



DISTRICT OF SECHELT

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING

**February 26, 2025, 3:00 pm
Community Meeting Room
1st Floor, 5797 Cowrie St., Sechelt
and Via Zoom Online Meeting Platform**

PRESENT: Councillor A. Shepherd (Chair), Mayor J. Henderson, Councillor D. Bell, Councillor D. Inkster, Councillor D. McLauchlan, Councillor B. Rowe, Councillor A. Toth

STAFF: Chief Administrative Officer A. Yeates, Director of Planning and Development A. Allen, Director of Financial Services and Information Technology D. Douglas, Director of Engineering and Operations M. Lee, Director of Corporate and Community Services L. Roberts, Corporate Officer K. Poulsen (Recording Secretary)

1. LAND ACKNOWLEDGEMENT

A member of Council acknowledged their gratitude for living on the traditional lands of the shíshálh Nation.

2. CALL TO ORDER AND DECLARATION OF CONFLICT

The Chair called the Committee of the Whole Meeting to order at 3:01 pm and asked for declarations of conflict. There were none.

3. ADOPTION OF AGENDA

Recommendation No. 1

Moved/ Seconded

That the February 26, 2025 Committee of the Whole Meeting Agenda be adopted.

CARRIED

4. DELEGATIONS & PROCLAMATIONS

None.

5. BUSINESS ITEMS

5.1 2025 Permissive Property Tax Exemption

Staff provided an overview of the Committee's discussions leading to the recommendations. In response to questions, staff provided clarifications about the calculation of assessed values and the percentage of permissive property tax exemptions, compared to the total tax base.

Recommendation No. 2

Moved/ Seconded

That the following new provisions be added to the District of Sechelt's Permissive Property Tax Exemption Policy 2.8.1:

1. There will be no exemption or reduction to utility fees and charges for those properties granted permissive property tax exemption. Water, sewer, garbage and parcel taxes will be payable on all properties.
2. Council may consider the amount of permissive property tax exemption an organization has received when evaluating additional funding requests from the organization.
3. The total of permissive tax exemptions approved in the current year for the subsequent year will not exceed 4.7% of the current year's total budgeted property tax requisition. The permissive exemption values will be calculated by using the current year's property assessment multiplied by the current year's tax rates. In the case where the total calculated permissive exemption values for the subsequent year exceed 4.7% of the current year's tax requisition, all permissive exemptions will be proportionately reduced.
4. Limit the area of property that can be considered for permissive property tax exemption to 5 times the size of the building footprint located on that property.

AMENDED BY THE FOLLOWING

Recommendation No. 3

Moved/ Seconded

That Recommendation 4 of the previous motion be amended to include the words "of a church" to read "That the area of a property of a church that can be considered for permissive property tax exemption be limited to 5 times the size of the building footprint located on that property."

CARRIED

Recommendation No. 4

Moved/ Seconded

That the following new provisions be added to the District of Sechelt's Permissive Property Tax Exemption Policy 2.8.1:

1. That there will be no exemption or reduction to utility fees and charges for those properties granted permissive property tax exemption. Water, sewer, garbage and parcel taxes will be payable on all properties; and
2. That Council may consider the amount of permissive property tax exemption an organization has received when evaluating additional funding requests from the organization; and
3. That the total of permissive tax exemptions approved in the current year for the subsequent year will not exceed 4.7% of the current year's total budgeted property tax requisition. The permissive exemption values will be calculated by using the current year's property assessment multiplied by the current year's tax rates. In the case where the total calculated permissive exemption values for the subsequent year exceed 4.7% of the current year's tax requisition, all permissive exemptions will be proportionately reduced; and
4. That the area of a property of a church that can be considered for permissive property tax exemption be limited to 5 times the size of the building footprint located on that property.

CARRIED

5.2 2025 Budget Report

Council discussed the following topics:

- Impact of further reducing the 2025 General Operating Fund property tax increase recommended by staff
- Capital infrastructure renewal

- Long term fiduciary strategy
- Tariffs
- Staffing
- Other challenges related to the municipal budget process.

Recommendation No. 5

Moved/ Seconded

That a 5.62% property tax increase to cover 2025 General Operating Fund increases be approved.

CARRIED

OPPOSED: Mayor Henderson and Councillor Shepherd

Recommendation No. 6

Moved/ Seconded

That staff prepare a report to demonstrate what impact a 1% reduction in the property tax increase to cover 2025 General Operating Fund increases could have.

CARRIED

6. ADJOURNMENT

Moved/ Seconded

That the February 26, 2025 Committee of the Whole meeting be adjourned at 3:57 pm.

CARRIED

Certified correct by:

Adam Shepherd, Chair

Certified correct by:

Kerianne Poulsen, Corporate Officer