

DISTRICT OF LAKE COUNTRY

BYLAW 827, 2012

CONSOLIDATED VERSION

(Includes amendment as of January 15, 2013)

This is a consolidated copy to be used for convenience only. Users are asked to refer to the 2012 Financial Plan Bylaw as amended from time to time to verify accuracy and completeness.

Amending Bylaw	Summary of Amendments	Adoption
850	Delete and replace Schedule A	January 15, 2013

DISTRICT OF LAKE COUNTRY

BYLAW 827

A BYLAW TO ADOPT A FINANCIAL PLAN FOR THE YEARS 2012-2016

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 2012 Financial Plan covering the years 2012 to 2016.
2. Schedule "B" as attached hereto and made part of this bylaw is hereby declared to be that portion of the 2012 Financial Plan related to the Development Cost Charge Program for the period 2017 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

Revenue Source	% of Total Revenue	Amount
Property Taxes	32%	\$ 47,801,546
Parcel Taxes	4%	5,284,569
Fees and Charges	26%	37,967,402
Other Revenue	20%	30,094,215
Proceeds from Borrowing	5%	7,264,058
Transfer from DCC Reserves	4%	6,640,276
Transfer from Reserves	7%	10,443,161
Transfer from Surplus	2%	3,221,167
Total Revenue	100%	\$ 148,716,394

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.
 - Use 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 2012 municipal property taxes among the property classes is summarized in following table.

Table 2: Distribution of 2012 Property Taxes

Property Class	% of Total Property Taxation	Amount
01 Residential	86.8%	\$7,522,152
02 Utilities	1.9%	165,079
05 Light Industry	2.0%	172,167
06 Business & Other	8.4%	731,866
08 Recreation/Non-Profit	0.8%	71,992
09 Farmland	0.1%	6,517
Total Property Taxation	100.0%	\$8,669,772

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 “2012 Financial Plan Bylaw 827, 2012”.

READ A FIRST TIME this 1st day of May, 2012.

READ A SECOND TIME this 1st day of May, 2012.

READ A THIRD TIME this 1st day of May, 2012.

RECONSIDERED AND ADOPTED this 8th day of May, 2012.

original signed by James Baker

Mayor

original signed by Reyna Seabrook

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of the Bylaw cited as the “2012 Financial Plan Bylaw 827, 2012”, as adopted by the Municipal Council on the 8th day of May, 2012.

Dated at Lake Country, BC

Corporate Officer

Schedule A deleted and replaced by Bylaw 850, 2012

**Schedule 'A' attached to
2012 Financial Plan
Amendment Bylaw 850, 2012**

	2012	2013	2014	2015	2016
Revenue					
Property Taxes	8,735,714	9,128,695	9,541,220	9,972,508	10,423,410
Parcel Taxes	959,445	982,767	1,058,929	1,125,011	1,158,418
Fees and Charges	6,853,488	7,156,090	7,563,629	7,985,725	8,408,470
Other Revenue	6,479,576	5,662,313	3,117,322	5,620,958	9,214,046
Proceeds from Borrowing	1,030,725	1,833,333	400,000	-	4,000,000
Transfer from DCC Reserves	1,006,097	240,465	515,728	1,412,044	3,465,943
Transfer from Reserves	2,593,133	-	570,000	1,550,000	6,963,333
Transfer from Surplus	1,639,931	391,717	437,078	365,422	387,018
Total Revenue	29,298,109	25,395,379	23,203,907	28,031,667	44,020,636
Expenditures					
General Municipal Operations	11,916,589	11,645,147	11,934,225	12,293,070	12,652,212
Water Operations	1,854,900	1,862,491	1,915,535	1,993,017	2,034,917
Sewer Operations	1,214,035	1,192,857	1,227,713	1,269,689	1,332,240
Interest Expense	802,074	797,995	916,819	936,492	935,913
Principal Repayment	632,998	587,331	673,819	688,725	690,003
Capital Expenditures	10,764,761	7,097,750	4,008,000	8,299,750	23,682,000
Transfer to Reserves	1,293,516	1,506,185	1,815,781	1,847,505	1,982,524
Transfer to Surplus	819,236	705,622	712,016	703,417	710,827
Amortization Expense	2,472,000	2,518,540	2,566,011	2,614,431	2,663,820
Deduct Non-cash Items	(2,472,000)	(2,518,540)	(2,566,011)	(2,614,431)	(2,663,820)
Total Expenditures	29,298,109	25,395,379	23,203,907	28,031,667	44,020,636

**Schedule 'B' attached to
2012 Financial Plan
Bylaw 827, 2012**

	2017 to 2024
Revenue	
Other Revenue	6,213,200
Transfer from Reserves	5,212,692
Transfer from DCC Reserves	27,729,451
Transfer from Surplus	<u>680,669</u>
Total Revenue	<u>39,836,012</u>
Expenditures	
Principal & Interest on Debt	2,419,012
Capital Expenditures	<u>37,417,000</u>
Total Expenditures	<u>39,836,012</u>