

THE CORPORATION OF THE DISTRICT OF PEACHLAND

BYLAW NUMBER 2314

**A Bylaw to Adopt the Financial Plan for
The Corporation of the District of Peachland for the
Current year, 2021**

WHEREAS Section 165(1) of the *Community Charter* provides that the Financial Plan shall, by bylaw, be adopted before the Annual Property Tax Bylaw is adopted;

AND WHEREAS the said Financial Plan for the year 2021 is appended hereto as Schedules 'A,' 'B' and 'C;'

NOW THEREFORE, the Council of the Corporation of the District of Peachland, in open meeting assembled,
HEREBY ENACTS AS FOLLOWS:

1. That Schedules 'A,' 'B' and 'C' shall be the Financial Plan of the Corporation of the District of Peachland for the year 2021 and form an integral part of this Bylaw;
2. This Bylaw may be cited as 'The Corporation of the District of Peachland Financial Plan Bylaw Number 2314, 2021.'

READ A FIRST TIME, this 11th day of May, 2021.

READ A SECOND TIME, this 11th day of May, 2021.

READ A THIRD TIME, this 11th day of May, 2021.

FINALLY RECONSIDERED AND ADOPTED, this 11th day of May, 2021.

Mayor

Corporate Officer

Dated at Peachland, B.C.
This 11th day of May, 2021.

Schedule "A"
Attached to and forming
Part of Bylaw 2314, 2021

**District of Peachland
2021 Financial Plan**

	2021	2022	2023	2024	2025	Total
Revenues						
Property Taxes	5,282,564	5,388,215	5,495,978	5,605,898	5,718,017	27,490,672
Parcel Taxes	2,264,665	2,318,602	2,469,148	2,550,580	2,567,079	12,170,074
Concessions & Franchise	136,346	137,923	139,533	141,175	142,849	697,826
Sale of Services	469,143	476,757	509,623	517,994	526,506	2,500,023
User Fees	2,000,536	2,034,062	2,068,198	2,102,958	2,138,691.58	10,344,446
Borrowing Proceeds	5,634,090	0	0	0	0	5,634,090
Donations and Contributions	5,114,084	0	0	0	0	5,114,084
Other Revenue from Own Sources	536,139	529,451	543,329	547,591	552,394	2,708,904
Transfers from Other Governments	11,420,214	910,539	913,823	917,173	920,591	15,082,341
Transfers from DCC Reserve Funds	417,875	5,806,781	851,087	0	0	7,075,743
Transfers from Non-DCC Reserve Funds	1,379,864	5,720,376	210,422	31,629	31,629	7,373,920
Transfers from Asset Renewal Reserves	546,400	520,000	620,000	420,000	520,000	2,626,400
Transfers from Surplus	1,111,634	515,044	452,978	458,639	464,846	3,003,141
	36,313,555	24,357,750	14,274,119	13,293,637	13,582,603	101,821,664
Expenditures						
General Fund	7,951,517	7,427,063	7,561,781	7,699,210	7,839,381	38,478,952
Water System Fund	1,488,184	1,350,533	1,375,377	1,400,708	1,426,722	7,041,524
Sewer System	639,580	659,034	665,557	672,153	678,826	3,315,150
Debt Interest	181,849	254,866	196,694	192,408	188,450	1,014,266
Debt Principal	474,298	844,678	992,545	1,068,490	1,115,680	4,495,691
Capital Expenditure	23,453,487	12,248,728	1,849,880	620,000	720,000	38,892,095
Transfer to Reserve Funds	2,124,640	1,572,848	1,632,285	1,640,668	1,613,544	8,583,985
	36,313,555	24,357,750	14,274,119	13,293,637	13,582,603	101,821,663
Non-Cash Items						
Depreciation	1,590,000	1,590,000	1,590,000	1,590,000	1,300,000	7,950,000

**District of Peachland
2021 Financial Plan
Statement of Objectives and Policies
Schedule "B" of Bylaw 2314, 2021**

In accordance with Section 165(3.1) of the *Community Charter*, the District of Peachland is required to include in the 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 167(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.

Objective

- Over time, decrease the municipality's reliance on property taxes and focus instead on increasing our percent of total revenue received from user fees and charges.

Policies

- Mitigate the impact on property taxes by pursuing non-property taxes whenever possible through applying for government grants and charging user fees at appropriate levels.
- Ensure that fees and charges are increased on a regular basis in line with inflation while ensuring that services remain affordable and competitive.
- Universal water metering rates will be instituted to ensure that appropriate user fees are collected for water usage.
- Where possible, the District will endeavour to supplement revenues from user fees and charges, rather than taxation, to lessen the burden on its limited property tax base.

Distribution of Property Taxes

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 District services.

Objective

- Maintain the distribution of property taxes among the property classes to reflect the level of service to each property class.

Policies

- Align the distribution of tax rates among the property classes with the social and economic goals of the community. The apportionment to each property class is calculated using the tax multipliers determined by Council prior to preparing the annual tax rate bylaw. The tax multipliers will be reviewed and set by Council annually.

Permissive Tax Exemptions

Table 3 shows the use of each permissive tax exemption. The District has an existing permissive tax exemption policy which guides the administration and approval of permissive tax exemptions. The eligibility criteria for permissive tax exemptions that are outlined in the policy include the following:

- Provides recreation facilities for public use;
- Provides recreation programs to the public;
- Provides programs to and/or facilities used by, youth, seniors, or other special needs groups;
- Preserves heritage important to the community charter;
- Preserves and environmentally, ecologically significant area of the community;
- Offers cultural or educational programs to the public which promote community spirit, cohesiveness and/or tolerance;
- Offers services to the public in formal partnership with the municipality;
- Explore fiscal options to support downtown revitalization projects; and
- Support expanded retail and other commercial development throughout Peachland, especially in the downtown

Objective

- The District will continue to provide permissive tax exemptions to non-profit societies based on the criteria identified in the existing permissive tax exemption policy;
- To support expanded retail and other commercial development throughout Peachland, especially the downtown; and
- To encourage redevelopment of aging, single use downtown buildings

Policies

- Permissive tax exemptions will be considered to encourage activities that: (a) are consistent with the quality of life (economic, social, and cultural) objectives of the District; (b) provide direct access and benefit to the public; and (c) would otherwise be provided by the District.
- Revitalization tax exemptions will be considered to encourage redevelopment of Peachland's downtown

**District of Peachland
 2021 Financial Plan**

Table 1: 2021 Sources of Revenue

Source	Amount	Percentage
Property Taxes	5,282,564	14.4%
Parcel Taxes	2,264,665	6.2%
Concessions & Franchise	136,346	0.4%
Sale of Services	469,143	1.3%
User Fees	2,000,536	5.5%
Borrowing Proceeds	5,634,090	15.5%
Donations and Contributions	5,114,084	14.1%
Other Revenue from Own Sources	536,139	1.5%
Transfers from Other Governments	11,420,214	31.3%
Transfers from DCC Reserve Funds	417,875	1.2%
Transfers from Non-DCC Reserve Funds	1,379,864	3.8%
Transfers from Asset Renewal Reserves	546,400	1.5%
Transfers from Surplus	1,111,634	3.1%
Total	36,313,555	100.0%

Table 2: Distribution of 2021 Property Taxes

Class	General	Policing	Transit	Total	Percentage
Residential	4,024,533	722,085	175,265	4,921,884	93.1%
Utilities	14,777	2,651	644	18,071	0.3%
Light Industry	6,792	1,219	296	8,306	0.2%
Commercial/Business	256,697	46,057	11,179	313,932	5.9%
Seasonal/Recreational	15,476	2,777	674	18,927	0.4%
Farm	1,180	212	51	1,443	0.0%
Total	4,319,455	775,000	188,109	5,282,564	100.0%

Table 3: 2021 Tax Exempted Properties

CC Sec.	Occupied By	Use of Permissive Tax Exemption	Exempt Land	Exempt Improvements	Term (years)
220(1)(h) & 224(2)(f)	Trustees of the Congregation of Peachland United	Peachland United Church	100%	100%	1
220(1)(h) & 224(2)(f)	Synod of the Diocese of Kootenay	St. Margaret's Anglican Church	100%	100%	1
220(1)(h) & 224(2)(f)	Baptist Churches of BC Okanagan	Peachland Baptist Church	100%	100%	1
224(2)(b)	Corporation of the District of Peachland	Peachland Wellness Centre	100%	100%	1
224(2)(e)	Corporation of the District of Peachland	Peachland Riding Club	25%	100%	1
224(2)(b)	Corporation of the District of Peachland	District of Peachland Community Patrol Office	100%	100%	1
224(2)(b)	Corporation of the District of Peachland	Peachland Visitor Information Centre and Peachland Boys and Girls Club	100%	100%	1
224(2)(b)	Corporation of the District of Peachland	Peachland District Retirement Society	100%	100%	1
224(2)(a)	Baptist Churches of BC Okanagan	Maple Springs Bible Camp	99%	Note 'A'	1
224(2)(a)	The Nature Trust of BC	The Nature Trust of BC	100%	100%	1
224(2)(a)	Peachland Branch of the Royal Canadian Legion	Peachland Branch of the Royal Canadian Legion	78%	66%	1
224(2)(a)	Peachland Village Ltd	Okanagan Regional Library		Note 'B'	1
224(2)(a)	Hoa Thai Nguyen and Anh Kim Pham	Peachland Chamber of Commerce		Note 'C'	1

Note 'A' - 100% of the improvement value less 100% of the residential premises with garage described as buildings A and B in Schedule 'B' attached hereto and forming part of this bylaw.

Note 'B' - Assessment value per square foot of leasing space occupied by the Okanagan Regional Library as provided annually by the BC Assessment Authority multiplied by the total square footage of leasing space occupied by the Okanagan Regional Library in the Peachland Village Mall.

Note 'C' - 78.25% of Class 6 land and improvement value of the commercial area described in Schedule 'C' attached hereto and forming part of this bylaw.

**Estimates are based on 2020 tax rates plus 2%. However, School Taxes for 2020 were discounted for COVID relief so for the purposes of the 2021 PTE calculations, 2019 School Tax rates have been used. If the 2020 School Tax rates were used for the purposes of PTE calculations, the proposed exemptions would have been understated by \$19,029.46.

**District of Peachland
2021 Financial Plan
2021 Capital Plan**

Code	Description	Year	Cost	Funding						
				General Taxation	DCC Reserve	Non-DCC Reserve	Capital Renewal	Borrowing	Grant	Donations & Contributions
Water Capital Fund										
2021 Capital										
Water System One	Gravety Trunk - Ponderosa Interconnection - Pipes (Developer Funded Project)	2021	1,273,148					0		1,273,148
DCC-WTR 1	Peachland Creek Water Treatment Plant	2021	2,026,020					2,026,020		
DCC-WAT 4	Gravety Trunk to Trepener System	2021	3,813,153		417,875	376,424	221,000			2,797,884
DCC-WAT 6	Double PRV Station (Ponderosa/Trepener)	2021	1,339,386							1,339,386
	Total 2021 Capital		8,451,717	0	417,875	376,424	221,000	2,026,020	4,137,250	1,273,148
2022 Capital										
Water System One		2022	1,806,500		524,844	1,081,656				
DCC-WAT 1	Low Lift Pump Station	2022	2,875,635		339,470	1,306,165				
DCC-WAT 2	Upper Ponderosa Reservoir	2022	350,000		346,500	3,500				
DCC-WAT 9	Downtown Water Supply Upgrades (Beach Avenue)	2022	100,000				100,000			
WATER	Watermain - Priority 1	2022	4,932,135	0	1,810,814	3,021,321	100,000	0	0	0
	Total 2022 Capital									
2023 Capital										
Water System One		2023	300,000			100,000	200,000			
WATER	Trepener PRV #1	2023	300,000	0	0	100,000	200,000	0	0	0
	Total 2023 Capital									
2024 Capital										
Water System One		2024	0							
WATER	Asset Renewal - Water	2024	0	0	0	0	0	0	0	0
	Total 2024 Capital									
2025 Capital										
Water System One		2025	100,000			100,000				
WATER	Watermain - Priority 1	2025	100,000	0	0	0	100,000	0	0	0
	Total 2025 Capital		13,783,852	0	2,228,589	3,497,745	821,000	2,026,020	4,137,250	1,273,148
	Total Five Year Plan									
2026 to 2030 Capital										
Water System One		2026-2030	5,794,726		1,893,137	3,901,589				
DCC-WAT 3	Gravety Trunk - Peachland Creek to Turner Avenue	2026-2030	4,810,500		3,578,479	1,241,021				
DCC-WAT 5	Cousins Reservoir (Including Supply Line)	2026-2030	5,200,000		5,148,000	52,000				
DCC-WTR 2	Peachland Creek Water Treatment Plant - Phase 2	2026-2030	300,000			100,000	200,000			
WATER	Trepener PRV #2 (2026)	2026-2030	300,000			100,000	200,000			
	Bonny Lane (2026)	2026-2030	100,000				100,000			
WATER	Watermain - Priority 1 (2027)	2026-2030	16,514,226	0	10,619,616	5,394,610	500,000	0	0	0
	Total 2026-2030 Capital									
2031 to 2040 Capital										
DCC Water System One		2031-2040	2,400,000		1,211,780	1,168,240				
DCC-WAT 7	Chanagan Lake Pump House Upgrades (UV and Intake) (2034)	2031-2040	300,000			100,000	200,000			
WATER	Vernon (2031)	2031-2040	400,000				400,000			
WATER	Watermain - Priority 1 (2031, 2033, 2036, and 2040)	2031-2040	3,100,000	0	1,211,780	1,288,240	600,000	0	0	0
	Total 2031-2040 Capital		33,398,078	0	14,080,668	10,180,595	1,721,000	2,026,020	4,137,250	1,273,148
	Grand Total - 20-Year Capital									
Sewer Capital Fund										
2021 Capital										
Sewer	Ponderosa Partnership Group Sewer Interconnection (Developer Funded Project)	2021	479,772							479,772
Sewer	Phase 3a Wastewater Collection System Expansion (carry forward)	2021	4,717,170					1,258,070	3,459,100	
	Total 2021 Capital		5,196,942	0	0	0	0	1,258,070	3,459,100	479,772
2022 Capital										
	Total 2022 Capital		0							
2023 Capital										
DCC-SAN 3	Pwdesign Study for Flow Equalization	2023	71,400		70,686	714				
DCC-SAN 6	Emergency Storage Facility Upgrade #1	2023	580,000		574,200	5,600				
DCC-SAN 1	Upgrade 50m section of 450mm pipe (between 11th and 12th)	2023	119,000		94,248	24,752				
DCC-SAN 2	Upgrade 46m section of 525mm pipe (between Butler and Trepener)	2023	109,480		86,708	22,772				
	Total 2023 Capital		879,880	0	825,842	54,038	0	0	0	0
2024 Capital										
	Total 2024 Capital		0							
2025 Capital										
Asset Renewal - Sewer		2025	0							
Total 2025 Capital		0	0	0	0	0	0	0	0	0
	Five-Year Total		6,076,822	0	825,842	54,038	0	1,258,070	3,459,100	479,772
2026 to 2030 Capital										
DCC-SAN 4	Flow Equalization in South Princeton Area (2026)	2026-2030	1,770,000		1,752,300	17,700				
DCC-SAN 5	Main Lift Station Upgrade #1 (70L/s to 95L/s) (2026)	2026-2030	370,000		293,040	76,960				
DCC-SAN 7	Emergency Storage Facility Upgrade #2 (2026)	2026-2030	1,430,000		1,405,800	14,200				
SEWER	Sewer Servicing - Phase 2 and 3	2026-2030	20,000,000					6,666,667	13,333,333	
SEWER	Robinson Lift Station (2026)	2026-2030	400,000		330,000	70,000				
SEWER	Rehifers Lift Station (2026)	2026-2030	400,000		330,000	70,000				
	Total 2026-2030 Capital		24,360,000	0	3,451,140	768,865	140,000	6,666,667	13,333,333	0
2031 to 2040 Capital										
Non-DCC Sewer		2031-2040	12,000,000					4,000,000	8,000,000	
SEWER	Phase 4	2031-2040	400,000		330,000	70,000				
SEWER	Hardy Lift Station (2031)	2031-2040	12,400,000	0	330,000	70,000	4,000,000	8,000,000	0	
	Total 2031-2040 Capital		12,400,000	0	330,000	70,000	4,000,000	8,000,000	0	
	Grand Total - 20-Year Capital		42,838,622	0	4,276,982	1,152,886	210,000	11,924,737	24,792,433	479,772