



## **Financial Plan Bylaw No. 1773, 2020**

**adopted April 14, 2020**

A bylaw to adopt the Financial Plan for the Years 2020-2024

**CONSOLIDATED FOR  
CONVENIENCE ONLY**

**Includes amendments adopted  
up to **November 22, 2021****

**DISTRICT OF COLDSTREAM  
BYLAW NO. 1773, 2021**

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**A BYLAW TO ADOPT THE FINANCIAL PLAN FOR THE YEARS 2021 - 2025**

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The Council of the District of Coldstream ENACTS AS FOLLOWS:

**TITLE**

1 This Bylaw may be cited as “DISTRICT OF COLDSTREAM FINANCIAL PLAN BYLAW NO. 1773, 2021.”

**INTERPRETATION**

- 2 Unless otherwise provided in this Bylaw, words and phrases used herein have the same meanings as in the *Community Charter, Local Government Act* and the *Interpretation Act* as the context and circumstances may require.
- 3 A reference to an Act in this Bylaw refers to a statute of British Columbia, and a reference to any statute, regulation, bylaw or other enactment refers to that enactment as it may be amended or replaced from time to time.
- 4 Headings are for convenience only and must not be construed as defining or limiting the scope or intent of the provisions.

**SEVERABILITY**

5 If any part of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid part is severed and the remainder of the Bylaw continues to be valid.

**ATTACHMENTS**

6 Schedules A, B, and C attached hereto and forming part of this Bylaw is the 2021 – 2025 Financial Plan of the District of Coldstream for the period beginning January 1, 2021 and ending December 31, 2025.

READ A FIRST TIME this	8 <sup>th</sup>	day of	March	2021
READ A SECOND TIME this	8 <sup>th</sup>	day of	March	2021
READ A THIRD TIME as amended this	12 <sup>th</sup>	day of	April	2021
ADOPTED this	12 <sup>th</sup>	day of	April	2021

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Corporate Officer

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Mayor

**Attachments:**

- Schedule A – Consolidated Statement of Operations 2021-2025 (Amendment Bylaw No. 1790, 2021)
- Schedule B – Consolidated Statement of Reserves 2021-2025 (Amendment Bylaw No. 1790, 2021)
- Schedule C – Revenue and Tax Policy Disclosure 2021-2025

DISTRICT OF COLDSTREAM			Schedule A				
CONSOLIDATED STATEMENT OF OPERATIONS							
FIVE YEAR FINANCIAL PLAN 2021-2025							
			2021	2022	2023	2024	2025
			Budget	Budget	Budget	Budget	Budget
<b>REVENUES</b>							
Municipal Taxation, net			7,177,205	7,275,620	7,375,670	7,477,370	7,580,730
Utility Taxes/Grants In Lieu			194,920	197,840	200,810	203,820	206,880
Sale of Services			326,260	330,780	335,400	340,070	344,800
Revenue From Own Sources			714,460	720,400	726,390	732,430	738,540
Grants			4,901,640	958,670	958,850	982,100	982,290
Sewer User Fees			1,559,560	1,598,310	1,638,030	1,678,750	1,720,480
			14,874,045	11,081,620	11,235,150	11,414,540	11,573,720
<b>EXPENSES</b>							
General Government Services			1,095,120	1,017,560	1,011,800	1,031,460	1,051,520
Protective Services			2,500,710	2,533,220	2,583,160	2,640,480	2,696,370
Transportation Services			4,004,100	3,974,080	4,021,030	4,069,030	4,117,550
Parks Services			1,531,290	1,552,260	1,580,160	1,608,620	1,637,630
Environmental Health Services			172,490	146,340	149,540	152,810	156,170
Development Services			389,360	393,050	402,370	411,930	421,690
Sewer Services			1,722,990	1,735,790	1,748,910	1,762,300	1,776,010
Fiscal Services			179,440	176,570	174,330	171,980	169,550
			11,595,500	11,528,870	11,671,300	11,848,610	12,026,490
<b>SURPLUS (DEFICIT) FOR THE YEAR</b>			3,278,545	(447,250)	(436,150)	(434,070)	(452,770)
<b>ADJUST FOR NON-CASH ITEMS</b>							
Amortization expense			2,370,670	2,372,620	2,374,620	2,376,670	2,378,770
Inventory expense			8,500	8,500	8,500	8,500	8,500
Prepaid expense			153,000	154,000	155,000	156,000	157,000
Interest accrual			31,060	28,990	26,840	24,610	22,280
			2,563,230	2,564,110	2,564,960	2,565,780	2,566,550
<b>TOTAL CASH FROM OPERATIONS</b>			5,841,775	2,116,860	2,128,810	2,131,710	2,113,780
<b>ADJUST FOR CASH ITEMS</b>							
Capital asset expenditures			(12,609,760)	(2,543,000)	(1,678,700)	(1,515,000)	(1,278,000)
Inventory expenditures			(8,500)	(8,500)	(8,500)	(8,500)	(8,500)
Prepaid expenditures			(153,000)	(154,000)	(155,000)	(156,000)	(157,000)
Debt principle repayment			(192,580)	(142,580)	(142,580)	(142,580)	(142,580)
Debt proceeds			925,000	-	-	-	-
Transfers from (to) Reserves			1,496,170	(640,510)	(756,500)	(1,281,900)	(1,160,630)
Transfers from (to) Surplus			4,700,895	1,371,730	612,470	972,270	632,930
			(5,841,775)	(2,116,860)	(2,128,810)	(2,131,710)	(2,113,780)
<b>FINANCIAL PLAN BALANCE</b>			0	-	-	-	-



**DISTRICT OF COLDSTREAM  
 CONSOLIDATED STATEMENT OF OPERATIONS  
 FIVE YEAR FINANCIAL PLAN 2021-2025**

**Schedule C**

The District has determined the funding priority for revenues to be applied firstly to operations, secondly to infrastructure and thirdly to growth and opportunities. This priority is important based on the need to provide essential services and socially beneficial services to the community at a reasonable standard on an annual basis; the need to ensure assets supporting the services provided are adequately funded for replacement; and the need for a progressive approach to the District's future.

**FUNDING SOURCES**

In accordance with Section 165(7) of the Community Charter, the proposed funding sources for inclusion in the financial plan include property value taxes, parcel taxes, fees, other sources and proceeds from borrowing. The proration of these revenue sources for the District are comprised of the following:

Property Value Taxes	46.59%
Parcel Taxes	0.07%
Fees	11.94%
Other Sources	35.55%
Proceeds from Borrowing	<u>5.85%</u>
	100.00%

**Objective:**

- \* Over the next five years, the District will seek to increase the proportion of revenue that is received from user fees and charges

**Policies:**

- \* The District will review all user fee levels to ensure they are adequately meeting the costs of delivering the services provided.
- \* Where possible, the District will endeavor to supplement revenues from user fees and charges rather than taxation.
- \* Aggressively seek available grants for projects to mitigate the potential impact on property taxation rates.

**DISTRIBUTION OF PROPERTY TAXES**

The Distribution of the property tax revenue across the different property classes is as follows:

CI 1	Residential	91.30%
CI 2	Utilities	0.98%
CI 4	Major Industry	3.12%
CI 5	Light Industry	1.41%
CI 6	Business/Other	1.84%
CI 8	Rec/Non-profit	0.18%
CI 9	Farm	<u>1.17%</u>
		100.00%

**DISTRICT OF COLDSTREAM  
CONSOLIDATED STATEMENT OF OPERATIONS  
FIVE YEAR FINANCIAL PLAN 2021-2025**

**Schedule C**

**Objective:**

- \* In the longer term, ensure that the light industry and major industry rates are aligned with those of other competitive municipalities.
- \* The share of property tax paid by Farm (class 9) will be reviewed regularly by Council

**Policies:**

- \* Where possible, supplement revenues from user fees and charges to help off set the tax burden of the property tax base.
- \* The class 2 rate will be set at the maximum rate as permitted under current legislation
- \* The class 4 rate will be calculated as a multiplier of the residential rate. The District will seek to maintain this multiplier at a rate of 10.3 to 1
- \* The class 5 rate will be calculated as a multiplier of the residential rate. The District will seek to maintain this multiplier at a rate of 3.4 to 1
- \* The class 6 rate will be calculated as a multiplier of the residential rate. The District will seek to maintain this multiplier at a rate of 2.4 to 1
- \* The class 8 rate will be calculated as a multiplier of the residential rate. The District will seek to maintain this multiplier at a rate of 1.0 to 1
- \* The class 9 rate will be calculated as a multiplier of the residential rate. The District will seek to maintain this multiplier at a rate of 3.8 to 1

**PERMISSIVE TAX EXEMPTIONS**

The Annual Municipal Report contains a list of permissive exemptions granted for the taxation year and the amount of tax revenue foregone. This list demonstrates the policy of council that permissive exemptions are granted to not-for-profit institutions that form a valuable part of our community. These include religious institutions, social service organizations, community service organizations, cultural/educational organizations and recreational organizations.

**Objective:**

- \* The District will continue to provide permissive tax exemptions to Non Profit organizations
- \* Over the next couple of years, the District will seek to expand its offering of permissive tax exemptions to include a tax revitalization program. The tax revitalization program will target development within the District based on the pre-defined neighborhood plans that have been developed.

**Policies:**

- \* Develop a revitalization tax exemption program which details the kinds of activities the program will target and the location of the targeted activities.
- \* Integrate the revitalization tax exemption program into the District's existing initiatives as a means of attracting retail and commercial businesses to further invest in the community.