

# TOWN OF GIBSONS

## Bylaw No. 1304

## A bylaw to establish the five-year Financial Plan for the years 2023 through 2027

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

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

1. This Bylaw may be cited for all purposes as "2023-2027 Financial Plan Bylaw No. 1304, 2023".
2. The following Bylaw is hereby repealed:
  - a. Bylaw No. 1296, 2022 cited as "2022-2026 Financial Plan Bylaw No. 1296, 2022".
3. Those schedules marked as Schedule "A" and "B" attached hereto, and forming part of this bylaw, are hereby declared to be the Financial Plan for the Town of Gibsons for the period of January 1, 2023 to December 31, 2027.

**READ** a First Time this the day of APRIL, 2023

**READ** a Second Time this the \_\_\_\_\_ day of APRIL, 2023

**READ** a Third Time this the \_\_\_\_\_ day of APRIL, 2023

**ADOPTED** this the \_\_\_\_\_ day of MAY, 2023

Silas White, Mayor

Rebecca Anderson, Corporate Officer

**Town of Gibsons Financial Plan**  
**For the five year period 2023 - 2027**

	2023	2024	2025	2026	2027
<b>Revenue</b>					
Municipal property taxes	\$ 4,053,507	\$ 4,354,071	\$ 4,441,151	\$ 4,529,976	\$ 4,620,575
1% Utility tax	96,000	96,000	96,500	96,500	97,000
Sale of services	1,150,275	1,166,728	1,183,507	1,209,920	1,209,074
Fees & Charges	749,661	750,332	737,735	743,671	710,048
Water Utility	2,194,284	2,235,286	2,347,584	2,465,752	2,589,598
Sewer Utility	2,275,707	2,353,194	2,470,031	2,593,167	2,722,443
Other revenue	1,396,747	1,367,423	1,336,504	1,357,996	1,380,411
Government transfers	2,317,540	959,400	961,400	969,400	977,400
Contributions & donations	4,500	4,500	4,500	4,500	4,500
Total revenue	14,238,221	13,286,933	13,578,912	13,970,882	14,311,048
<b>Expenses</b>					
General government	\$ 3,085,272	\$ 3,063,468	\$ 3,075,674	\$ 3,239,020	\$ 3,193,959
Protective services	458,953	472,581	481,766	491,134	500,664
Infrastructure services	2,162,367	2,232,616	2,248,518	2,291,768	2,295,416
Planning services	601,245	609,302	619,332	629,563	630,033
Parks and culture	892,447	911,584	929,983	947,896	966,546
Water Utility	1,634,344	1,603,145	1,638,023	1,667,138	1,702,172
Sewer Utility	1,935,250	1,823,443	1,858,123	1,891,087	1,924,647
Fiscal services	139,315	136,015	133,165	131,515	126,077
Amortization of tangible capital assets	1,827,144	1,827,968	1,835,762	1,843,630	1,851,571
Total expenses	12,736,337	12,680,122	12,820,346	13,132,750	13,191,086
<b>Annual Surplus</b>	1,501,884	606,811	758,566	838,133	1,119,962
<b>Reserves, capital and debt</b>					
Capital expenditures	\$ (9,198,900)	\$ (5,369,000)	\$ (4,352,000)	\$ (2,201,333)	\$ (3,623,553)
Principal repayment	(200,499)	(167,804)	(167,804)	(110,304)	(110,304)
Transfer equity in capital assets	1,827,144	1,827,968	1,835,762	1,843,630	1,851,571
Reserves used for capital & projects	4,151,897	1,386,722	1,052,000	1,002,007	1,934,900
Transfer from surplus	60,030	317,926	99,985	-	549,634
Proceeds from borrowing	570,965	2,755,000	2,396,000	730,000	274,950
Transfer to reserves	(2,304,521)	(1,392,623)	(1,622,510)	(2,102,132)	(1,997,161)
Grants, Donations & Community Amenity	3,592,000	35,000	-	-	-
<b>Financial Plan Balance</b>	\$ -	\$ -	\$ -	\$ -	\$ -

**SCHEDULE “B” TO BYLAW 1304  
2023-2027 Financial Plan Objectives and Policies**

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In accordance with Section 165(3.1) of the *Community Charter*, the Town of Gibsons is required to include in its Five-Year Financial Plan (2023-2027), objectives and policies regarding each of the following:

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

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

- Diversion of organic waste from the landfill;
  - Asset management;
  - Community development.
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## **1. Proportion of Total Revenues by Source**

### **Objective**

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

### **Policies**

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

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

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

<b>2023 Revenue Source</b>	<b>Dollars</b>	<b>Percentage</b>
Property Taxation	\$ 4,149,507	32%
Parcel Taxes	1,560,446	12%
Fees and Charges	4,809,481	38%
Other Revenue	1,401,247	11%
Government Transfers	953,540	7%
<b>Total Revenue</b>	<b>\$ 12,874,221</b>	<b>100%</b>

## 2. Distribution of Property Taxes by Class

### Objective

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

### Policies

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

Class	Class Name	Amount	Percentage
1	Residential	\$2,866,453	71.81%
2	Utilities	46,354	1.16%
3	Supportive Housing	0	0.00%
4	Major Industry	0	0.00%
5	Light Industry	15,483	0.39%
6	Business & Other	1,036,889	25.97%
8	Recreational / NFP	26,398	0.66%
9	Farm	297	0.01%
	<b>Total</b>	<b>\$3,991,873</b>	<b>100%</b>

## 3. Permissive Tax Exemptions

### Objective

Council wishes to ensure that there is an alignment of the Town's goals and culture with those of the organizations which are being granted a permissive tax exemption. The application form was recently revised in order to gather information on how applicants are helping the community create resilience to climate change as well as supporting housing and/or homelessness in the Town.

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

### Policies

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

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

### Background

In 2019, the Town adopted "Town of Gibsons 2020-2023 Permissive Property Tax Exemption Bylaw No 1273, 2019". Bylaw 1273, 2019 gave permissive tax exemptions to twelve (12) organizations covering fifteen (15) properties. In July 2023, Council will consider exemptions for 2024-2027 taxation years.

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

##### **Objective**

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

To support the Regional Solid Waste Management Plan goals and objectives.

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

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

##### **Policy**

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

##### **Background**

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

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

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

##### **Objective**

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

##### **Policies**

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

##### **Background**

The Town of Gibsons is committed to continuing to implement a formalized Asset Management

program. These assets include but are not limited to efficient transportation networks, an environmentally resilient, financially sustainable and reliable water source (Aquifer 560) and water distribution network, a safe and reliable sewage collection and treatment system, reliable information technology systems, appropriate fleets, healthy forests and coastlines, as well as safe and accessible parks, recreation and civic facilities.

## **6. Community Development**

### **Objective**

To manage growth patterns to achieve a balance of environmental, social and economic goals as outlined in the Official Community Plan.

To maintain Gibsons as a compact, complete community.

To manage growth to use land and infrastructure efficiently. To work with others to manage growth effectively within the Sunshine Coast region.

### **Policy**

The overall goal is to create more livable communities that increase the quality of life for everyone. Smart growth, as defined in the Official Community Plan, incorporates and integrates the three pillars of sustainability:

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

### **Background**

As identified in the recently adopted Housing Strategy, Council recognizes that the Town of Gibsons lacks sufficient housing units within most areas of the housing continuum. Accordingly, it recognizes the need to consider developments that: fill the housing requirements of the Town; fit into the community, and; are consistent with the Town's Official Community Plan.