

## TOWN OF GIBSONS

### Bylaw No. 1289

A bylaw to establish the five-year Financial Plan for the years 2021 through 2025

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**WHEREAS**, pursuant to Section 165 of the *Community Charter*, Council shall, before the 15<sup>th</sup> day of May each year, before the annual property tax bylaw is adopted, adopt a financial plan;

**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 "2021-2025 Financial Plan Bylaw No. 1289, 2021".
2. Those schedules marked as Schedule "A" and "B" attached hereto, and forming part of this bylaw, are hereby declared to be the Financial Plan for the Town of Gibsons for the period of January 1, 2021 to December 31, 2025.

**READ** a First Time this the 20th day of APRIL, 2021

**READ** a Second Time this the 20th day of APRIL, 2021


**READ** a Third Time this the 20th day of APRIL, 2021

**ADOPTED** this the 5th day of MAY, 2021



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William Beamish, Mayor



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Rebecca Anderson, Corporate Officer

**SCHEDULE "A" TO BYLAW 1289**

**Town of Gibsons Financial Plan  
For the five year period 2021 - 2025**

	Budget 2021	Budget 2022	Budget 2023	Budget 2024	Budget 2025
<b>Revenue</b>					
Municipal property taxes	\$ 3,634,611	\$ 3,743,073	\$ 3,923,996	\$ 4,112,156	\$ 4,307,842
1% Utility tax	97,018	97,018	97,018	97,018	97,018
Sale of services	1,070,421	1,032,998	1,043,328	1,053,761	1,064,298
Fees & Charges	613,646	591,839	597,757	603,735	609,772
Water Utility	1,829,982	1,916,865	2,012,708	2,113,343	2,219,010
Sewer Utility	2,008,485	1,996,594	2,096,424	2,201,245	2,311,307
Other revenue	676,543	695,983	695,983	695,983	695,983
Government transfers	914,482	915,482	915,482	915,482	915,482
Contributions & donations	5,500	3,500	5,535	5,590	5,646
<b>Total revenue</b>	<b>10,850,687</b>	<b>10,993,352</b>	<b>11,388,231</b>	<b>11,798,313</b>	<b>12,226,360</b>
<b>Expenses</b>					
General government	\$ 2,750,792	\$ 2,829,328	\$ 2,871,768	\$ 2,914,844	\$ 2,958,567
Protective services	268,399	271,208	275,276	279,405	283,596
Infrastructure services	1,711,742	1,695,338	1,712,291	1,729,414	1,746,708
Planning services	491,706	488,084	495,406	502,837	510,379
Parks and culture	801,025	801,759	813,785	825,992	838,382
Water Utility	1,176,155	1,208,557	1,042,076	873,931	704,104
Sewer Utility	1,690,284	1,524,144	1,419,292	1,313,392	1,206,433
Fiscal services	143,910	113,970	113,970	113,970	113,970
Amortization of tangible capital assets	1,559,735	1,560,433	1,566,563	1,572,750	1,578,993
<b>Total expenses</b>	<b>10,593,747</b>	<b>10,492,820</b>	<b>10,310,427</b>	<b>10,126,535</b>	<b>9,941,133</b>
<b>Accounting Surplus</b>	<b>256,940</b>	<b>500,531</b>	<b>1,077,803</b>	<b>1,671,778</b>	<b>2,285,226</b>
<b>Reserves, capital and debt</b>					
Capital expenditures	\$ (6,079,000)	\$ (1,929,000)	\$ (2,009,000)	\$ (1,422,000)	\$ (902,000)
Debt principal	(473,952)	(608,703)	(544,153)	(544,153)	(544,153)
Transfer equity in capital assets	1,559,735	1,560,433	1,566,563	1,572,750	1,578,993
Reserves used for capital & projects	1,691,949	1,128,950	843,810	837,759	315,000
Surplus used for capital & projects	1,259	21,000	60,000	-	-
Proceeds from debt	1,997,160	29,000	-	-	-
Transfer to reserves	(735,091)	(740,211)	(995,023)	(2,116,134)	(2,733,067)
Grants, Donations & Community Amenity	1,781,000	38,000	-	-	-
<b>Annual Surplus</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## SCHEDULE "B" TO BYLAW 1289

### 2021 - 2025 Financial Plan Objectives and Policies

In accordance with Section 165(3.1) of the *Community Charter*, the Town of Gibsons is required to include in its Five-Year Financial Plan (2021-2025), objectives and policies regarding each of the following:

- The proportion of total revenue that comes from each of the funding sources described in Section 165(7) of the *Community Charter*;
- The distribution of property taxes among the property classes; and
- The use of permissive tax exemptions.

Although not required, additional information regarding the following topics is also included:

- Diversion of organic waste from the landfill;
- Asset management;
- Community development.

#### 1. Proportion of Total Revenues by Source

##### Objective

The Town will continue to review the proportion of revenue that is received from user fees and charges to determine whether the user-fee component could be increased to lessen the requirement for property taxation.

##### Policies

The Town will review all user-fee levels to ensure that they are adequately meeting the costs of the service.

Where possible, the Town will endeavour to supplement revenues from user fees and charges, rather than taxation, to lessen the burden on a limited property tax base. This will include a periodic review of all fees and charges bylaws.

Alternate revenue sources are also examined to reduce reliance on property taxes as the major source of funding.

2021 Revenue Source	Dollars	Percentage
Property Taxation	\$ 3,731,629	34%
Parcel Taxes	1,560,446	14%
Fees and Charges	3,962,087	37%
Other Revenue	682,043	6%
Government Transfers	914,482	9%
<b>Total Revenue</b>	<b>\$ 10,850,687</b>	<b>100%</b>

## 2. Distribution of Property Taxes by Class

### Objective

To ensure an appropriate tax burden of Class 6 (Business) as compared to Class 1 (Residential).

### Policies

To regularly review and compare the Town's tax distribution of burden relative to other local jurisdictions.

Class	Class Name	Amount	Percentage
1	Residential	\$2,555,513	71.44%
2	Utilities	38,689	1.08%
3	Supportive Housing	0	0.00%
4	Major Industry	0	0.00%
5	Light Industry	14,239	0.40%
6	Business & Other	944,005	26.39%
8	Recreational / NFP	24,277	0.68%
9	Farm	273	0.01%
	<b>Total</b>	<b>\$3,576,995</b>	<b>100%</b>

## 3. Permissive Tax Exemptions

### Objective

The Town of Gibsons recognizes that many volunteer organizations contribute to the well-being of our community and are an essential component of the social fabric which we honour and cherish. Council wishes to ensure that there is an alignment of the Town's goals and culture with those of the organizations which are being granted a permissive tax exemption.

Council recognizes that granting permissive tax exemptions to some properties shifts the tax burden to the Town's remaining taxable properties. Accordingly, it will consider the total impact on each year's taxes of granting these exemptions.

### Policies

The Town requires benefiting organizations to apply every four years for a permissive tax exemption.

The Town will also request an annual update from the requesting organization to ensure the property continues to be used for the purpose intended by the initial application. If an organization has discontinued providing services at the property, an amendment bylaw will be requested to adjust the exemption to be granted for the remainder of the term.

### Background

In 2019, the Town adopted "Town of Gibsons 2020-2023 Permissive Property Tax Exemption Bylaw No 1273, 2019".

Bylaw 1273, 2019 gave permissive tax exemptions to twelve (12) organizations covering fifteen (15) properties. In 2019, the estimated annual permissive taxation exemption was \$177,210.

#### **4. Diversion of Organic Waste from the Landfill**

##### **Objective**

To reduce the volume of household waste being sent by Town of Gibsons residents to the Sechelt Landfill.

To prepare Town of Gibsons residents for the anticipated ban of organics material at the Sechelt Landfill.

To reduce the greenhouse gases and leachate associated with the waste created by Town of Gibsons residents.

To increase the overall sustainability of the Town's geographic region, by supporting environmentally friendly initiatives, such as the conversion of kitchen scraps into nutrient-rich soil.

##### **Policy**

Maintain a reliable and efficient collection service for the pick-up and disposal of organic waste from single family and multi-family (strata) residential dwellings.

##### **Background**

Capacity at the Sechelt Landfill (where the Town's garbage is disposed) is estimated to be available for the next five years, with future expansion of the landfill (or construction of a new landfill) expected to be difficult and expensive. As almost half of the waste sent to the landfill is made up of compostable organic material, removing this waste from the regular garbage stream is a simple way to reduce the volume of waste going to the landfill. Effective January 1, 2022, the Sunshine Coast Regional District (SCRD) has implemented a ban on paper, cardboard and organic waste at the landfill.

Accordingly, the Town of Gibsons has implemented a program to divert organic waste (food scraps) from our garbage collection service. By diverting organic waste to Salish Soils (a composting facility in Sechelt) for conversion into compost, the Town significantly reduces the creation of greenhouse gases and leachate, while creating nutrient-rich soil.

#### **5. Asset Management**

##### **Objective**

Council's vision and goal for the community includes providing a safe, livable and economically vibrant community underpinned by well-managed and maintained infrastructure assets. This includes ensuring that assets are planned, created, operated, maintained, renewed and disposed of, where appropriate, in accordance with the Town's Levels of Service priorities and available resources.

##### **Policies**

The Town will continue to review user fees, parcel taxes and taxation levels and take steps to address the funding shortfall that exists for asset maintenance, renewal and replacement. The Town of Gibsons will pro-actively increase amounts being transferred to reserves through the annual budget process.

## **Background**

The Town of Gibsons is committed to implementing a formalized Asset Management program. These assets include but are not limited to efficient transportation networks, an economical and reliable water distribution network, a safe and reliable sewage collection system, reliable information technology systems, appropriate fleets, and accessible parks, recreation and civic facilities.

## **6. Community Development**

### **Objective**

To support the development of single family, multi-family, seniors housing and mixed-use neighborhoods (which are all integral to the continued growth of our community).

To endorse site designs which balance the need for privacy and security with the need to retain an attractive streetscape and sense of “fit” in the neighbourhood.

### **Policy**

The overall goal is to create more livable communities that increase the quality of life for everyone. Smart growth incorporates and integrates the three pillars of sustainability:

- Ecological Sustainability:
  - Environmental protection, including preserving natural assets and other environmentally-sensitive areas of the Town;
  - Reduce greenhouse gas emissions and adapt to the impacts of climate change;
  - Preserve and protect the environmental integrity and natural beauty of the foreshore and harbour and the pristine quality of our waters.
- Social Sustainability:
  - Be an accessible, inclusive and welcoming community that provides citizens with high-quality recreational, cultural, educational, and public participation opportunities, preserve Gibsons’ small town character and livability while allowing for moderate growth and change;
  - Foster an active, engaged and healthy community with opportunities for residents of all ages, abilities and income levels.
- Economic Sustainability:
  - Support a diverse, flexible and vibrant economy that supports entrepreneurship and the growth of local jobs;
  - Encourage forms of economic development that support livability;
  - Generate wealth within the local community;
  - Discourage speculation and forms of economic development that undermine the Town’s livability and natural environment;
  - Ensure the Town is fiscally secure.

## **Background**

Council recognizes that the Town of Gibsons lacks housing units within most areas of the housing continuum. Accordingly, it recognizes the need to consider developments that: fill the housing requirements of the town; fit into the community, and; are consistent with the Town’s Official Community Plan.