

**CITY OF LANGFORD  
BYLAW NO. 2130**

**A BYLAW TO ADOPT A FINANCIAL PLAN FOR 2023 – 2027**

---

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 through a public process the financial plan has been presented and the public has had an opportunity to comment;

AND WHEREAS Council deems this to be a process of public consultation as required by the *Community Charter*,

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

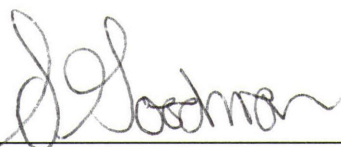
1. Schedule "A" attached hereto and forming part of this bylaw comprises the City of Langford Consolidated Five Year Financial Plan for 2023 – 2027.
2. Schedule "B" attached hereto and forming part of this bylaw comprises the City of Langford Revenue and Property Tax Policy Disclosure.
3. This bylaw may be cited for all purposes as "City of Langford 2023-2027 Financial Plan Bylaw No. 2130, 2023".

READ A FIRST TIME this 8<sup>th</sup> day of May, 2023.

READ A SECOND TIME this 8<sup>th</sup> day of May, 2023.

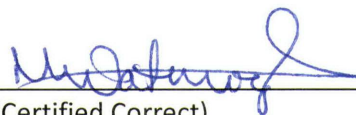
READ A THIRD TIME this 8<sup>th</sup> day of May, 2023.

ADOPTED this 11<sup>th</sup> day of May, 2023.



MAYOR

**SCOTT GOODMANSON  
MAYOR**



(Certified Correct)  
CORPORATE OFFICER

**Marie Watmough  
Corporate Officer**

Schedule "A"

**Bylaw No. 2130  
Consolidated Financial Plan 2023-2027**

	2023	2024	2025	2026	2027
<b>REVENUES:</b>					
<b>External Revenue</b>					
Development Cart Charge	\$ 7,153,100	\$ 5,475,000	\$ 1,425,000	\$ 1,100,000	\$ 1,100,000
Developer Contributions	7,281,356	-	-	-	-
Other Capital Contributions	-	-	-	-	-
Municipal Property Tax	45,009,003	51,764,978	58,181,880	64,658,197	63,283,717
Grants in Lieu	165,918	169,237	172,622	144,537	144,537
Utility Tax	495,715	505,630	515,742	523,057	523,057
Parcel Tax	1,638,438	4,313,438	4,313,438	4,313,438	4,313,438
Fee and Charge	4,052,447	3,726,914	3,467,372	3,205,043	2,995,043
Interest	550,000	500,000	400,000	300,000	300,000
Grant From Other Government	2,756,729	1,018,779	711,146	725,400	725,400
Other Sources	10,466,127	10,365,151	10,282,909	10,408,003	10,418,003
<b>Total External Revenue</b>	<b>79,568,834</b>	<b>77,829,127</b>	<b>79,470,109</b>	<b>85,377,674</b>	<b>83,803,194</b>
<b>EXPENDITURES:</b>					
<b>External Expenditure</b>					
Operating Expenditure	62,402,968	63,819,444	66,627,945	68,805,328	72,946,351
Interest Payment on Debt	502,831	2,594,445	2,508,145	2,488,145	1,749,331
Capital Expenditure	122,285,945	12,279,000	6,054,000	31,270,000	30,030,000
<b>Total External Expenditure</b>	<b>185,191,744</b>	<b>78,692,888</b>	<b>75,190,090</b>	<b>102,563,473</b>	<b>104,725,682</b>
<b>CHANGE IN NET FINANCIAL POSIT</b>	<b>(105,622,910)</b>	<b>(853,762)</b>	<b>4,280,019</b>	<b>(17,185,799)</b>	<b>(20,922,488)</b>
<b>OTHER REVENUES:</b>					
Borrowing Proceed	94,364,226	5,000,000	2,500,000	27,700,000	27,000,000
<b>OTHER EXPENDITURES:</b>					
Principal Payment on Debt	1,827,925	5,890,314	7,488,459	9,544,896	2,568,207
<b>TOTAL REVENUES LESS EXPENDIT</b>	<b>-\$ 13,086,609</b>	<b>-\$ 1,744,076</b>	<b>-\$ 708,440</b>	<b>\$ 969,305</b>	<b>\$ 3,509,305</b>
<b>INTERNAL TRANSFERS:</b>					
<b>Transfer from Reserve Fund</b>					
Affordable Housing	115,000	15,388	15,695	15,695	15,695
Capital Work & Equipment	\$ 7,317,500	\$ 1,875,000	\$ 1,580,000	\$ 975,000	\$ 1,175,000
Equipment Replacement	2,765,053	209,000	629,000	1,175,000	705,000
Park & Open Space	-	-	-	-	-
Park Improvement	-	-	-	-	-
Sidewalk Capital	-	-	-	-	-
Police Building Capital	70,000	70,000	70,000	70,000	-
General Capital Fund	120,000	120,000	120,000	120,000	120,000
General Operating	-	-	-	-	-
General Amenity	3,563,485	2,601,985	2,801,985	2,000,000	1,800,000
<b>Transfer from Reserve Fund Total</b>	<b>13,951,038</b>	<b>4,891,373</b>	<b>5,216,680</b>	<b>4,355,695</b>	<b>3,815,695</b>
<b>Less: Transfer to Reserve and Capital Fund</b>					
<b>Reserve:</b>					
Police Building Capital	70,000	70,000	70,000	70,000	70,000
Capital Work & Equipment	1,405,000	1,405,000	1,405,000	1,405,000	1,405,000
Equipment Replacement	1,500,000	1,000,000	900,000	750,000	900,000
Parking Reserve	-	-	-	-	-
Police Special	-	-	-	-	-
General Amenity	103,804	364,294	500,000	500,000	500,000
Infrastructure Sustainability	-	-	-	-	-
General Capital Fund	-	750,000	2,000,000	2,900,000	4,750,000
	3,078,804	3,589,294	4,875,000	5,625,000	7,625,000
<b>Transfer from (to) Surplus</b>	<b>1,156,164</b>	<b>441,997</b>	<b>366,760</b>	<b>300,000</b>	<b>300,000</b>
<b>Transfer from (to) Reserve Account</b>	<b>1,058,210</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL INTERNAL TRANSFERS</b>	<b>\$ 13,086,609</b>	<b>\$ 1,744,076</b>	<b>\$ 708,440</b>	<b>-\$ 969,305</b>	<b>-\$ 3,509,305</b>

Schedule "B"

**Bylaw No. 2130**  
**Revenue and Property Tax Policy Disclosure**

REVENUE DISCLOSURE

**Revenue Proportions**

	<u>2023</u>		<u>2024</u>		<u>2025</u>		<u>2026</u>		<u>2027</u>	
	(\$'000s)	%	(\$'000s)	%	(\$'000s)	%	(\$'000s)	%	(\$'000s)	%
Property Taxes	45,009	26%	51,765	67%	58,182	72%	64,658	56%	63,284	58%
Parcel Taxes	1,638	1%	4,313	6%	4,313	5%	4,313	4%	4,313	4%
Fees	4,052	2%	3,727	5%	3,467	4%	3,205	3%	2,995	3%
Other Sources	28,869	17%	12,560	16%	12,082	15%	12,100	12%	12,111	11%
Proceeds From										
Borrowing	94,364	54%	5,000	6%	2,500	3%	27,700	25%	27,000	25%
	<u>173,933</u>	<u>100%</u>	<u>77,365</u>	<u>100%</u>	<u>80,545</u>	<u>100%</u>	<u>111,977</u>	<u>99%</u>	<u>109,703</u>	<u>100%</u>

Other Sources includes grants from other governments and agencies, development contributions to capital, interest and penalties and miscellaneous sales of services.

**Objectives and Policies**

Property tax revenue is the City's primary revenue source, and one which is heavily reliant on the residential class. Diversification of the tax base and generation of non-tax revenue are ongoing objectives. Except in extraordinary circumstances, tax increases are kept to cost of living or less.

Parcel Charges are comprised of local area service debt servicing costs for roads.

Fees & Charges are a tool used for cost recovery. Various fees are reviewed every 1-5 years to ensure that they are adequate to recover costs of providing specific services.

Other Sources will vary greatly from year to year as it includes such items as:

- Development cost charges used to fund DCC capital projects,
- Contributions from others for capital,
- Interest earned on funds invested in accordance with the City's investment policy,
- Grants, which are sought from other governments and government agencies, often to be leveraged with City funds,
- Casino revenue sharing income.

Proceeds from Borrowing – Debt is used where it makes sense such as for urgent projects or to leverage grants where internal funding is not available. Caution is necessary when considering debt as it commits future cash flows to debt payments, restricting the ability to use those funds to provide other services. The source of the debt payments needs to be considered as does the justification for advancing the project

..

**Schedule "B" Continued  
Revenue and Property Tax Disclosure**

**PROPERTY TAX DISCLOSURE**

**Property Tax Revenue Distribution**

The table below presents tax revenue and tax rates based on the 2023 Revised Assessment Roll:

<b>Property Tax Distribution</b>						
Property Class	Taxation Revenue		Net Taxable Assessed Value		Tax Rate	Multiple
	(\$'000s)	%	(\$'000s)	%	(\$/1000)	(Rate/Res. Rate)
1. Residential	32,344	71.9%	15,751,430	87.79%	2.0534	1.00
2. Utility	162	0.4%	11,271	0.06%	14.3740	7.00
4. Heavy Industry	-	0.0%	-	0.00%	6.5915	3.21
5. Light Industry	374	0.8%	56,432	0.31%	6.6233	3.23
6. Business/Other	11,980	26.6%	2,063,155	11.50%	5.8067	2.83
7. Managed Forest	0	0.0%	182	0.00%	2.3508	1.14
8. Rec./Non-Profit	148	0.3%	61,778	0.34%	2.3953	1.17
9. Farm	0	0.0%	141	0.00%	2.0534	1.00
	<u>45,009</u>		<u>17,944,390</u>			

**Objectives and Policies**

Council sets tax rates to maintain tax stability between property classes. Property class multiples are reviewed periodically to ensure that the burden of tax among property classes is not distorted by differing market value changes between classes.

**Permissive Tax Exemptions**

Policy with respect to permissive tax exemptions under section 224 of the Community Charter is that exemption will be considered where the organization has demonstrated proof of community access to citizens of Langford at a nominal charge and community benefit in the previous year.

Council supports the establishment of assisted living seniors' housing in Langford and has granted 10-year exemptions to three such developments.

Council has established a revitalization tax exemption program under section 226 of the *Community Charter* which grants an exemption for eligible buildings for up to 10 years. An exemption certificate was issued for one property in 2021 for which the exemption expires in 2028.