

DISTRICT OF SEHELDT

BYLAW NO. 543, 2015

A bylaw to adopt the 2015 - 2019 Financial Plan

WHEREAS Section 165 of the *Community Charter* provides that Council shall adopt a Financial Plan;

NOW THEREFORE, the Council of the District of Sechelt in open meeting assembled enacts as follows:

Title

1. This bylaw may be cited for all purposes as "District of Sechelt 2015-2019 Financial Plan Bylaw No. 543, 2015".

Provisions


2. Schedule A attached to and forming part of this bylaw is hereby adopted as the Financial Plan of the District of Sechelt for the five-year period from 2015-2019.
3. The various items of expenditures set forth in Schedule A are hereby authorized.
4. Pursuant to Section 165 of the *Community Charter* the Council of the District of Sechelt has prepared a Statement of Revenue and Tax Policy as shown in Schedule B attached hereto and forming part of this bylaw.

READ A FIRST TIME THIS 18th DAY OF March, 2015

READ A SECOND TIME THIS 18th DAY OF March, 2015

READ A THIRD TIME THIS 18th DAY OF March, 2015

ADOPTED THIS THE 1st DAY OF April, 2015



Mayor



Corporate Officer

Schedule A - Five Year Financial Plan 2015-2019

DISTRICT OF SEHEL CONSOLIDATED FIVE YEAR FINANCIAL PLAN					
	2015 Budget	2016 Budget	2017 Budget	2018 Budget	2019 Budget
OPERATING BUDGET					
REVENUES					
Property Taxes	\$ 6,967,099	\$ 7,036,770	\$ 7,107,138	\$ 7,178,209	\$ 7,249,991
Parcel and Frontage Taxes	387,245	387,245	387,245	387,245	387,245
Fees and Services	3,771,120	3,785,851	3,800,655	3,815,533	3,830,486
Other Revenues	738,392	738,392	739,193	739,997	740,806
Grants - Operating	970,198	970,198	970,198	970,198	970,198
Transfer from Reserves-one-time initiatives	604,000	-	-	-	-
NET REVENUES	13,438,054	12,918,455	13,004,428	13,091,182	13,178,726
EXPENDITURES					
Operations	15,230,682	14,875,678	14,985,598	15,097,717	15,227,078
Debt Payments - Sewer	667,742	682,850	698,301	714,101	730,259
Debt Payments - General Fund	309,876	370,403	209,468	207,638	179,174
Contributions to Sewer Fund Surplus	125,655	106,310	86,440	66,032	45,074
Contribution to Capital Reserves	678,199	493,055	634,462	615,536	606,981
TOTAL ANNUAL OPERATING EXPENDITURES	17,012,154	16,528,296	16,614,269	16,701,023	16,788,567
STRUCTURAL DEFICIT	(3,574,100)	(3,609,841)	(3,609,841)	(3,609,841)	(3,609,841)
Add Back Amortization	3,574,100	3,609,841	3,609,841	3,609,841	3,609,841
OPERATING SURPLUS/(DEFICIT)	(0)	-	(0)	-	-
Allocations from/(to) Unrestricted Surpluses	0	-	0	-	-
BALANCED OPERATING BUDGET	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL AND FUNDING BUDGET					
FUNDING FOR CAPITAL ITEMS					
Grants & Contributions	\$ 345,000	\$ 456,000	\$ 1,460,000	\$ 695,000	\$ 245,000
Gas Tax Funding	1,665,000	-	-	-	-
Borrowing	1,951,410	-	-	-	-
FUNDING FROM EXTERNAL SOURCES	3,961,410	456,000	1,460,000	695,000	245,000
FUNDING FROM INTERNAL SOURCES					
Operating Surpluses	934,943	50,000	100,000	-	-
Sewer Fund surplus	200,000	40,000	-	150,000	-
Capital reserves	463,750	-	-	-	-
Development cost charges	2,274,112	3,250,000	-	-	-
Developer contribution	30,000	-	-	-	-
FUNDING FROM INTERNAL SOURCES	3,902,805	3,340,000	100,000	150,000	-
TOTAL FUNDING FOR CAPITAL ITEMS	7,864,215	3,796,000	1,560,000	845,000	245,000
CAPITAL EXPENDITURES					
Water Resource Centre	1,832,411	-	-	-	-
Other	6,031,804	3,796,000	1,560,000	845,000	245,000
TOTAL CAPITAL EXPENDITURES	7,864,215	3,796,000	1,560,000	845,000	245,000
CAPITAL SURPLUS / (DEFICIT) for the year	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES					
Operating	\$ 17,012,154	\$ 16,528,296	\$ 16,614,269	\$ 16,701,023	\$ 16,788,567
Capital	7,864,215	3,796,000	1,560,000	845,000	245,000
	\$ 24,876,369	\$ 20,324,296	\$ 18,174,269	\$ 17,546,023	\$ 17,033,567

Schedule B Financial Plan Statement for 2015

Revenue Distribution

In accordance with section 165 of the *Community Charter*, the proportion of total operating revenue derived from each revenue source is as follows:

Revenue Source	2015 Total Revenue %
Property Taxes	51.85%
Parcel Taxes	2.88%
User Fees and Charges	28.06%
Other Sources	5.49%
Grants	7.22%
Transfers from reserves one-time projects	4.50%
Total	100.00%

Parcel Taxes:

Parcel taxes will be implemented whenever Council determines new services provided, are more appropriately funded by them, than assessment based taxes.

User Fees and Charges:

- User fees will be used to recover costs from those who benefit from services provided. The proportion of user fees to be recovered will vary with the service provided.
- The District of Sechelt regularly reviews its user fees and charges to ensure a correlation with actual costs.

Other Sources:

The District of Sechelt will continue to seek other sources of revenue to reduce its reliance on property taxes.

Proceeds from Borrowing:

Borrowing will be considered when a capital project will provide benefits to taxpayers over a long period.

Schedule B

Financial Plan Statement for 2015

Transfers from Own Funds:

Pursuant to the District's financial policies, the District will build up reserves to fund major capital projects. This practice reduces the need for significant increases in taxation and minimizes the necessity for borrowing.

Distribution of Taxable Property Values

The 2015-2019 Financial Plan assumes property tax assessment values are at the same level as 2014.

Values for 2014 were distributed as follows:

Property Class	2014 Number of Properties	2014 Property Class Distribution	2014 Property Values by Class	2014 Property Value Distribution by Class	2013 Property Value Distribution by Class
1 – Residential	5,603	92.81%	\$1,975,374,025	92.32%	92.61%
2 - Utilities	28	0.46%	2,604,800	0.12%	0.11%
3 – Supportive Housing	2	0.03%	2	0.00%	
5 - Light Industry	15	0.25%	6,723,200	0.31%	0.35%
6 - Business/Other	322	5.33%	150,844,863	7.05%	6.79%
7 - Managed Forest	1	0.02%	344,000	0.02%	0.02%
8 - Rec/Non profit	38	0.63%	3,315,700	0.16%	0.11%
9 - Farm	28	0.46%	425,757	0.02%	0.02%
Total	6,037	100%	\$2,139,632,347	100%	100%

With residential properties making up 93% of the total number of properties, the majority of the current tax burden rests with this property classification.

Permissive Tax Exemptions:

The District of Sechelt believes that permissive tax exemptions are one method of placing more resources into not-for-profit organizations providing social services to the community. Council policy is to review all permissive tax exemptions annually. All applications for permissive tax exemptions are considered in accordance with the Permissive Tax Exemption Policy.