

THE CORPORATION OF THE DISTRICT OF PEACHLAND

BYLAW NUMBER 2341

**A Bylaw to Adopt the Financial Plan for
The Corporation of the District of Peachland for the
Current year, 2022**

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 2022 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 2022 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 2341, 2022.'

READ A FIRST TIME, this 10th day of May, 2022

READ A SECOND TIME, this 10th day of May, 2022

READ A THIRD TIME, this 10th day of May, 2022

ADOPTED, this 12th day of May, 2022

Mayor

Corporate Officer

Dated at Peachland, B. C.
This 12th day of May, 2022.

Schedule "A"
Attached to and forming
Part of Bylaw 2341, 2022

District of Peachland 2022 Financial Plan

	2022	2023	2024	2025	2026	Total
Revenues						
Property Taxes	5,472,482	5,628,324	5,790,890	5,966,708	6,156,042	29,014,446
Parcel Taxes	2,250,576	2,250,474	2,255,961	2,225,270	2,236,859	11,219,140
Concessions & Franchise	138,844	140,454	142,096	143,770	145,479	710,643
Sale of Services	521,087	544,541	553,509	562,629	571,903	2,753,669
User Fees	2,034,062	2,068,198	2,102,958	2,138,691.58	2,175,075	10,518,984
Borrowing Proceeds	0	1,258,070	0	10,000,000	0	11,258,070
Donations and Contributions	0	3,840,936	0	0	0	3,840,936
Other Revenue from Own Sources	819,128	909,950	940,995	965,338	968,148	4,603,559
Transfers from Other Governments	1,587,017	5,429,137	1,595,263	5,982,541	968,774	15,562,732
Transfers from DCC Reserve Funds	0	5,806,781	851,087	0	0	6,657,868
Transfers from Non-DCC Reserve Funds	2,727,635	5,920,547	208,793	10,000	31,629	8,898,604
Transfers from Asset Renewal Reserves	93,150	720,000	620,000	420,000	300,000	2,153,150
Transfers from Surplus	522,244	372,892	474,378	527,734	558,580	2,455,828
	<u>16,166,225</u>	<u>34,890,304</u>	<u>15,535,930</u>	<u>28,942,682</u>	<u>14,112,489</u>	<u>109,647,630</u>
Expenditures						
General Fund	8,233,933	8,168,595	8,403,310	8,651,058	8,840,258	42,297,155
Water System Fund	1,817,912	1,727,435	1,759,807	1,793,003	1,826,863	8,925,020
Sewer System	700,697	765,715	804,420	822,872	837,017	3,930,721
Debt Interest	254,866	196,706	192,408	188,450	188,450	1,020,881
Debt Principal	773,871	773,871	773,871	773,871	773,871	3,869,355
Capital Expenditure	3,429,650	21,902,329	2,462,602	15,620,000	920,000	44,334,581
Transfer to Reserve Funds	955,296	1,355,652	1,139,512	1,093,427	726,030	5,269,917
	<u>16,166,225</u>	<u>34,890,303</u>	<u>15,535,930</u>	<u>28,942,681</u>	<u>14,112,489</u>	<u>109,647,630</u>
Non-Cash Items						
Depreciation	<u>1,590,000</u>	<u>1,590,000</u>	<u>1,590,000</u>	<u>1,300,000</u>	<u>1,590,000</u>	<u>7,950,000</u>

District of Peachland
2022 Financial Plan
Statement of Objectives and Policies
Schedule “B” of Bylaw 2341, 2022

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
2022 Financial Plan**

Table 1: 2022 Sources of Revenue

Source	Amount	Percentage
Property Taxes	5,472,482	33.8%
Parcel Taxes	2,250,576	13.9%
Concessions & Franchise	138,844	0.9%
Sale of Services	521,087	3.2%
User Fees	2,034,062	12.6%
Borrowing Proceeds	0	0.0%
Donations and Contributions	0	0.0%
Other Revenue from Own Sources	819,128	5.1%
Transfers from Other Governments	1,587,017	9.7%
Transfers from DCC Reserve Funds	0	0.0%
Transfers from Non-DCC Reserve Funds	2,727,635	16.9%
Transfers from Asset Renewal Reserves	93,150	0.6%
Transfers from Surplus	522,244	3.2%
Total	16,166,225	100.0%

Table 2: Distribution of 2021 Property Taxes

Class	General	Policing	Transit	Total	Percentage
Residential	4,020,883	777,132	196,114	4,994,129	93.2%
Utilities	14,625	3,768	951	19,343	0.4%
Light Industry	6,722	1,119	282	8,123	0.2%
Commercial/Business	257,549	45,153	11,395	314,096	5.9%
Seasonal/Recreational	11,093	1,852	467	13,412	0.3%
Farm	1,168	168	42	1,378	0.0%
Total	4,312,040	829,191	209,251	5,350,482	100.0%

Table 3: 2022 Tax Exempted Properties

CC Sec.	Folio No.	Owner	Occupied By	Exempt Land	Exempt Improvements	Ten (year)
220(1)(h) & 224(2)(f)	318-10059.325	Trustees of the Congregation of Peachland United Church	Peachland United Church	100%	100%	1
220(1)(h) & 224(2)(f)	318-10061.702	Synod of the Diocese of Kootenay	St. Margaret's Anglican Church	100%	100%	1
220(1)(h) & 224(2)(f)	318-10004.720	Peachland Baptist Church	Peachland Baptist Church	100%	100%	1
224(2)(b)	318-10060.750	Corporation of the District of Peachland	Peachland Wellness Centre	100%	100%	1
224(2)(e)	318-10141.100	Corporation of the District of Peachland	Peachland Riding Club	25%	100%	1
224(2)(b)	318-10060.740	Corporation of the District of Peachland	District of Peachland Community Patrol Office Peachland Community Arts Council (Visitor Information Centre and Boys & Girls Club)	100%	100%	1
224(2)(b)	318-10061.664	Corporation of the District of Peachland	District of Peachland Community Patrol Office Peachland Community Arts Council (Visitor Information Centre and Boys & Girls Club)	100%	100%	1
224(2)(b)	318-10061.658	Corporation of the District of Peachland	Peachland District Retirement Society	100%	100%	1
224(2)(a)	318-10141.032	One Hope Ministries of Canada	Maple Springs Bible Camp	99%	Note 'A'	1
224(2)(a)	318-10150.036	The Nature Trust of BC	The Nature Trust of BC	100%	100%	1
224(2)(a)	318-10059.090	Peachland Branch of the Royal Canadian Legion Branch 69	Peachland Branch of the Royal Canadian Legion	78%	66%	1
224(2)(a)	318-10004.764	Peachland Village Ltd	Okanagan Regional Library	Note 'B'	Note 'B'	1
224(2)(a)	318-10059.020	Hoa Thai Nguyen and Anh Kim Pham	Peachland Chamber of Commerce	Note 'C'	Note 'C'	1

Note 'A' Bible Camp - 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' Library - Assessment value for the area occupied by the Okanagan Regional Library in the Peachland Village Mall as provided annually by the BC Assessment Authority.

Note 'C' Chamber of Commerce - 52.47% of Class 6 land and improvement value of the commercial area described in Schedule 'C' attached hereto and forming part of this bylaw.

District of Peachland
2022 Financial Plan
2022 Capital Plan

Code		Description	Year	Cost	Funding						Donations & Contributions
					General Taxation	DCC Reserve	Non-DCC Reserve	Capital Renewal	Borrowing	Grant	
General Fund Capital											
2022 Capital											
Non-DCC Roads and Storm Drains											
RDS		Princeton Avenue Pedestrian Improvements	2022	400,000						400,000	
RDS		Stormwater Infrastructure Improvements	2022	30,000						30,000	
				430,000	0	0	0	0	0	430,000	0
Equipment											
EQUIP		Fleet Vehicle	2022	90,000				45,000		45,000	
EQUIP		Sander attachment	2022	25,000				25,000		0	
				115,000	0	0	0	70,000	0	45,000	0
Parks											
PARK		Heritage Park Washroom	2022	40,000	0					40,000	
PARK		Community Centre Fitness Centre Roof	2022	23,150				23,150			
				63,150	0	0	0	23,150	0	40,000	0
Fire Department											
FAC		Fire Hall Replacement Planning Pre Construction Drawings	2022	150,000	0					150,000	
EQUIP		Piercing Nozzles	2022	5,000	5,000						
FAC		Training Site	2022	50,000						50,000	
EQUIP		Portable Radio Replacement	2022	28,000	0		28,000				
				233,000	5,000	0	28,000	0	0	200,000	0
Financial Services and Information Technology											
I		Computer Hardware, Printers, and Peripherals	2022	12,500	12,500					0	
I		MS365 Operating System	2022	26,000						26,000	
I		Council Chamber upgrades	2022	10,000						10,000	
I		Laptops and wireless upgrades	2022	40,000	0					40,000	
				88,500	12,500	0	0	0	0	76,000	0
				929,650	17,500	0	28,000	93,150	0	791,000	0
Total 2022 Capital											
2023 Capital											
DCC Roads											
RDS		Road Rehabilitation Program - Somerset (carry forward)	2023	141,200			141,200				
RDS		Panderosa Partnership Group Drainage Interconnect (Developer Funded Project)	2023	1,678,174						1,678,174	
RDS		Panderosa Partnership Group Roads Interconnect (Developer Funded Project)	2023	1,650,590						1,650,590	
RDS		Panderosa Drive Pedestrian Safety Improvements (Developer Funded Project)	2023	73,573						41,573	32,000
RDS		Road rehabilitation Program	2023	200,000				200,000			
RD1		Princeton Avenue upgrade - Hwy 97 to Ellison	2023	4,463,393		2,253,567	2,209,826				
RD2		Somerset Princeton intersection	2023	2,200,000		1,742,400	457,600				
				10,407,330	0	3,995,967	2,668,626	200,000	0	41,573	3,361,164
Non-DCC Roads and Storm Drains											
RDS		Drought Road Phase 2	2023	420,000	100,000			320,000			
RDS		Stormwater Infrastructure Renewal and Improvements	2023	100,000				50,000		50,000	
				520,000	100,000	0	0	370,000	0	50,000	0
Public Works Equipment											
EQUIP		Public Works Fleet Equipment	2023	50,000	50,000						
				50,000	50,000	0	0	0	0	0	0
Parks											
PARK		Structural Flood Mitigation from 4th to Swim Bay	2023	712,722	100,000					612,722	
				712,722	100,000	0	0	0	0	612,722	0
Facilities											
FAC		Asset Renewal - Buildings	2023	50,000				50,000			
				50,000	0	0	0	50,000	0	0	0
Financial Services and Information Technology											
I		Exchange Server	2023	33,200	33,200						
				11,773,252	283,200	3,995,967	2,668,626	620,000	0	704,295	3,361,164
2024 Capital											
Non-DCC Roads and Storm Drains											
RDS		MacKinnon Road	2024	420,000	100,000			320,000			
RDS		Stormwater Infrastructure Renewal and Improvements	2024	100,000				50,000		50,000	
				520,000	100,000	0	0	370,000	0	50,000	0
Public Works Equipment											
EQUIP		Public Works Fleet Equipment	2024	50,000	50,000						
				50,000	50,000	0	0	0	0	0	0
Facilities											
FAC		Asset Renewal - Buildings	2024	50,000				50,000			
				50,000	0	0	0	50,000	0	0	0
PARK		Structural Flood Mitigation from 4th to Swim Bay	2024	712,722	100,000					612,722	
DCC-PAR 4		Panderosa Neighbourhood Playground	2024	50,000		25,245	24,755				
				762,722	100,000	25,245	24,755	0	0	612,722	0
				1,382,722	250,000	25,245	24,755	420,000	0	662,722	0
Total 2024 Capital											
2025 Capital											
Non-DCC Roads and Storm Drains											
RDS		Forest Hill Drive	2025	200,000	47,519			152,381			
RDS		York Lane	2025	160,000	38,095			121,905			
RDS		Tailyour Lane	2025	60,000	14,286			45,714			
RDS		Stormwater Infrastructure Renewal and Improvements	2025	100,000				50,000		50,000	
				520,000	100,000	0	0	370,000	0	50,000	0
Public Works Equipment											
EQUIP		Public Works Fleet Equipment	2025	50,000	50,000						
				50,000	50,000	0	0	0	0	0	0
Facilities											
FAC		Asset Renewal - Buildings	2025	50,000				50,000			
				50,000	0	0	0	50,000	0	0	0
Fire Department											
FIRE		New Fire Hall	2025	15,000,000					10,000,000	5,000,000	
				15,000,000	0	0	0	0	10,000,000	5,000,000	0
				15,620,000	150,000	0	0	420,000	10,000,000	5,050,000	0
Total 2025 Capital											
2026 Capital											
Non-DCC Roads and Storm Drains											
RDS		Forest Hill Drive	2026	200,000	47,519			152,381			
RDS		York Lane	2026	160,000	38,095			121,905			
RDS		Tailyour Lane	2026	60,000	14,286			45,714			
RDS		Stormwater Infrastructure Renewal and Improvements	2026	100,000				50,000		50,000	
				520,000	100,000	0	0	370,000	0	50,000	0
Public Works Equipment											
EQUIP		Public Works Fleet Equipment	2026	50,000	50,000						
				50,000	50,000	0	0	0	0	0	0
Facilities											
FAC		Asset Renewal - Buildings	2026	50,000				50,000			
				50,000	0	0	0	50,000	0	0	0
				620,000	150,000	0	0	420,000	0	50,000	0
				30,325,624	850,700	4,021,212	2,861,361	1,973,150	10,000,000	7,258,317	3,361,164