

## DISTRICT OF LAKE COUNTRY

### BYLAW 787

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#### A BYLAW TO ADOPT A FINANCIAL PLAN FOR THE YEARS 2011-2015

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WHEREAS in accordance with the provisions of Section 165 of the Community Charter, Council must adopt, by bylaw, a financial plan for the Municipality before the annual property tax bylaw is adopted;

AND WHEREAS the financial plan must include objectives and policies regarding the sources of municipal revenue, the distribution of property taxes among property classes, and the use of permissive tax exemptions;

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

1. Schedule "A" as attached hereto and made part of this bylaw is hereby declared to be the 2011 Financial Plan covering the years 2011 to 2015.
2. Schedule "B" as attached hereto and made part of this bylaw is hereby declared to be that portion of the 2011 Financial Plan related to the Development Cost Charge Program for the period 2016 to 2024.
3. The objectives and policies pertaining to municipal revenue and incorporated into the Financial Plan include:
  - Increase taxation slightly over inflation to fund an increase in service levels.
  - Build up 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.
  - Implement universal water metering to ensure that equitable and appropriate user fees are being charged for water consumption and to provide more effective water conservation measures.

Over the five-year plan, the proportion of total revenue from the various revenue sources as detailed in the Financial Plan is summarized in the following table.

**Table 1: Sources of Revenue**

<b>Revenue Source</b>	<b>% of Total Revenue</b>	<b>\$ Amount</b>
Property Taxes	33%	\$ 48,543,432
Parcel Taxes	4%	5,104,779
Fees and Charges	25%	36,180,694
Other Revenue	19%	27,946,484
Proceeds from Borrowing	7%	10,685,631
Transfer from DCC Reserves	5%	6,921,297
Transfer from Reserves	5%	8,010,061
Transfer from Surplus	2%	3,577,141
<b>Total Revenue</b>	<b>100%</b>	<b>\$ 146,969,519</b>

4. 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'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 the average taxpayer within 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.
  - The use of non-market growth in the assessment roll due to new construction and development to assist in balancing the overall Financial Plan.

The distribution of the 2011 property taxes among the property classes is summarized in following table.

**Table 2: Distribution of 2011 Property Taxes**

<b>Property Class</b>	<b>% of Total Property Taxation</b>	<b>\$ Amount</b>
01 Residential	86.4%	\$7,198,048
02 Utilities	1.9%	159,540
05 Light Industry	2.4%	198,896
06 Business & Other	8.7%	727,429
08 Recreation/Non-Profit	0.5%	37,402
09 Farmland	0.1%	6,702
<b>Total Property Taxation</b>	<b>100.0%</b>	<b>\$8,328,017</b>

5. 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 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.
  - The organization must be a registered non-profit society. The support of the municipality will not be used for commercial or private gain.

The District of Lake Country will investigate the use of revitalization tax exemptions and potential partnerships to encourage the development of the Town Centre sooner than might otherwise occur.

6. This bylaw may be cited as the “2011 Financial Plan Bylaw 787, 2011”.

READ A FIRST TIME this 3<sup>rd</sup> day of May, 2011.  
READ A SECOND TIME this 3<sup>rd</sup> day of May, 2011.  
READ A THIRD TIME this 3<sup>rd</sup> day of May, 2011.  
RECONSIDERED AND ADOPTED this 10<sup>th</sup> day of May, 2011.

*original signed by James Baker* \_\_\_\_\_  
Mayor

*original signed by Hazel Christy* \_\_\_\_\_  
Corporate Officer

I hereby certify the foregoing to be a true and correct copy of the Bylaw cited as the “2011 Financial Plan Bylaw 787, 2011”, as adopted by the Municipal Council on the 10<sup>th</sup> day of May, 2011.

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Dated at Lake Country, BC

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Corporate Officer

**Schedule 'A' attached to  
2011 Financial Plan  
Bylaw 787, 2011**

	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
<b>Revenue</b>					
Property Taxes	8,396,604	9,032,663	9,671,189	10,355,161	11,087,815
Parcel Taxes	906,091	965,011	995,146	1,103,011	1,135,520
Fees and Charges	6,716,424	6,979,707	7,228,088	7,496,260	7,760,214
Other Revenue	5,957,987	5,573,905	2,862,731	9,040,250	4,511,612
Proceeds from Borrowing	1,818,965	1,833,333	900,000	2,133,333	4,000,000
Transfer from DCC Reserves	1,175,206	249,693	808,962	1,187,266	3,500,171
Transfer from Reserves	892,061	763,000	925,000	1,550,000	3,880,000
Transfer from Surplus	1,752,690	505,002	380,156	525,944	413,349
<b>Total Revenue</b>	<b>27,616,028</b>	<b>25,902,314</b>	<b>23,771,272</b>	<b>33,391,225</b>	<b>36,288,681</b>
<b>Expenditures</b>					
General Municipal Operations	11,740,070	12,099,757	12,423,605	12,884,382	13,316,760
Water Operations	1,834,504	1,832,499	1,841,560	1,914,677	1,951,848
Sewer Operations	1,091,923	1,098,857	1,156,985	1,197,188	1,257,916
Interest Expense	886,476	867,090	968,294	1,013,957	1,013,974
Principal Repayment on Debt	633,318	586,182	649,994	681,945	683,179
Capital Expenditures	9,272,275	7,258,000	4,564,750	13,442,250	15,715,000
Transfer to Reserves	1,446,026	1,467,166	1,473,990	1,564,392	1,666,170
Transfer to Surplus	711,436	692,762	692,095	692,434	683,832
Amortization Expense	2,185,500	2,303,980	2,347,280	2,391,445	2,436,494
Deduct Non-cash Items	(2,185,500)	(2,303,980)	(2,347,280)	(2,391,445)	(2,436,494)
<b>Total Expenditures</b>	<b>27,616,028</b>	<b>25,902,314</b>	<b>23,771,272</b>	<b>33,391,225</b>	<b>36,288,681</b>

**Schedule 'B' attached to  
2011 Financial Plan  
Bylaw 787, 2011**

	<b>2016 to 2019</b>	<b>2020 to 2024</b>
<b>Revenue</b>		
Other Revenue	2,823,100	3,390,100
Transfer from Reserves	52,450	5,160,242
Transfer from DCC Reserves	13,400,373	14,548,197
Transfer from Surplus	634,909	45,760
<b>Total Revenue</b>	<u>16,910,832</u>	<u>23,144,299</u>
<b>Expenditures</b>		
Principal & Interest on Debt	1,368,395	1,004,799
Capital Expenditures	15,277,500	22,139,500
<b>Total Expenditures</b>	<u>16,645,895</u>	<u>23,144,299</u>