

DISTRICT OF LOGAN LAKE

BYLAW NO. 936, 2025

A bylaw to adopt the District of Logan Lake Financial Plan for the Five-Year period 2025 to 2029

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. 936, 2025".
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 2025 to 2029 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 2025 to 2029 inclusive.
4. Bylaw No. 926 cited as "District of Logan Lake Five Year Financial Plan Bylaw No. 926, 2024" and any amendments are hereby repealed.
5. This bylaw shall come into full force and effect upon adoption.

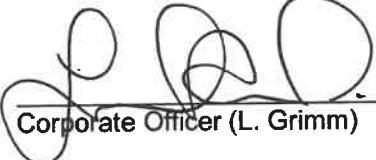
READ A FIRST AND SECOND TIME this 6th day of May, 2025

READ A THIRD TIME this 6th day of May, 2025


RECONSIDERED AND ADOPTED this 13th day of May, 2025



Mayor (Smith)



Corporate Officer (L. Grimm)

Certified a true copy of the District of Logan Lake
Resolution No. _____ or
Bylaw No. <u>936</u>
Dated this <u>13th</u> day of
<u>May</u> <u>2025</u>
 _____ Corporate Administrator District of Logan Lake

SCHEDULE "A"

**DISTRICT OF LOGAN LAKE
CONSOLIDATED FINANCIAL PLAN 2025-2029**

<u>REVENUES</u>	2025	2026	2027	2028	2029
Property Value Taxes					
Municipal Property Taxes	4,097,100	4,179,000	4,262,600	4,347,900	4,434,900
Grants-In-Lieu of Taxes	628,700	635,000	641,400	647,800	654,300
Parcel Taxes	343,500	345,200	346,900	348,600	350,300
Fees	1,067,800	1,083,800	1,100,100	1,116,600	1,133,300
Other Sources	94,000	94,900	95,800	96,800	97,800
Transfers From Other Governments	3,001,900	438,900	442,800	446,700	450,700
Proceeds From Borrowing	0	0	0	0	0
Transfers Between Funds					
Reserve Funds	546,800	140,000	900,000	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	2,205,700	441,000	425,200	408,800	391,900
Total Revenues	11,985,500	7,357,800	8,214,800	7,413,200	7,513,200
 <u>EXPENDITURES</u>					
Municipal Purposes					
General Government Services	2,260,600	2,104,900	2,136,500	2,168,500	2,201,000
Protective Services	1,182,700	476,000	483,100	490,300	497,700
Public Works/Transportation Services	1,100,200	903,900	917,500	931,300	945,300
Solid Waste & Recycling	234,500	238,000	241,600	245,200	248,900
Development Services	453,700	94,600	96,000	97,400	98,900
Recreation and Cultural Services	2,124,400	1,748,700	1,774,900	1,801,500	1,828,500
Water Operations	292,100	296,500	300,900	305,400	310,000
Sewer Operations	142,700	144,800	147,000	149,200	151,400
Municipal Debt					
Debt Principal	216,600	0	0	0	0
Debt Interest	28,000	0	0	0	0
Capital Purposes	2,897,700	890,000	1,650,000	750,000	750,000
Transfers Between Funds					
Reserve Funds	746,700	325,700	330,600	335,600	340,600
Accumulated Surplus	305,600	134,700	136,700	138,800	140,900
Amortization	966,500	968,900	971,300	973,700	976,100
Deduct Non-Cash Items	-966,500	-968,900	-971,300	-973,700	-976,100
Total Expenditures	11,985,500	7,357,800	8,214,800	7,413,200	7,513,200
 SURPLUS (DEFICIT) FOR THE YEAR	0	0	0	0	0



**2025-2029 Financial Plan
Statement of Objectives and Policies
Schedule “B” of Bylaw No. 936, 2025**

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 2025 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 2025 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 2025 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 2025 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 2025 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 2025 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%	\$869,100
Utilities (2)	8%	\$336,700
Supportive Housing (3)	0%	\$0
Major Industry (4)	69%	\$2,797,300
Light Industry (5)	0%	\$0
Business / Other (6)	2%	\$93,900
Managed Forest Land (7)	0%	\$0
Recreational Property / Non-Profit (8)	0%	\$0
Farm (9)	0%	\$100
Total	100%	\$4,097,100

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 2023 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 2025. 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	51%	\$4,725,800
Parcel Taxes	4%	\$343,500
Fees	12%	\$1,067,800
Other Sources	33%	\$3,095,900
Proceeds from Borrowing	0%	\$0
Total	100%	\$9,233,000

