



BYLAW

Agenda Item Number: 5.2.1

Meeting Date: 5/13/2025

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TO: Mayor and Council

FROM: Finance

BYLAW: Bylaw No. 2443 The Corporation of the District of Peachland Financial Plan Bylaw 2025

RECOMMENDATION:

THAT Council adopt Bylaw No. 2443 The Corporation of the District of Peachland Financial Plan Bylaw 2025.

PURPOSE

An annual 5-year financial plan is required by legislation.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

The Community Charter requires that Council adopt the financial plan prior to adoption of the Annual Tax Rates Bylaw which must be approved by May 15th.

CHIEF ADMINISTRATIVE OFFICERS COMMENTS

Approved for Council's consideration.

REPORT

BACKGROUND

At the May 6, 2025 Regular Council Meeting, Council passed Resolution-25/05/06-008 giving first, second and third readings of Bylaw No. 2443 The Corporation of the District of Peachland Financial Plan Bylaw 2025.

Prior to adoption of the Annual Tax Rate Bylaw, which is due by May 15, Council must adopt the Financial Plan.

DISCUSSION

The 2025 Financial Plan represents a 6.65% tax impact as a result of:

- A budget review that focused on completing existing projects and a review of proposed expenditures reflecting historical costs while considering current elevated levels of inflation,
- The use of Reserves and prior years' surpluses to reduce the tax impact; and

- Funding from the Growing Communities Fund Reserve, Community Works Reserve, Provincial Grants, Federal Grants and Capital Reserves for eligible projects.

Council, through the budget deliberation process in December 2024, approved a 6.65% increase in General Municipal Property Taxes. This equates to a \$111.72 annual increase for the Typical Single-Family Dwelling.

Subsequent to the Provisional Budget approval in December, Council approved the following changes to be included in the 2025 budget.

Meeting Date	Description	Taxation	General Capital Reserve	Water Capital Reserve
February 25, 2025	Operations Snowmobile Purchase			15,000
February 25, 2025	Operations Cemetery Trench Cage		9,500	-
March 25, 2025	Community Services Recreation Management software		15,000	-
Additions to 2025 Budget		-	24,500	15,000

None of the project additions are funded from property tax revenue so no changes are required to the proposed tax increase.

Parcel tax changes for 2025 are summarized as follows:

Project	Borrowing Proceeds	Outstanding Debt as of Dec 31, 2024	2024 Parcel Tax	2025 Parcel Tax	2025 Bylaw
RDCO Solid Waste Transfer Station	n/a	n/a	\$ 40.48	\$ 42.36	2438
Phase 1-D and Phase 2 Sewer Collection System, Issue 95	\$ 3,169,213	\$ 1,034,333	\$ 129.07	\$ 129.33	2439
Water Treatment Plant Debt Servicing, Issue 157	\$ 9,285,456	\$ 8,734,979	\$ 199.60	\$ 200.42	2440
Protective Services Building Project Implementation	n/a	n/a	\$50.00	\$ 150.00	2441

The 2025 policing budget in the amount of \$1,089,160, which includes a \$25,000 contribution to policing reserves to assist in reducing the impact of future increases, represents an increase of \$100,672 (10.18%) to fund increasing RCMP costs across the Province. The estimated increase for 2025 is \$28.64 (9.24%) for the average Peachland household and is due to increases in the RCMP police services contract in addition to the RCMP support services contracts with the City of Kelowna and City of West Kelowna.

The transit budget increased \$15,803 (7.00%) overall due to increased operating costs. This represents an estimated increase of \$4.31 or 6.09% for the average household.

Some of the \$17,700,000 in major capital projects identified in the 2025 Financial Plan include:

Carry forward projects:

- \$910,000 for Turner Park Improvements
- \$100,000 for Sanderson Dog Park
- \$30,000 for dock pilings and boat launch works
- \$1,736,000 for active transportation network and pathways
- \$650,000 for Bonnie Lane pressure reducing station
- \$12,310,000 for the childcare center

New projects:

- \$85,000 for low rise barriers on Princeton
- \$51,700 for lawnmower and cemetery trench cage equipment for Public Works
- \$240,000 for HVAC replacement at the Historic Schoolhouse, and Community Centre
- \$55,000 for recreation equipment at Community Centre and Swim Bay
- \$20,700 for soccer nets and a field line striper at Turner Park
- \$500,000 for the next phase of water meter replacements

Provincial and Federal Grants of \$13,900,000 have been received to fund projects. Various reserves of \$3,700,000 have been used for 2025 carry forward and new projects. This includes funds from the Growing Community Fund Grant received from the Province in 2023.

With respect to the collection of taxes for other tax authorities they increased by \$174,608, which is \$63.04 (3.92%) for the average household. The largest component was an increase in School Taxes at \$38.41.

PUBLIC CONSULTATION

In addition to various questions posed to Councillors and addressed by staff since adoption of the provisional budget, the District of Peachland held a 2025 Budget Open House on February 25, 2025, from 4 to 6 pm at the Peachland Community Centre. The event was attended by approximately 70 members of the public, a significant increase over the 24 attendees in 2024 and 31 surveys were completed.

Executive Summary of Survey Results

- On the proposed property tax increase of 6.65%, respondents were split 50/50 and indicate support for keeping increases low, in line with cost-of-living increases.

- Residents indicated support for new or increased user fees for services and to increase property taxes to maintain services, while looking for efficiency and cost-savings. Grants and new development were identified as additional sources of revenue.
- Public safety & fire protection, reliable sidewalk and road networks, and water and sewer infrastructure were the three most selected community issues by respondents.
- All but one respondent indicated their quality of life in Peachland is Very Good or Good.
- 21 respondents indicated they were Very Satisfied or Satisfied with the municipal services their tax dollars support.
- Mailed information (tax notice, newsletter information) and in-person communication (open house, public forum, neighbourhood meetings) are the preferred methods of engagement with survey respondents.
- All but two respondents own or rent a home in Peachland; 25 survey respondents were over the age of 55.

IMPLICATIONS/RELATED ISSUES/RISK

The 2025 Financial Plan must be approved prior to the 2025 Tax Rate Bylaw which is to be submitted to the Ministry by May 15, 2025.

STRATEGIC DIRECTION

Fiscal Responsibility

The 2025 Financial Plan follows Council's direction to continue to build a community that provides services and amenities for the whole of Peachland.

CONCLUSION

It is recommended that Council adopt Bylaw No. 2443 The Corporation of the District of Peachland Financial Plan Bylaw 2025.

SUPPORTING DOCUMENTATION

2025 Financial Plan Bylaw Number 2443 which includes:

- Schedule A – Revenues and Expenditures for the next 5 years
- Schedule B – 2025 Objectives and Policies, Revenue Sources, Permissive Tax Exemptions
- Schedule C – Capital Expenditures – 20-year plan

REVIEWED & APPROVED BY Joe Creron, CAO