan,
Bylaw No. 1143, 2011"

Corporate Officer

SCHEDULE "A" TO BYLAW NO. 1143

**TOWN OF GIBSONS FINANCIAL PLAN
FOR THE FIVE YEAR PERIOD 2011 TO 2015**

CONSOLIDATED ALL FUNDS

REVENUES	2011	2012	2013	2014	2015
Taxation					
Property Taxes - Existing	1,793,884	1,891,147	1,933,816	1,972,492	2,071,765
Property Taxes - Growth	0	17,939	18,911	19,338	19,725
1% Utility Tax	79,100	80,682	82,296	83,942	85,620
Rev. cont. to capital	300,865	389,098	476,928	483,314	363,418
Parcel Taxes - Water & Sewer	822,452	838,902	849,089	859,479	870,078
Utility User Fees - Existing	991,700	1,102,660	1,115,839	1,129,282	1,142,994
User Fee Growth	0	9,917	11,027	11,158	11,293
Meter Replacement	48,000	48,000	48,000	48,000	48,000
Fees and Charges	453,655	462,728	471,983	481,422	491,051
Other Sources					
Sale of services	723,891	738,363	753,124	768,181	783,538
Reserve Fund Interest	24,119	32,135	33,364	40,918	44,087
Other Revenue	417,497	426,036	434,557	443,248	452,113
Government Grants (ops)	452,792	457,320	461,893	466,512	471,177
Government Grants (capex)	1,484,100	0	0	0	0
Proceeds from Borrowing	4,022,819	300,000	0	1,500,000	1,500,000
Transfers Between Funds					
From Development Cost Chg.	698,591	1,862,979	4,568,157	906,351	2,120,382
From Capital Reserve Funds	12,000	189,700	32,800	150,000	0
From Reserve Funds	643,108	0	0	0	0
Surplus Accounts	122,000	52,650	0	0	46,740
	0	0	0	0	0
Transfer Equity in Capital Assets	866,932	884,271	901,956	919,995	938,395
TOTAL REVENUES	13,957,505	9,784,527	12,193,740	10,283,634	11,460,376
EXPENDITURES					
Municipal Debt					
Debt Interest	203,603	289,145	303,300	303,300	366,039
Debt Principal	247,421	322,510	305,846	312,197	297,120
Capital Expenditures (All Funds)	7,223,200	2,982,600	5,227,200	3,187,700	4,195,000
Amortization	866,932	884,271	901,956	919,995	938,395
Municipal Operations					
General Government	1,513,481	1,529,471	1,560,060	1,591,261	1,623,086
Protective Services	177,918	181,476	185,105	188,809	192,583
Transportation Services	1,073,591	1,014,483	1,034,772	1,055,468	1,076,577
Planning Services	211,945	175,384	178,892	182,469	186,119
Recreation and Parks	599,992	603,832	615,908	628,227	640,791
Water	719,152	733,535	748,206	763,170	778,433
Sewer	743,363	758,230	773,395	788,863	804,640
Transfers to Reserves					
To Reserve Funds	259,405	267,422	268,652	276,204	279,374
To Surplus Accounts	117,502	42,168	90,447	85,970	82,217
	0	0	0	0	0
TOTAL EXPENDITURES	13,957,505	9,784,527	12,193,740	10,283,634	11,460,376

SCHEDULE "B" TO BYLAW 1143

2011 FINANCIAL PLAN STATEMENT OF REVENUE AND TAX POLICY

1. PROPORTION OF TOTAL REVENUES BY SOURCE

Objective

- Seek alternate revenue sources with the aim of reducing reliance on property taxes.

Policies

- The Town will undertake a review of user fees and charges to ensure they continue to be cost recovery.
- The Town will complete the program begun in 2009 to install residential water meters with consumption based billings. The first metered based invoice was issued in April, 2011.
- Utility fees (water, sewer, garbage) will be set at rates to achieve cost recovery.
- Alternate revenue sources will be examined to reduce reliance on property taxes as being the major source of funding (i.e developing a geo-thermal utility)

REVENUE SOURCE	TOTAL REVENUE		
	2011 %	2011 \$	2010 %
Property Taxes	15.66	\$2,173,849	14.90
Parcel Taxes	5.93	\$822,452	3.80
User Fees and Charges	10.76	\$1,493,355	11.32
Other Sources-including DCC's, Trsnfs, Grants	39.24	\$5,445,030	39.87
Proceeds from Borrowings	28.41	\$3,942,819	30.11
TOTAL	100.00	\$13,877,505	100.00

2. DISTRIBUTION OF PROPERTY TAXES BY CLASS

Objective

- To continue the trend of the past four years of shifting the burden of taxation borne by the Class 6- Business to Class 1 - Residential

Policies

- Staff to work in collaboration with the Area Economic Development Officer to establish a sustainable and competitive Business Tax Rate Multiple.
- To regularly review and compare the Town's tax distribution of burden relative to other local jurisdictions.

Property Class	TOTAL REVENUE		
	2011 %	2011 \$	2010 %
Class 1 – Residential	68.31	\$1,422,725	66.81
Class 2 – Utility	0.33	\$6,893	0.33
Class 5 – Light Industrial	0.35	\$7,225	0.34
Class 6 – Commercial	30.64	\$638,155	32.15
Class 8 – Recreation	0.36	\$7,550	0.32
Class 9 – Farm	0.01	\$182	0.01
TOTAL	100.00	\$2,082,730	100.00

3. PERMISSIVE TAX EXEMPTIONS

Objective

- The Town of Gibsons realizes that many volunteer organizations contribute to the well-being of the community and are an essential component to the social fabric which we honour and cherish. Council wishes to ensure that there be an alignment of the Town's goals and culture with those of the organization who are being granted a permissive tax exemption.
- Council will consider the total exemptions granted each year having given consideration to the total tax impact of granting exemptions realizing that in doing so will shift the taxation burden to the remaining taxable properties.
- The Town will continue discussions with benefiting organizations so that all concerned are cognizant of the services provided by others to avoid duplication of services.

Policies

- The Town requires benefiting organizations to apply annually for a permissive tax exemption.
- Applications for exemptions are reviewed by the Corporate Services Committee annually. Organizations are encouraged to attend to more fully explain the value of the services they provide to the Community in exchange for a tax exemption.

Background

In 2010 the Council of the Town of Gibsons passed Property Tax Exemption Bylaw No. 1127 which gave a permissive tax exemption for 2011 to thirteen (13) organizations covering fourteen (14) properties. The estimated taxation exemption was \$39,459.

The Town started discussions in 2007 with the organizations that benefit from receiving permissive tax exemptions. The intent of these discussions is to ensure that all benefiting organizations are working in harmony to avoid duplication of services and to potentially identify services that may be lacking. It is Council's intent to continue these discussions in 2011 prior to adoption of the annual permissive tax exemption bylaw.