

DISTRICT OF LAKE COUNTRY

BYLAW 1220

A BYLAW TO ADOPT A FINANCIAL PLAN FOR THE YEARS 2024 - 2028

WHEREAS, pursuant to Section 165 of the Community Charter, Council shall, before the 15th day of May in each year, before the annual property tax bylaw is adopted, adopt a financial plan;

The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as “2024-2028 Financial Plan Bylaw 1220, 2024.”
2. The schedules marked as Schedule A and B attached hereto, and forming part of this bylaw, are hereby declared to be the Financial Plan for the District of Lake Country for the period January 1, 2024 to December 31, 2028.

READ A FIRST TIME this 19th day of December, 2023.

READ A SECOND TIME this 27th day of February, 2024.

READ A THIRD TIME this 27th day of February, 2024.

ADOPTED this _____ day of _____, 2024.

Mayor

Corporate Officer

**Schedule "A" attached to
2024-2028 Financial Plan
Bylaw 1220, 2024**

	2024	2025	2026	2027	2028
Revenue					
Property Taxes	(22,523,529)	(23,860,521)	(25,039,376)	(26,277,470)	(27,314,658)
Parcel Taxes	(2,365,855)	(2,420,132)	(2,475,781)	(2,532,836)	(2,591,335)
Fees and Charges	(12,071,410)	(12,841,522)	(13,659,932)	(14,457,689)	(15,322,404)
Other Revenue	(12,642,946)	(8,156,646)	(8,280,183)	(8,406,306)	(8,535,072)
Transfer from DCC Reserves	(4,240,170)	(627,017)	(627,017)	(627,017)	(627,017)
Total Revenue	(53,843,910)	(47,905,838)	(50,082,289)	(52,301,318)	(54,390,486)
Expenses					
General Government Services	4,863,754	4,741,510	4,876,025	5,034,511	5,157,085
Protective Services	9,782,111	10,391,328	10,869,593	11,460,509	11,951,541
Transportation Services	7,277,918	7,555,378	7,848,025	8,156,051	8,400,617
Environmental Services	2,426,947	2,494,167	2,563,325	2,634,476	2,707,680
Development Services	2,277,454	2,254,621	2,315,459	2,378,017	2,442,345
Parks and Recreation	6,138,734	6,272,896	6,435,733	6,603,547	6,776,418
Water Operations	4,967,586	5,092,976	5,221,989	5,354,748	5,491,327
Sewer Operations	2,732,215	2,799,442	2,868,474	2,939,368	3,012,178
Interest Expense	984,139	867,059	866,337	859,060	859,061
Total Expenses	41,450,859	42,469,377	43,864,960	45,420,287	46,798,253
Annual Surplus	(12,393,052)	(5,436,462)	(6,217,329)	(6,881,031)	(7,592,234)
Proceeds from Borrowing	-	-	-	-	-
Transfer from Reserves	(22,980,673)	(674,000)	(674,000)	(674,000)	(694,000)
Transfer from Surplus	(22,857)	7,275	12,881	18,392	24,591
Principal Repayment	1,019,965	861,533	863,250	814,489	814,490
Capital Expenditures	29,900,141	-	-	-	-
Transfer to Surplus and Non-Statutory Reserve	8,993,376	9,916,768	10,854,127	11,730,703	12,631,355
Actuarial Adjustment on Long Term Debt	350,569	350,569	350,569	350,569	350,569
Amortization of tangible capital assets	(4,867,469)	(5,025,683)	(5,189,498)	(5,359,122)	(5,534,772)
Debt, Capital and Reserve/Surplus transfers	12,393,052	5,436,462	6,217,329	6,881,031	7,592,233
Financial Plan Balance	-	-	-	-	-

Statement of Objectives and Policies

In accordance with Section 165(3.1) of the Community Charter, the District of Lake Country is required to include in its Five-Year Financial Plan (2024 - 2028), objectives and policies regarding each of the following:

- A. The proportion of total revenue that comes from each of the funding sources described in Section 165(7) of the Community Charter;
- B. The distribution of property taxes among the property classes; and
- C. The use of permissive tax exemptions.

1. Funding Sources

The objectives and policies pertaining to municipal revenue which are incorporated into the District of Lake Country’s Financial Plan include:

- The build-up of reserves to minimize the need to borrow for future capital projects;
- Provide sufficient operating funds to ensure existing infrastructure is properly maintained to maximize its lifespan;
- Pursue infrastructure grants from senior levels of government to lessen the impact on local property taxation and user fees;
- Review user fees to match operational costs, where appropriate;
- Examine business opportunities to raise revenue for the District of Lake Country; and
- In year 1 (2024) of the five-year plan, the proportion or percentage of total revenue from the various revenue sources, as detailed in the Financial Plan, is summarized in Table 1 below.

Table 1: Sources of Revenue

Revenue Sources	2024
Property Taxes	41.83%
Parcel Taxes	4.39%
Fees & Charges	22.43%
Other Revenue	23.48%
Transfers from DCC Restricted Revenue	7.87%
Total Revenue	100%

2. Distribution of Property Taxes

It is Council’s goal to ensure there is a fair and equitable apportionment of taxes to each property class. The objectives and policies pertaining to the distribution of property taxes among the property classes and incorporated into the Financial Plan include:

- Regular reviews and comparisons of the District of Lake Country’s tax burden relative to other BC municipalities and its neighbours to ensure a competitive tax structure and rates;

- Adjustments to taxation levels for specific property classes, where appropriate, based upon the reviews;
- Application of the general municipal tax increase to each property class individually so that each property class is impacted equally, relative to other property classes;
- Decrease (or increase) tax rates to offset the market increase (or decrease) in average taxable assessment within each property class compared to the previous year prior to applying the general municipal tax increase; and
- The use of non-market growth in the assessment roll due to new construction and development to assist in covering expenditures required to service the additional burden on the infrastructure and services within the District of Lake Country.

Table 2 below highlights the estimated municipal property tax dollars and the respective percentages to be collected from each of the tax classes for 2024.

Table 2: Approximate Distribution of 2024 Municipal Property Taxes

Property Class	Property Tax Dollars Raised (General, Police & Fire Protection)	% of Total Property Taxation	Ratio
(1) Residential	\$19,829,715	88.04%	1.0000
(2) Utility	\$254,516	1.13%	17.4695
(5) Light Industrial	\$549,574	2.44%	5.0201
(6) Business/Other	\$1,777,106	7.89%	2.5292
(8) Recreation/Non-Profit	\$105,861	.47%	2.2530
(9) Farm	\$6,757	.03%	0.2509
Totals	\$22,523,529	100.00%	

3. Permissive Tax Exemptions

The Annual Report details the extent of permissive tax exemptions provided by the District of Lake Country. The administration and approval of permissive tax exemptions is set by Council policy. Some of the eligibility criteria within the policy include the following:

- The paramount consideration for a permissive tax exemption is the benefit to the community and the residents of Lake Country;
- Permissive exemptions will also be granted where an organization provides a service that the District of Lake Country would provide given sufficient financial resources;
- Permissive tax exemptions are based on the principal use of the property;
- The goals, policies or principles of the organization must not be inconsistent or conflict with those of the District of Lake Country;
- Membership in the organization and/or use of the property must be reasonably open to all Lake Country residents; and
- The organization must be a registered non-profit society. The support of the municipality will not be used for commercial or private gain.