

DISTRICT OF UCLUELET

Bylaw No. 1370, 2025

A Bylaw to Adopt the Five-Year Financial Plan
for the Period 2025 to 2029 Inclusive

WHEREAS Section 165 of the Community Charter requires a Municipality to annually prepare and adopt a financial plan, by bylaw, in each year; and

WHEREAS expenditures not provided for in the financial plan or the financial plan as amended, are not lawful except in the event of an emergency;

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

Citation

1. This bylaw may be cited for all purposes as the "**District of Ucluelet 2025 - 2029 Financial Plan Bylaw No. 1370, 2025**".

Objectives and Policies

2. Schedule "A" attached to and forming part of this bylaw, sets out the objective and policies for the period January 1, 2025 to December 31, 2029.

Consultation

3. Pursuant to Section 166 of the Community Charter, public consultation occurred throughout the budget process beginning in November 2024. As well, online feedback took place until February 10, 2025.

Repeal

4. The District of Ucluelet 2024 - 2028 Financial Plan Bylaw No. 1339, 2024 is repealed.

READ A FIRST TIME this 11th day of **February, 2025**.

READ A SECOND TIME this 11th day of **February, 2025**.

READ A THIRD TIME this 11th day of **February, 2025**.

ADOPTED this 10th day of **March, 2025**.

CERTIFIED CORRECT; "District of Ucluelet 2025 – 2029 Financial Plan Bylaw No. 1370, 2025.



Marilyn McEwen
Mayor



Corporate Officer

THE CORPORATE SEAL of the
District of Ucluelet was hereto
affixed in the presence of:



Corporate Officer

Schedule "A"
"District of Ucluelet 2025 - 2029 Financial Plan Bylaw No. 1370, 2025"

Statement of Objectives and Policies:

In accordance with Section 165(3.1) of the Community Charter, municipalities are required to include in the Five-Year Financial Plan, objectives and policies regarding each of the following:

- 1) For each of the funding sources described in Section 165(7) of the Community Charter, the proportion of total revenue that is proposed to come from that funding source;
- 2) The distribution of property value taxes among the property classes that may be subject to taxes; and
- 3) The use of permissive tax exemptions.

The current financial plan provides for \$27,247,993 to be generated for the 2025 year.

Revenue Objectives

- a) The District will review fees and charges regularly to maximize recovery of the cost of service delivery;
- b) The District will actively pursue alternative revenue sources to help minimize property taxes;
- c) The District will consider market rates and charges levied by other public and private organizations for similar services in establishing rates, fees and charges;
- d) The District will establish cost recovery policies for fee-supported services, and these policies will consider whether the benefits received from the service are public and/or private;
- e) The District will establish cost recovery policies for the services provided for other levels of government;
- f) General Revenues will not be dedicated for specific purposes, unless required by law or generally accepted accounting practices (GAAP); and
- g) The District will develop and pursue new and creative partnerships with government, community institutions (schools, churches), and community groups as well as private and non-profit organizations to reduce costs and enhance service to the community.

<u>REVENUE</u>	<u>2025</u>	<u>Percent of</u> <u>total</u>
Property Taxes	\$6,144,351	22.55%
1% Utility Taxes	47,155	0.17%
Federal/Provincial in Place of Taxes	92,033	0.34%
Total Taxes	\$6,283,539	23.06%
Business Licences	223,000	0.82%
Cemetery	4,080	0.01%
DCC	0	0.00%
Debt Funding	4,014,029	14.73%
Grants from other levels of government	6,779,965	24.88%
Harbour	440,889	1.62%
Interest	535,444	1.97%
Permits	158,250	0.58%
Protective Service Agreements	81,280	0.30%
Parking Program	400,000	1.47%
Miscellaneous Fees & Cost Recovery	52,339	0.19%
Recreation Fees	522,576	1.92%
Sewer System	613,600	2.25%
Transfers from Surplus/Reserves	6,273,002	23.02%
Water System	866,000	3.18%
Total Revenue	\$27,247,993	100.00%

Surplus Funds Objective

The Community Charter does not allow municipalities to plan for an operating deficit (i.e. where expenditures exceed revenues). To ensure this situation does not occur, revenue projections are conservative and authorized expenditures will be closely monitored. The combination of conservative revenue projections and controlled expenditures should produce a modest annual operating surplus.

Debt Objective

- a) One-time capital improvements and unusual equipment purchases;
- b) When the useful life of the capital project will exceed the term of financing;
- c) Major equipment purchases;
- d) The maximum borrowing amount to be limited to what is allowed under the Community Charter; and
- e) Reserves are to be considered as a funding source before debt.

Reserve Funds Objective

- a) Provide sources of funds for future capital expenditures;
- b) Provide a source of funding for areas of expenditure that fluctuate significantly from year to year (equipment replacement, special building maintenance, etc.);
- c) Protect the District from uncontrollable or unexpected increases in expenditures or unforeseen reductions in revenues, or a combination of the two;
- d) Provide for working capital to ensure sufficient cash flow to meet the District's needs throughout the year; and
- e) Staff will facilitate Council's review of the amount of reserve funds available on an annual basis.

Proportion of Taxes Allocated to Classes Objective

Council's goal is to ensure that there is a fair and equitable apportionment of taxes to each property class. The apportionment to each class is calculated using the multipliers determined by Council prior to preparing the annual tax rate bylaw. The tax multipliers will be reviewed and set by Council annually.

Permissive Tax Exemptions Objective

The District of Ucluelet Council reviews and passes a permissive exemption bylaw to exempt certain properties from property tax in accordance with guidelines set out under Sections 220 and 224 of the Community Charter. Although there is no legal obligation, Council may choose to grant exemptions as a method of recognizing organizations within our community which enhance the quality of life for community residents.

The permissive exemptions are evaluated with consideration to minimizing the tax burden to be shifted to the general taxpayer.

Development Cost Charges Objective

Development cost charges will be used to help fund capital projects deemed to be required in whole or in part due to development in the community. These charges will be set by a bylaw and reviewed regularly as outlined in the bylaw to ensure that the project estimates remain reasonable and the development costs charged are aligned with the strategic goals of Council.

REVENUE	2025	2026	2027	2028	2029
Property Taxes	\$6,144,351	\$6,513,012	\$6,838,663	\$7,043,823	\$7,255,138
1% Utility Taxes	47,155	47,352	47,852	48,352	48,852
Federal/Provincial in Place of Taxes	92,033	93,874	95,751	97,666	99,620
Total Taxes	\$6,283,539	\$6,654,238	\$6,982,266	\$7,189,841	\$7,403,610
Business Licences	223,000	227,460	232,009	236,649	241,382
Cemetery	4,080	4,162	4,245	4,330	4,416
DCC	0	0	2,500,000	0	0
Debt Funding	4,014,029	7,229,611	11,217,052	4,636,848	9,248,803
Grants from other levels of government	6,779,965	4,772,944	1,473,094	949,271	949,271
Harbour	440,889	449,707	458,701	467,875	477,233
Interest	535,444	120,728	123,143	125,605	128,118
Permits	158,250	161,395	164,603	167,875	171,213
Protective Service Agreements	81,280	81,566	81,857	82,154	82,757
Parking Program	400,000	500,000	500,000	500,000	500,000
Miscellaneous Fees & Cost Recovery	52,339	53,444	55,622	56,756	20,000
Recreation Fees	522,576	533,123	543,891	554,885	566,111
Sewer System	613,600	687,613	704,473	722,019	740,282
Transfers from Surplus/Reserves	6,273,002	440,000	100,000	50,000	51,000
Water System	866,000	883,300	900,946	918,944	937,303
Total Revenue	\$27,247,993	\$22,799,291	\$26,041,902	\$16,663,052	\$21,521,499

<u>Expenses</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
Operational Expenses					
Administration Expenses	\$2,105,878	\$2,167,197	\$2,205,775	\$2,241,798	\$2,291,006
Amortization	1,491,750	1,536,118	1,580,700	1,625,428	1,665,364
Building Inspection Expenses	145,020	149,831	154,804	159,944	165,257
Bylaw Expenses	220,767	251,427	259,900	268,662	277,723
Fiscal Services (Debt)	119,669	968,957	968,957	1,676,697	1,676,697
Harbour Expenses	396,935	404,874	413,284	421,630	430,145
Planning Expenses	587,079	605,272	620,694	635,673	651,015
Protective Services Expenses	551,070	596,752	611,426	626,466	641,882
Public works Expenses	1,715,249	1,737,451	1,770,303	1,803,808	1,843,941
Recreation Expenses	1,297,596	1,332,711	1,362,436	1,392,839	1,394,013
Sewer Expenses	625,378	642,366	658,425	674,886	691,758
Water Expenses	907,549	1,131,901	1,155,198	1,178,078	1,203,555
Total Operations Expenses	\$10,163,940	\$11,524,857	\$11,761,902	\$12,705,909	\$12,932,356

Capital Expenses					
Affordable Housing	\$1,025,000	\$0	\$0	\$0	\$ 0
Buildings	325,000	219,000	0	50,000	3,070,000
Emergency Services	950,000	600,000	10,000,000	0	0
Fleet	480,000	50,000	0	120,000	120,000
Parks & Recreation	720,000	140,000	200,000	450,000	0
Roads	0	0	300,000	50,000	300,000
Harbour	499,000	300,000	0	0	0
Water	5,820,000	4,616,000	2,520,000	55,000	20,000
Sewer	7,265,053	5,349,434	1,260,000	3,232,143	5,079,143
Total Capital Expenses	\$17,084,053	\$11,274,434	\$14,280,000	\$3,957,143	\$8,589,143
Total Expenses	\$27,247,993	\$22,799,291	\$26,041,902	\$16,663,052	\$21,521,499