

DISTRICT OF LOGAN LAKE

BYLAW NO. 958, 2026

A bylaw to adopt the District of Logan Lake Financial Plan for the Five-Year period 2026 to 2030

WHEREAS pursuant to the *Community Charter* of British Columbia Council must adopt a Five-Year Financial Plan before May 15th of each year.


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

1. This Bylaw may be cited as "District of Logan Lake Five-Year Financial Plan Bylaw No. 958, 2026".
2. Schedule "A" attached hereto and forming part of this Bylaw shall be the Financial Plan for the District of Logan Lake for the five-year period 2026 to 2030 inclusive.
3. Schedule "B" attached hereto and forming part of this Bylaw shall be the Financial Plan Statement of Objectives and Policies for District of Logan Lake for the five - year period 2026 to 2030 inclusive.
4. Bylaw No. 936 cited as "District of Logan Lake Five Year Financial Plan Bylaw No. 936, 2025" and any amendments are hereby repealed.
5. This bylaw shall come into full force and effect upon adoption.

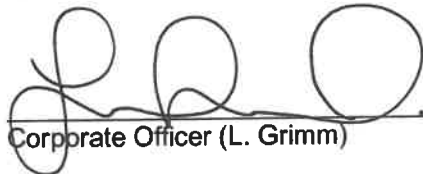
READ A FIRST AND SECOND TIME this 21st day of April, 2026

READ A THIRD TIME this 21st day of April, 2026

RECONSIDERED AND ADOPTED this 5th day of May, 2026



Mayor (Smith)



Corporate Officer (L. Grimm)

SCHEDULE "A"

**DISTRICT OF LOGAN LAKE
CONSOLIDATED FINANCIAL PLAN 2026-2030**

REVENUES	2026	2027	2028	2029	2030
Property Value Taxes					
Municipal Property Taxes	4,211,500	4,295,500	4,381,000	4,468,500	4,557,500
Grants-In-Lieu of Taxes	601,000	607,000	613,000	619,000	625,000
Parcel Taxes	345,500	347,000	348,500	350,000	351,500
Fees	1,296,500	1,315,500	1,335,000	1,355,000	1,375,000
Other Sources	173,000	174,500	176,000	177,500	179,000
Transfers From Other Governments	1,322,000	439,500	443,000	446,500	450,000
Proceeds From Borrowing	0	0	0	0	0
Transfers Between Funds					
Reserve Funds	513,000	683,500	125,000	0	320,000
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	1,924,000	698,000	685,000	671,000	657,000
Total Revenues	10,386,500	8,560,500	8,106,500	8,087,500	8,515,000
EXPENDITURES					
Municipal Purposes					
General Government Services	2,419,000	2,403,500	2,439,500	2,476,000	2,513,000
Protective Services	805,000	490,000	497,000	504,000	511,500
Public Works/Transportation Services	948,000	901,500	915,000	928,500	942,000
Solid Waste & Recycling	237,500	241,000	244,500	248,000	251,500
Development Services	370,500	99,500	100,500	102,000	103,500
Recreation and Cultural Services	2,346,500	2,098,500	2,129,500	2,161,000	2,193,000
Water Operations	308,500	313,000	317,500	322,000	326,500
Sewer Operations	196,000	148,000	150,000	152,000	154,000
Municipal Debt					
Debt Principal	0	0	0	0	0
Debt Interest	0	0	0	0	0
Capital Purposes	1,340,500	1,433,500	875,000	750,000	1,070,000
Transfers Between Funds					
Reserve Funds	897,500	322,000	326,500	331,000	335,500
Accumulated Surplus	517,500	110,000	111,500	113,000	114,500
Amortization	1,129,000	1,131,500	1,134,000	1,136,500	1,139,000
Deduct Non-Cash Items	-1,129,000	-1,131,500	-1,134,000	-1,136,500	-1,139,000
Total Expenditures	10,386,500	8,560,500	8,106,500	8,087,500	8,515,000
SURPLUS (DEFICIT) FOR THE YEAR	0	0	0	0	0



**2026-2030 Financial Plan
Statement of Objectives and Policies
Schedule "B" of Bylaw No. 958, 2026**

In accordance with Section 165(3.1) of the *Community Charter*, the District of Logan Lake is required to include in the Five-Year 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 165(7) of the *Community Charter*;
2. The distribution of property taxes among property classes; and
3. The use of permissive tax exemptions.

Distribution of Property Taxes

Objective

It is the objective of Council to encourage economic development initiatives designed to attract and diversify more commercial enterprises to invest in our community. New investment will strengthen commercial tax revenue while making provision for future infrastructure and service needs with minimal taxation adjustments to other classes of property.

Policies

Council sets tax rates to maintain tax stability between property classes. Property class multiples are reviewed annually to ensure the burden of tax among property classes remains fair and equitable during market value changes. The District will factor in the use of non-market growth in the assessment roll due to new construction and development to assist in new revenue to balance the overall financial plan.

The District will conduct regular reviews and comparisons of the tax burden relative to other BC municipalities and its neighbors to ensure a competitive tax structure and rates.

- The amount of taxes proposed to be collected from the residential class (class 1) in 2026 will be adjusted to meet the amount of revenue required to provide municipal services to the levels prescribed by Council less other revenue sources;
- The utility class (class 2) tax rate must not exceed the greater of \$40 for each \$1,000 of assessed value, and 2.5 times the rate applicable to the business/other class (class 6) for general municipal purposes as per provincial regulation. The class 2 rate will be set annually by Council up to the maximum rate as permitted under current legislation;
- The supportive housing class (class 3) tax rate will be calculated as a multiplier of the residential rate. The 2026 multiplier is 1.0:1;
- The major industry class (class 4) tax rate will be established as per the Municipal Taxation Limitations in the Supplementary Letters Patent for the District of Logan Lake;
- The light industry class (class 5) tax rate will be calculated as a multiplier of the residential rate based on the provincial class multiples. The 2026 multiplier is 3.4:1;
- The business/other class (class 6) taxes will increase the same percentage as the residential class for municipal purposes;
- The managed forest land (class 7) tax rate will be calculated as a multiplier of the residential rate. The 2026 multiplier is 3.0:1;
- The recreation/non-profit class (class 8) tax rate will be calculated as a multiplier of the residential rate. The 2026 multiplier is 1.0:1;
- The farm class (class 9) tax rate will be calculated as a multiplier of the residential rate based on the provincial class multiples. The 2026 multiplier is 1.0:1.

Table one provides the distribution of property tax revenue among the property classes. The practice of Council has been to set tax rates that achieve fairness and equity of all District taxpayers and to provide a stable and competitive business environment.

Property Class	% Property Value Tax	Dollar Value
Residential (1)	21%	\$898,900
Utilities (2)	9%	\$361,000
Supportive Housing (3)	0%	\$0
Major Industry (4)	68%	\$2,856,000
Light Industry (5)	0%	\$0
Business / Other (6)	2%	\$95,800
Managed Forest Land (7)	0%	\$0
Recreational Property / Non-Profit (8)	0%	\$0
Farm (9)	0%	\$100
Total	100%	\$4,211,800

Permissive Tax Exemptions

Objective

The District will continue to provide permissive tax exemptions to non-profit organizations within the community which further Council's objectives of enhancing quality of life (economic, social and cultural) and delivering services economically.

Pursuant to Section 226 of the *Community Charter*, the District of Logan Lake has established a Revitalization Tax Exemption Program. The objectives of the Revitalization Tax Exemption Program are to encourage new investment in Logan Lake's Industrial Park, in the developed area of Logan Lake's commercial core and in undeveloped land within Logan Lake's commercial core. Encouraging new investment in these areas is intended to create economic activity in Logan Lake that will provide jobs for local residents and will provide incentives for new residents to move to Logan Lake. The Program is intended to accomplish these objectives by providing tax relief to property owners who undertake a significant development within revitalization areas.

Policies

The total amount of revenue to be foregone by permissive tax exemptions will be set by Council annually according to the District's Tax Exemption Policy and approval of the District of Logan Lake Tax Exemption Bylaw and Revitalization Tax Exemption Program Bylaw.

The 2024 Annual Report contains a list of permissive exemptions granted for the taxation year and the amount of tax revenue foregone. The 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, historical societies, some recreational facilities, service organizations and cultural institutions.

Funding Sources

Objective

Over the next five years, the District will continue to evaluate the proportion of revenue that is received from user fees and charges to ensure that proper user fees are being collected and apportioned fairly to those who are using the service and to lessen the burden on the property tax base.

Policies

- The District will first determine the amount of revenue required to provide all the municipal services to our residents;

- The District will then determine the amount of revenue (other than municipal property taxes) we can expect to receive through fees and charges, unconditional and conditional grants, investment income, etc.;
- The difference between the budgeted expenditures and other revenue represents the amount of property tax revenue the District must collect to provide the services to the levels prescribed by Council;
- Other revenue sources will be reviewed annually during the financial planning process to determine appropriate levels to fund the expenditures in each respective "Fund".

Table two shows the proportion of total revenue proposed to be raised from each funding source in 2026. Property value taxes form the greatest proportion of the revenue of the municipality. It provides a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. Many municipal services, such as water distribution, wastewater collection, and solid waste / recycling removal and disposal can be measured and charged for on a user-pay basis. This basis attempts to fairly apportion the value of a municipal service to those who make use of it.

Revenue Source	% Total Revenue	Dollar Value
Property Value Taxes	61%	\$4,812,500
Parcel Taxes	4%	\$345,500
Fees	16%	\$1,296,500
Other Sources	19%	\$1,495,000
Proceeds from Borrowing	0%	\$0
Total	100%	\$7,949,500

