

DISTRICT OF SEHELDT

Bylaw No. 472, 2008

A Bylaw to Adopt the 2008 – 2012 Financial Plan

WHEREAS the *Community Charter* provides that Council shall adopt a Financial Plan before the annual property tax bylaw is adopted;

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

1. **TITLE**

This bylaw may be cited for all purposes as **“District of Sechelt 2008-2012 Financial Plan Bylaw No. 472, 2008”**.

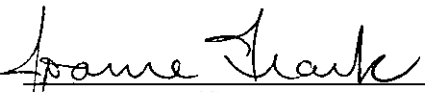
2. **PROVISIONS**

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 2008 – 2012.

READ A FIRST TIME THIS	7th	DAY OF	May, 2008
READ A SECOND TIME THIS	7th	DAY OF	May, 2008
READ A THIRD TIME THIS	7th	DAY OF	May, 2008
ADOPTED THIS	8th	DAY OF	May, 2008



Mayor



Corporate Officer

I hereby certify this to be a true and accurate copy of “District of Sechelt 2008-2012 Financial Plan Bylaw No 472, 2008”

Corporate Officer

DISTRICT OF SEHELT
Five Year Financial Plan Bylaw 472, 2008
Schedule "A"
Five Year Financial Plan

	2008	2009	2010	2011	2012
REVENUES					
Property Taxes	\$5,579,950	\$5,687,140	\$5,725,950	\$5,753,580	\$5,761,900
Grants-in-Lieu & Special Assessments	1,054,520	1,668,220	948,890	947,380	949,030
Parcel/Frontage Taxes	343,730	343,730	343,730	343,730	343,730
Fees & Charges					
Sales of Services	2,216,890	2,221,500	2,219,500	2,271,100	2,241,100
Licences, Permits, Fines	648,350	466,900	396,900	396,900	396,900
Proceeds from Borrowing	62,500	7,800,000	1,500,000	-	-
Other Revenue					
Return on Investments	252,090	200,000	200,000	200,000	200,000
Penalties & Interest on Taxes	117,500	117,500	117,500	117,500	117,500
Other Income	129,750	149,950	149,950	149,950	149,950
Local Improvement Plan	-	-	-	-	-
Capital Grants	-	-	-	-	-
Donations	40,000	40,000	40,000	40,000	40,000
Proceeds from Legal Action	-	-	-	-	-
Transfer from Funds					
Capital Reserve	1,155,340	1,193,650	605,000	524,000	586,960
Equipment Replacement Reserve	555,000	57,500	-	70,000	235,000
Development Cost Charge	1,932,950	760,000	969,000	747,000	29,000
Parkland Acquisition	-	-	-	-	-
Other Capital Reserves	-	-	-	-	-
Operating Reserves	296,820	-	-	-	-
Local Improvements					
Economic, Recreation & Culture Res.	-	-	-	-	-
Prior Years Surplus	654,750	107,500	-	23,000	-
Total Revenues	\$15,040,140	\$20,813,590	\$13,216,420	\$11,584,140	\$11,051,070
EXPENDITURES					
Debt					
Interest	\$487,100	\$554,610	\$485,310	\$485,310	\$485,310
Principal	303,830	274,020	274,020	274,020	274,020
Municipal Purposes					
General Government	2,431,030	2,249,320	2,192,820	2,222,720	2,197,320
Protection to Persons & Property	2,539,320	2,495,760	2,507,780	2,513,780	2,518,780
Transportation Services	1,294,370	1,199,900	1,217,070	1,221,260	1,217,650
Sewer Services	710,340	749,220	749,990	751,170	751,240
Recreation & Cultural Services	905,690	832,520	843,140	841,850	840,960
Community & Development Services	792,150	744,340	638,040	639,160	640,300
Other	41,500	41,500	41,500	41,500	41,500
Transfer to Own Funds					
Capital Expenditures	4,338,240	10,531,150	3,074,000	1,364,000	850,960
Reserves	1,196,570	1,141,250	1,192,750	1,229,370	1,233,030
Surplus					
Total Expenditures	\$15,040,140	\$20,813,590	\$13,216,420	\$11,584,140	\$11,051,070

District of Sechelt

Financial Plan Statement for 2008

Revenue Distribution

For the 2008 financial year, the table below shows the revenue distribution:

Revenue Source	Total Revenue %
Property Taxes	44.0%
Parcel Taxes	2.0%
User Fees and Charges	19%
Other Sources	4%
Proceeds from Borrowing	0.4%
Transfer from Own Funds	<u>30.6%</u>
Total	100.0%

Property Taxes:

The existing proportionate share shown above has been established through many years of public process. Council has a goal of reducing the commercial tax rate multiplier from 2.15 down to 2.00. For the 2008 tax year, the commercial tax rate multiplier stands at 2.05 down 0.10 from 2007.

When new sources of revenue come available, wherever possible, the property taxes will be reduced. In 2007, Council adopted several financial sustainability policies. One policy directs that property taxation is considered as a last resort when new services are being contemplated.

Parcel Taxes:

Parcel taxes will be implemented whenever Council determines services provided by them are more appropriately funded by parcel tax 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, with youth oriented services receiving the greatest level of subsidy.

Other Sources:

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

Proceeds from Borrowing:

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

Transfers from Own Funds:

Pursuant to the District of Sechelt's financial sustainability 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 Property Taxes

Taxes for 2008 are distributed as follows:

Property Class	Number of Properties	% Distribution
Residential	5,181	86.67%
Utilities	29	0.55%
Light Industry	13	1.02%
Business/Other	267	11.44%
Managed Forest	1	0.06%
Seasonal/Recreational	35	0.22%
Farm	24	0.04%
Total	5,550	100.00%

Council's goal is to reduce the commercial tax rate multiplier from 2.15 down to 2.00. For the 2008 tax year, the commercial tax rate multiplier stands at 2.05 down from 2.15.

This distribution of taxation has been established over several years. With residential properties making up 93% of the total taxable assessment (property assessment), 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 an appropriate method to place more resources into not-for-profit organizations providing social services to the community. Council policy is to review all permissive tax exemptions annually.