

TOWN OF COMOX

BYLAW NO. 1978

**A BYLAW OF THE TOWN OF COMOX RESPECTING THE FINANCIAL PLAN FOR
THE FIVE-YEAR PERIOD JANUARY 1, 2021 TO DECEMBER 31, 2025**

WHEREAS the *Community Charter* requires Municipal Councils to adopt a financial plan annually, by bylaw, before the annual property tax bylaw is adopted;

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

1. Title

This bylaw may be cited for all purposes as the "Comox Financial Plan Bylaw No. 1978, 2021".

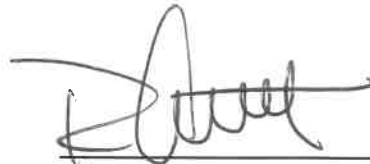
2. SCHEDULES "A" and "B"

- (1) SCHEDULE "A", attached hereto and made part of this Bylaw, is hereby adopted and is the Financial Plan of the Town of Comox for the years 2021 to 2025 inclusive.
- (2) SCHEDULE "B" attached hereto and made part of this Bylaw, is the 2021 Disclosure of Revenue Objectives and Policies as per Section 165(3.1) of the Community Charter.

3. Adoption

(1) READ A FIRST, SECOND and THIRD time this 5th day of May, 2021

(2) ADOPTED this 12th day of May, 2021



MAYOR



CORPORATE OFFICER

Town of Comox
 2021 - 2025 Financial Plan
 Schedule A

Description	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
Revenue					
Municipal Property taxes	\$ 12,138,242	\$ 12,633,232	\$ 12,955,272	\$ 13,300,042	\$ 13,670,432
Sales of Services	9,642,152	10,491,149	10,889,634	11,247,971	11,658,973
Government Transfers	4,713,951	1,974,280	2,034,730	1,153,730	1,153,730
Investment Income	400,000	400,000	400,000	400,000	400,000
Developer Contributions	714,375	300,500	9,875	387,500	297,350
Other	72,300	73,800	75,410	76,920	78,430
Total Revenue	27,681,020	25,872,961	26,364,921	26,566,163	27,258,915
Operating Expense					
Fiscal					
Interest payments on debt	27,240	78,240	122,220	119,300	119,300
Amortization expense	3,250,000	3,250,000	3,250,000	3,250,000	3,250,000
Other fiscal Adjustments	177,862	179,790	181,750	183,750	185,770
Total fiscal	3,455,102	3,508,030	3,553,970	3,553,050	3,555,070
General Municipal	15,132,536	15,523,066	15,680,601	16,131,747	16,426,294
Water Fund	2,597,977	2,646,464	3,065,432	2,957,515	2,774,523
Sewer Fund	2,889,512	2,900,302	3,140,917	3,213,250	3,352,452
Total Functions	20,620,025	21,069,832	21,886,950	22,302,512	22,553,269
Total operating expense	24,075,127	24,577,862	25,440,920	25,855,562	26,108,339
Revenue over expenses	3,605,893	1,295,099	924,001	710,601	1,150,576
Add					
Add back amortization	3,250,000	3,250,000	3,250,000	3,250,000	3,250,000
Transfers from reserves	7,240,651	6,441,661	5,635,256	3,497,084	4,368,671
Proceeds of debt	-	3,400,000	-	-	-
Total Addition	10,490,651	13,091,661	8,885,256	6,747,084	7,618,671
Deduct					
Transfers to reserves	5,000,877	4,854,349	3,242,453	3,515,918	3,926,043
Principal repayment on debt	23,250	23,250	208,673	200,183	200,183
Capital, General Fund	7,017,317	4,862,161	6,229,631	3,003,384	4,236,021
Capital, Water Fund	309,000	4,645,000	20,000	286,200	20,000
Capital, Sewer Fund	1,746,100	2,000	108,500	452,000	387,000
Capital Total	9,072,417	9,509,161	6,358,131	3,741,584	4,643,021
Total Deduction	14,096,544	14,386,760	9,809,257	7,457,685	8,769,247
Revenue over expenditure	\$ -	\$ -	\$ -	\$ -	\$ -

Town of Comox
 2021 - 2025 Financial Plan
 SCHEDULE "B" - Revenue Objectives & Policies

Funding Sources:

Objectives

1. Raise \$133,743,980 funding over this five-year Financial Plan to meet planned expenditures.
2. Increase both taxes and fees gradually over time to provide needed revenue.

Policies

1. Seek government grants and partner funding when possible to avoid tax and fee increases.
2. Use reserves and surplus before external borrowing to minimize tax increases over the long-term.

Table 1 - Funding sources 2021 - 2025

	5 Year Total	Proportion
Municipal Property taxes	\$ 64,697,220	48.37%
Sales of Services	53,929,879	40.32%
Government Transfers	11,030,421	8.25%
Investment Income	2,000,000	1.50%
Developer Contributions	1,709,600	1.28%
Other	376,860	0.28%
Total Revenues	\$ 133,743,980	100.00%

Property Tax Distribution among classes:

Objectives

1. The burden of tax increases shall be shared among all property classes with assessment.
2. Tax increases shall be less for property class 6 (Business & Other) than other classes so that apart from new class 6 development, the proportion from class 6 declines gradually over time.

Policies

1. In 2021, Class 6 property tax will be at least 1% less than the residential increase.
2. The Town shall consider the effect of the distribution of taxes and resultant tax rates on both property taxes and Payments in Lieu of Tax (PILT) when setting tax rates.

Table 2 - Proportion of Property Value

Taxes by Property Class		Proportion
Class 1	Residential	82.81%
Class 2	Utilities	0.73%
Class 3	Supportive Housing	0.00%
Class 4	Major Industry	0.00%
Class 5	Light Industry	0.57%
Class 6	Business & Other	15.64%
Class 7	Managed Forest Land	0.00%
Class 8	Recreation / Non-profit	0.25%
Class 9	Farm	0.00%
		100.00%

Town of Comox
2021 - 2025 Financial Plan
SCHEDULE "B" - Revenue Objectives & Policies

Permissive Tax Exemptions:

Objectives

1. The Town will continue its current program of permissive tax exemptions for property that is available for public use or that benefits the general public.
2. The Town will also continue its current program of downtown revitalization tax exemptions for qualifying residential developments within the downtown revitalization area.

Policies

1. The Town will continue to consider grants of permissive tax exemptions annually.
2. The expected reduction on 2021 general taxes from permissive exemptions is approx. \$200,000.
3. The Town will continue to review its downtown revitalization tax exemptions at least annually.