

CITY OF LANGFORD

BYLAW NO. 1233

A BYLAW TO ADOPT A FINANCIAL PLAN FOR 2009 – 2013

WHEREAS under the *Community Charter* the municipality must have a financial plan adopted by bylaw before the annual property tax bylaw is adopted; and

WHEREAS under the *Community Charter* the Council may provide a revitalization tax exemption for a property in an area designated for that purpose in the annual financial plan or the official community plan, and may establish a revitalization tax exemption program;

NOW THEREFORE the Council of the City of Langford, in open meeting assembled, enacts as follows:

1. Schedule "A" attached hereto and forming part of this bylaw comprises the City of Langford Five Year Financial Plan for 2009 - 2013 (PART 1)".
2. Schedules "B" and "C" attached hereto and forming part of this bylaw comprise the City of Langford Tax Exemption Program.
3. This bylaw may be cited for all purposes as "City of Langford 2009-2013 Financial Plan Bylaw No. 1233, 2009.

READ A FIRST TIME this 4<sup>th</sup> day of May, 2009.

READ A SECOND TIME this 4<sup>th</sup> day of May, 2009.

READ A THIRD TIME this 4<sup>th</sup> day of May, 2009.

ADOPTED this 11<sup>th</sup> day of May, 2009.



  
A MAYOR

  
CLERK-ADMINISTRATOR

Bylaw No. 1233

CITY OF LANGFORD FIVE YEAR FINANCIAL PLAN (PART 1)

(i) Financial Plan 2009-2013

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
<b>REVENUES:</b>					
Municipal Property Taxes	16,520,800	18,896,150	21,561,950	23,689,185	24,912,450
Specified Area Parcel Taxes	1,368,100	1,368,100	2,868,100	2,868,100	3,636,500
Fees and Charges	1,514,400	1,883,550	1,924,950	2,109,050	2,247,150
Other Sources	50,965,650	13,975,400	4,510,120	3,874,940	3,999,860
Transfer From Surplus	1,111,000	425,000	325,000	125,000	125,000
Transfers From Reserves	6,796,700	3,870,000	1,828,000	1,505,300	1,115,200
Transfer From Development Cost Charges	4,777,400	935,000	1,633,000	2,179,000	1,950,000
Proceeds From Borrowing	8,215,250	6,233,300	1,400,000	925,000	844,000
	<u>91,269,300</u>	<u>47,586,500</u>	<u>36,051,120</u>	<u>37,275,575</u>	<u>38,830,160</u>
<b>EXPENSES:</b>					
Operating and Other	20,725,900	22,924,900	23,946,320	25,865,075	26,150,160
Principal and Interest on Debt	3,698,500	3,160,600	5,254,800	5,187,900	5,972,900
Capital	65,462,400	20,648,100	4,757,200	3,877,800	3,165,500
Transfers to Reserve Accounts	0	0	0	0	0
Transfers to Reserve Funds	1,382,500	852,900	2,092,800	2,344,800	3,541,600
	<u>91,269,300</u>	<u>47,586,500</u>	<u>36,051,120</u>	<u>37,275,575</u>	<u>38,830,160</u>

**(ii) Revenue and Property Tax Policy Disclosure**

	<u>2009</u> 000's		<u>2010</u> 000's		<u>2011</u> 000's		<u>2012</u> 000's		<u>2013</u> 000's	
<b>Revenue Proportions</b>										
Property Taxes	16,521	20%	18,896	44%	21,562	64%	23,689	66%	24,912	66%
Parcel Charges	1,368	2%	1,368	3%	2,868	8%	2,868	8%	3,637	10%
Fees	6,292	8%	2,819	7%	3,558	10%	4,288	12%	4,197	11%
Other Sources	50,966	60%	13,975	32%	4,510	14%	3,875	11%	4,000	11%
Proceeds From Borrowing	8,215	10%	6,233	14%	1,400	4%	925	3%	844	2%
	<u>83,362</u>	100%	<u>43,291</u>	100%	<u>33,898</u>	100%	<u>35,645</u>	100%	<u>37,590</u>	100%

**Property Tax Distribution**

Property Class	Tax Revenue (000's)	
1 Residential	9,381	58.3%
2 Utility	37	0.2%
5 Light Industry	63	0.4%
6 Business/Other	6,568	40.8%
7 Managed Forest	0	0.0%
8 Rec./Non-Profit	41	0.3%
9 Farm	0	0.0%
	<u>16,090</u>	

**Permissive Tax Exemptions**

Council has established the following policy with respect to permissive tax exemptions:

**POLICY NO. 1970-10**

**Requests for Permissive Tax Exemptions**

1. Total permissive tax exemptions granted to all organizations under section 224 of the *Community Charter* will be limited to a total of 1/2 of 1% of total municipal property taxes.
2. That section 341(k) property exemptions for religious organizations will be limited to;
  - i) land directly surrounding the Church;
  - ii) land for Church parking;
  - iii) Church Halls (if available to the general public for rental)
  - iv) Church schools (unless used for private daycare or other profit making ventures);
  - and
  - v) Church cemeteries.

Exemptions will not be considered for vacant land held for future development and residential property occupied by church members or otherwise rented out.

Applications for permissive tax exemptions must be received by August 31<sup>st</sup> of each year, and must include a general statement of activities, a description of the membership or population serviced by the group or Association, and include a most recent financial statement to demonstrate financial need.

**Bylaw No. 1233****CITY OF LANGFORD FIVE YEAR FINANCIAL PLAN (PART 2)****REVITALIZATION AREAS**

Areas zoned to permit hotel or motel development in the Langford Zoning Bylaw, 1999 as amended from time to time are designated pursuant to s.226(2) of the *Community Charter* for the purpose of encouraging the revitalization of the City and in particular the development of commercial hotel or motel facilities.

**REASONS FOR DESIGNATION**

The development of nearby hotel or motel rooms for visitors to the Langford area is seen as a critical component of the revitalization of the City's district commercial and town centre commercial areas. Hotel and motel uses are currently permitted in several zones, including the C3 District Commercial and C8 Town Centre Pedestrian Commercial zones, and the Council has amended the zoning bylaw to permit hotel uses in the Olympic View and Bear Mountain comprehensive development zones as well.

The Official Community Plan encourages the development of the town centre with housing, employment, and shopping opportunities in close proximity to each other. Expanding the potential customer base for town centre businesses beyond the local residential population, to include hotel or motel guests visiting the area for leisure, sporting and recreation events, will stabilize established businesses and create opportunities for additional businesses to be established; each of these effects will in turn have beneficial effects on other existing businesses. Because there are potential locations for hotels and motels in several areas of the municipality, and hotel and motel guests in all these areas will use town centre commercial facilities, all zones in which hotels and motels are a permitted use are designated for potential revitalization tax exemptions.

**OBJECTIVES OF DESIGNATION**

The objectives of designating areas for revitalization tax exemptions are:

- To stimulate and reinforce development initiatives in the town centre commercial area by stimulating investment in hotel and motel room development wherever in Langford such uses are permitted
- To encourage tourist accommodation development close to destination recreation facilities
- To reinforce the municipality's "open for business" approach and attract high quality development to the area

