

Town of Gibsons 2021 Annual Report

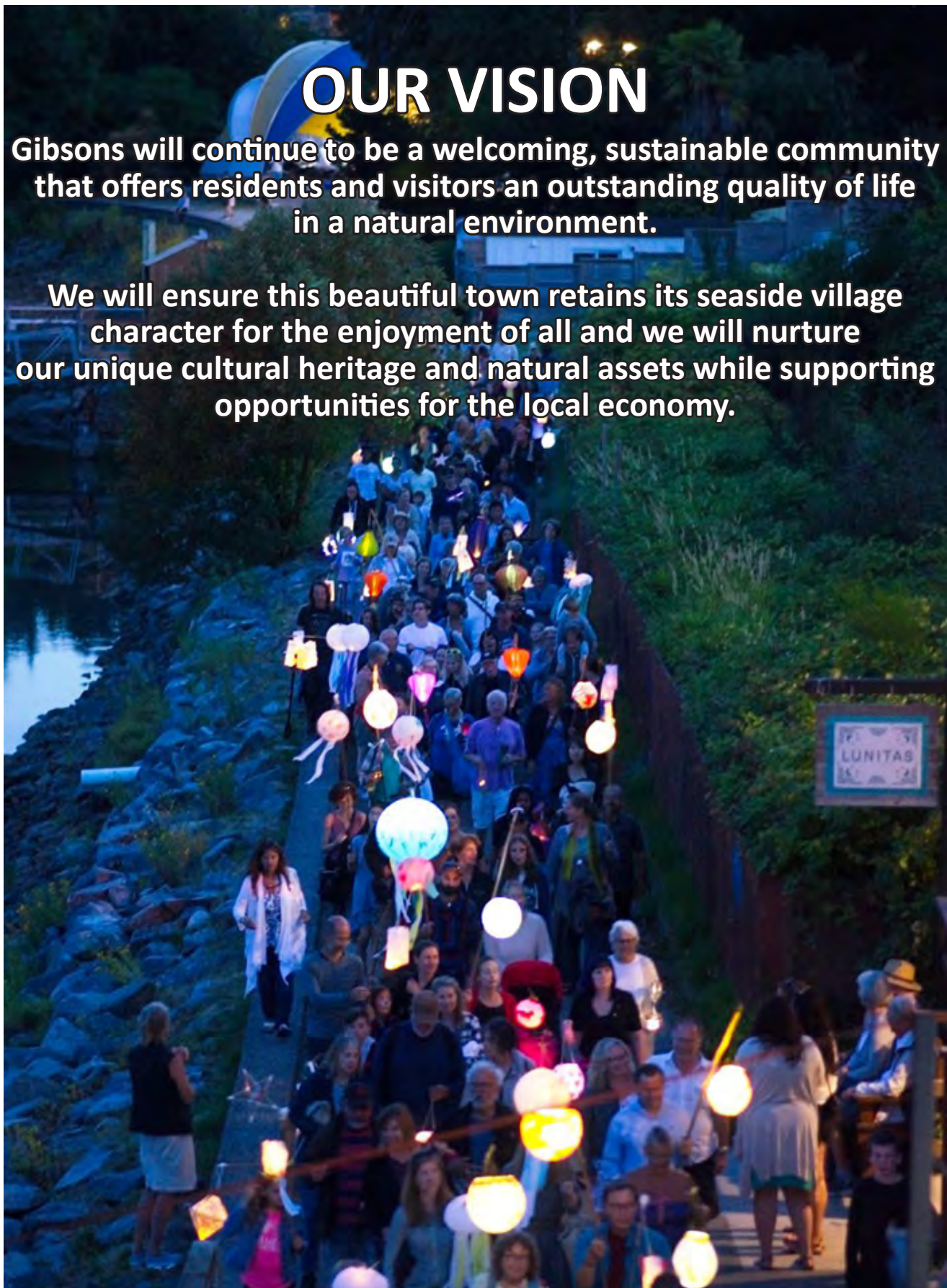


[visit gibsons.ca](http://visit.gibsons.ca)

OUR VISION

Gibsons will continue to be a welcoming, sustainable community that offers residents and visitors an outstanding quality of life in a natural environment.

We will ensure this beautiful town retains its seaside village character for the enjoyment of all and we will nurture our unique cultural heritage and natural assets while supporting opportunities for the local economy.



Sea Walk: Gibsons' Lantern Festival - September 2019

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GIBSONS AT A GLANCE

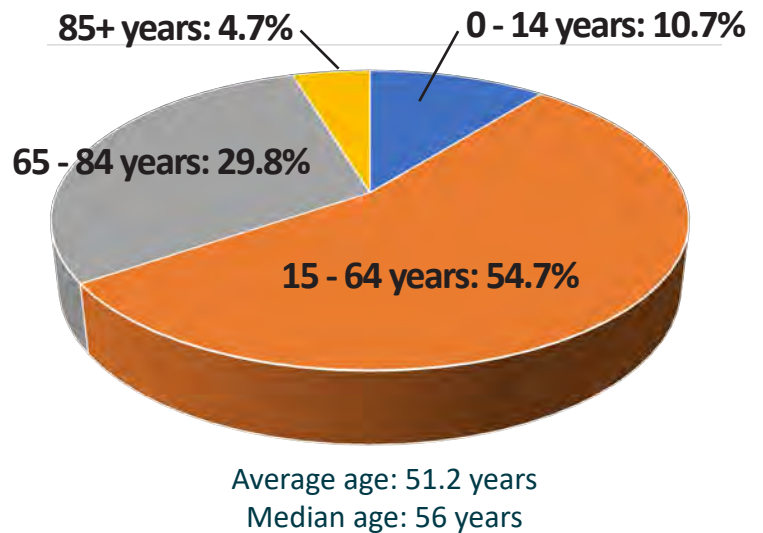
The Town of Gibsons is a seaside community of 4,758 people, located just 16km from Vancouver on British Columbia's Sunshine Coast.

Accessible by a 40-minute ferry ride from Horseshoe Bay, Gibsons is known internationally both as the setting of the long-running Beachcombers TV series and as a leader in natural asset management.

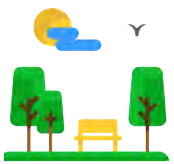


4,758* population

Population Distribution (%) by Age Group*



Total land area:
4.31 km²



28
Parks and
Civic Properties

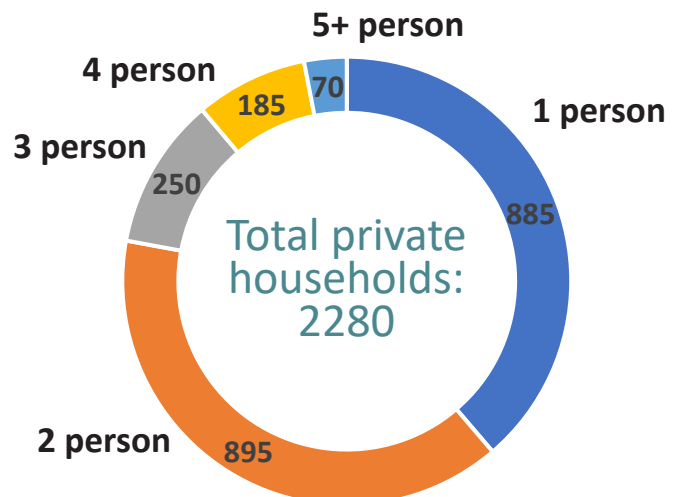


8.25 hectares
of parkland per
1,000 residents



32km paved roads
2km gravel lanes
16km sidewalks

Private Households by Household Size*



**according to Statistics Canada Census 2021*

2021 BY THE NUMBERS

93 Council & Committee Meetings
3 Public Hearings
6 Requests for Information



2,255 tonnes
of organic waste
diverted from
the Sechelt Landfill



87 new business licences issued
492 business licences renewed



1,579
Homeowner
Grants Processed



4,549
Utility Bills Issued*
* Bills are issued each Spring & Fall



68 development applications received,
up by **19%** over 2020

84 building permits issued, with a total value of
\$54.8 million (up **353%** over 2020)

Gibsons & District Volunteer Fire Department



339 calls for service =
2,748 person hours



495
COMPLAINTS RECEIVED
BY BYLAW OFFICER



311
DOG TAGS ISSUED*

* Fees collected fund provision of
dog waste bags in public spaces



ICBC DRIVER SERVICES

OUR ORGANIZATION AT A GLANCE





A Year of Extremes

For many British Columbians, 2021 will be remembered as the year that climate change, and its effect on our day-to-day lives, could no longer be ignored.

On June 24, 2021, temperatures started to rise, and continued increasing to a peak on June 28 - 29. At the peak, temperatures hit over 40° Celsius in many parts of BC, with overnight temperatures remaining uncharacteristically high. By the time the temperatures cooled, more than 600 people had died of heat-related causes - and our lack of preparedness for the realities of climate change was clear.

Then, in November 2021, the province experienced a second extreme climate event.

Between November 14th - 15th, an “atmospheric river” dumped nearly 255mm (10 inches) of rain on some regions, triggering floods and landslides that killed five people and cut off all road and rail routes between Metro Vancouver and the rest of Canada. It was the costliest natural disaster in BC’s history, with the reinsurer, Aon, stating that the economic damage would total more than USD \$2 billion.

Building Our Climate Resiliency

In the Town of Gibsons, we fared better than many other communities through both events due to a combination of factors.

During the heat dome, we benefited from proximity to the ocean, which helped mitigate temperatures and provided a welcome place to cool down. Our local governments also quickly stepped in to help, opening up our community centres as cooling centres and providing water stations at key locations.

For many folks, living in a tight-knit community also proved invaluable, as neighbours checked in with each other to ensure all was well.

Our community also pitched in during the November rain event, helping keep ditches and culverts clear in order to prevent excess water flows from backing up and flooding nearby properties and roads.

There’s little doubt the tremendous work our Infrastructure Department has undertaken in recent years also positioned us to weather the storm (quite literally!)

One of the foundational documents for Gibsons’ natural asset work associated with drainage is our Integrated Stormwater Management Plan (ISMP) – a comprehensive study that examines the linkages between drainage servicing, land use planning and environmental protection.

First created in 2010, the ISMP was updated in 2018, and officially endorsed by Council in March 2019.

Since then, the Town has worked to implement a number of the Regulatory, Infrastructure and Study recommendations presented in the ISMP.

These include:

- Upgrading deficient storm sewers along Gibsons Way (completed in 2019)
- Reconstructing the outfall to existing White Tower Park stormwater pond (completed in 2019)
- Constructing a 100-year stormwater pond in Parkland (completed in 2021)

- Identifying sea level rise risks through the Coastal Resilience Project (completed in 2021)
- Adopting a Tree Preservation Bylaw in September 2020
- Advancing plans to construct a new stormwater pond in White Tower Park (2021/2022)
- Advancing plans to reclaim and restore damaged sections of Charman and Goosebird Creek and monitoring water flows in Charman Creek (currently underway)
- Studying the hydrology of the Gibsons watershed, including the Charman Lands, through the Source to Sea Project (currently underway)
- Updating Gibsons Aquifer Mapping Study (currently underway)
- Initiating assessment of the value of the current forest cover through the Urban Forest Plan (currently underway)

All of these projects are focused on better understanding, and managing, the various water bodies and weather events that impact our community, and given last year's extreme weather events, we believe the near and long-term value of this work has never been more critical.

Looking Ahead

During 2022 and beyond, we will continue striving to understand how the diverse geographical components that make up our natural environment e.g. streams, trees, foreshore, and ocean, help protect us from the impacts of climate change.

It's large-scale work, but we believe that by increasing our knowledge about these complex systems - and how they interact - we can better prioritize today's actions to increase tomorrow's climate resiliency.

We can also help other communities do the same. We know now from on-the-ground experience that our natural asset management strategies have value, and we will continue to share the results of our work with all those who are interested.

In closing, I would like to extend my great thanks to Mark Brown, who stepped in as Interim Chief Administrative Officer during my recent health leave. It is not easy to parachute into a busy, multi-faceted organization like a municipality, especially during a global pandemic.

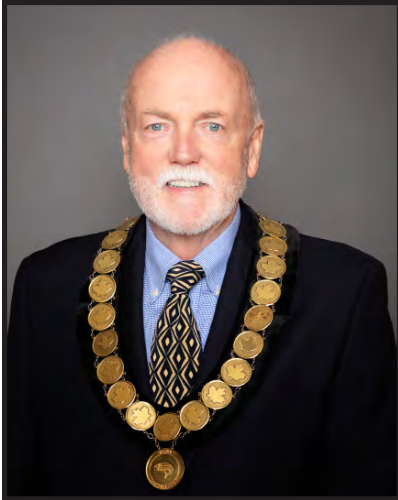
However, the feedback I have received from staff is that he landed gracefully and then successfully kept our many and diverse projects moving forward, so I am grateful.

Sincerely,



*Emanuel Machado
Chief Administrative Officer
Chief Resiliency Officer
Town of Gibsons - June 15, 2022*

MAYOR'S MESSAGE



As I look back on 2021, I want to focus on what is truly important - the “what” and “who” that make our community a success.

I am not talking about infrastructure or planning projects started or completed; those items we talk about regularly in quarterly and annual reports.

I am referring to the work done by volunteers and by staff that is largely unreported or unacknowledged. Let's call it the “Nice List”.

At the top are the Community Dinners.

In 2021, there were three Community dinners, held at Easter, Thanksgiving and Christmas, and which together provided meals to more than 1,300 community members.

These dinners do not just happen, but require:

- 8 to 10 volunteer organizers, who meet several times via Zoom in the weeks leading up to the dinners, and again after the dinners to reflect;
- 30-35 volunteers who set up, prepare and serve the dinners, and then clean up afterwards;
- businesses, organizations and individuals who donate toward the cost of the dinners (more than \$6,000 raised for the Christmas dinner alone); and
- people like Sonia and Doug, who built and sold birdhouses and donated the proceeds to the Christmas dinner, as well as the many folks who attended the dinners and who picked up meals for neighbours unable to be present themselves.

If Community Dinners were our town's only project, it would be enough to say that as a caring community, we are a success. But they are not.

There are also many individuals who, through their independent actions, help to make Gibsons a community that we are all proud to live in. Examples include:

- Mandy in Parkland, who has led an initiative to improve the landscaping and access there;
- The Heritage Hills group, which built the new trail down to the Gibsons Creek Ravine;
- Members of the Gibsons Public Art Committee who successfully applied for the THRIVE Grant (\$50,000) and who will now work with local artists to add public art to a path linking Lower and Upper Gibsons;
- Kevin and Peter, who stepped up to organize Music in The Landing in the midst of COVID-19, and the many musicians who make this program a success;
- Donna, whose words of encouragement and subtle correction help us all to make better decisions;
- Conchita, who for many years was the face of Sea Cavalcade and whose strength and passion kept it going for 50 years;
- Klaus, who has taken on the service of lighting up our community for the benefit of local groups and charities, raising more than \$250,000 from Christmas Trees at Tim Hortons-Wendys alone; and

- Ian and Suzanne, members of the greater community around Howe Sound, who worked with others to plan and successfully lobby for the region's designation as a UNESCO Biosphere.

These kinds of activities, to name just a few, are what make our community work so well.

But there are also our staff, who work outside of their job descriptions to volunteer at community events or to gain national and international recognition for the Gibsons Natural Asset initiatives and who balance work with continuing education and other commitments.

This past year was especially challenging for staff who continued to work while many positions were vacant, and for Mark and Rebecca, who have come from elsewhere to work with us and keep key projects moving forward.

In 2021, we were all challenged by COVID-19 and had to adapt our operations to its many mutations.

We also experienced extreme heat, extreme rains and continued drought conditions over the summer, all of which required us to work differently and to adjust operations to deal with various impacts.

We continued at the community level to experience the impacts of homelessness, the opioid crisis, housing affordability and other social and economic challenges that are not traditionally the responsibility of local governments.

Solving big problems like these is far beyond our limited capabilities and resources.

However, we continue to try and to work with community groups and agencies and with the provincial government on these issues, because they are important and even small successes can make a real difference in people's lives.

This Annual Report is produced to help us reflect on the operational progress made by the Town during the past year - and to lay out which goals we now are working toward achieving.

However, I think it is equally important to reflect on the many good things that people do in our community, quietly, without expectation of recognition or reward.

We are blessed by all you do, and I thank you.



Bill Beamish
Mayor, Town of Gibsons
June 7, 2022

MAYOR AND COUNCIL

An elected Council comprised of a Mayor and four Councillors governs the Town of Gibsons. Council members are elected for four-year terms to represent the Town at large. The *Community Charter* gives Council the authority to set budgets, levy taxes, and establish policies to guide the growth, development and operation of the community for the benefit and protection of its citizens.



Councillors (left to right) Annemarie De Andrade, Stafford Lumley, Mayor Bill Beamish, Aleria Ladwig and David Croal.

Students on Council Program

The Gibsons' "Students on Council" program was introduced in February 2019 as a way to provide an opportunity to include and involve students on Council.

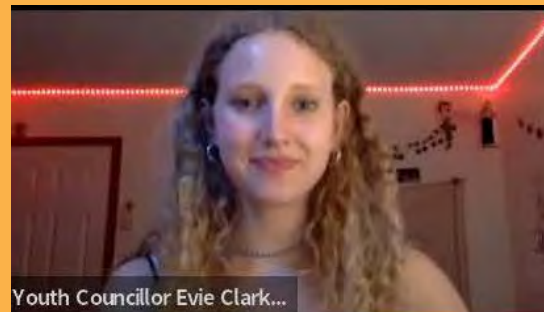
As a Youth Representative, the students provide a youth perspective on matters being considered at council and committee meetings, raise awareness of the positive contributions of youth in our community and advocate for and on behalf of youth in the Town of Gibsons.

Our Youth Representatives are co-sponsored by the Gibsons Rotary Club and are provided with an honorarium for attending council and committee meetings, with the funds placed in an education reserve for the student and paid at the end of their term.

Sunshine Coast Youth Council Established

In 2021, the Sunshine Coast Youth Council (SCYC) was established, thanks in part to Gravity Guignard, Gibsons' Youth Representative for the 2020/2021 term, and Eilis Mackenzie, Gibsons' Youth Representative in 2019/2020.

The stated goal of the SCYC is to provide a youth perspective on issues facing Sunshine Coast communities, with a focus on community support, infrastructure and the environment.



For the 2021/2022 term, Evie Clarke acted as the lead Youth Representative. Evie is a fifth-generation Sunshine Coaster and an active community member, who has volunteered for many local organizations, including the Roberts Creek Community Association and the Sechelt homeless shelter. At school, Evie has been a member of Elphinstone's Student Council, canvassed classes to help raise awareness for the Terry Fox Run and was a founding member of the school's Amnesty International Club. She is also an avid athlete who enjoys playing soccer and basketball.

Public Art Advisory Committee Achieves Key Goals



The [Public Art Advisory Committee](#) was first formed in 2006, then re-established in 2020, following a lengthy hiatus. Its mandate is to advise Council on the implementation of public art policies and projects for the Town of Gibsons.

Public Art Policy Adopted

On May 18, 2021, a revised Public Art in Public Spaces Policy was adopted by Council.

Policy updates included adding a clear reference to Squamish Nation in the policy's Purpose section, in keeping with Council's recent adoption of UNDRIP for use as a framework for indigenous reconciliation.

THRIVE Grant to Fund Public Art Path

In December 2021, the Town of Gibsons announced it would receive a grant in the amount of \$50,000 to create a "[public art path](#)".

It is anticipated that the art path will take visitors from the Town's entrance at Gibsons Creek (near the Chekwelp Squamish Lands) and through the Lower Gibsons business centre and shoreline, including stops at existing public art displays at the Gibsons Public Art Gallery, Town Hall, Gibsons Public Library, Gibsons Public Market and Arts Building.

The path will then continue up the Inglis trail to an Upper Gibsons residential neighbourhood and along to Gibsons' commercial strip on the Sunshine Coast Highway.

Selected new public art installations will be added to strategic sites along the path, as trailhead markers, and featured standalone and forest installations.

The project is fully funded by a grant from the THRIVE Small Capital Program, which supports new, innovative and concept-driven small capital initiatives that drive new vitality to downtown, Main Street or business districts.

THRIVE-funded projects are meant to foster increased visitor attraction, resident engagement and increased commercial activity.



Persephone Moved Into Storage

In October 2021, after 14 years in the heart of Gibsons Landing, the Persephone boat was moved to the Town of Gibsons' Parks Yard, where it will be stored until a new permanent location is chosen.

The vessel, which was well known for its role in the Beachcomber TV series, had rested at Five Corners since 2007 and become an extremely popular tourist attraction.

Before it can be moved to a new location, the Persephone will need to be restored, as the boat's wooden superstructure is quite damaged from years of exposure to the elements.

In late 2020, BC Ferries announced that they would fund the restoration, but a final destination for the boat needs to be identified before that work begins.

Council Adds Two Bursaries

During the 2021 budget process, Council allocated an additional \$2,000 to fund two new student bursaries at local schools.

The new bursaries were first announced at the schools' graduation ceremonies, which took place on May 21, 2021.

The funds will be awarded to students who have demonstrated a positive attitude and commitment to learning, despite challenges they have faced during the school year.

Gibsons' Council made the funding official at the Regular Council meeting held June 1, 2021.

Elphinstone Secondary School and the Sunshine Coast Alternative School - Gibsons will each receive \$1,000, with the scholarship funds to be awarded to a Grade 12 student chosen by school staff.

ADMINISTRATIVE SERVICES

The Administration Department includes the Chief Administrative Officer (CAO), the Director of Corporate and Legislative Services, the Manager of Corporate and Legislative Services, the Communications Coordinator, the ICBC Autoplan and Drivers Licensing Services (one Agent, plus four Clerks) and two Administrative Assistants, who manage the front counter at Town Hall and provide general administrative support to the Town. Together, the Administration team keeps the Town organized and running smoothly, with responsibilities including: coordination and management of all meetings; legislative services; legal and risk management; records management; communications; Freedom of Information; regional planning and coordination; Information Technology; processing Filming and Public Place Use permits; customer service/reception; ICBC and Driver Licensing.

Annual Highlights

During 2021, COVID-19 continued to affect the day-to-day activities of the administration team, due to occupancy restrictions inside Town Hall and the ongoing requirement to hold all meetings electronically.

Additionally, new people stepped into key management roles, with Rebecca Anderson taking over for Lindsey Grist as Corporate Officer in February 2021, and Mark Brown stepping into the Interim CAO position in April 2021, when Emanuel Machado began a health leave.

Despite these challenges, the Admin team continued to provide outstanding support services to Council and the community, managing 93 Council and Committee meetings, 3 Public Hearings, and 6 formal Requests for Information, while responding to thousands of phone calls, emails and in-person requests.

In December 2021, Tracey Hincks was hired as Manager of Corporate and Legislative Services, a new position which is expected to increase operational efficiencies and allow the Director of Corporate Services to focus on municipal legislative duties.

2022 Projects



Municipal Election - October 2022

Staff has begun preparing for the 2022 General Election, which will be held on Saturday, October 15, 2022.

Preparations include drafting a new Election Bylaw, which has been amended to include procedures for "Voting by Mail-In Ballot" - the first time this voting option is being offered to the general electorate for a municipal election.

Audio Visual Upgrades Will Permit "Hybrid" Meetings

Investments are being made in the audio-visual equipment in Council Chambers, so that community members may attend public meetings in-person or online, as they prefer. While supply chain issues have affected the speed at which the new A/V equipment can be delivered, the upgrades are expected to be installed during the second half of 2022.

Digital Records and Information Management (RIM) System to be Implemented

One key administrative initiative, which is expected to take several years to complete, is transitioning to a fully digitalized Records and Information Management (RIM) system. The update is urgently required due to many factors, including: the growth of our operations; the increasing use of technology; and rising requests under the *Freedom of Information and Protection of Privacy Act*.

During 2022, a consultant will gather information about the current record keeping system; identify desired project outcomes; provide an Assessment Report and Action Plan; help develop staff policy procedures and guidelines; and provide training to support managers and staff as they transition to a new standardized network drive.

ICBC Driver Services

The Corporate Services Department provides ICBC Autoplan and Driver Licensing Services as an appointed agent under contract to ICBC. Services provided include auto insurance application and renewal, driver license/BC Identification application and renewal, and driver testing.

ICBC: KEY STATISTICS	2021	2020	2019	2018	2017
Customer Transactions	15,570	15,466	14,198	13,550	13,360
Gross Commissions (\$)	283,217	325,777	362,747	338,148	316,862



COVID-19 continued to create some challenges for the ICBC Driver Services team in 2021, with occupancy limits in Town Hall requiring that customers remain outdoors while waiting for service. Additionally, the team provided in-person Autoplan and Driver Licensing Services to many customers from the Lower Mainland, as wait times in that region increased.

Currently, the team is preparing for ICBC's rollout of online renewal services, which launched in May 2022.

While customers will be able to access many Autoplan services online, their ICBC agent of choice will still review each transaction and receive a commission on the sale.

COMMITTEES

Committees are established to assist Council and provide opportunities for public involvement in municipal matters.

Committees are advisory in nature and function within the authority set out in their terms of reference or bylaw.

Citizen representatives are appointed in a voluntary capacity to bring local knowledge, expertise and experience to specific areas of civic concern.

During 2021, there were five active committees:

- [Advisory Design Panel](#) - established in February 2021, the ADP advises Council on the design quality of development applications referred to it from Planning and Development and/or Council, and makes recommendations to Council on the approval process.
- [Police Transition Select \(PTS\) Committee](#) - formed in December 2021, in anticipation of Gibsons' population crossing the 5,000 person threshold in the 2021 Census. As this did not happen, the committee was disbanded after two meetings.
- [Public Art Advisory Committee](#) - formed in 2020 to advise Council on the implementation of public art policies and projects for the Town of Gibsons.
- [Tree Bylaw Select Committee](#) - established in April 2021 to advise staff and Council on suggested amendments to the Tree Preservation Bylaw.
- [Holland Lands Revitalization Committee](#) (see information at right)

Holland Lands Revitalization Contemplated



With Town Hall, the Gibsons & District Public Library and the Sunshine Coast Museum & Archives all running out of space, the [Holland Lands Revitalization Select Committee](#) was formed in 2021 to explore opportunities to collaborate on future expansions and/or a revitalization of the public lands as a whole.

To help guide the initial stages of the process, the Committee hired a consultant, who worked to establish key project parameters and develop some initial design concepts.

In spring 2022, a community survey was launched to collect feedback on the Committee's first steps, with a report to Council expected in summer 2022.

FINANCIAL SERVICES

The Finance Department is responsible for the overall financial services of the Town, including financial planning and reporting, monitoring and reporting of government grants, processing of financial transactions including the purchase of goods and services, management of all municipal funds and the maintenance of a system of internal controls, billing and collection of property taxes and utility user fees, and monitoring risk management practices and processing/evaluation of claims.

The Finance Department is also responsible for producing accurate and timely financial reports in accordance with statutory requirements set forth in the *Community Charter*, including developing a *Five-Year Financial Plan* and *Annual Tax Rates Bylaw* each year.

	2021	2020	2019	2018	2017
FINANCIAL SERVICES PROVIDED					
Homeowner grants processed	1,579	1,565	1,535	1,539	1,534
Value of homeowner grants (<i>in \$ millions</i>)	1.46	1.45	1.41	1.41	1.40
Residential tax deferrals administered	283	263	253	223	203
Property tax notices issued (<i>annual</i>)	2,609	2,530	2,527	2,497	2,459
Utility bills issued (<i>semi-annual</i>)	4,549	4,503	4,485	4,442	4,406
Payments processed (<i>to suppliers & other taxing agencies</i>)	1,687	1,667	1,695	1,691	1,480

Spotlight: COVID-19 Safe Restart Grant



In late 2020, the Town learned it would receive \$1.512 million under the COVID-19 Safe Restart program, which is jointly funded by the provincial and federal governments.

The funding was provided to enable local governments to continue to provide services during the pandemic, with potential fund uses outlined in the initial grant document. In December 2020, Council approved spending \$382,000 of the COVID-19 Safe Restart funds for short-term costs related to the pandemic. These included investments in computers and IT software connectivity improvements to better enable staff to work remotely.

In 2021, the Town paid \$267,127 for operational expenses related to the COVID-19 pandemic, including \$152,327 for facility re-opening and operating costs.

Looking ahead, the planned Council Chamber Audio-Visual Upgrades (\$63,600) and the Records and Information Project (\$177,500) will both be funded by the COVID-19 Safe

Restart Grant. (*For more information on these projects, please see p. 12.*)

Community COVID-19 Relief Fund Established

In January 2021, Council initiated a program to distribute some of the COVID-19 Safe Restart Funds to local non-profit organizations centred on providing assistance to vulnerable populations.

Through the "Community COVID-19 Relief Fund", a total of \$25,000 in grant funding was made available to eligible organizations, with awards limited to \$1000 each.

In December 2021, Council resolved that \$19,700 in the COVID-19 Safe Restart Grant Funds be provided to the Gibsons & District Public Library to assist with their 2022 COVID-19-related expenses. And in early 2022, Council added \$20,000 to the Community COVID-19 Relief Program, as the pandemic has continued to negatively impact many local non-profit groups.

Grants Key to Advancing Capital Projects

Town staff regularly search for and monitor grant opportunities which align with Council's Strategic Plan and which will support current projects or future projects that have been identified.

In 2021, the Town employed grants valued at \$1.98 million to advance key projects, including:

- Source to Sea: \$85,000
- Everyone Needs A Home: \$190,000
- Active Transportation Network Upgrades: \$675,000
- White Tower Stormwater Pond: \$955,000
- Wastewater Services Asset Management: \$15,000
- Gibsons Public Art Path: \$50,000

Police Services Reserve Fund Established



Under the BC Police Act, the provincial government must provide policing and law enforcement services to municipalities whose population is less than 5,000 people. Those municipalities pay 30% of the total policing costs.

Once the municipality exceeds 5,000 people, it must pay 70% of its policing costs. For Gibsons, that is expected to translate into an increase of \$700,000 to \$1 million each year.

As the Town expected the 2021 Census to find that our population exceeded 5,000, Council approved a 7% annual increase in our 2021 municipal tax. This comprised a 2% general increase and a 5% dedicated Police Services Tax.

The [Police Services Tax](#) (\$165,000) portion was placed in reserve, for the purpose of mitigating higher police costs in the future.

In February 2022, the Town learned that on Census Day (May 11, 2021), its population count was 4,758.

This was up by 3.3% over the 4,605 people counted during the 2016 Census, but still below the 5,000 person threshold. As a result, the Town does not need to begin paying 70% of its policing costs for at least five more years.

HUMAN RESOURCES



Our HR Department is responsible for all activities related to the employee life-cycle, including: recruitment and selection; onboarding; training and development; performance coaching; creating and implementing people policies; labour and employee relations; legal; and WorkSafe compliance.

In 2021, the Town experienced unprecedented employee turnover, with nearly 25% of the workforce exiting the organization. This was due to a variety of factors, including increased competition for qualified workers, the pursuit of career advancement within larger organizations and retirements.

25 recruitment campaigns were conducted during the year, including the movement of existing staff to backfill vacant positions and provide increased opportunities for career advancement internally.

Like many organizations, the Town experienced challenges in filling vacancies in 2021, with absences in some key roles compounding workload challenges for existing staff.

COVID-19 also continued to create HR challenges, as evolving directives from the Provincial Public Health Officer required new staff guidelines and protocols.

Also during 2021, the HR Department provided support to the CAO regarding 5-year staffing projections, workforce retention strategies, and preparations for Collective Bargaining Contract Negotiations.

On December 31, 2021, the Town's three-year Collective Bargaining Contract expired. A new three-year contract was ratified in May 2022.

INFRASTRUCTURE SERVICES

The Infrastructure Services Department (IS) is responsible for oversight of the Town's capital works projects; long-term infrastructure planning; Parks and Public Works operations and maintenance; operating and maintaining the Town's Geographical Information System (GIS); development-related infrastructure improvements; and advancing the Town's formalized asset management program and initiatives.

Improving Connectivity

One of Council's priorities is to develop and enhance the Town's trail and cycle network. In 2021, we made good progress against that goal, with several initiatives significantly advanced.

Gibsons Connector Completed

In 2018, a low gradient, multi-use pathway was constructed along one section of Gibsons Way, as well as an at-grade bike lane and separated sidewalk along another section, to create a connector between Lower Gibsons and Upper Gibsons.

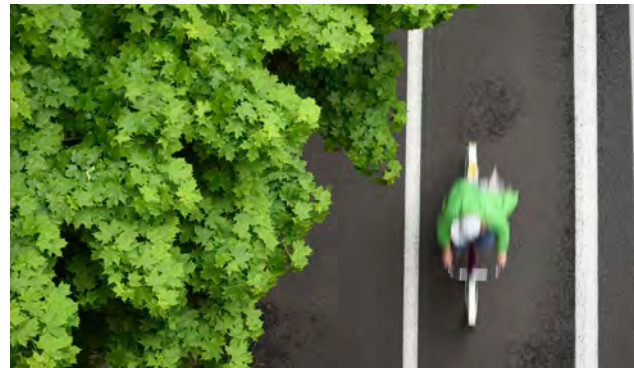
In 2021, we completed the [connector project](#) by constructing a downhill bike lane between School Road and North Fletcher Road and modifying North Fletcher Road so that it is more accessible for all user groups.

This provides cyclists with a more gentle route when riding from Upper Gibsons to Lower Gibsons (as compared to using School Road).



Part of the bike route that runs down Gibsons Way from the top of School Road, then along South and North Fletcher into Lower Gibsons.

\$675k Grant for Active Transportation Network Upgrades Received



On March 29, 2021, the Province of BC announced that the Town of Gibsons would receive a grant of \$675,000, which will be used to complete safe, continuous links between the tourism centres of Lower Gibsons and Upper Gibsons.

During 2021, some of the grant funds were used to:

- Explore traffic-calming measures on [Glassford Road](#). This included temporarily closing the road in order to determine if this was an effective way to create a shared neighbourhood road that is safe for all users.
- Install a bike lane on the east side of Venture Way (across from the Blackfish Pub.) This will form part of the route that connects Venture Way and Payne Road.

Looking ahead, plans to grow our active transportation network include:

- Extending a [new multi-use path](#) on Reed Road from Park Road to North Road.
- Extending a new multi-use path through Brothers Park to connect cyclists and pedestrians to the community center and local shopping areas.
- Creating a 250m paved multi-use path along Gower Point Road between Dougall Road and South Fletcher Road, and taking steps to increase cyclist and pedestrian safety in the area.

The [network improvements](#) will also include directional signage to beaches, key trailheads, public toilets, and bike charging stations, as well as eight short-term bike parking locations to be installed throughout the community.

Protecting the Gibsons Aquifer



In Gibsons, we have been blessed with favorable access to the Gibsons Aquifer, a pure groundwater resource which provides potable water to the Town's three water zones. It's a pristine, award-winning and irreplaceable natural asset and we take our stewardship of it very seriously.

Growing our Knowledge

In 2009, for example, we implemented a groundwater monitoring program which gathers detailed information about the long-term effects of variables such as user demand, climate change, and sea level rise on the aquifer's total capacity.

In 2021, we began to fully leverage that data through a comprehensive update of the [Aquifer Mapping Study](#) which took place from 2009 to 2013.

The new report will help all stakeholders, including staff, Council, the community and other governmental organizations, better understand the movement and cycling of water in the Gibsons Aquifer and assess its long-term sustainable supply under various demand and climate conditions.

The update is expected to be delivered in mid-2022.

Understanding the Watershed

While the Town has implemented many initiatives to protect the Gibsons Aquifer within our municipal boundaries, safeguarding our primary water source also requires that we understand the entire watershed, which extends well beyond the Town of Gibsons' borders.

One way we're working to do that is through the [Source to Sea project](#). In 2020, an assessment of the natural assets (i.e. forests, wetlands and riparian areas) within the aquifer recharge area was completed.

In 2021, the project team sought to identify potential risks to the natural assets and then model possible future scenarios in order to determine how to best protect them. The team also aims to develop asset management strategies for the area, and to identify relevant inputs into Town policy and financial planning.

Protecting the Watershed

On November 3, 2021, the Town of Gibsons hosted the [Elphinstone-Gibsons Watershed Dialogue](#), which brought together representatives from 15 different stakeholder groups to discuss:

- The need to collaborate in order to protect the Gibsons Aquifer watershed; and
- Short-term and long-term strategies to achieve that goal.

Many protective actions were suggested, including:

- Developing and installing signage to inform the public of the watershed and aquifer areas and need to protect them;
- That legal research be conducted into options available under provincial Acts and Regulations to protect the watershed and aquifer area;
- That the Town and SCR D consider ways to harmonize bylaws intended to protect the watershed-aquifer areas from the impacts of development or other activities; and
- That the SCR D, Town of Gibsons and others form a committee to continue to work with the Squamish Nation and provincial government to develop an overall strategy for the long-term protection of the watershed and aquifer areas.

In 2022, the Town will continue to advocate for more active collaboration between the various organizations that operate within the watershed and to advance talks with the SCR D to develop a regional water strategy.



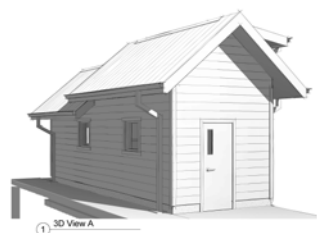
Many stakeholders operate within the Gibsons Aquifer watershed. Robust communication and collaboration between these groups (and others) is critical, if we are going to successfully protect our community's drinking water in perpetuity.

Managing our Water Supply

One of the Town's key roles is to manage the water supply that serves our community.

That means investing continuously in our infrastructure, through projects such as the 2020 [Aquifer Expansion](#), which positioned us to fulfill 95% to 98% of our water needs from the Gibsons Aquifer.

Growing Our Water Supply Network



In 2021, we continued to invest in our future water supply by taking steps toward [adding a new well](#) to our network.

First drilled in 2019 and located in Upper Gibsons, Well 6 is believed to be the largest water producer of

the Town's wells, at an estimated 1,900 m³ per day.

In August 2021, the Town received a Conditional Water License from the Ministry of Forests granting permission to connect Well 6 to our water distribution system.

This will enable the Town to more effectively deliver water to residents in Upper Gibsons, while adding a backup water source in case one of our other wells needs to be temporarily taken offline.

Construction of the Well 6 pumphouse (*above*) began in June 2022; commissioning is expected in fall 2022.

Strengthening Regional Partnerships

Another water infrastructure investment we made in 2021 was to enable the two-way exchange of water between the Town and the Sunshine Coast Regional District (SCRD).



First tested in spring 2021, (*above*) the water exchange system is part of an emergency response preparedness plan that would ensure residents continue to have access to water in emergency situations.

It was put to use in September, when extremely low water levels in the Chapman Lake reservoir required most SCRD residents to move to Stage 4 water regulations.

To help alleviate pressure on the SCRD's water system, the Town supplied the regional district with 5850 m³ of water from the Gibsons Aquifer between September 1st and September 20th, until rainfall had replenished Chapman Lake to normal levels.

In December 2021, the SCRD restored the Town's water, by supplying an equal amount of water to Gibsons.

Conserve
WATER
The Coast
depends
on it.



SUSTAINABLE
SUNSHINE
COAST

"Sustainable Sunshine Coast" Initiative Launched

In Summer 2021, Sunshine Coast Tourism (SCT), in partnership with the Coast's local governments, launched "[Sustainable Sunshine Coast](#)" - an initiative to encourage tourists and the businesses that serve them to take simple actions to reduce their ecological footprint.

A major focus in 2021 was water conservation.

To help grow awareness with tourists, SCT distributed a variety of educational materials through accommodation providers, which first, let visitors know that water on the Coast is scarce in our dry summer months and second, described easy ways they could reduce their water use.

SCT also worked with local restaurants and cafes to demonstrate steps they could take to increase efficient water use and promote a culture of conservation.

A second objective was to encourage tourists to choose more eco-friendly transportation methods, such as cycling.

To advance this goal, SCT helped accommodation providers understand - and then integrate - the key amenities cyclists seek out when deciding where to stay.

To reduce their environmental impact, visitors are also encouraged to "leave no trace", visit during the off-season, be "WildSafe" and avoid single-use plastic items when possible.

Protecting our Natural Assets

In Gibsons, we benefit significantly from a range of natural assets. These include:

- [the Gibsons Aquifer](#), which supplies 98% of our water needs;
- the foreshore area, which provides protection against winter storms and sea level rise;
- the [stormwater ponds](#) in White Tower Park, which convey and treat rainwater runoff; and
- our trees, which prevent erosion, increase stormwater retention, provide cooling shade and clean our air (to name a few.)

During 2021, we continued working to better understand and protect all of these assets, through initiatives such as the [Source to Sea Project](#) (see p.17) and the [Coastal Resilience Project](#), which sought to determine how enhancing coastal natural assets like subtidal eelgrass could reduce flood and erosion impacts, especially if used alongside conventional grey infrastructure.

In September 2021, the [Municipal Natural Assets Initiative](#) in partnership with the [David Suzuki Foundation](#), released a complete report on the Coastal Resilience pilot study.

Project results will inform foreshore restoration work that is required over the coming years, and act as an important input for the Source to Sea Project.

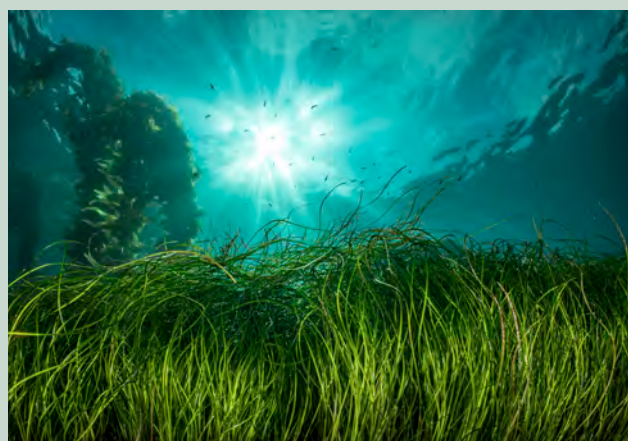
Charman Creek Assessment



Another key project was the [Charman Creek Assessment](#), which saw staff and volunteers consistently monitor creek changes and water flows, in order to develop a long-term remediation and maintenance plan.

In late 2021, a Qualified Environmental Professional (QEP) delivered a report to staff identifying 23 locations where the creek could be remediated through actions such as removing invasive and non-native vegetation.

The recommendations will be evaluated and implemented as resources allow.



Spotlight: Healthy Harbour Project

Established in September 2019, the [Healthy Harbour Project](#) is a four-year partnership between the Town of Gibsons and the [Nicholas Sonntag Marine Education Centre](#) (NSMEC).

The project vision is “A healthy and vibrant harbour” and together, the organizations are actively working to:

- Advance the goals and objectives set out by Council for the Gibsons Harbour area; and
- Transform the Gibsons Harbour area into a world-class example of innovative, eco-asset management.

A key component of the Healthy Harbour Project has been the study of local eelgrass beds, which rival tropical rainforests and the world’s richest farmlands in terms of ecological and economic value.

In 2021, the focus turned to conservation, with several actions recommended to protect eelgrass habitat within the Town’s Recreational Water Lease.

In response, the NSMEC has been working actively with the Town and SeaChange Marine Conservation Society to provide boundary areas for the implementation of voluntary no-anchor zones, with the markers expected to be installed in 2022.

Other achievements in 2021 include:

- Designing two habitats at the NSMEC to share the story of the Gibsons Harbour and the Town’s Natural Asset strategy;
- Clearing nearly 2 tonnes of debris from 26.5km of coastline in partnership with the Ocean Legacy Foundation; and
- Transplanting eelgrass stalks in Gibsons Harbour.

UNDRIP/Reconciliation

The Town of Gibsons is committed to advancing a “shared vision of reconciliation for both Indigenous and non-Indigenous communities in Canada, based on mutual respect” as described in the [Truth and Reconciliation Commission of Canada \(TRC\): Calls to Action Report](#).

In 2021, we completed several initiatives related to this commitment, including:

United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Adopted

On April 20, 2021, Council voted unanimously that the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) be adopted and implemented, to be used as a framework for Indigenous reconciliation.

Proposed initiatives relate to recognizing the importance of First Nations in our community’s history and establishing a meaningful long-term and collaborative relationship with the Squamish Nation.

Naming of Streets, Parks and Public Facilities Policy Endorsed

Also on April 20, 2021, Council unanimously endorsed “*Naming of Streets, Parks and Public Facilities Policy 3.3*”. The revised naming policy seeks to honour local/Indigenous history and traditions, and advance reconciliation efforts by giving preference to the names of natural features (such as trees and plants), other natural features, and names proposed by the Squamish Nation) when naming streets, parks, public facilities, and areas or features that are significant to them.

Commemorative Orange Crosswalks Installed



In August 2021, the Town [installed orange crosswalks](#) at the Gower Point/Winn Road intersection to recognize and honour the Indigenous children who were removed from their families by the Canadian government and forced to attend residential schools.

The crosswalks are orange in order to reflect Orange Shirt Day, which is viewed as an opportunity to create meaningful discussion about the effects of residential schools and the legacy they have left behind.

Similarly, our orange crosswalks are meant to stimulate discussion and act a visible acknowledgement of the Town’s ongoing work toward reconciliation.

Permanent signage for the site is being developed in collaboration with the Squamish Nation, which has endorsed this commemorative project.

Item of Historical Significance Found

In September 2021, shortly after excavation work began on the [stormwater ponds expansion](#) project, an [artifact of historical significance](#) was discovered.

An archaeologist has determined that the find was a proximal (base) end of a bifacially flaked blade or spear point, made of a fine-grained volcanic material, dating to at least 1,000 years old.



As a result of the discovery, an archaeological impact assessment will be conducted in collaboration with the Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation) before work on the new stormwater pond can continue.

Work to Establish Healing Forest Continues

Also in White Tower Park, Council has committed to establishing a [Healing Forest](#), where Indigenous and non-Indigenous peoples can come together in the spirit of reconciliation to heal, reflect, meditate, talk, share and build respect and understanding as a result of the Residential School legacy and the findings of the National Truth and Reconciliation report.

In 2021, work to establish the space continued, with staff meeting with a representative from the Siyaya Reconciliation Movement to further conversations and build relationships.

Public Works/Water & Wastewater Operations

The Public Works team is responsible for ensuring the continuous and safe operation of the Town's infrastructure and facilities, including drainage systems, municipal buildings, 32km of paved roads, 2km of gravel lanes, 16km of sidewalks, street signage, and streetlights. (It is not responsible for maintaining Highway 101, which is serviced by the Province of BC.) Public Works is also responsible for brush cutting, line painting, vehicle purchasing and solid waste management, including the spring cleanup program.

The Water & Wastewater Operations team operates, maintains, inspects, manages and plans for the wastewater treatment plant (WWTP), lift station, water booster stations, water wells, pump stations, water reservoirs and geo-utility service system.

During 2021, the Public Works crew performed multiple operations and maintenance-related duties, including snow clearing and salting, regular water sampling, well inspections, catch basin cleaning, fire hydrant inspections, dust control, street sweeping, as well responding to multiple service requests each quarter.

The Water & Wastewater Operations team operated and maintained our water supply system and the WWTP, ensuring that it consistently met (or surpassed) all four effluent permit parameters established by the Province of BC.

Reducing Odors at the Wastewater Treatment Plant



During spring/summer 2021, we received many odour complaints from residents living close to the WWTP. Several factors contributed to the increased smell during these months, including higher than normal outdoor temperatures, and weather inversions, which pushed odours down into Lower Gibsons instead of allowing them to disperse into the atmosphere.

In response, staff took several steps to reduce the odours, with a consultant hired, investments in new equipment made, and key chemical processes adjusted.

A full odour control system was also priced out, with estimates coming in between \$1.1 million and \$3.6 million.

As that level of spending requires significant discussion by Council and with the community, a decision on whether/how to make that investment is not expected in the short term.

2021 Highlights

In addition to ongoing day-to-day responsibilities and maintenance work, the Public Works and Water/Wastewater Operations teams completed a range of initiatives in 2021 to ensure critical infrastructure continued to deliver essential civic services. These included:

- Decommissioning of Gibsons District Energy Utility (ongoing)
- Annual flushing of watermains to remove sediments that can accumulate in the piping
- Commissioning of [Prowse Road Lift Station](#)
- Safety training for all staff, including confined space entry training
- Hired Town's first on-staff *Instrumentation Technician*
- Completed SCADA hardware and data migration at Wastewater Treatment Plant (WWTP)
- Completed construction of buffer tank at WWTP

2022 Projects

Planned projects for the coming year include:

- Improving data and records management at the WWTP to improve data quality and accessibility
- Improving instrumentation systems at the WWTP, which are vital for alarm systems, data collection, and communication between sites

Parks/Community Services

The Parks team is responsible for maintaining 28 parks and civic properties, beach accesses, trails, playing fields, playgrounds, tennis courts and natural areas for the use and enjoyment of the public.

The team also manages the Town's banner program, special flag ceremonies, floral and seasonal displays, tree removal and pesticide applications.

The Parks department is focused first and foremost on ensuring public safety in public spaces.

Other core services include the management of the Town's natural assets, beautification of the Town, supporting public events and facilitating community recreation.

Volunteers and Staff Collaborate to Rehabilitate Seaview Trail



In June 2021, a group of more than 20 volunteers completed the construction of a public trail in the Heritage Hills neighbourhood.

The volunteers came together for several weekends through the spring to build the trail, which runs from the top of Seaview Road to the bottom of the Gibsons Creek Ravine.

Volunteers contributed both labour and professional expertise, and Town of Gibsons staff assisted with trail-building and coordination of the project.

The trail design included materials that will minimize future maintenance costs. Additionally, native plant species will be installed to blend the trail with the existing forest.

2021 Highlights

During 2021, Parks staff completed a number of community-enhancement projects, including:

- Replaced two [street trees](#) on Gower Point Road
- Upgrade of Bals Lane trail
- Partial rebuild of Arrowhead Park trail, and full rebuild of trailheads, including installation of newly designed signage
- Multi-step maintenance program at Brothers Park to significantly improve conditions of playing fields
- Installed five bear-proof garbage cans at trailheads where bears are known to frequent
- Installation of rescue tubes at town's swimming beaches
- Water sampling at swimming beaches
- Installed three automated external defibrillator (AEDs) in Lower Gibsons, in partnership with Gibsons Rotary Club
- Invasive plant removal at Shoal Lookout
- Rebuild of cork notice boards in Lower Gibsons
- Installation of three memorial benches
- Graffiti removal program initiated in Lower Gibsons
- Removal of diseased cherry tree in Holland Park
- Installation of new baseball diamond at Brothers Park
- Clean up of illegal campsites
- Transfer of Persephone boat to Public Works Yard

2022 Projects

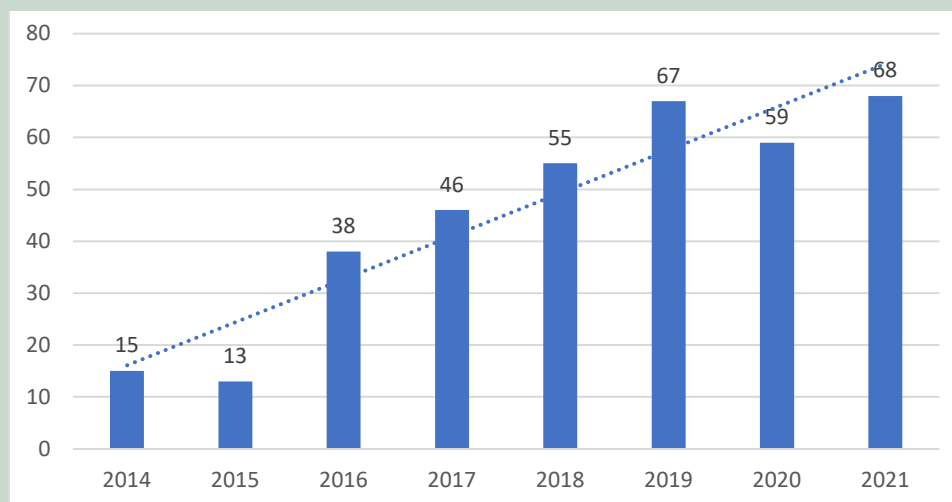
Planned projects for the coming year include:

- Resurfacing of Dougall Park tennis courts
- Design and consultation re: pickleball courts
- Installation of art work on Public Art Path
- Design of stairways at Pebbles and Atlee beaches
- Safety upgrades at Dougall Park
- Development of long-term planning and strategy for department

PLANNING & DEVELOPMENT

The Planning, Building and Bylaw Enforcement Departments work to promote and enhance Gibsons' social, environmental and economic well-being by working with developers, builders, owners and the public to ensure that community goals and requirements are met, and by following up on complaints and concerns raised. There are two main types of work handled by the Planning Department; long-term planning, which includes work with the community on initiatives with a long-range focus, and current planning, which includes the processing of subdivision and development applications.

DEVELOPMENT APPLICATIONS RECEIVED



Planning staff received 68 development applications in 2021, up by 19% over 2020.

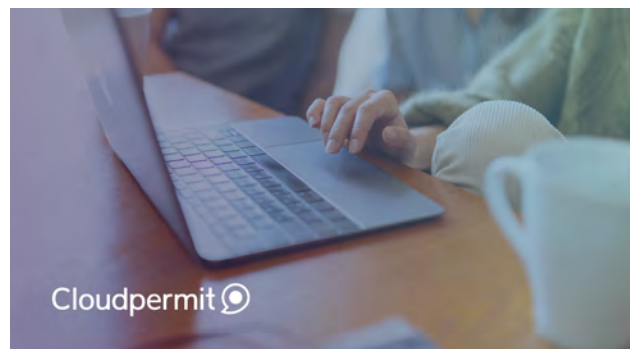
These included a variety of applications, including development permits (24), variances (13), temporary use permits (1), zoning amendments (7), sign permits (10), and others.

Property development was most heavily focussed on residential development in 2021, including renovations and new development of single- and multi-family residences.

CLOUD PERMIT LAUNCHED

In November 2021, the Town introduced Cloudpermit, a new online permitting system that enables property developers to:

- Apply for and see the status of their Building Permit Application, anywhere and at any time;
- Start an application and finish it later;
- Receive email updates on the status of their permit application; and
- Request building inspections, with results sent to their email.



Additionally, permit documents are retained under their online profile for future reference.

The addition of this online service is expected to increase convenience levels for the applicants, while helping our building department issue permits faster, conduct mobile inspections with all inspection data part of the permit file, improve customer experience, and reduce front counter visits.

Developing A Housing Strategy

In recent years, housing on the Sunshine Coast has become increasingly expensive, spurring an urgent need for additional housing options.

The Town of Gibsons is working to address this challenge, both by partnering on local development projects with key organizations, such as BC Housing and the Sunshine Coast Affordable Housing Society (SCAHS), and by working to amend our policies and bylaws in order to encourage the creation of more rental housing units.



In January 2021, following a comprehensive Sunshine Coast Housing Needs Assessment, staff provided Council with a report on the Housing Needs Report Implementation Framework, which outlines policy recommendations to address housing needs in the Town of Gibsons and on the Sunshine Coast.

At that time, Council requested additional information from staff on how best to prioritize and implement the suggested actions in relation to the Town of Gibsons.

On June 15, 2021, staff presented an initial version of the Town of Gibsons' Housing Strategy, which provided more detail on the Implementation Framework, with a deeper dive into the impacts, timelines and costs required to implement each policy recommendation.

Council endorsed the Housing Strategy and asked staff to plan a workshop where the recommendations presented in the document may be further prioritized.

In October 2021, Council prioritized the following actions:

1. Establish a regional housing service to directly fund affordable housing on the Sunshine Coast.
2. Increase workforce housing and attainable home ownership.
3. Develop a land strategy.
4. Advocate to senior levels of government, funders and industry for industry needed housing and supports for underserved populations, recognizing that senior levels of government and other partners have an important role to play in solving the housing crisis.

Work on the Town of Gibsons' Housing Strategy, as well as efforts to advance its goals will continue in 2022.

Short Term Rental Regulations Contemplated



Over the past decade, the popularity of short-term rentals (defined as accommodation rentals less than 30 days in length) has grown exponentially, spurring the need for the Town to define STR regulations.

Work to develop new regulations began in fall 2019, with three bylaws presented for consideration in May 2020.

However, following the release of the Sunshine Coast Housing Needs Assessment Report in October 2020, Council decided further discussion was required.

In September 2021, a workshop to review and prioritize Council's goals for regulating short-term rentals and to gain more clarity on how to amend the Town's related regulations was held.

At the workshop, Council determined that its goals in developing short-term rentals regulations (in order of priority) are:

Primary Goals

- Retaining long-term rental supply in Gibsons; and
- Keeping the scale of business appropriate to residential neighbourhoods.

Secondary Goals

- Responding to the needs of homeowners who wish to have added revenue; and
- Providing tourist with accommodation options for staying in Gibsons.

In October 2021, Council resolved that "short term rentals be regulated based on Council's four prioritized goals" as listed above.

In early 2022, a Statement of Intent (SOI) for Gibsons' short-term rental regulatory and enforcement program was received and approved by Council.

Following approval of the SOI, draft bylaws were prepared, with the lead project consultant working closely with the Planning and Bylaw Enforcement team to test the bylaws.

Following a legal review, the new bylaws will be brought before Council for consideration of readings, with the aim of implementing the bylaw before Council's break in August 2022.

Affordable Housing Projects

In recent years, the Town has played a key role in three different affordable housing projects, by contributing funds from our Affordable Housing Reserve and/or by providing land for the development. Those projects include:

Supportive Housing at 749 School Road

Completed in March 2021, the affordable housing project at 749 School Road provides 40 self-contained studio homes with the necessary supports to help people experiencing or at risk of homelessness access safe, secure homes. A Community Advisory Committee (CAC) has been formed to keep the building staff and residents connected to the community and to identify and resolve any issues, opportunities or concerns that may arise related to the housing operations. The CAC began meeting in February 2021, and comprises a Council member (Councillor Ladwig), facility residents, and representatives from the business community, RCMP, Vancouver Coastal Health and others.

Franklin Road Mixed-Income Housing

Located at Franklin Road/Harmony Lane in Lower Gibsons, this mixed-income model housing development comprises three rental units – one single family dwelling with a secondary suite (both 25% below market rental rates) and garden suite (market rental rate). Project construction began in May 2020, and in February 2021, an occupancy permit for the building was issued. The first residents moved into the new units in spring 2021.

571 Shaw Road

Phase 1 of this affordable housing project will include a 40-unit building on Town-owned property, which will offer a mix of studio, one, two and three-bedroom apartments. During 2021, the Sunshine Coast Affordable Housing Society, which is spearheading the project, continued working to access funding. Proposals were submitted to BC Housing and the Canadian Mortgage and Housing Corporation, with a decision expected in 2022.

Under the new financing proposals, 30% of the project's 40 units would be offered at 80% or less of the median market rental rate, with the balance rented at below market rates.

Spotlight: Everybody Needs A Home Project



In August 2021, the Town of Gibsons announced that it had been approved for a grant of \$190,000 under the UBCM Strengthening Communities' Services Program.

[The Everybody Needs a Home](#) project is funded by that grant, with monies used to advance three key initiatives: a destigmatization program, an outreach program and securing ongoing support for the Town's winter shelter.

Funding also went toward immediate, tangible capital improvements to the kitchen at the Gibsons Salvation Army, which hosted the winter shelter.

Use of the winter shelter, which opened earlier than in previous years, on November 2, 2021, averaged 8 to 10 people per night, with 14 individuals staying overnight during holiday snow and freezing temperatures.

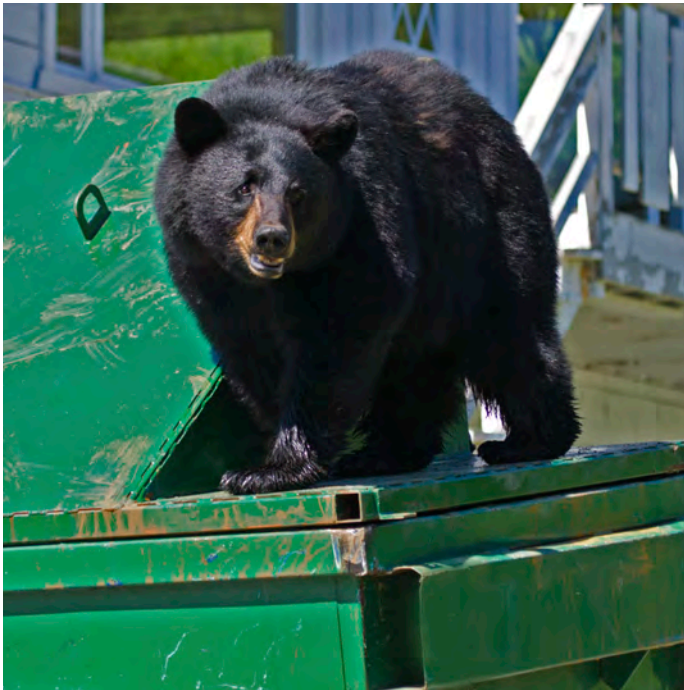
Everybody Needs A Home (ENAH), with the support of community volunteers, elected officials and staff, was also instrumental in opening a warming centre in the Arts Building, which ran daily from December 24, 2021 to January 7, 2022.

The outreach aspect of the project proved extremely busy. Various supports, such as food, laundry, site cleanup, and connection to health services, including COVID-19 vaccinations and testing, were offered to many individuals who were living "rough". ENAH was also able to coordinate local client visits with members of the mental health team at Vancouver Coastal Health (VCH), following a reorganization of the health authority. Previously, VCH had required mental health clients to go to Sechelt to access services.

In spring 2022, Gibsons learned it was eligible for an additional \$50,000 in funding from the UBCM Strengthening Communities' Services Program. A grant application has been submitted, with the anticipated funds to be used to continue advancing the goals of the Everybody Needs A Home Project.

Bylaw & Policy Development

Wildlife Attractant Bylaw Adopted



Bears cannot modify their behaviour, so we must modify ours.

On July 20, 2021, Council adopted a new Wildlife Bylaw 1294, with the goal of limiting conflicts between bears and humans in our community.

The new bylaw regulates attractants unrelated to refuse collection, including bird feeders, fruit and nut trees, composts, barbecue equipment and tools, beehives, grease, refrigerators and freezers, chickens, home food delivery, and feeding wildlife.

Additionally, the Town's Garbage and Organics Collection and Disposal Bylaw 1252-04 has been amended to include clear direction for wildlife resistant commercial garbage containers and wildlife resistant enclosure standards for commercial and multi-family properties.

The new bylaw also provides the Town's Bylaw Enforcement Officer with the ability to fine people who consistently fail to take the steps required to eliminate wildlife attractants (i.e. removing food sources from easy access by bears and other animals), thereby putting wildlife at risk of being euthanized.

New CAC Policy Adopted

Community Amenity Contributions (CACs) are monetary or in-kind contributions made by a developer to the Town as part of a rezoning process.

They are intended to help offset the cost of providing community amenities associated with new residential development that requires a change in land use or density.

The Town began revising its Community Amenity and Affordable Housing Contribution Policy in late 2019, with the goal of developing a policy that is transparent and easy-to-understand, as well as fair to both the development community and the Town.

Work to revise the policy spanned nearly two years, with the consultant first presenting a draft policy to Council in June 2021.

Online Survey Helps Identify Community Priorities

In summer 2021, an online survey was conducted to help identify which amenities are a priority for our community.

The survey attracted 384 respondents, who confirmed that affordable housing, ongoing investment in our outdoor recreational spaces and maintenance of our existing infrastructure (water, wastewater and roads) remain the top priorities for our community.



A community amenity is any public benefit, improvement or contribution that can enhance the quality of life for a community.

On November 2, 2021, Council adopted [Community Amenity Contribution Policy 3.14](#).

The target rates presented in the policy will be reviewed in one year, to ensure alignment with market considerations. However, Council may amend the value of the CAC target rates and any other aspect of the policy it deems appropriate in response to changing community needs.

Building Inspection Services

Building Inspection Services works to ensure our citizens' quality of life and safety is maintained by regulating all construction within the Town. This is achieved through the use of the *Building Bylaw*, the *British Columbia Building Code*, the *British Columbia Fire Code*, and other related bylaws and enactments within the Town of Gibsons.

BUILDING PERMITS	<u>2021</u>	<u>2020</u>	<u>change</u>
Applications Received:	84	64	+31%
Construction Value (Applications Received):	\$54.8 million	\$15.5 million	+353%
Fees Collected (Issued Permits):	\$469,637	\$154,156	+304%

2021 Review

As shown in the table above, the construction value for 2021 Building Permit applications was just under \$55 million, up by more than 350% over 2020. Major applications, including for the Gospel Rock multi-family development, the commercial/residential mixed-use project at 263 Gower Point Road, and the live/work development at 1000 Venture Way all contributed to the higher than usual values.

In Q4 2021, the Town's Building Official vacated his position. Although this was a loss to the Town, it provided an opportunity to restructure the Building Department, by creating a new Chief Building Official position, which will better address the community's needs in the coming years and provide a succession plan for the department.

Bylaw Enforcement

Staff deal with bylaw complaints on a daily basis. These include calls about noise, animal control, zoning, parking, unsightly property, sidewalk encroachment and signage uses.

The general operating philosophy of the Town's Bylaw Enforcement Officer is one of education and voluntary compliance first, which generates a high success rate. After that, municipal ticketing, adjudication or remedial action may be used to achieve compliance.

2021 Review

The Town's Bylaw Officer has been extremely busy since the start of the pandemic, with 495 complaint files processed in 2021. While this is down from the 559 complaints received in 2020, it is still significantly higher than pre-pandemic levels, which averaged 290 annual complaints from 2015 to 2019.

Staffing levels have not increased in tandem with the increased workload, resulting in reduced capacity to complete some tasks, such as parking patrols and foot patrols for off-leash dogs.

Revenue from bylaw contravention fines in 2021 was the highest on record at \$6,552, compared to an average of \$4,188 for the previous five years. In 2021, higher fine revenue resulted from complaint-driven enforcement files, such as improper management of household garbage, whereas typically this revenue is related to parking infractions.

In addition to complaints received, investigated and enforced, the Bylaw Officer oversees Business Licences. In 2021, Business Licence revenue totaled \$103,160 - the highest amount since record-keeping for this item commenced in 2000.



BYLAW ENFORCEMENT STATISTICS	2021	2020	2019	2018	2017
Dog tags issued:	311	309	351	370	363
Complaints received:	495	559	284	295	292
New business licenses:	87	80	84	89	96
Renewed business licenses:	492	452	485	475	450
Enforcement notices:	272	299	337	264	382

GIBSONS AND DISTRICT VOLUNTEER FIRE DEPARTMENT



The Gibsons and District Volunteer Fire Department (GDVFD) has been providing life and property protection to the West Howe Sound Fire Protection District since 1937.

The Fire Department is a Sunshine Coast Regional District (SCRD) function, which serves a population of about 10,000 and covers a fire protection district of roughly 22.7 km².

The SCRD Board established the GDVFD as “full service” in accordance with the Provincial Playbook in 2016.

GDFVD STATISTICS

	2021	2020	2019	2018	2017
Calls for service:	339	236	296	228	267
Person hours (service calls):	2748	1887	2795	2500	2805
Person hours (training):	5018	2714	4408	4224	4814

Fire Crew

At December 31, 2021, the GDVFD consisted of 48 active volunteer members, including four new recruits, who joined the department in late 2021. Duties of the volunteers include 24/7 response to fire and rescue operations, and maintaining the readiness of all apparatus and equipment. Operational support to the volunteer members comprises five paid full-time staff; a fire chief, deputy chief (0.6), assistant chief, fire prevention officer and fire inspector. In addition to emergency response, these members conduct fire and life safety inspections, develop pre-incident plans, take an active role in local developments and work to educate the public through a variety of outreach initiatives.

2021 Highlights

During the first quarter of 2021, in continued response to COVID-19 and in an effort to maintain physical distancing and business continuity, the fire department was divided into response teams. This allowed the GDVFD to remain operational, but also significantly increased the training officer’s workload, as 3x the usual number of practices were held, in order to avoid large groups training together.

During Q2 2021, with the easing of public health orders, the department began transitioning back to normal operations. Additionally, the GDVFD added the position of “*Deputy Chief/Emergency Management Coordinator for the GDVFD and SCRD*”, a blended position that divides time between the GDVFD and the Sunshine Coast emergency program.

On August 1, 2021, the GDVFD was requested to send an engine and crew to assist the BC Wildfire Service with structure protection at the White Rock Lake wildfire. In response, Pumper 1 and a crew of four made the 450km journey, with additional relief crews sent in seven day increments for the next 18 days.

In Q4 2021, the GDVFD promoted its training officer to the newly created position of assistant chief. On November 15, 2021, the SCRD activated its Emergency Operations Center (EOC) due to localized flooding in the region. Several properties were placed on evacuation alert and others on order, due to risk of life. Water supplies for the region were impacted, and fire suppression capabilities were limited for a period of time. As local significant weather events are becoming more frequent, the fire department is investigating ways to adapt and respond to new, related challenges in the future.

STRATEGIC PLAN: Progress Report and Update

The Purpose of the Strategic Plan

Following the inauguration of our newly elected Mayor and councillors in November 2018, Council developed the Town of Gibsons' [2019-2022 Strategic Plan](#) collaboratively with staff and the community to ensure that its decisions, activities and allocation of resources reflect a shared commitment to the community.

The plan considers the most important opportunities and challenges facing the Town of Gibsons today, and into the future, and identifies six core objectives and related priorities for each, which help to focus our efforts and inform our policy decisions.

The strategic plan is executed through a number of means, including annual budget direction, departmental workplans and staff reports in support of Council decisions.

It also serves as a communication tool for all those who engage with our community.

Progress Report to December 31, 2021

A number of priorities have been developed for each of the Strategic Plan's core objectives.

On the following pages, brief descriptions of key actions taken against each priority from the start of Council's term in November 2018 to December 31, 2021 are provided.

In this way, readers can review the progress Council has made so far against its objectives.

Planned Action Items

The "Planned Action Items" describe the specific ways Council and staff intend to advance the related priority in the coming year.

These reflect recent discussions by Council and staff, and include departmental workplans.



2019 - 2022 STRATEGIC PLAN: OUR CORE OBJECTIVES

Increase Community Engagement

- We will inspire and encourage citizens of all ages to engage in the decision-making process
- We will actively listen to the ideas of all our stakeholders
- We will help our citizens understand the challenges and competing demands facing the community

Manage Our Assets

- We will focus on fiscal sustainability and support our staff in the prudent management of our natural and engineered assets, to ensure the Town can continue to deliver critical infrastructure services in perpetuity

Plan for Sustainable Growth

- We will plan for the future in a manner that reflects our finite resources
- We will value the unique character of our Town and its neighbourhoods
- We will create spaces that promote a sense of community and are accessible to all
- We will preserve our green spaces
- We will support local business and foster a diverse economy

Advocate for and Facilitate A Range of Housing Types

- We will actively work toward increasing the supply and range of safe, secure and attainable affordable housing options

Increase Resilience to the Changing Climate

- We will apply a climate lens to the planning and development of actions, plans, policies and infrastructure projects
- We will adapt Town infrastructure to increase its resiliency to the local impacts and risks from climate change
- We will reduce the greenhouse gas emissions produced by the community and through the provision of municipal services to meet regional targets

Advocate and Collaborate on Regional Issues

- We will collaborate and partner with our neighbouring jurisdictions to effectively address shared opportunities and challenges

INCREASE COMMUNITY ENGAGEMENT

Goal: To inspire and encourage citizens to become engaged with municipal government and have their voices heard, while ensuring our citizens understand the challenges and competing demands facing the community.

PRIORITIES: Completed

- ✓ **Live-stream Council meetings**

PRIORITIES: In Progress

Continue to expand opportunities for youth involvement with Council

- **Nov 2018 - December 31, 2021:** Lead and Alternate Youth Councillor positions created and filled 2018/2019, 2019/2020, 2020/2021, 2021/2022; Sunshine Coast Youth Council launched in Spring 2021

Planned Action Items: support Youth Councillors in establishing forum for youth and the Town to better engage with each other

Create more opportunities for public dialogue with Council

- **Nov 2018 - December 31, 2021:** 4 Community Dialogues hosted prior to COVID-19; regular Mayor's hours established; 2021 Budget Consultation held online

Planned Action Items: employ online meetings to convey information about, and collect feedback on, planned initiatives; investigate opportunities to re-establish in-person meetings and Community Dialogues as COVID-19 Public Health Orders are lifted

Create more opportunities for early public input on key decisions

- **Nov 2018 - December 31, 2021:** 12 Public Hearings hosted; 10 online community surveys completed; early public input sought on key projects, including: 749 School Road supportive housing project; Cannabis Policy; Lot 23 (Stonehurst) proposal; Strategic Plan; 2021 annual budget; Short-Term Rentals policy; Garden Suites policy; Glassford Road trial closure; Gower Point traffic-calming; Community Amenity Contributions policy

Planned Action Items: continue to poll residents via online surveys and to host online community information sessions; hold Public Information Meetings re) Lot 23 (Stonehurst) and Holland Lands revitalization

Continue to plan for an age-friendly and inclusive community

- **Nov 2018 - December 31, 2021:** Gibsons recognized as "Age-Friendly Community"; Council endorsed [Critical Incident Response - Protocol for Organizing Against Racism and Hate](#); established local Winter Shelter and Warming Centre; established [Gibsons Public Art Advisory Committee](#); committed annual funding to the Sunshine Coast Community Services Society for its Youth Outreach Services; made [Gibsons Seniors Society](#) a permanent line item in Town's Annual Budget (\$5,000 annually); established a reserve fund for children's playground equipment and infrastructure (\$5,000 annually); established [COVID-19 Community Grant](#) to support non-profits that provide services to vulnerable community members; received \$190k grant to fund "[Everybody Needs A Home](#)" project, which has advanced several initiatives aimed at supporting vulnerable community members, including forming a partnership with the Canadian Mental Health Association; provided \$19,700 to the Gibsons & District Public Library to assist in their support of vulnerable community members

Planned Action Items: implement strategies in keeping with Critical Incident Response Protocol; advance Town's reconciliation efforts (see [Plan For Sustainable Growth](#) for more details on reconciliation efforts)



MANAGE OUR ASSETS

Goal: To effectively manage and protect the Town of Gibsons' assets - human, natural and engineered - so they may continue to provide our citizens with safe, reliable services and infrastructure in the near and long-term.

PRIORITIES: Completed

- ✓ **Complete optimization and upgrade of Wastewater Treatment Plan**
- ✓ **Extend Aquifer service area to Zone 3 residents**
- ✓ **Complete optimization and upgrade of Prowse Road Lift Station**

PRIORITIES: In Progress

Continue to support, advance, and promote our natural asset management (NAM) strategy

- **Nov 2018 - December 31, 2021:** NAM strategy consistently promoted globally via published articles and speaking engagements; world's first Natural Asset Technician role created and filled; [Tree Preservation Bylaw](#) adopted; [Coastal Resilience](#) project completed; updated orthographic photography and applied LIDAR imagery to our internal mapping system; installed surface water monitoring stations in creeks within the Gibsons Aquifer watershed to better understand the interaction between surface and ground-water; [Gibsons Aquifer Mapping Study](#) update initiated; [Tree Bylaw Select Committee](#) formed to provide feedback on new Tree Preservation bylaw; actively contributed to the development by MNAI of new guidance document *How to Develop Levels of Service for Natural Assets and Ecosystem Services*; [Source to Sea Project](#), which aims to deliver a comprehensive analysis of the Gibsons Aquifer watershed, 65% complete; Gibsons Aquifer Development Permit Area 9 update underway



Complete White Tower Pond upgrades

- **Nov 2018 - December 31, 2021:** in July 2020, \$955,000 in funding was received to construct an [additional stormwater pond](#) at White Tower Park; in Sept. 2021, during preliminary excavation work, a culturally significant artifact was discovered at the work site. As a result, an archaeological impact assessment was initiated in collaboration with the Skwxwu7mesh (Squamish) Nation.

Planned Action Items: construct additional stormwater pond; create recreational/educational space around new pond; investigate site as a potential location for collaboration with Skwxwu7mesh (Squamish) Nation for a [Healing Forest](#).

Support advancement and implementation of formal asset management plans

- **Nov 2018 - December 31, 2021:** Formal asset management plans completed for Fleet & Equipment, Parks, Drainage, and Water asset classes; work has commenced on formal management plans for Transportation, Building & Structures, and Sanitary (wastewater) assets; two grants to fund wastewater asset plan submitted; building information inputted into AssetFinda; building maintenance issues prioritized and contractor hired to provide quotes on required work; streetlight inventory and condition inputted into AssetFinda; asset management consultant hired as Manager of Maintenance & Operations

Planned Action Items: complete management plans for Buildings & Structures, Transportation, and Sanitary assets.

Continue to seek operational efficiencies in order to maximize Town resources

- **Nov 2018 - December 31, 2021:** Town staff constantly seek ways to maximize resources, including by: aligning complementary projects; improving coordination and collaboration between departments; improving departmental efficiencies; purchasing multi-functional equipment; employing cost-sharing measures; improving operations and staff use to reduce need for staff to work on Statutory holidays; coordinating with community groups to advance shared goals and increase community involvement; and seeking out relevant grant opportunities, then preparing and submitting applications.

Examples of efficiencies achieved in 2021 include: data-sharing with the SCRD and Province re: creek monitoring; shortening parking stalls on Gower Point Road to create bike parking and two additional parking spots; launching CloudPermit, an online building permit application system; working with SeaChange, NSMEC and Gibsons Rotary Club to plant eelgrass shoots in Gibsons Harbour and to remove waste debris from local waters; \$2.2 million in grant-funded projects are currently underway, with \$550k in further funds pending.

Set tax rates and user fees that move Gibsons closer to true financial sustainability

- **Nov 2018 - December 31, 2021:** in the 2019, 2020 and 2021 budgets, the Town's utility rates were increased by 5% each year, which is made up of a 2% cost of living increase and a 3% asset replacement increase. In 2019, the overall property tax increase was 7.5%, while in 2020, the property tax increase was held to 2.2% in recognition of the economic impact of COVID-19. In 2021, a property tax increase of 7% was implemented, with 2% representing a general increase and 5% dedicated to establishing a [Police Services Tax](#) reserve to partially offset an anticipated annual increase of at least \$700k in the Town's future policing costs.

Planned Action Items: review Water and Sewer Long-Term Financial Plans (LTFPs) each fall; update LTFPs; review Town operational and capital requirements in preparation for Council budget discussions each spring; create long-term Asset Management Strategy document which draws on Asset Management Plans and sets out recommendations as to how to responsibly manage our assets in financially sustainable manner.

Partner with Nicholas Sonntag Marine Education Centre to advance the environmental stewardship of Gibsons Harbour

- **Nov 2018 - December 31, 2021:** 2019 Healthy Harbour Pilot study completed; [Project Healthy Harbour](#) initiated; breakwater biophysical surveyed; debris mapping completed; mooring impacts identified; Armours Beach biophysical and eelgrass assessment completed; facilitated local clean ups of Keats and Gibsons area beaches; established long-term monitoring transect at Armours Beach; established Healthy Harbour display at NSMEC; maintained pro-active collaborative work on protection of eelgrass beds in the Harbour area; developed Canadian Association of Underwater Science diving program; completed video capture for knowledge transfer and education programs; participated in Ocean Wise Ocean Watch Action Committee

Planned Action Items: support NSMEC in their work to develop Harbour User Guide; install buoys in Gibsons Harbour delineating "Voluntary No-Anchor Zone" to protect eelgrass beds; re-survey eelgrass beds for comparison purposes; pursue grants and funding to extend No-Anchor zones and continue Harbour clean-up efforts; develop educational signage for Gibsons waterfront/Harbour area in collaboration with Gibsons Rotary Club.

Receive licensing of Well 6 from the Ministry of Forests, Lands and Natural Resource Operations and Rural Development (FLNRORD); integrate Well 6 into Gibsons' water distribution network

- **Nov 2018 - December 31, 2021:** licensing application submitted; tendering process for construction of pumphouse, well pump and connection to Town's water system underway.

Planned Action Items: award project tender; consult with neighbouring residents; construct pumphouse and well pump; connect and commission new well. Staff anticipates commissioning Well 6 by summer 2022.

PLAN FOR SUSTAINABLE GROWTH

Goal: That planning for the future results in appropriate densities, maintains our unique character, preserves green space, provides for accessible, connected neighborhoods and reflects our carrying capacity; to gain support for a strategic, long-term approach to addressing the impacts of growth and development.

PRIORITIES: Completed

✓ Implement a Cannabis Policy

PRIORITIES: In Progress

Plan for funding our police force

- **Nov 2018 - December 31, 2021:** Policing Services Select (PSS) Committee established and final report from Committee received; during the 2021 Annual Budget process, Council Council approved a 7% annual increase in the Town of Gibsons' municipal tax. This comprises a 2% general increase and a 5% dedicated [Police Services Tax](#). The 5% increase related to the Police Services Tax (\$165,000) will be used to mitigate an expected increase of \$700,000 to \$1 million in Gibsons' annual policing costs, when Town population officially reaches 5,000 people; in June 2021, Mayor Beamish presented to Special Committee on Reforming the Police Act.

Planned Action Items: work with BC's Policing & Servicing Branch to prepare for change in Town of Gibsons' community policing services (now anticipated for 2027.)

Develop policies that support local, sustainable businesses

- **Nov 2018 - December 31, 2021:** In 2020 Budget, Business Tax Multiple (BTM) was reduced from 2.97 to 2.75; Cannabis Policy developed to provide clarity and opportunity to cannabis-related business owners; in 2021 Budget, BTM held at 2.75; established Gibsons Business Watch to monitor vulnerable business areas during pandemic closures

Planned Action Items: Annual review of Business Tax Multiple.

Ensure developers fairly contribute to increasing the livability of our community

- **Nov 2018 - December 31, 2021:** update of the *Community Amenity and Affordable Housing Contribution (CAAHC) Policy* initiated in late 2019; presentation of updated policy presented to Council in July 2021; survey to collect community feedback re: amenities undertaken in July 2021; new CAC Policy adopted in November 2021.

Planned Action Items: review set target rates for single-family and multi-family development in Q4 2022 to ensure numbers align with current market rates.

Seek opportunities to honour local/Indigenous history and traditions, and advance reconciliation efforts

- **Nov 2018 - December 31, 2021:** United Nations Declaration on the Rights of Indigenous People (UNDRIP) endorsed by Council; KAIROS Blanket Ceremony attended by members of Council and staff; [Healing Forest](#) project initiated; opportunities for public art, street naming and storytelling presented to representative of Skwxwu7mesh (Squamish) Nation; work to strengthen relationship with Skwxwu7mesh Nation initiated and ongoing; collaboration with Skwxwu7mesh Nation re: discovery of [artifact at White Tower Park](#) initiated; [orange crosswalks](#) installed at Gower Point/Winn intersection in recognition of [Truth & Reconciliation Day](#).

Planned Action Items: formally establish National Healing Forest; integrate Squamish history and/or plantings around the new White Tower Park stormwater ponds; seek out related educational opportunities for staff and Council; advance public art, street naming and storytelling initiative; protect archeological assets; improve practices, as defined by BC Heritage Protection Act.

FUTURE PRIORITY ITEMS

- Review and update sections of the Official Community Plan relating to: density clarification; form and character DPA guidelines; greenspace protection; connectivity; financial sustainability; natural asset management; Harbour Development strategy; age-friendly/accessibility strategy; active transportation; placemaking; and public art. Lobby for improvements to transportation between Upper and Lower Gibsons.

ADVOCATE FOR & FACILITATE A RANGE OF HOUSING TYPES

Goal: To advance the development of a full range of housing types, with an appropriate supply of affordable housing options which address the full spectrum of housing needs.

PRIORITIES: Completed

- ✓ **Complete Sunshine Coast Housing Needs Assessment**

PRIORITIES: In Progress

Develop an affordable housing strategy to address the full spectrum of housing needs for the community

- **Nov 2018 - December 31, 2021:** Housing Needs Report Implementation Framework received; in July 2021, Council endorsed a Housing Strategy for the Town. In fall 2021, Council prioritized the action items and recommendations presented in the Housing Strategy; final document is anticipated for Q1 2022.

Facilitate the development of a range of affordable housing projects

- **Nov 2018 - December 31, 2021:** 40 units of affordable housing approved for development at 571 Shaw Road; 40 units of supportive housing opened at 749 School Road; 2 units of affordable housing completed on Franklin Road; bylaws amended in Poplar Lane/Davis Road neighbourhood to encourage gentle infill density; bylaws amended to allow Secondary Suites in more types of homes and rental-only apartments at 1000 Venture Way; [Garden Suites](#) policy review initiated, with 2 related surveys completed; [Community Amenity and Affordable Housing Contribution Policy](#) completed; Housing Strategy nearing completion.



Planned Action Items: prepare unused Town-owned road ends at Glassford/Gower Point Road and at Glen/Seaview for development or sale; complete Garden Suites policy review; work with Province and local organizations to ensure opening of supportive housing development is positive for all stakeholders; explore opportunities to encourage/incentivize development of rental housing; support Sunshine Coast Affordable Housing Society in efforts to secure funding for 571 Shaw Road project.

Implement a short-term rentals strategy

- **Nov 2018 - December 31, 2021:** after extensive community consultation in 2019, three STR bylaws were given first and second readings, and two Virtual Public Hearings were held in 2020. Following the release of the Sunshine Coast Housing Needs Assessment Report in October 2020, the draft STR bylaws were returned to the Planning & Development Committee for further review and discussion; in Fall 2021, a workshop was held to help Council prioritize the goals of an STR bylaw; subsequently, Council endorsed a budget of \$30k for a consultant to design a bylaw, design an enforcement and evaluation program, and support implementation of the bylaw. Adoption of a STR bylaw is anticipated for Q2 2022.

FUTURE PRIORITY ITEMS

- **Consider opportunities to expand the community services on Christenson Lands**

INCREASE RESILIENCE TO THE CHANGING CLIMATE

Goal: to increase our community's resilience to the local impacts and risks from climate change by seeking out opportunities for mitigation and adaptation measures.

PRIORITIES: Completed

- ✓ **Update business plan for district energy utility in Upper Gibsons**

PRIORITIES: In Progress

Prioritize retention and expansion of green space to secure adequate levels of tree canopy, protect habitat, decelerate the rapid rate of biodiversity loss, and foster community health, connectivity and well-being

- **Nov 2018 - December 31, 2021:** update to Town's Subdivision and Development Bylaw initiated; [Tree Preservation Bylaw](#) adopted; [Urban Forest Plan](#) initiated (3-year timeline); [Healing Forest](#) project initiated; Charman Lands preservation initiated as one component of [Source to Sea Project](#); orthographic photography updated; Tree Preservation Bylaw Select Committee established; Seaview Trail revitalized; update of DPA 1 and 2 initiated (funding authorized).

Planned Action Items: Advance Urban Forest Plan; update the Subdivision and Development Servicing and Stormwater Management Bylaw; at completion of Source to Sea project, formally define Charman Lands and preserve in perpetuity; formally establish Healing Forest; revise Tree Preservation Bylaw to reflect Committee findings; complete update of DPA 1 and 2.

Continue to address climate change risk in our Asset Management plans

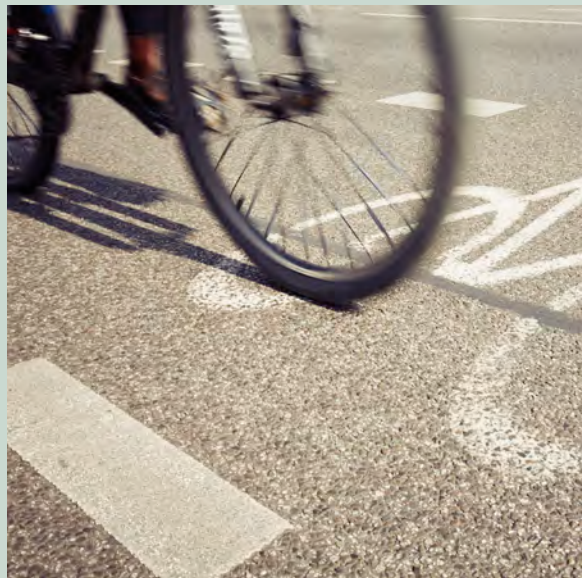
- **Nov 2018 - December 31, 2021:** [Coastal Resilience](#) project completed; [Source to Sea](#) project advanced; Gibsons Aquifer Mapping Study update underway.

Planned Action Items: update Water Audit; update wastewater collection strategic plan.

Update trail and cycle network strategy

- **Nov 2018 - December 31, 2021:** trail constructed between Harmony Lane and Glassford Way; design of beach and trail signage completed; Gibsons Connector project (construction of downhill bike lane on Gibsons Way; North Fletcher upgrades; safe crossing for cyclists at School Road and South Fletcher) completed; [granted \\$675k](#) for Active Transportation Network upgrades; successfully advocated for bike lanes on North Road, between Reed Road and Gibsons Way; resident feedback on trial closure of Glassford Road collected.

Planned Action Items: continue to advocate for a crosswalk at Kiwanis and a westbound bike lane on Gibsons Way between North Road and Sunnycrest; install informational signage at all trailheads and beach access points; establish active transportation routes that effectively link green spaces as per [ATN grant](#); identify and implement [traffic-calming measures on Glassford Road](#); develop a plan to implement [traffic-calming measures on Gower Point Road](#) south of Franklin Road; extend [Reed Road multi-use path](#) from Park Road to North Road.



Support community and student-led initiatives that focus on climate change mitigation and adaptation

- **Nov 2018 - December 31, 2021:** Local (pre-COVID) student-led climate strikes were supported by Council; Sunshine Coast Youth Council established.

Planned Action Items: support initiatives presented by Sunshine Coast Youth Council.

Support strategies to reduce impact of climate change on local wildlife

- **Nov 2018 - December 31, 2021:** Urban Forest Plan initiated; Tree Preservation Bylaw adopted; significant eelgrass protection efforts established via [Project Healthy Harbour](#); [Wildlife Attractant Bylaw](#) adopted to help control animal attractants beyond garbage.

Planned Action Items: monitor health of eelgrass beds; address relocation of barges from Gibsons Harbour; work with local governments to address disposal of invasive species; adopt Invasive Species Bylaw, once disposal method has been established; education campaign re: impact of free-roaming cats on wildlife and humans.

Develop and implement a comprehensive Climate Action & Resiliency Plan that is bold, inclusive and focused on a low-carbon economy and Zero Waste

- **Nov 2018 - December 31, 2021:** extended CAO's role to include Chief Resiliency Officer; [BC Energy Step Code](#) implemented; [Coastal Resilience](#) project completed; signed pledge agreement with "[Cities Race to Zero](#)" a global campaign to take rigorous and immediate action to halve global emissions by 2030 and deliver a healthier, fairer zero carbon world.

FUTURE PRIORITY ITEMS

- Update community greenhouse gas inventory and develop carbon-neutral operations plan



COLLABORATE ON REGIONAL ISSUES

Goal: To collaborate and partner with our neighbouring jurisdictions to effectively address shared opportunities and challenges.

PRIORITIES: In Progress

Develop regional Water Governance Model

- **Nov 2018 - December 31, 2021:** ToG co-hosted two community “Water Dialogue” sessions; delivered “Options for Pursuing A Regional Approach to Watershed Management and Governance” white paper to the Sunshine Coast Regional District (SCRD); water service from the Gibsons Aquifer was extended to Zone 3 residents; in summer 2021, ToG provided water to SCRD in order to mitigate District’s Stage 4 conditions.

Planned Action Items: continue to work with regional and provincial partners on Regional Water Governance, including securing additional protections for the Gibsons Watershed, updating the Gibsons Aquifer Study; update Bulk Water Agreement with SCRD to reflect reduction in water use by Town of Gibsons.

Advocate for improvements to highway infrastructure and ferry services

- **Nov 2018 - December 31, 2021:** Local governments on the Sunshine Coast regularly team up to press BC’s Transportation Ministry (MOTI) for better, safer local highways; Council maintains representation on the Southern Sunshine Coast Ferries Advisory Committee; Town staff working with MOTI to promote expansion of bike lanes on Ministry roads within Town boundaries; new bike lanes installed by MOTI on North Road between School Road and Reed Road; resolution requiring MOTI to conduct meaningful consultation with local governments located on provincial highways presented at 2021 UBCM.

Planned Action Items: continue to work with MOTI to implement identified improvements on North Road, Gibsons Way and Reed Road, including crosswalks, bike lanes and intersection improvements at School Road and Pratt Road; seek funding to build improvements identified in the Safe Routes to School project and partner with School District 46 where appropriate.

Support regional childcare needs assessment

- **Nov 2018 - December 31, 2021:** [Sunshine Coast Childcare Action Plan](#) was completed in February 2020.

Planned Action Items: support advancement of 10-year targets for the creation of new child care spaces as presented in SC Childcare Action Plan; investigate use of public facilities for daycare operations; develop an Accessible Playground Strategy to build park improvements in all neighbourhoods to support daycare providers and encourage physical activity and social connections.

Develop Fringe Area Plan with SCRD (Areas E & F)

- **Nov 2018 - December 31, 2021:** Work to extend the Aquifer Protection DPA advanced; preliminary discussions completed.

Planned Action Items: lead the development of a Fringe Area Plan with SCRD (Areas E and F) at a watershed scale, including Aquifer protection, flood protection, transportation routes, Asset Management and land-use planning.

Collaborate on regional affordable housing strategy

- **Nov 2018 - December 31, 2021:** Sunshine Coast Housing Needs Assessment survey completed; final report received and endorsed by SCRD, District of Sechelt and Town of Gibsons; RFP for regional housing coordinator issued

Planned Action Items: work with local governments to implement regional recommendations, including regional housing service to directly fund affordable housing on the Sunshine Coast.

Support clean regional transportation strategies

- **Nov 2018 - December 31, 2021:** Planning staff has been participating in the Sunshine Coast Future Action Plan working group to discuss the future transit plan for the Sunshine Coast; staff also meets with multiple local government organizations to identify multi-lateral opportunities to improve active school travel.

Collaborate on regional wildfire and emergency plan

- **Nov 2018 - December 31, 2021:** \$114,850 grant received by SCRD to assist with wildfire planning and prevention; in June 2021, Community Wildfire Protection Plan completed, includes 43 recommendations to reduce wildfire risk; in summer 2021, local governments teamed up on Coast-wide “Be Fire Safe” campaign.

Planned Action Items: support and participate in regional wildfire protection planning efforts being led by SCRD; recommend updates to the Regional Emergency Plan to include improvements to Neighbourhood Preparedness and Social Support Programs.

Collaborate to improve condition of local sports fields

- **Nov 2018 - present:** Town staff now collaborate with a Coast-wide group of playing field stakeholders to identify the maintenance required to ensure minimum service levels and to share resources. This led to regular and strategic maintenance at Brothers Park and significantly improved playing fields.

Planned Action Items: continue to work with SCRD to improve scheduling of usage and maintenance of Brothers Park; encourage regional collaboration on the sharing of equipment and resources across the Coast.

Pursue legal protection of Gibsons Aquifer recharging areas and promote consistency with bylaws relating to Aquifer protection

- **Nov 2018 - present:** Staff are working with regional, provincial and indigenous governments to further protect the Aquifer’s recharge area; in November 2021, Mayor Beamish hosted a “[Watershed Dialogue](#)” which brought together participants from 15 different organizations to discuss how best to protect local watersheds.

Planned Action Items: continue to actively collaborate/advocate with local governments and Province re) aquifer and watershed protections; contribute to development of Province’s Watershed Security Strategy and Fund.

Maintain a regional approach to economic development and tourism

- **Nov 2018 - present:** Council supports and contributes financially to the work of the Sunshine Coast Regional Economic Development Organization (SCREDO), Sunshine Coast Tourism (SCT), and the Sunshine Coast Business Recovery Centre, which was established in response to COVID-19.

Planned Action Items: support Sunshine Coast Regional Labour Market Study proposal initiated by Powell River Education Services Society; \$254k grant received to upgrade Gibson’s Visitor Centre in partnership with SCT.

Collaborate on regional growth strategy

- **Nov 2018 - present:** SCRD shared project scope/plan with partners; SCRD investigating possibility of establishing “community social service” into which all local governments would contribute; District of Sechelt (DoS) led collaborative development of Poverty Reduction Strategy from Oct 2020 to June 2021.

Planned Action Items: submit grant application in partnership with Salish Soils to establish second composting facility near Howe Sound Pulp and Paper mill; continue to participate in and support Regional Growth Strategy work underway; support DoS in application for grant to advance Phase 2 of Poverty Reduction Strategy.

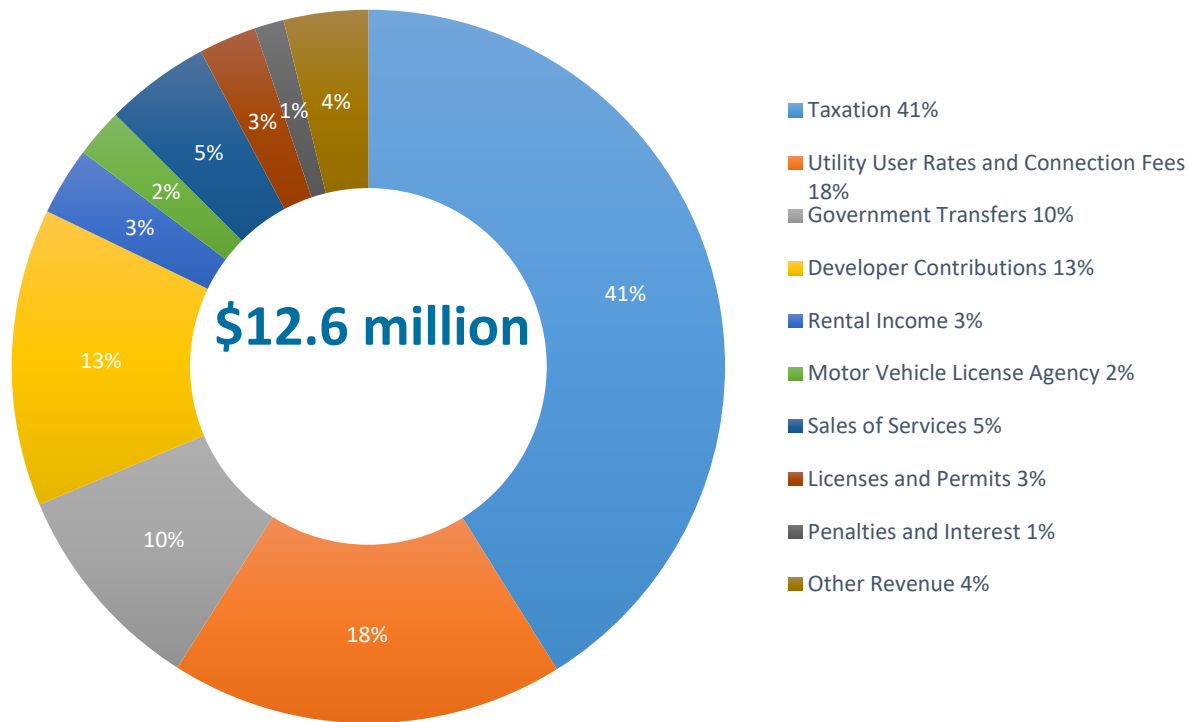
Collaborate on regional climate resiliency strategy

- **Nov 2018 - December 31, 2021:** Council endorsed Sunshine Coast Food Charter; SCRD investigating feasibility of installing solar arrays on Gibsons and Area Community Centre; Letter of support provided to My Sea to Sky for the Climate Action Report Card Project; new Building Bylaw, including BC Energy Step Code, adopted by all local governments; in June 2021, local governments collaborated on response to heat dome and wildfire communications; staff are assisting SCRD staff in the development of a regional climate action plan

Planned Action Items: lead the update to the regional Community Energy and Emissions Plan (CEEP) in cooperation with the SCRD and Province of BC; develop a Climate Adaptation Strategy for the Gibsons Aquifer watershed.

2021 FINANCIAL HIGHLIGHTS

WHERE THE MONEY CAME FROM: 2021 GROSS REVENUE AND CONTRIBUTIONS



Taxation is the net municipal portion of all property taxes, 1% utility tax, grants in lieu of taxes levied or collected and fees & charges.

Utility User Rates and Connection Fees are revenues generated from the water & sewer funds.

Government Transfers are essentially grants from senior levels of government.

Developer Contributions are tangible capital assets recorded at their fair market value that have been transferred to the Town. These contributions are from privately developed subdivisions and include assets such as water systems, wastewater systems, storm systems, roads and parks.

Rental Income is income generated through the rental fees for use of properties and facilities owned by the Town.

Motor Vehicle Licence (ICBC) revenues are commissions raised from the sale of vehicle insurance, driver exams, driver license renewals and special permits.

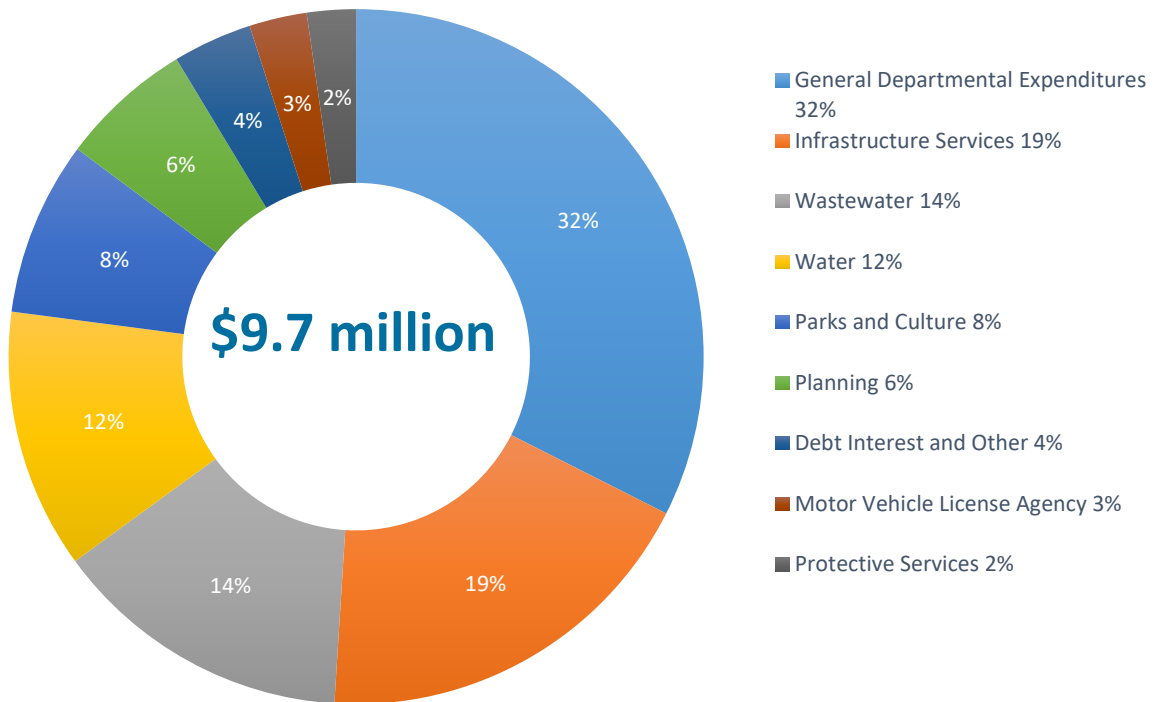
Sales of Services is the revenue from the sales of goods and services to individuals, organizations or other governments. This includes garbage and organic collection user fees.

Licenses and Permits include revenue collected from municipal licenses. It also includes revenue collected from permits such as building, construction, demolition and plumbing.

Penalties and Interest are revenues generated from taxpayers who have not paid their taxes or utility bills by the due date.

Other Revenue includes revenues which are not included in the revenue categories defined above. This includes Planning & Transportation revenues.

WHAT THE MONEY WAS USED FOR: 2021 EXPENSES BY FUNCTION



General Departmental Expenditures includes Council, legislative and general administration.

Infrastructure Services includes engineering services, asset management, public works, GIS and project management.

Wastewater includes the collection system, sewer lift stations and wastewater treatment plant.

Water includes the water distribution system, wells, pumps and reservoirs.

Parks and Culture includes parks maintenance and cultural programs offered by the Town.

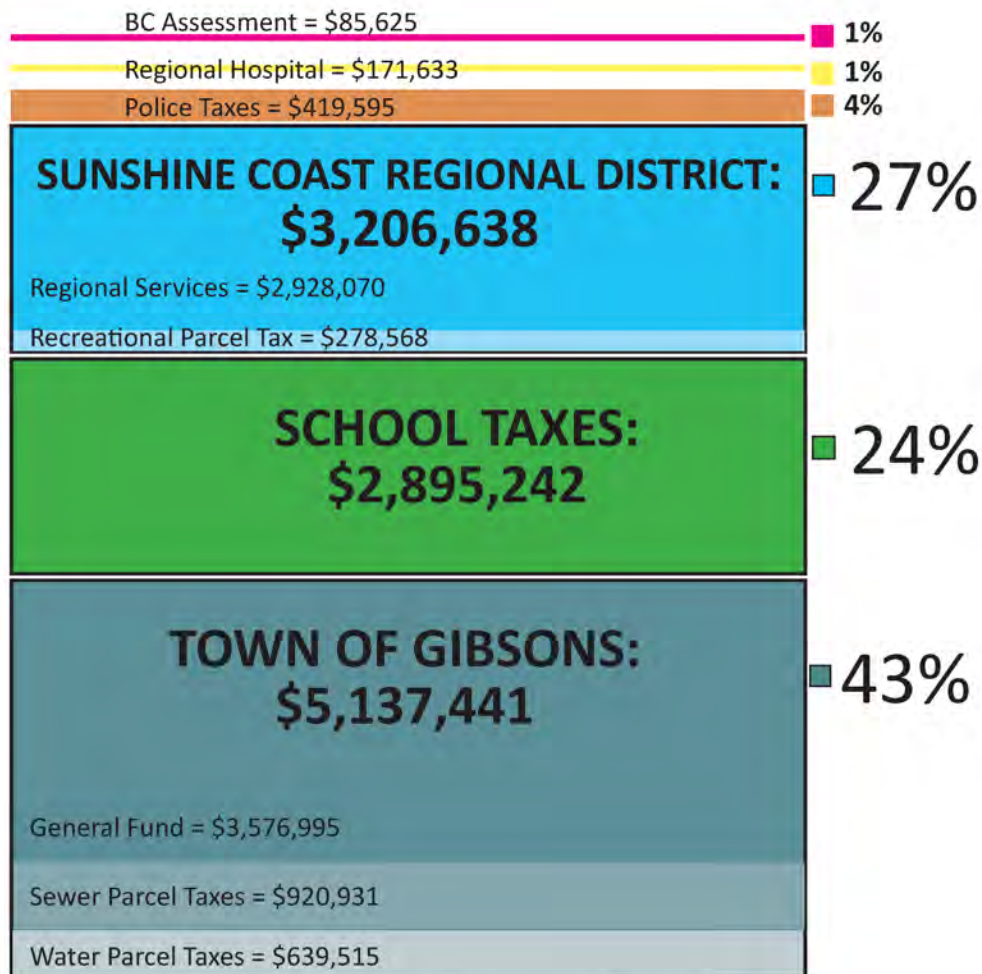
Planning The Planning Department is responsible for managing the Town's growth and development. Assistance and inquiries from residents, property owners and developers on land use, and development matters are provided.

Debt Interest and Other includes the interest the Town pays for long-term debt borrowing and bank charges.

Motor Vehicle License Agency refers to operation of I.C.B.C. Driver Services, including insurance, driver examinations, driver license renewals and special permits.

Protective Services includes the Building Inspections and Bylaw department. Services include building inspections, review of plans, inspection of construction and answering enquiries from residents, property owners, architects, engineers, builders and developers on matters related to building construction, renovation, the BC Building and Plumbing Code and applicable Provincial and Federal regulations. Bylaw Enforcement monitors and seeks compliance with the bylaws enacted by Mayor and Council to regulate the affairs of the Town of Gibsons.

2021 COLLECTION OF TAXES: WHERE DO MY PROPERTY TAXES GO?



The Town of Gibsons retains just 43% of the total property taxes it collects. The balance is distributed to five other government agencies, which each determine their own taxation requirements.

Town of Gibsons
Financial Statements
For the Year Ended December 31, 2021

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Management's Responsibility for the Financial Statements

The accompanying financial statements of the Town of Gibsons (the "Town") are the responsibility of management and have been prepared in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board. A summary of the significant accounting policies are described in Note 1 to the financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The Town's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the financial statements. These systems are monitored and evaluated by management.

Mayor and Council meet with management and the external auditors to review the financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the financial statements.

The financial statements have been audited by BDO Canada LLP, independent external auditors appointed by the Town. The accompanying Independent Auditor's Report outlines their responsibilities, the scope of their examination and their opinion on the Town's financial statements.



Chief Administrative Officer



Director of Finance

April 19, 2022



Independent Auditor's Report

To the Mayor and Council of the Town of Gibsons

Opinion

We have audited the financial statements of the Town of Gibsons (the "Town") which comprise the Statement of Financial Position as at December 31, 2021 and the Statements Operations, Changes in Net Debt, and Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Town of Gibsons as at December 31, 2021 and its results of operations, its changes in net debt and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally-accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of this report. We are independent of the Town in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Unaudited Information

We have not audited, reviewed, or otherwise attempted to verify the accuracy or completeness of the Schedule A of the Town's financial statements.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Town's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Town, or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Town's financial reporting process.



Tel: 604 688 5421
Fax: 604 688 5132
vancouver@bdo.ca
www.bdo.ca

BDO Canada LLP
Unit 1100 - Royal Centre
1055 West Georgia Street
Vancouver BC V6E 3P3 Canada

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally-accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally-accepted auditing standards we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. But not for the purpose of expressing an opinion on the effectiveness of the Town's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Town's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However future events or conditions may cause the Town to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.


BDO Canada LLP

Chartered Professional Accountants
Vancouver, British Columbia
April 19, 2022

BDO Canada LLP, a Canadian limited liability partnership, is a member of BDO International Limited, a UK company limited by guarantee, and forms part of the international BDO network of independent member firms.

Town of Gibsons
Statement of Financial Position

December 31	2021	2020
Assets		
Financial Assets		
Cash	\$ 634,180	\$ 2,102,991
Portfolio investments (Note 2)	16,213,735	12,824,132
Taxes receivable	293,505	421,500
Accounts receivable	1,071,556	1,056,796
	<u>18,212,976</u>	<u>16,405,419</u>
Liabilities		
Accounts payable and accrued liabilities	2,436,911	4,442,931
Deferred revenue (Note 3)	1,266,978	244,374
Long-term debt (Note 4) (Schedule 1)	10,031,442	9,602,508
Development cost charges (Note 5)	1,902,997	1,235,717
Refundable deposits	3,373,955	3,003,285
	<u>19,012,283</u>	<u>18,528,815</u>
Net Debt	<u>(799,307)</u>	<u>(2,123,396)</u>
Non-Financial Assets		
Tangible capital assets (Note 9)	61,295,451	59,678,727
Prepaid expenses	50,553	33,695
	<u>61,346,004</u>	<u>59,712,422</u>
Accumulated Surplus (Note 6)	<u>\$ 60,546,697</u>	<u>\$ 57,589,026</u>



Mayor



Director of Finance

The accompanying notes are an integral part of these financial statements.

Town of Gibsons
Statement of Operations

For the Year Ended December 31	Fiscal Plan 2021	2021	2020
Revenue (Schedules 3 and 4)			
Taxation (Note 10)	\$ 5,234,459	\$ 5,199,266	\$ 4,900,114
Utility user rates and connection fees	2,278,021	2,257,433	2,005,760
Government transfers (Schedule 2)	2,603,097	1,222,889	2,675,604
Other contributions	-	111,079	148,945
Sales of services	1,070,421	600,957	646,434
Other revenue	1,295,689	1,591,783	1,542,153
Contributions from developers	353,070	1,656,063	524,621
	12,834,757	12,639,470	12,443,631
Expenses (Schedules 3 and 4)			
General departmental expenditures	7,047,810	6,687,045	6,383,466
Water system	1,288,605	1,271,665	1,356,012
Sewer system	1,810,377	1,454,354	1,298,941
Motor vehicle license agency	296,954	259,434	235,547
Loss on disposal of tangible capital assets	-	9,301	9,928
	10,443,746	9,681,799	9,283,894
Annual Surplus	2,391,011	2,957,671	3,159,737
Accumulated Surplus, beginning of year	57,589,026	57,589,026	54,429,289
Accumulated Surplus, end of year	\$ 59,980,037	\$ 60,546,697	\$ 57,589,026

Fiscal Plan (Note 14)

The accompanying notes are an integral part of these financial statements.

Town of Gibsons
Statement of Changes in Net Debt

For the Year Ended December 31	Fiscal Plan 2021	2021	2020
Annual Surplus	\$ 256,940	\$ 2,957,671	\$ 3,159,737
Acquisition of tangible capital assets	(6,079,000)	(3,388,119)	(4,518,425)
Amortization of tangible capital assets	1,559,735	1,762,094	1,559,735
Loss on disposal of tangible capital assets	-	9,301	9,928
	(4,519,265)	(1,616,724)	(2,948,762)
Gross acquisition of prepaid expenses	-	(16,858)	(8,477)
Change in net debt for the year	(4,262,325)	1,324,089	202,498
Net debt, beginning of year	(2,123,396)	(2,123,396)	(2,325,894)
Net debt, end of year	\$ (6,385,721)	\$ (799,307)	\$ (2,123,396)

Fiscal Plan (Note 14)

The accompanying notes are an integral part of these financial statements.

Town of Gibsons		
Statement of Cash Flows		
For the Year Ended December 31	2021	2020
Cash provided by (used in)		
Operating transactions		
Annual surplus	\$ 2,957,671	\$ 3,159,737
Items not involving cash		
Development cost charges recognized	(286,494)	(413,015)
Contributed tangible capital assets	(1,327,951)	-
Loss on disposal of tangible capital assets	9,301	9,928
Amortization	1,762,094	1,559,735
	3,114,621	4,316,385
Changes in non-cash operating balances		
Accounts and taxes receivable	113,235	1,043,516
Accounts payable and accrued liabilities	(1,635,350)	2,501,033
Prepaid expenses	(16,858)	(8,477)
Deferred revenue	1,022,604	(523)
	2,598,252	7,851,934
Capital transaction		
Acquisition of tangible capital assets	(2,060,168)	(4,518,425)
Investing transactions		
Change in portfolio investments, gross	(3,389,603)	(4,589,143)
Financing transactions		
Development cost charges contributions	938,384	493,846
Interest on development cost charges	15,390	16,329
Issuance of debt	960,000	3,311,509
Repayment of debt	(531,066)	(688,855)
	1,382,708	3,132,829
Increase (decrease) in cash during year	(1,468,811)	1,877,195
Cash, beginning of year	2,102,991	225,796
Cash, end of year	\$ 634,180	\$ 2,102,991

The accompanying notes are an integral part of these financial statements.

Town of Gibsons

Notes to the Financial Statements

December 31, 2021

The Town of Gibsons (the "Town") is a municipality in the Province of British Columbia and operates under the provisions of the Local Government Act and Community Charter. The Town provides municipal services such as public works, planning, parks, garbage collection and other general government services.

These financial statements are prepared by management in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board ("PSAB").

1. Significant Accounting Policies

(a) Cash

Cash includes all highly liquid investments with maturity of three months or less at acquisition.

(b) Portfolio Investments

Portfolio investments represent pooled investment funds and term deposits and are recorded at market values which approximate cost.

(c) Revenue Recognition

Taxes are recorded in the period when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual levies for non-optional municipal services and general administrative services are recorded as taxes for municipal services in the year they are levied. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts. Levies imposed by other taxing authorities and collected on their behalf are not included as taxation revenue.

Through the British Columbia Assessments appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded.

Sale of service and other revenue is recognized on an accrual basis as services are rendered.

Charges for sewer and water usage are recorded as utility user fees. Connection fee revenues are recognized when the connection has been established.

Receipts which are restricted by agreement with external parties are recorded as deferred revenue at the time they are received. When the qualifying expenditures are incurred the related contributions are brought into revenue.

(d) Government Transfers

Government transfers, which include legislative grants, are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Government transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Government transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

(e) Collection of Taxes on Behalf of Other Entities

The Town collects taxation revenue on behalf of other entities. Such levies, other revenues, expenses, assets and liabilities with respect to the operations of entities are not reflected in these financial statements.

Town of Gibsons
Notes to the Financial Statements

December 31, 2021

1. Significant Accounting Policies (Continued)

(f) Deferred Revenue

Funds received for specific purposes as restricted by legislation, regulation or agreement and are not available for general municipal purposes are accounted for as deferred revenue on the statement of financial position. The revenue is recognized in the statement of operations in the year in which it is used for the specified purpose.

Revenues from the sale of business licenses, dog tags and rental revenues pertaining to the subsequent year have been deferred. These amounts will be recognized as revenue in the period services are provided over the period to which they were collected.

(g) Liability for Contaminated Sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard.

A liability for remediation of contaminated sites is recognized when all the following criteria are met:

- an environmental standard exists;
- contamination exceeds the environmental standard;
- the Town is directly responsible or accepts responsibility;
- it is expected that future economic benefits will be given up; and
- a reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

As at December 31, 2021 and 2020, the Town has reported no amounts as liability for contaminated sites.

1. Significant Accounting Policies (Continued)

(h) Tangible Capital Assets

Tangible capital assets are recorded at cost less accumulated amortization and are classified according to their functional use. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight-line basis over the estimated life of the tangible capital asset commencing once the asset is put into use. Contributed tangible capital assets are recorded at fair value at the time of the contribution.

Estimate useful lives of tangible capital assets are as follows:

Buildings	50 to 60 years
Equipment and Furniture	5 to 25 years
Vehicles	10 to 15 years
Roads	15 to 80 years
Drainage	30 to 80 years
Geo Utility	10 to 80 years
Other Tangible Capital Assets	15 to 40 years
Sewer Infrastructure	3 to 80 years
Water Infrastructure	10 to 80 years
Work in Progress	Not amortized until put into use

The Town is fortunate to have many natural assets that reduce the need for engineered infrastructure that would otherwise be required. This includes the Gibsons Aquifer (water storage and filtration), creeks, riparian areas and wetlands (storm water management), the marine foreshore (natural seawall) and the urban forest (numerous social, environmental and economic benefits). Canadian public sector accounting standards do not allow for the valuation and recording of such assets into the financial statements of the Town. As such, these natural assets are not reported in these financial statements. The Town's ability to provide services is dependent on the ability of these assets to withstand the impacts of climate change and to continue to perform as required. Recognizing this importance of this, the Town is investing in natural assets to increase our resiliency to climate change. This investment includes: coastal resiliency modeling, urban forest planning, creek assessment and monitoring, aquifer monitoring, expansion of storm water retention ponds, upgrading a seaside sanitary pump station and undertaking a watershed scale mapping study.

Town of Gibsons
Notes to the Financial Statements

December 31, 2021

1. Significant Accounting Policies (Continued)

(i) Use of Estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from management's best estimates as additional information becomes available in the future. Areas requiring significant estimation include useful lives of tangible capital assets and collectability of receivables.

2. Portfolio Investments

Portfolio investments include CIBC high interest savings, BC Credit Union term deposits and Municipal Finance Authority Pooled Investments. CIBC high interest savings and BC Credit Union term deposits yielded an effective interest rate of 0.80% - 2.70% (2020 - 0.90% - 2.55%) and are redeemable at any time. MFA money market funds include securities issued by federal and provincial governments, Canadian banks and highly rated corporations. The money market fund yielded an annualized interest rate of 0.15% (2020 - 0.85%) and its investments are redeemable at any time. These investments are held by the Town for the purposes of earning investment income.

3. Deferred Revenue

Deferred revenue represents funds received, that are held for various restricted purposes. These funds are recognized as revenue in the period when the eligible related expenditures have been incurred or restrictions have been met.

	2020	Receipts	Revenue Recognized	2021
Donations	\$ 17,668	\$ -	\$ -	\$ 17,668
Prepaid rent	132,595	-	-	132,595
Prepaid services	94,111	137,438	(94,111)	137,438
Grants	-	1,117,485	(138,208)	979,277
	<u>\$ 244,374</u>	<u>\$ 1,254,923</u>	<u>\$ (232,319)</u>	<u>\$ 1,266,978</u>

Town of Gibsons
Notes to the Financial Statements
December 31, 2021

4. Debt

(a) Future principal requirements on existing long-term debt:

Loan payments over the next five years and thereafter are as follows. For additional detailed information see Schedule of Long Term Debt (Schedule 1).

2022	\$ 586,481
2023	510,324
2024	527,293
2025	544,907
2026	505,690
2027 and onwards	7,356,747
	<u>\$10,031,442</u>

(b) Unissued Debt

The following approved debt remained unissued as at December 31, 2021:

Loan Authorization	Expiry	Gross Amount Approved	Unissued Amount	Temporary Borrowings
1264 Sewer Capital Improvements	2024	1,760,000	310,000	1,450,000
1265 Water Capital Improvements	2024	3,329,000	879,000	2,450,000

5. Development Cost Charges

	Roads	Drainage	Water	Sewer	Total
Balance, January 1, 2020	\$ 512,420	\$ 493,241	\$ 53,651	\$ 79,245	\$ 1,138,557
Interest received	7,651	6,202	1,072	1,404	16,329
Developer contributions	182,416	54,701	67,789	188,940	493,846
Expenditures	(346,995)	(37,492)	-	(28,528)	(413,015)
Balance, December 31, 2020	355,492	516,652	122,512	241,061	1,235,717
Interest received	6,115	4,437	2,138	2,700	15,390
Developer contributions	569,444	36,240	207,118	125,582	938,384
Expenditures	(273,873)	(7,371)	(5,250)	-	(286,494)
Balance, December 31, 2021	\$ 657,178	\$ 549,958	\$ 326,518	\$ 369,343	\$ 1,902,997

Town of Gibsons

Notes to the Financial Statements

December 31, 2021

6. Accumulated Surplus

The Town segregates its accumulated surplus in the following categories:

	2021	2020
Total Operating Fund (a)	\$ 6,924,453	\$ 5,598,076
Reserve Fund (b)	2,358,235	1,914,731
Investment in tangible capital assets (c)	51,264,009	50,076,219
	<u>\$ 60,546,697</u>	<u>\$ 57,589,026</u>

- (a) Included in the total are funds: 1) Funds related to the Estate of Muriel E. Haynes of \$208,275 (2020 - \$206,581). These funds are to be spent on capital improvements at the Gibsons Pool for the general benefit of the community of Gibsons as a whole. 2) Covid-19 Safe Restart Grant for Local Governments. These funds were provided to ensure the Town can continue to provide essential services during the effects of the pandemic.
- (b) Reserve funds represent funds set aside in accordance with a bylaw or council resolution for specific purposes and are comprised of the following:

	Capital Works	Community Works	Public Parking	Park Acquisition	Affordable Housing	Community Amenity	Total
Balance, January 1, 2020	\$ 525,274	\$ 547,502	\$ 123,121	\$ 30,113	\$ 567,751	\$ 3,929	\$1,797,690
Interest Received	6,458	8,018	1,513	370	7,073	48	23,480
Contributions and transfers	-	249,051	-	-	24,915	1,533	275,499
Operating fund transfers	167,000	-	-	-	-	-	167,000
Expenditures	(154,884)	(124,054)	-	-	(70,000)	-	(348,938)
Balance, December 31, 2020	543,848	680,517	124,634	30,483	529,739	5,510	1,914,731
Interest received	5,905	7,351	1,022	250	4,344	45	18,917
Contributions and transfers	-	509,606	-	-	24,615	1,873	536,094
Operating fund transfers	489,670	-	-	-	-	-	489,670
Expenditures	(94,609)	(506,568)	-	-	-	-	(601,177)
Balance, December 31, 2021	<u>\$ 944,814</u>	<u>\$ 690,906</u>	<u>\$ 125,656</u>	<u>\$ 30,733</u>	<u>\$ 558,698</u>	<u>\$ 7,428</u>	<u>\$2,358,235</u>

Town of Gibsons
Notes to the Financial Statements
December 31, 2021

6. Accumulated Surplus (Continued)

- (c) The investment in tangible capital assets represents amounts already spent and invested in infrastructure.

	2021	2020
Tangible capital assets	\$61,295,451	\$59,678,727
Amounts financed by:		
Long-term debt	(10,031,442)	(9,602,508)
Investment in TCA	<u>\$51,264,009</u>	<u>\$50,076,219</u>

7. Commitments

(a) Integration of Regional District and Town Water Supply

The Town has entered into a Bulk Water Supply Agreement with the Sunshine Coast Regional District ("Regional District") to provide water supply to Zone 3 residents. In 2021, the Town purchased 0 m³ of water (2020 – 118,040 m³) at a cost of \$0 (2020 - \$254,294). As of August 1, 2020, the Town expanded the use of its water supply and now supplies Zone 3 with aquifer water. The Town's reliance on the Regional District supplied water is now limited to fire flow and peak demand supply for Zone 3 as required. The twenty-five year agreement commenced June 3, 2013 and expires June 2, 2038.

8. Pension Plan

The Town and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly-trusted pension plan. The board of Trustees, representing plan members and employers, is responsible for administering the management of the Plan, including investment of the assets and administration of the benefits. The Plan is a multi-employer defined benefit pension plan. Basic pension benefits provided are based on a formula. As at December 31, 2020, the Plan has about 220,000 active members and approximately 112,000 retired members. Active members include approximately 42,000 contributors from local government.

Every three years, an actuarial valuation is performed to assess the financial position of the Plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the Plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the Plan. This rate may be adjusted for the amortization of any funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation as at December 31, 2018 indicated a \$2,866 Million funding surplus for basic pension benefits on a going concern basis.

8. Pension Plan (Continued)

The Town paid \$246,930 (2020 - \$261,820) for employer contributions while employee contributions totaled \$217,163 (2020 - \$232,711) to the Plan in fiscal 2021.

The next valuation will be as at December 31, 2021, with results available in 2022. Employers participating in the plan record their pension expense at the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

Town of Gibsons

Notes to the Financial Statements

December 31

9. Tangible Capital Assets

	Land	Buildings	Furn. and Equip.	Vehicles	Roads	Drainage	Geo Utility	Other Tangible Capital Assets	Sewer Utility	Water Utility	Work In Progr.	2021	2020
Cost, beginning of year	\$10,964,892	\$ 7,458,443	\$ 617,673	\$ 1,657,263	\$17,007,600	\$ 6,840,829	\$ 1,250,867	\$ 3,225,137	\$14,703,019	\$17,873,469	\$ 4,354,344	\$85,953,536	\$ 81,566,786
Additions	425,370	-	21,973	94,606	1,362,736	214,953	-	92,942	540,915	244,136	390,488	3,388,119	4,518,425
Disposals	-	-	-	-	(74,292)	(20,077)	-	-	(28,472)	(12,094)	-	(134,935)	(131,675)
Transfers	-	-	-	-	363,101	75,137	-	43,630	3,147,190	89,583	(3,718,641)	-	-
Cost, end of year	11,390,262	7,458,443	639,646	1,751,869	18,659,145	7,110,842	1,250,867	3,361,709	18,362,652	18,195,094	1,026,191	89,206,720	85,953,536
Accumulated amortization, beginning of year	-	3,643,301	445,011	1,038,620	7,869,496	1,787,229	226,236	1,543,817	5,407,935	4,313,164	-	26,274,809	24,836,821
Amortization	-	185,549	44,680	87,029	525,696	89,286	26,926	96,183	349,027	357,718	-	1,762,094	1,559,735
Disposals	-	-	-	-	(74,292)	(10,775)	-	-	(28,472)	(12,095)	-	(125,634)	(121,747)
Accumulated amortization, end of year	-	3,828,850	489,691	1,125,649	8,320,900	1,865,740	253,162	1,640,000	5,728,490	4,658,787	-	27,911,269	26,274,809
Net carrying amount, end of year	\$11,390,262	\$ 3,629,593	\$ 149,955	\$ 626,220	\$10,338,245	\$ 5,245,102	\$ 997,705	\$ 1,721,709	\$12,634,162	\$13,536,307	\$ 1,026,191	\$61,295,451	\$ 59,678,727

Town of Gibsons

Notes to the Financial Statements

December 31

9. Tangible Capital Assets (Continued)

	Land	Buildings	Furn. and Equip.	Vehicles	Roads	Drainage	Geo Utility	Other Tangible Capital Assets	Sewer Utility	Water Utility	Work In Progr.	2020	2019
Cost, beginning of year	\$10,964,892	\$ 7,317,478	\$ 509,158	\$ 1,472,493	\$17,007,600	\$ 6,840,829	\$ 1,250,867	\$ 3,265,282	\$14,469,244	\$15,560,326	\$ 2,908,617	\$81,566,786	\$ 77,707,652
Additions	-	77,323	165,737	184,770	-	-	-	-	248,184	2,258,902	1,583,509	4,518,425	3,862,675
Disposals	-	-	(57,222)	-	-	-	-	(40,145)	(14,409)	(19,899)	-	(131,675)	(3,541)
Transfers	-	63,642	-	-	-	-	-	-	-	74,140	(137,782)	-	-
Cost, end of year	10,964,892	7,458,443	617,673	1,657,263	17,007,600	6,840,829	1,250,867	3,225,137	14,703,019	17,873,469	4,354,344	85,953,536	81,566,786
Accumulated amortization, beginning of year	-	3,461,656	468,289	957,096	7,384,349	1,699,177	199,310	1,474,479	5,186,733	4,005,732	-	24,836,821	23,294,699
Amortization	-	181,645	34,052	81,524	485,147	88,052	26,926	99,447	235,611	327,331	-	1,559,735	1,545,013
Disposals	-	-	(57,330)	-	-	-	-	(30,109)	(14,409)	(19,899)	-	(121,747)	(2,891)
Accumulated amortization, end of year	-	3,643,301	445,011	1,038,620	7,869,496	1,787,229	226,236	1,543,817	5,407,935	4,313,164	-	26,274,809	24,836,821
Net carrying amount, end of year	\$10,964,892	\$ 3,815,142	\$ 172,662	\$ 618,643	\$ 9,138,104	\$ 5,053,600	\$ 1,024,631	\$ 1,681,320	\$ 9,295,084	\$13,560,305	\$ 4,354,344	\$59,678,727	\$ 56,729,965

Town of Gibsons
Notes to the Financial Statements
December 31, 2021

10. Taxation

	Fiscal Plan 2021	2021	2020
General municipal purposes	\$ 3,674,013	\$ 3,673,824	\$ 3,417,853
Collections for other governments			
Province of British Columbia - School	-	2,907,719	2,348,043
Regional District Hospital	-	171,698	174,278
Municipal Finance Authority	-	395	383
British Columbia Assessment Authority	-	85,656	83,756
Regional District	-	3,212,439	2,854,740
Police Tax	-	419,752	418,916
	<u>3,674,013</u>	<u>10,471,483</u>	<u>9,297,969</u>
Transfers to other governments			
Province of British Columbia - School	-	(2,907,719)	(2,346,399)
Regional Hospital District	-	(172,180)	(173,994)
Municipal Finance Authority	-	(394)	(383)
British Columbia Assessment Authority	-	(84,778)	(83,771)
Regional District	-	(3,225,567)	(2,853,058)
Police Tax	-	(419,752)	(419,787)
	<u>-</u>	<u>(6,810,390)</u>	<u>(5,877,392)</u>
Total general municipal taxes	<u>3,674,013</u>	<u>3,661,093</u>	<u>3,420,577</u>
Frontage, local improvement and parcel taxes			
Water system	639,515	630,361	608,148
Sewer system	920,931	907,812	871,389
	<u>1,560,446</u>	<u>1,538,173</u>	<u>1,479,537</u>
	<u>\$ 5,234,459</u>	<u>\$ 5,199,266</u>	<u>\$ 4,900,114</u>

Town of Gibsons

Notes to the Financial Statements

December 31, 2021

11. Gibsons Landing Harbour Authority

The Gibsons Landing Harbour Authority (the "GLHA") is an independently operated organization of which the Town of Gibsons is the sole member. The Town controls the board appointments of the GLHA. However, its bylaws require that upon dissolution or wind-up, its net assets will revert to the Department of Fisheries - Government of Canada. As such, the Town does not meet the definition of control over GLHA according to public sector accounting standards and therefore, the transactions and balances of the GLHA are not included in these financial statements.

12. Contingent Liabilities

- (a) As a member of the Sunshine Coast Regional District, the Town is jointly and severally liable with the other member municipalities for the net capital liabilities of those authorities.
 - (b) The Sunshine Coast Regional District has requested and has been provided with demand notes drawn in its favour totaling \$266,377 (2020 - \$266,377) to provide for additional funds, should the need arise, to service its debt in which the Town shares. The demand notes are callable only if there are additional requirements to be met to service its debt in which the Town shares, and therefore have not been recorded in the statement of financial position.
 - (c) The Town is partially self-insured through the Municipal Insurance Association of British Columbia. Should the Association in aggregate pay out claims in excess of premiums received, it is possible that the Town, along with the other participants, would be required to contribute towards the deficit.
-

13. Contractual Rights

(a) Contributed Tangible Capital Assets

Subdivision developers are required to provide subdivision infrastructure such as streets, lighting, sidewalks, and drainage. Upon completion these assets are turned over to the Town. Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and are also recorded as revenue.

(b) RCMP Funding

The Town has entered into an agreement with the Royal Canadian Mounted Police for the occupancy of the RCMP station on Sunnycrest Road for the provision of policing services for the Town. In return, the Town has received a commitment to receive annual lease revenue of \$140,000. This agreement will be reviewed once the Town's population exceeds 5,000 according to the Canadian Census. The next Census takes place in 2026.

Town of Gibsons

Notes to the Financial Statements

December 31, 2021

13. Contractual Rights (Continued)

(c) Marina Lease

The Town has entered into a Marina Lease Agreement with Gibsons Marina Hotel Incorporated (GMHI) for a 30 year term, expiring February 28, 2042. In return, the Town has received a commitment to receive annual lease revenue which is based on a portion of annual gross revenue earned by GMHI. The annual lease revenue received in 2021 was \$169,428 (2020 - \$146,608).

14. Fiscal Plan

Fiscal plan amounts represent the Financial Plan Bylaw adopted by Council on May 5, 2021. The Financial Plan does not include certain revenues that are accounted for under Canadian public sector accounting standards. The budget amounts disclosed in the statement of operations and statement of changes in net debt include \$353,071 related to contributions from developers and \$1,781,000 related to government transfers that were not included as revenues in the Financial Plan Bylaw.

The Financial Plan Bylaw included certain revenues and expenses that the Town administers on behalf of the Gibsons Public Market. As these amounts do not relate to the Town's operations they are excluded from the budget amounts disclosed in the statement of operations and statement of changes in net debt.

15. Segmented Information

The Town is a diversified municipal government institution that provides a wide range of services to its citizens such as roads, water, sewer and drainage infrastructure, garbage collection and parks. The Town also contributes to the costs of fire protection and transit which are under the jurisdiction of the Sunshine Coast Regional District. Distinguishable functional segments have been separately disclosed in the segmented information. The nature of the segments and the activities they encompass are as follows. For additional detailed information see Statement of Operations by Segment (Schedules 3 and 4).

Corporate Services

The Corporate Services Department is the communications link between Council and other Municipal Departments and the general public, providing assistance and advice to citizens with respect to Council/Committee processes, reporting procedures and decisions. A segment of this department is the ICBC Autoplan and Driver Licensing Agency.

Finance

The Finance Department is responsible for the overall human resources, financial and risk management of the Town.

15. Segmented Information (Continued)

ICBC Autoplan and Driver Licensing Agency

This department, under an agency agreement, provides ICBC Autoplan and Driver Licensing services. Autoplan services consist of vehicle registration and insurance renewals, and Driver Licensing services include driver licence renewals, road tests and the processing of motor vehicle fines.

Parks and Cultural Services

The Parks and Cultural Services Department contributes to the quality of life and personal wellness of the community through the provision of a variety of special events, programs, services and facilities.

Planning

This department provides short-term and long-term planning services.

- Short-Term Planning includes the processing of subdivision and development applications.
- Long-Term Planning includes work with the community on reviewing the Town's Official Community Plan, developing new Neighbourhood Plans, the Trail and Bicycle Network Plans and the review of relevant bylaws.

Protective Services

Protection is comprised of bylaw enforcement and building inspection.

- Bylaw enforcement administers, monitors, and seeks compliance with the bylaws enacted by the Mayor and Council to regulate the conduct of affairs in the Town of Gibsons.
- The Town of Gibsons Building Department maintains the quality of life for Gibsons' citizens by regulating all construction within the Town. This is achieved through the use of the Town of Gibsons Building and Plumbing Bylaw, the British Columbia Building Code, the British Columbia Fire Code and other related bylaws and enactments within the Town of Gibsons.

Public Works

Public works is responsible for the essential services of the Town:

- ensuring clean and safe water to our Town, supplied through underground pipes, wells and reservoirs;
- maintaining a separate system of underground pipes to collect sewer or waste water for proper treatment prior to discharging it;

15. Segmented Information (Continued)

Public Works (Continued)

- providing and maintaining the Town's roads, sidewalks, street lights, signage and line markings, storm drainage and hydrants; and
 - providing other key services including street cleaning and the coordination of residential garbage collection services.
-

16. Comparative Information

Certain comparative information has been reclassified to conform with the financial statement presentation adopted in the current year.

17. Uncertainty Arising from COVID-19

During the year, the impact of COVID-19 continued to affect the Canadian and global economies, but with a lesser impact as compared to the prior year. The Town continued to incur operational costs relating to the required public health protocols as operations adjusted to the new conditions. As the impacts of COVID-19 continue, there could be further impact on the Town, its citizens, employees and suppliers that could affect the timing and amounts realized on the Town's assets and future ability to deliver services and projects. At this time, the full potential impact of COVID-19 on the Town is not known. Given the dynamic nature of these circumstances, the duration of disruption and the related financial impact cannot be reasonably estimated at this time. The Town's ability to continue delivering non-essential services and employ related staff will depend on the legislative mandates from the various levels of government. The Town will continue to focus on collecting receivables, managing expenditures, and leveraging existing reserve and available credit facilities to ensure it is able to continue providing essential services to its citizens.

Town of Gibsons
Schedule 1 - Long-Term Debt

For the Year Ended December 31

Loan Authorization Bylaw	Purpose	Year of Maturity	Rate	Balance	Outstanding
				2021	2020
General					
1057	Road improvement	2022	2.90%	\$ 55,126	\$ 108,130
1093	Road improvements	2029	2.25%	42,119	46,515
1126	RCMP Building	2031	2.41%	1,372,672	1,482,606
1231	Road improvement	2027	2.80%	248,944	286,309
1234	Capital improvements	2026	*	230,000	22,000
1246	Road improvements	2038	3.15%	1,578,786	1,649,223
				3,527,647	3,594,783
Water					
1093	Cross connection control and water meter	2029	2.25%	429,013	473,782
1057	Water mains	2022	2.90%	36,750	72,087
1134	Zone 2 Reservoir	2032	2.90%	640,486	686,150
1186	Water mains	2034	3.30%	529,028	559,622
1272	Zone 3 Aquifer Expansion		*	2,450,000	2,200,000
				4,085,277	3,991,641
Sewer					
977	Waste Water Treatment Plant upgrade	2031	4.85%	968,518	1,046,084
1271	Capital improvements		*	1,450,000	970,000
				2,418,518	2,016,084
				\$ 10,031,442	\$ 9,602,508

* This financing bears interest at the 30-day Banker's Acceptance rate, is calculated daily and is payable monthly.

Town of Gibsons
Schedule 2 - Government Transfers

For the Year Ended December 31	Fiscal Plan 2021	2021	2020
Government Transfers			
Federal Government			
In lieu of taxes - general	\$ 57,615	\$ 56,617	\$ 56,486
Provincial Government			
Small Communities	499,000	502,000	499,252
Planning	85,000	63,139	54,280
Street lighting	1,318	1,318	1,648
Other	69,700	3,564	30,120
Community Works	260,464	509,606	249,051
Covid-19 Safe ReStart Funding	-	-	1,512,000
ICIP - Rural & Northern Communities - White Tower	955,000	54,098	-
BC Tourism - Active Transportation	675,000	32,547	-
New Build Canada Fund	-	-	272,768
	2,545,482	1,166,272	2,619,119
	\$ 2,603,097	\$ 1,222,889	\$ 2,675,605

Town of Gibsons

Schedule 3 - Statement of Operations by Segment

For the Year Ended December 31, 2021	General Government Services	ICBC Autoplan Driver Licence Agency	Protective Services	Planning and Economic Devel. Services	Public Works	Park Services	Unallocated	Water Utility	Sewer Utility	Total 2021 Actual	Total 2021 Fiscal Plan
Revenues											
Taxation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,661,093	\$ 630,361	\$ 907,812	\$ 5,199,266	\$ 5,234,459
Utility user rates and connection fees	-	-	-	-	-	-	-	1,319,288	938,145	2,257,433	2,278,021
Government transfers	599,815	-	-	63,139	1,318	-	558,617	-	-	1,222,889	2,603,097
Other contributions	62,232	-	-	-	-	-	-	-	48,847	111,079	-
Sales of services	5,326	-	38,860	-	556,771	-	-	-	-	600,957	1,070,421
Other revenue	181,772	279,923	439,831	-	131,850	10,042	450,346	55,670	42,349	1,591,783	1,295,689
Contributions from developers	7,371	-	-	24,615	1,362,369	1,873	-	180,472	79,363	1,656,063	353,070
Total Revenues	856,516	279,923	478,691	87,754	2,052,308	11,915	4,670,056	2,185,791	2,016,516	12,639,470	12,834,757
Expenses											
Operating											
Goods and Services	936,205	4,825	21,940	235,822	1,028,804	280,925	-	464,600	650,739	3,623,860	4,679,221
Labour	1,140,955	254,609	198,660	360,827	766,739	505,336	-	347,619	354,830	3,929,575	4,060,880
Debt interest and other	155,482	-	-	-	-	-	-	101,729	99,758	356,969	143,910
Amortization of tangible capital assets	1,055,350	-	-	-	-	-	-	357,717	349,027	1,762,094	1,559,735
Loss on disposal of tangible capital assets	3,287,992	259,434	220,600	596,649	1,795,543	786,261	-	1,271,665	1,454,354	9,672,498	10,443,746
	9,301	-	-	-	-	-	-	-	-	9,301	-
Total Expenses	3,297,293	259,434	220,600	596,649	1,795,543	786,261	-	1,271,665	1,454,354	9,681,799	10,443,746
Excess (deficiency) in revenues over expenses	\$ (2,440,777)	\$ 20,489	\$ 258,091	\$ (508,895)	\$ 256,765	\$ (774,346)	\$ 4,670,056	\$ 914,126	\$ 562,162	\$ 2,957,671	\$ 2,391,011

Town of Gibsons

Schedule 4 - Statement of Operations by Segment

For the Year Ended December 31, 2020	General Government Services	ICBC Autoplan Driver Licence Agency	Protective Services	Planning and Economic Devel. Services	Public Works	Park Services	Unallocated	Water Utility	Sewer Utility	Total 2020 Actual	Total 2020 Fiscal Plan
Revenues											
Taxation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,420,577	\$ 608,148	\$ 871,389	\$ 4,900,114	\$ 4,905,083
Utility user rates and connection fees	-	-	-	-	-	-	-	1,157,148	848,613	2,005,760	2,044,024
Government transfers	279,170	-	-	54,280	1,648	-	2,067,738	-	272,768	2,675,604	1,113,752
Other contributions	2,400	-	-	-	-	-	-	3,659	142,886	148,945	-
Sales of services	4,771	-	10,310	-	631,353	-	-	-	-	646,434	1,039,048
Other revenue	215,354	327,781	322,330	-	134,175	5,482	443,439	49,181	44,412	1,542,153	1,397,419
Contributions from developers	37,492	-	-	24,915	432,153	1,533	-	-	28,528	524,621	349,208
Total Revenues	539,187	327,781	332,640	79,195	1,199,329	7,015	5,931,754	1,818,136	2,208,596	12,443,631	10,848,534
Expenses											
Operating											
Goods and Services	943,088	5,774	25,032	332,166	918,209	255,046	-	649,607	615,023	3,743,945	4,512,688
Labour	1,012,127	229,774	225,248	319,503	672,320	505,702	-	296,708	350,303	3,611,684	3,857,872
Debt interest and other	178,232	-	-	-	-	-	-	82,366	98,004	358,601	187,840
Amortization of tangible capital assets	996,794	-	-	-	-	-	-	327,331	235,611	1,559,736	1,545,013
Loss on disposal of tangible capital assets	3,130,241	235,548	250,280	651,669	1,590,529	760,748	-	1,356,012	1,298,941	9,273,966	10,103,413
	9,928	-	-	-	-	-	-	-	-	9,928	-
Total Expenses	3,140,169	235,548	250,280	651,669	1,590,529	760,748	-	1,356,012	1,298,941	9,283,894	10,103,413
Excess (deficiency) in revenues over expenses	\$ (2,600,982)	\$ 92,233	\$ 82,360	\$ (572,474)	\$ (391,200)	\$ (753,733)	\$ 5,931,754	\$ 462,124	\$ 909,655	\$ 3,159,737	\$ 745,121

Town of Gibsons

Schedule A – COVID-19 Safe Restart Grants for Local Governments

Unaudited

For the Year Ended December 31	2021	2020
Opening Balance	\$ 1,213,448	\$ 1,512,000
Less amount allocated to eligible categories:		
Facility reopening and operating costs	152,327	70,929
Computer and other electronic technology costs	91,525	155,572
Services for vulnerable people	23,275	
Other related costs	-	72,051
Total allocations	267,127	298,552
Ending Balance	946,321	\$ 1,213,448

In November 2020, the Town of Gibsons was the recipient of a \$1,512,000 grant under the COVID-19 Safe Restart for Local Governments program from the Province of BC.

This grant funding was provided to support local governments deal with increased operating costs and lower revenue due to the COVID-19 pandemic and ensure local governments can continue to deliver the services people depend on in the community.

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CONTRIBUTIONS TO THE COMMUNITY: GRANTS OF ASSISTANCE

Organization	2021	2020
BC Hepatitis Network	1,000	
Christian Life Assembly	1,000	
Coastal Workforce Housing Society		2,000
Coast Cultural Alliance (Arts Calendar, Arts Crawl)	2,000	1,800
Coast Recital Society	250	
Deer Crossing Art Farm	3,000	3,000
Friends of Parkland Society	950	950
Gibsons & District Public Library Association	1,000	
Gibsons Seniors Centre Society	6,045	5,623
Gibsons Public Art Gallery	2,000	2,000
Gibsons Public Art Gallery (Indigenous Curator)		1,500
Gibsons Volunteer Fire Department	6,695	
Howe Sound Marine Reference Guide		1,000
Huckleberry Coast Childcare Society	1,000	1,000
Mother Bones Project	1,000	
Mushroomania Festival Society	2,000	
Restorative Justice Program of the Sunshine Coast	2,710	2,707
Royal Canadian Legion-Branch 109	980	
SAC Fire Protection Project	8,461	
Salvation Army - Sunshine Coast	1,000	
School District No. 46 (Student Bursary)	3,000	1,000
Society for Atmosphere Solutions	1,500	
Special Olympics Sunshine Coast	1,000	
St. Bart's Food Bank	300	
St. Mary's Catholic Church	1,000	
Sunshine Coast Homelessness Advisory Board	1,000	
Sunshine Coast Bear Alliance Society		2,000
Sunshine Coast Baseball Association	2,000	
Sunshine Coast Community Foundation	3,000	2,500
Sunshine Coast Community Services Society (Parent & Tot Summer Prog.)	2,000	
Sunshine Coast Community Services Society (Arrowhead Program)	2,000	
Sunshine Coast Community Services Society (Victim Services)	8,000	8,000
Sunshine Coast Conservation Association		500
Sunshine Coast Driftwood Players		1,000
Sunshine Coast Festival of Performing Arts	900	
Sunshine Coast Hospice Society	2,000	
Sunshine Coast Jazz Society	2,000	1,000
Sunshine Coast Museum & Archives Society	1,000	
Sunshine Coast Salmonid Enhancement Society	2,000	
The Community Garden Project	2,000	
The Parish of St. Aidan & St. Bartholomew	700	
Transportation Choices Sunshine Coast	1,000	1,000
	77,491	38,580

PERMISSIVE TAX EXEMPTIONS

Name of Property Owner/Occupier	Total Property Value	Tax Class	Tax Exemption*
Good Samaritan Canada (Christenson Village)	\$ 20,576,000	1	\$27,270
Gibsons Community Fellowship Society	462,000	8	\$2,478
Gibsons Community Fellowship Society	514,500	8	\$2,156
01987152 BC Ltd. (Gibsons Public Market)	1,118,000	6	\$5,437
Pentacostal Assemblies of Canada (Christian Life Assembly)	949,000	8	\$2,204
Royal Canadian Legion Branch #109	508,000	8	\$2,725
Royal Canadian Legion Branch #109	1,142,000	6	\$5,554
Gibsons Public Art Gallery	951,300	6	\$4,627
Gibsons Public Art Gallery	138,000	6	\$671
S.C. Community Services Society (Community Treasures Thrift Shop)	694,000	6	\$3,375
Parish of St. Aidan and St. Bartholomew Anglican Church	1,858,000	8	\$5,023
Sunshine Coast Kiwanis Village (Village Apartments)	2,011,000	1	\$2,384
Gibsons Congregation of Jehovah's Witnesses	366,000	8	\$1,313
Calvary Baptist Church	872,200	8	\$3,589
Roman Catholic Archbishop of Vancouver (St. Mary's Catholic Church)	1,487,900	8	\$3,975
	\$ 33,647,900		\$72,783
*Includes Statutory Exemption if applicable			



ENGAGE WITH US (IT'S EASY!)

There are many ways to learn about what's happening in your Town, whether you prefer to attend Council meetings, have information sent directly to your inbox, or follow us on social media.

Town Website

Your guide to Town services, Council Meetings, Important Notices, reports, maps, capital projects, events and more. Find it all at www.gibsons.ca.

CivicWeb Portal

Access agendas for upcoming meetings, review minutes from past meetings, view staff reports, research bylaws – every detail about past, present and future activities at Town Hall can be found at: <https://gibsons.civicweb.net/portal/>

Digital Newsletter

Have all the latest news from Town Hall sent directly to your inbox. Sign up for our digital newsletter at gibsons.ca or by sending an email with “sign me up” in the subject line to info@gibsons.ca. It's the easiest way to stay informed about what's happening in your Town!

Social Media

Follow us on Facebook, Instagram, LinkedIn or Twitter by clicking the icons at www.gibsons.ca.

Council Meetings

The powers of Mayor and Council are exercised through the adoption of resolutions or the enactment of bylaws at regularly scheduled Council meetings. Council holds two regular meetings each month (except August) on the first and third Tuesdays at 7:00pm. Meetings are open to the public and agendas are available at Town Hall and on the Town's CivicWeb Portal at <https://gibsons.civicweb.net/portal/>.

Muni Memo

For reminders about upcoming events, civic payments coming due, new Town Hall services and more, look for the “Muni Memo” bulletin in the Coast Reporter, on the first and third Friday of each month.

Public Information Meetings

Held on an “as-needed” basis, Public Information Meetings provide residents with key information about important topics such as the Town's current budget and major capital projects.

Annual Report

As required under the Community Charter, the Annual Report is a means for local government to report on financial and operational information, progress made on the previous year's objectives and to set out current and future strategic goals and objectives. A new report is produced and made available to the public each year by June 30th.



TOWN OF GIBSONS
474 South Fletcher Road
Gibsons, BC V0N 1V0

604.886.2274
info@gibsons.ca
www.gibsons.ca

