

THE CORPORATION OF THE VILLAGE OF MONTROSE

BYLAW #713

A BYLAW TO ADOPT A FINANCIAL PLAN FOR THE PERIOD OF 2014 to 2018

WHEREAS section 165 of the *Community Charter* SBC Chap. 26 requires that Council adopt a financial plan for a period of five years, and

NOW THEREFORE, the Council of the Village of Montrose, in open meeting assembled, hereby ENACTS AS FOLLOWS:

SHORT TITLE

1. (1) This Bylaw may be cited as the "**MONTROSE FINANCIAL PLAN 2014-2018**"

SERVICE PRIORITY POLICIES

2. (1) "Essential Service" means a service to which the following criteria apply:
 - (a) Revenues raised to meet the demands of the service;
 - (b) Built-in redundancy;
 - (c) Borrowing to be authorized if current revenues are inadequate.
- (2) Essential Services shall include:
 - (a) The domestic water system;
 - (b) The sanitary sewer system;
 - (c) The storm drain system.
3. (1) "Secondary Service" means a service to which the following criteria apply:
 - (a) Funding raised to maintain the value of assets;
 - (b) Service quality priority over service quantity;
 - (c) Borrowing only as approved through the budget process.
- (2) Secondary Services shall include:
 - (a) Parks, playgrounds, and playing fields;
 - (b) Municipal buildings;
 - (c) Road system;
 - (d) Solid waste removal;
 - (e) General government.
4. (1) "Tertiary Service" means a service of a special nature identified by Council to which the following criteria apply:
 - (a) Funding capped for the duration of the service;
 - (b) Borrowing by referendum only;
 - (c) Interruptible projects.
- (2) Tertiary Services shall include:
 - (a) Social and Cultural Services.

GENERAL MATTERS

5. (1) For the purpose of this Bylaw, the funding sources and levels indicated shall be considered target levels to be achieved over the term of this financial plan.
- (2) All excess revenues or excess expenditures accrued in the Water Operating Fund or the Sewer Operating Fund over the course of a fiscal year shall be transferred to the General Operating Fund
- (3) All excess revenues accrued in the General Operating Fund, Water Operating Fund and/or the Sewer Operating Fund shall be transferred to an appropriate Reserve Fund.
6. (1) The planned revenues for the years 2014 - 2018 relating to the General Operating Fund shall be those recorded on Schedule "A" attached to, and

forming part of this Bylaw.

- (2) The planned expenditures for the years 2014 - 2018 relating to the General Operating Fund shall be those recorded on Schedule "B" attached to, and forming part of this Bylaw.
- (3) The planned revenues and expenditures for the years 2014 - 2018 relating to the Water Operating Fund shall be those recorded on Schedule "C" attached to, and forming part of this Bylaw.
- (4) The planned revenues and expenditures for the years 2014 - 2018 relating to the Sewer Operating Fund shall be those recorded on Schedule "D" attached to, and forming part of this Bylaw.
- (5) The Statement of Objectives and Policies for the years 2014 – 2018 relating to the Financial Plan shall be those recorded on Schedule "E" attached to, and forming part of this Bylaw.

ENACTMENT

- 7. (1) If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.
- (2) This Bylaw shall come into full force and effect on final adoption.

| | |
|----------------------------------|--|
| READ A FIRST TIME | this 22 nd day of April, 2014 |
| READ A SECOND TIME | this 22 nd day of April, 2014 |
| READ A THIRD TIME | this 5 th day of May , 2014 |
| PUBLIC CONSULTATION HELD | this 5 th day of May, 2014 |
| RECONSIDERED AND FINALLY ADOPTED | this 8 th day of May, 2014 |

Mayor

Corporate Officer

Certified a true copy of Bylaw #713, as adopted

Corporate Officer

THE CORPORATION OF THE VILLAGE OF MONTROSE

BYLAW #713

SCHEDULE "A" – GENERAL FUND REVENUES

| | 2013 BUDGET | 2013 PRE AUDIT | 2014 BUDGET | 2015 BUDGET | 2016 BUDGET | 2017 BUDGET | 2018 BUDGET |
|---|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| TAXES | | | | | | | |
| Ad Valorem Taxes | 115,423 | 115,423 | 191,346 | 195,173 | 198,101 | 201,072 | 204,088 |
| Drainage Parcel Taxes | 24,150 | 24,150 | 24,150 | 24,633 | 25,002 | 25,378 | 25,758 |
| Road Parcel Taxes | 100,740 | 100,740 | 46,000 | 46,920 | 47,624 | 48,338 | 49,063 |
| Community Development Parcel Taxes | 2,415 | 2,415 | 0 | 0 | 0 | 0 | 0 |
| Utility Taxes | 11,406 | 11,406 | 11,581 | 11,500 | 11,500 | 11,500 | 11,500 |
| Grant in Lieu of Taxes | 2,900 | 2,902 | 2,900 | 2,900 | 2,900 | 2,900 | 2,900 |
| TOTAL TAXES | 257,034 | 257,036 | 275,977 | 281,126 | 285,127 | 289,188 | 293,310 |
| SALE OF SERVICES | | | | | | | |
| Garbage Service | 19,300 | 22,078 | 21,050 | 20,500 | 20,500 | 21,000 | 21,000 |
| Recreation Services | 6,000 | 9,447 | 8,000 | 8,000 | 8,000 | 8,500 | 8,500 |
| Other Services | 150 | 309 | 400 | 500 | 500 | 600 | 600 |
| TOTAL SALE OF SERVICES | 25,450 | 31,834 | 29,450 | 29,000 | 29,000 | 30,100 | 30,100 |
| OTHER REVENUES FROM OWN SOURCES | | | | | | | |
| Licenses & Permits | 3,900 | 5,788 | 4,900 | 4,500 | 4,500 | 4,500 | 4,800 |
| Rentals | 64,299 | 59,304 | 65,851 | 66,510 | 67,175 | 67,846 | 68,525 |
| Miscellaneous | 23,550 | 34,317 | 23,450 | 25,000 | 25,000 | 25,000 | 25,000 |
| TOTAL REVENUES FROM OWN SOURCES | 91,749 | 99,408 | 94,201 | 96,010 | 96,675 | 97,346 | 98,325 |
| UNCONDITIONAL TRANSFERS | 246,290 | 246,290 | 246,290 | 250,000 | 250,000 | 250,000 | 250,000 |
| CONDITIONAL TRANSFERS | 162,141 | 172,352 | 168,213 | 169,895 | 171,594 | 173,310 | 175,043 |
| INTERNAL TRANSFER | | | | | | | |
| Water Fund Administration | 23,194 | 23,194 | 30,141 | 30,744 | 31,359 | 31,986 | 32,626 |
| Sewer Fund Administration | 34,485 | 34,485 | 39,914 | 40,712 | 41,527 | 42,357 | 43,204 |
| Other Transfers | 60,000 | 51,953 | 16,330 | 0 | 2,200 | 3,200 | 1,500 |
| TOTAL INTERNAL TRANSFERS | 117,679 | 109,631 | 86,385 | 71,456 | 75,085 | 77,543 | 77,330 |
| COLLECTIONS FOR OTHERS | 759,437 | 759,437 | 744,467 | 750,000 | 750,000 | 750,000 | 750,000 |
| <u>TOTAL GENERAL FUND REVENUES</u> | <u>1,659,780</u> | <u>1,675,988</u> | <u>1,644,983</u> | <u>1,647,487</u> | <u>1,657,481</u> | <u>1,667,487</u> | <u>1,674,107</u> |

THE CORPORATION OF THE VILLAGE OF MONTROSE

BYLAW #713

SCHEDULE "B" – GENERAL FUND EXPENDITURES

| | 2013 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | BUDGET | PRE AUDIT | BUDGET | BUDGET | BUDGET | BUDGET | BUDGET |
| GENERAL GOVERNMENT SERVICES | | | | | | | |
| Legislative | 22,000 | 20,105 | 23,350 | 23,817 | 24,174 | 24,537 | 24,905 |
| General Administration | 321,680 | 299,904 | 337,371 | 344,118 | 349,280 | 354,519 | 359,837 |
| Other General Government Services | 52,800 | 37,806 | 43,980 | 44,860 | 45,757 | 46,672 | 47,605 |
| TOTAL GENERAL GOVT SERVICES | 396,480 | 357,815 | 404,701 | 401,500 | 407,000 | 412,500 | 420,000 |
| GENERAL PUBLIC WORKS | | | | | | | |
| General Public Works | 7,377 | 10,784 | 7,633 | 7,747 | 7,864 | 7,982 | 8,101 |
| Workshop | 13,553 | 14,283 | 15,851 | 16,089 | 16,330 | 16,575 | 16,824 |
| General Public Works Equipment | 26,196 | 20,425 | 24,926 | 25,300 | 25,679 | 26,065 | 26,456 |
| TOTAL GENERAL PUBLIC WORKS | 47,126 | 45,492 | 48,410 | 49,136 | 49,873 | 50,621 | 51,381 |
| PROTECTIVE SERVICES | | | | | | | |
| Bylaw Enforcement | 10,150 | 8,259 | 10,150 | 10,252 | 10,354 | 10,509 | 10,667 |
| Other Protective Services | 15,373 | 17,795 | 12,154 | 12,276 | 12,398 | 12,522 | 12,648 |
| TOTAL PROTECTIVE SERVICES | 25,523 | 26,054 | 22,304 | 22,527 | 22,752 | 23,032 | 23,314 |
| TRANSPORTATION SERVICES | | | | | | | |
| Equipment Operation & Maintenance | 11,171 | 13,746 | 11,257 | 11,426 | 11,540 | 11,656 | 11,772 |
| Road Maintenance | 73,719 | 51,139 | 93,001 | 94,396 | 95,812 | 97,249 | 98,222 |
| Traffic Services | 15,838 | 16,169 | 15,608 | 15,842 | 16,080 | 16,321 | 16,484 |
| TOTAL TRANSPORTATION SERVICES | 100,728 | 81,054 | 119,866 | 121,664 | 123,432 | 125,226 | 126,478 |
| ENVIRONMENTAL HEALTH SERVICES | 26,121 | 27,833 | 27,674 | 28,227 | 28,792 | 29,368 | 29,955 |
| COMMUNITY & PLANNING SERVICES | 43,065 | 42,195 | 23,845 | 15,000 | 15,000 | 15,000 | 20,000 |
| RECREATION & CULTURAL SERVICES | | | | | | | |
| Recreation Commission | 10,682 | 9,951 | 11,084 | 12,000 | 12,000 | 12,000 | 12,000 |
| Community Hall | 29,468 | 32,415 | 26,922 | 27,326 | 27,736 | 28,152 | 28,574 |
| Parks | 33,998 | 28,857 | 34,478 | 35,106 | 35,896 | 36,589 | 37,405 |
| TOTAL RECREATION & CULTURE | 74,148 | 71,223 | 72,484 | 74,432 | 75,632 | 76,741 | 77,979 |
| FISCAL SERVICES | | | | | | | |
| Debt Servicing | 0 | 0 | 0 | 20,000 | 20,000 | 20,000 | 20,000 |
| Transfer to Other Funds | 90,800 | 117,081 | 97,485 | 65,000 | 65,000 | 65,000 | 65,000 |
| Transfer of Taxes Collected for Others | 780,788 | 782,774 | 766,064 | 750,000 | 750,000 | 750,000 | 750,000 |
| TOTAL FISCAL SERVICES | 871,588 | 899,855 | 863,549 | 835,000 | 835,000 | 835,000 | 835,000 |
| CAPITAL PROJECTS | | | | | | | |
| Administration | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Public Works | 50,000 | 49,098 | 32,150 | 70,000 | 70,000 | 70,000 | 60,000 |
| Recreation | 25,000 | 21,431 | 30,000 | 30,000 | 30,000 | 30,000 | 30,000 |
| TOTAL CAPITAL PROJECTS | 75,000 | 70,529 | 62,150 | 100,000 | 100,000 | 100,000 | 90,000 |
| TOTAL GENERAL EXPENDITURES | 1,659,779 | 1,622,049 | 1,644,983 | 1,647,486 | 1,657,481 | 1,667,487 | 1,674,107 |
| General Fund Surplus (Deficit) | 0 | 53,939 | 0 | 0 | 0 | 0 | 0 |
| Consolidated Funds Surplus (Deficit) | 0 | 44,078 | 0 | 0 | 0 | 0 | 0 |

THE CORPORATION OF THE VILLAGE OF MONTROSE

BYLAW #713

SCHEDULE "C" – WATER FUND REVENUES & EXPENDITURES

| | 2013 BUDGET | 2013 PRE AUDIT | 2014 BUDGET | 2015 BUDGET | 2016 BUDGET | 2017 BUDGET | 2018 BUDGET |
|---|-------------------------|-------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <u>WATER FUND REVENUES</u> | | | | | | | |
| TAXES | 111,205 | 111,205 | 111,205 | 113,985 | 116,835 | 119,756 | 122,750 |
| SALE OF SERVICES | 109,868 | 111,943 | 112,185 | 114,990 | 117,864 | 120,811 | 123,831 |
| OTHER REVENUES | | | | | | | |
| Government Grants | 1,087,404 | 1,087,741 | 0 | | | | |
| Own Sources | 89,317 | 562,695 | 45,319 | 0 | 0 | 0 | 0 |
| TOTAL OTHER REVENUES | 1,176,721 | 1,650,436 | 45,319 | 0 | 0 | 0 | 0 |
| <u>TOTAL WATER FUND REVENUES</u> | <u>1,397,794</u> | <u>1,873,584</u> | <u>268,709</u> | <u>228,975</u> | <u>234,699</u> | <u>240,567</u> | <u>246,581</u> |
| <hr/> | | | | | | | |
| | 2013 BUDGET | 2013 PRE AUDIT | 2014 BUDGET | 2015 BUDGET | 2016 BUDGET | 2017 BUDGET | 2018 BUDGET |
| <u>WATER FUND EXPENDITURES</u> | | | | | | | |
| | | | - | | | | |
| GENERAL GOVERNMENT SERVICES | 41,794 | 34,855 | 41,741 | 39,000 | 39,585 | 40,179 | 40,781 |
| ENVIRONMENTAL HEALTH SERVICES | | | | | | | |
| Water Supply & Distribution System | | | | | | | |
| Water Supply and Treatment | 39,033 | 45,782 | 41,217 | 41,835 | 42,463 | 43,100 | 43,746 |
| Water Storage and Distribution | 79,113 | 69,473 | 155,751 | 56,139 | 57,651 | 58,577 | 59,814 |
| TOTAL ENVIRONMENTAL HEALTH | 118,146 | 115,255 | 196,968 | 97,974 | 100,114 | 101,888 | 103,799 |
| ENVIRONMENTAL & PLANNING | 15,000 | 13365 | 12,500 | 12,000 | 5,000 | 30,000 | 0 |
| FISCAL SERVICES | | | | | | | |
| Long-Term Interest | 6,308 | 6,308 | 0 | 0 | 0 | 0 | 0 |
| Principal Installments | 26,771 | 26,771 | 0 | 0 | 0 | 0 | 0 |
| Transfers to other funds | 0 | 497,460 | 0 | 0 | 0 | 0 | 0 |
| TOTAL FISCAL SERVICES | 33,079 | 530,539 | 0 | 0 | 0 | 0 | 0 |
| TOTAL CAPITAL PROJECTS | 1,189,775 | 1,192,364 | 17,500 | 80,000 | 90,000 | 68,500 | 102,000 |
| <u>TOTAL WATER FUND EXPENDITURES</u> | <u>1,397,794</u> | <u>1,886,378</u> | <u>268,709</u> | <u>228,974</u> | <u>234,699</u> | <u>240,567</u> | <u>246,580</u> |
| SURPLUS (DEFICIT) | 0 | -12,794 | 0 | 0 | 0 | 0 | 0 |

THE CORPORATION OF THE VILLAGE OF MONTROSE

BYLAW #713

SCHEDULE "D" – SEWER FUND REVENUES & EXPENDITURES

| | 2013 BUDGET | 2013 PRE AUDIT | 2014 BUDGET | 2015 BUDGET | 2016 BUDGET | 2017 BUDGET | 2018 BUDGET |
|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <u>SEWER FUND REVENUES</u> | | | | | | | |
| TAXES | 58,710 | 58,710 | 58,710 | 59,603 | 60,497 | 61,400 | 62,321 |
| SALE OF SERVICES | 135,928 | 137,833 | 139,361 | 141,452 | 143,574 | 145,727 | 147,913 |
| OWN SOURCES | 0 | 7,000 | 34,805 | 0 | 0 | 0 | 0 |
| <u>TOTAL SEWER FUND REVENUES</u> | <u>194,638</u> | <u>203,543</u> | <u>232,877</u> | <u>201,055</u> | <u>204,071</u> | <u>207,127</u> | <u>210,234</u> |
| <hr/> | | | | | | | |
| | 2013 BUDGET | 2013 PRE AUDIT | 2014 BUDGET | 2015 BUDGET | 2016 BUDGET | 2017 BUDGET | 2018 BUDGET |
| <u>SEWER FUND EXPENDITURES</u> | | | | | | | |
| GENERAL GOVERNMENT SERVICES | 42,110 | 37,520 | 46,539 | 46,000 | 46,000 | 46,500 | 47,000 |
| ENVIRONMENTAL HEALTH SERVICES | | | - | | | | |
| Collection System Maintenance | 13,977 | 11,804 | 27,673 | 12,070 | 12,646 | 12,741 | 13,115 |
| Lift Station Maintenance | 17,453 | 14,815 | 21,088 | 17,500 | 17,763 | 18,029 | 18,300 |
| Sewage Treatment Plant | 73,879 | 78,828 | 74,078 | 74,984 | 76,162 | 77,357 | 78,319 |
| TOTAL ENVIRONMENTAL HEALTH | 105,309 | 105,447 | 122,838 | 104,554 | 106,571 | 108,127 | 109,734 |
| ENVIRONMENTAL & PLANNING | 31,500 | 24,643 | 63,500 | 20,000 | 0 | 20,000 | 500 |
| FISCAL SERVICES | | | | | | | |
| Debt Servicing | | | | | | | |
| Long-Term Interest | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Principal Installments | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other Transfers | 719 | 33,000 | 0 | 0 | 0 | 0 | 0 |
| TOTAL FISCAL SERVICES | 719 | 33,000 | 0 | 0 | 0 | 0 | 0 |
| TOTAL CAPITAL PROJECTS | 15,000 | 0 | 0 | 30,500 | 51,500 | 32,500 | 53,000 |
| <u>TOTAL SEWER FUND EXPENDITURES</u> | <u>194,638</u> | <u>200,610</u> | <u>232,877</u> | <u>201,054</u> | <u>204,071</u> | <u>207,127</u> | <u>210,234</u> |
| SURPLUS (DEFICIT) | 0 | 2,933 | 0 | 0 | 0 | 0 | 0 |

THE CORPORATION OF THE VILLAGE OF MONTROSE

BYLAW #713

SCHEDULE “E” – Statement of Objectives and Policies

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

1. The proportion of total revenue that comes from each of the funding sources described in Section 165(7) of the *Community Charter*;
2. The distribution of property taxes among the property classes, and
3. The use of permissive tax exemptions.

Funding Sources

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2014. As a revenue source, property taxation offers a number of advantages, for example, it is simple to administer and it is fairly easy for residents to understand. It offers a stable and reliable source of revenue for services that are difficult or undesirable to fund on a user-pay basis. These include services such as general administration, planning services, fire protection, police services, and bylaw enforcement.

Many services can be measured and charged on a user pay basis. Services where fees and charges can be easily administered include water and sewer usage, building permits, business licenses, and sale of specific services and therefore, these are charged on a user pay basis. User fees attempt to allocate the value of a service to those who use the service.

Parcel taxes:

A water parcel tax is a source of revenue is based on a set fee per parcel of land and offsets, in part, the costs of upgrading water infrastructure.

A sewer parcel tax is a source of revenue is based on a set fee per parcel of land and offsets, in part, the costs of upgrading sewer infrastructure.

A drainage parcel tax is a source of revenue is based on a set fee per parcel of land and offsets, in part, the costs of capital maintenance and the upgrading of drainage infrastructure.

A transportation parcel tax is a source of revenue is based on a set fee per parcel of land and offsets, in part, the costs of capital maintenance and the upgrading of road infrastructure.

Table 1: Sources of Revenue

| Revenue Source | % of Total Revenue | Dollar Value |
|-----------------------|---------------------------|---------------------|
| Property Taxes | 14.7% | \$205,827 |
| Parcel Taxes | 17.1% | \$240,065 |
| User Fees and Charges | 19.4% | \$272,596 |
| Other Sources | 19.2% | \$269,110 |
| Government Grants | 29.6% | \$414,503 |
| Total | 100.0% | \$1,402,102 |

Objective

- Taxation Revenue will be determined by Council each year according to the operating and capital needs of the community, as part of the annual budget process. Taxation will be based on the service level priorities of Council, in balance with preserving and enhancing the financial health of the Village.

Policies

- The Village will review all user fee levels annually to ensure they are adequately meeting both the capital and delivery costs of the service.
- Where possible, the Village will endeavor to supplement revenues from user fees and charges and alternate sources, rather than taxation, to lessen the burden on its limited property tax base.

Strategic Community Investment Funds:

Government grants include the Strategic Community Investment Funds which are provided by the Province of British Columbia. These funds reduce the level of municipal taxation and for a smaller municipality these funds are instrumental to maintaining existing municipal service levels. In 2014, funds in the amount of \$246,290 have been allocated to the Village.

Objective:

The Village will attempt to increase the sources of government grants to complete much needed infrastructure capital projects in the municipality. Where feasible user fees will be levied where measurable level of services are rendered or provided.

Policies:

- Where possible the Village will substitute revenues from user fees and charges and government grants rather than taxation.
- The Village will review municipal services and user fees to ensure that the operating and capital budgets are adequate while providing the residents with the expected service levels of previous years.

Distribution of Property Tax Rates

Table 2 outlines the distribution of property taxes among the property classes. The residential property class provides the largest proportion of property tax revenue. This is appropriate as this class also forms the largest portion of the assessment base and consumes the majority of Village services.

Table 2: Distribution of Property Tax Rates

| Property Class | % of Total Property Taxation | Dollar Value |
|---------------------------|-------------------------------------|---------------------|
| Residential (1) | 97.58% | \$188,960 |
| Utilities (2) | 0.25% | \$492 |
| Social Housing (3) | 0.00% | \$0 |
| Major Industrial (4) | 0.00% | \$0 |
| Light Industrial (5) | 0.00% | \$0 |
| Business and Other (6) | 2.16% | \$4,185 |
| Recreation/Non-profit (8) | 0.00% | \$0 |
| Farmland (9) | 0.00% | \$0 |
| Total | 100.00% | \$193,637 |

Objective

- The distribution of property taxes among the property classes will be maintained similar to the distribution in prior years.

Policies

- Supplement, where possible, revenues from user fees and charges to help to offset the burden on the entire property tax base as a result of rising operating and capital replacement costs.
- To pursue additional revenue opportunities.

- Consider economic development initiatives designed to attract more retail and commercial businesses to invest in the community. Align the distribution of tax rates among the property classes with the social and economic goals of the community, particularly to encourage a range of employment opportunities.
- Regularly review and compare the Village's distribution of tax burden relative to other municipalities in British Columbia.

Permissive Tax Exemptions

The Village will draft a 'Permissive Tax Exemption' Policy to guide the administration and approval of permissive tax exemptions. Some of the eligibility criteria for permissive tax exemptions that will be outlined in the policy include the following:

- The tax exemption must demonstrate benefit to the community and residents of the Village by enhancing the quality of life, economically, socially or culturally, within the community.
- The goals, policies and principles of the organization receiving the exemption must not be inconsistent or in conflict with those of the Village.
- The organization receiving the exemption must be a registered non-profit society, as the support of the municipality will not be used for commercial or private gain.
- Permissive tax exemptions will be considered in conjunction with:
 - other assistance being provided by the Village;
 - the potential demands for Village services or infrastructure arising from the property; and
 - the amount of revenue that the Village will lose if the exemption is granted.

Objective

- The Village will continue to provide permissive tax exemptions to non-profit societies.

Policies

- Expand the permissive tax exemption policy to include eligibility requirements for green revitalization tax exemptions.
- Develop a revitalization tax exemption program which details the kinds of green activities that the exemption program will target.