

**VILLAGE OF PEMBERTON**

**BY-LAW NO. 614, 2008**

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Being a Bylaw of the Village of Pemberton respecting the Five Year Financial Plan beginning with the year 2008.

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The Council of the Village of Pemberton, in open meeting assembled, enacts as follows:

1. Schedule "A" attached hereto and made part of this Bylaw is hereby adopted and is the Village of Pemberton Five Year Financial Plan established with the year ended December 31, 2008.
2. This Bylaw may be cited for all purposes as "Village of Pemberton Five Year Financial Plan Bylaw No. 614, 2008".

**READ A FIRST TIME** this 13<sup>th</sup> day of May, 2008.

**READ A SECOND TIME** this 13<sup>th</sup> day of May, 2008.

**READ A THIRD TIME** this 13<sup>th</sup> day of May, 2008.

**RECONSIDERED, FINALLY PASSED AND ADOPTED** this 14<sup>th</sup> day of May, 2008.

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Mayor

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Administrator

**Schedule "A"**  
**Village of Pemberton**  
**Five Year Financial Plan 2008 - 2012**  
**as at May 12, 2008**

	<b>2008 Budget</b>	<b>2009 Budget</b>	<b>2010 Budget</b>	<b>2011 Budget</b>	<b>2012 Budget</b>
<b>Revenue</b>					
Taxes & Grants in Lieu	2,615,502	2,722,596	2,812,126	2,934,725	3,012,195
<b>Fees &amp; Charges</b>					
Recoveries	179,157	182,070	188,554	191,667	194,850
Fees, Licenses, Permits & Bylaw	42,875	44,161	45,486	46,851	48,256
Development Fees	159,300	164,079	169,001	174,071	179,294
Investment Income	5,884	6,061	6,242	6,430	6,622
Water	81,609	81,609	81,609	81,609	81,609
Sewer	1,000	1,000	1,000	1,000	1,000
Airport	112,548	4,684	4,825	4,970	5,119
<b>Other Revenue</b>					
Collections for Other Governments	1,889,950	1,984,447	2,083,670	2,187,853	2,297,246
Penalties & Interest	84,930	86,880	88,888	90,957	93,088
Grants & Other Municipal Functions	993,774	453,000	385,000	444,000	437,000
DCC's	-	-	-	-	-
MFA Borrowing Proceeds	674,240	177,551	374,225	1,835,823	140,937
Rental Revenue	80,769	85,940	88,518	91,174	93,909
<b>Total Revenue</b>	<b>6,921,540</b>	<b>5,994,081</b>	<b>6,329,145</b>	<b>8,091,130</b>	<b>6,591,126</b>
<b>Expense</b>					
<b>Municipal Purposes</b>					
General Municipal	629,850	635,374	652,111	686,130	696,304
Licenses & Bylaw Enforcement	13,600	18,465	22,651	23,331	24,031
Fire and Rescue Protection	392,164	415,129	426,268	437,741	449,558
Works Operation and Maintenance	370,663	368,586	369,049	369,498	369,961
Development & Planning	183,996	189,516	195,201	201,057	207,089
Special Projects	222,578	192,500	207,000	137,000	157,000
Contributions	37,000	37,000	37,000	37,000	37,000
Water	422,731	435,413	448,476	461,930	475,788
Sewer	435,070	448,122	461,566	475,413	489,675
Airport	50,150	40,325	41,535	42,781	44,064
<b>Other Municipal Purposes</b>					
Debt Servicing	468,665	483,524	524,452	677,438	677,438
Capital Expenditure	1,229,740	217,551	429,225	1,855,823	421,937
Transfers to Other Governments	1,889,950	1,984,447	2,083,670	2,163,470	2,246,819
Transfers to Other Departments	338,453	380,229	399,491	448,310	448,310
Surplus and Reserves	236,928	147,899	31,450	74,209	(153,849)
<b>Total General Expense</b>	<b>6,921,540</b>	<b>5,994,081</b>	<b>6,329,145</b>	<b>8,091,130</b>	<b>6,591,126</b>
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Village of Pemberton  
5 Year Financial Plan Bylaw No. 614, 2008  
2008 Revenue Policy Disclosure**

1. The table below shows the proportion of proposed 2008 revenue raised from each funding source. One column shows the proposed revenue including Transfer to Other Governments and the other excluding the Transfers to Other Governments. Transfers to Other Governments are funds requisitioned by other government or government agencies for specifically defined projects.

The Village has a bylaw to charge specific administrative fees for various tasks, such as tax certificates, titles searches, rentals as well as other tasks including a 10% administrative fee. This bylaw is updated when needed, with the last amendment being March 2008. By billing these fees to individual users, this allows a more realistic tax levy as the tax payers are not subjected to funding these miscellaneous expenses.

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

In 2007, Council realized that the creation of a Capital Reserve and Equipment Reserve was prudent to reducing potential tax rate increases and borrowing for future capital projects. As such the Village will continue to build up reserves to fund major capital projects. Borrowing will be considered when a capital project will provide benefits to taxpayers over a long period.

Frontage and/or Parcel Taxes are taxes levied for the purpose of paying the debt on the Municipality's Infrastructure, such as our new Sewer Treatment Plant and our New Well. The rates are reviewed annually to determine if they meet the require debt payment schedule for the upcoming fiscal year.

Revenue Source	% Total Revenue (\$6,921,540) Including Transfers to Other Governments	% Total Revenue (\$5,031,590) Excluding Transfers to Other Governments
Property Taxes	32.90%	45.26%
Parcel Taxes	4.89%	6.73%
User Fees & Charges	8.41%	11.57%
Other Revenues	44.06%	23.04%
Proceeds from Borrowing	9.74%	13.40%
<b>Total</b>	<b>100%</b>	<b>100%</b>

**Village of Pemberton  
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2. The Village follows the Ministry’s Provincial Class Multiples established by British Columbia Regulations 426/203 and 439/2003 shown below.

In addition, the Ministry also sets a ceiling for the maximum allowable rate for class 02. Following is the regulation:

BC Regulation 329/96 defines a rate ceiling for class 02 property for 2000 and subsequent years. The regulation states:

“2. In setting the tax or levy rate for class 2 property for general municipal purposes, a municipality must not exceed the greater of

- a) \$40 for each \$1,000 of assessed value, and
- b) 2.5 times the rate applicable to class 6 property for general municipal purposes in the municipality for the same taxation year.”

The Village falls within this acceptable range.

The following table outlines the distribution of taxes between the property tax classes.

Property Class	Multiples	% of Total Property Value Tax (\$935,653)	% of Total Property Assessment Value (\$367,719,899)
Residential (Class 01)	1.00	63.70%	81.23%
Utilities (Class 02)	3.50	.85%	.18%
Light Industry (Class 05)	3.40	1.63%	.61%
Business/Commercial (Class 06)	2.45	33.34%	17.36%
Rec/Non-Profit (Class 08)	1.00	.47%	.61%
Farm (Class 09)	1.00	.01%	.01%
<b>Total</b>		<b>100%</b>	<b>100%</b>

**Village of Pemberton**  
**5 Year Financial Plan Bylaw No. 614, 2008**  
**2008 Revenue Policy Disclosure**

3. The Annual Municipal Report for 2007 contains a list of permissive exemptions granted for the taxation year and the amount of tax revenue forgone. This follows the requirements of Council's Permissive Exemption Policy adopted in 2006.

**Permissive Tax Exemption Policy:**

Council will support local organizations through permissive tax exemptions as provided under the *Community Charter*.

In reviewing the request for permissive exemptions, Council Members should ensure:

1. The use is consistent with Municipal policies, plans, bylaws, codes and regulations. This will ensure the goals, policies, and general operating principles of the Municipality as a whole are reflected in the organizations that receive Municipal support.
2. Exemptions are not given to services that are otherwise provided on a private, for profit basis. This would provide an unfair competitive advantage.
3. The services provided by the organization should be an extension of Municipal services and programs and must fall under the responsibility of local government. Senior government program costs must not be transferred to property taxpayers, as this would represent double taxation and an inequitable tax burden.
4. Primarily Village of Pemberton residents should use the services and the organization's regulations must allow all Pemberton residents to participate.
5. The taxation burden resulting from the exemption must be a justifiable expense to the taxpayers of the Village of Pemberton. The sources of Municipal revenue are limited and request for exemption must be considered in concert with other needs of the Municipality.

**Notes to the Village of Pemberton's  
Financial Plan  
Year 2008 – 2012**

**Note 1**

General Assumptions:

1. A 10% Administration Fee will be charged to individual user requests and tasks.
2. General Municipal Property Taxes will be increased for inflation by 3% and new construction by 2% per year for the years 2008 – 2012. The new construction increase does not impact current tax payers.
3. Operating expenses will increase by 3% each year.
4. General Debt Collections, Frontage and/or Parcel Taxes, will equal the general debenture interest and principle payments. This tax is paid by all property owners within the Village of Pemberton who have the ability to connect to the Village's Infrastructure.
5. The Industrial Park parcel taxes will equal the debt based on the overall costs of the project. Only those properties that did not choose to commute their cost will be levied.
6. User fees for water and sewer have not increased over the term of the Financial Plan 2008 -2012.

**Note 2**

2008 Capital Projects (\$1,229,740):

• Fire		
- Equipment for Ladder Truck		\$10,000
• Fire Equipment		
- Generator (50%)		10,000
• Works Equipment		
- Generator (50%)		10,000
• Parks		
- Pemberton Creek Bridge		120,000
• Water		
- New Well		924,740
- Water Looping		105,000
• Sewer		0
• Airport (completion of Business Strategic Plan)		50,000
<b>Total</b>		<b>\$1,229,740</b>

## Village of Pemberton 2008 Tax Rate Pie Chart

<b>\$ 3,164,061</b>	<b>TOTAL 2008 COLLECTION</b>
\$ 1,049,432	School Taxes
\$ 935,653	Village of Pemberton (Village)
\$ 656,663	Squamish-Lillooet Regional District (SLRD)
\$ 10,488	Squamish-Lillooet Regional Hospital District (SLRHD)
\$ 31,995	B.C. Assessment Authority (BCAA)
\$ 34,939	Sea to Sky Regional Hospital District (STSRHD)
\$ 68	Municipal Finance Authority (MFA)
\$ 82,160	Water Parcel Tax (Debt Servicing)
\$ 156,488	Sewer Parcel Tax (Debt Servicing)
\$ 99,805	Industrial Park Parcel Tax (Debt Servicing)
\$ 106,370	Policing Tax

