



THE CORPORATION OF THE VILLAGE OF FRUITVALE  
BYLAW NO. 843, 2013

A Bylaw Establishing a Financial Plan Program  
to be Undertaken During the Years 2013 to 2017

WHEREAS under the requirements of the Community Charter Act, Part 6, Division 1, Section 165, a municipality must adopt by bylaw a Five Year Financial Plan;

NOW THEREFORE the Council of the Corporation of the Village of Fruitvale, in open meeting assembled, enacts as follows:

1. THAT Schedule "A", being part of the Five Year Financial Plan for the Years 2013 to 2017 inclusive, attached hereto and forming part of this Bylaw, is hereby adopted and will come into force and effect as of January 1, 2013;
2. THAT Schedule "B", being part of the Five Year Financial Plan for the Years 2013 to 2017 inclusive, attached hereto and forming part of this Bylaw, is hereby adopted and will come into force and effect as of January 1, 2013;
3. THAT Bylaw No. 840 entitled "Five Year Financial Plan Bylaw No. "840, 2012", is hereby repealed; and
4. THAT this Bylaw may be cited for all purposes as "Village of Fruitvale 5 Year Financial Plan 2013-2017 Bylaw No. 843, 2013".

READ a first time this \_\_\_<sup>th</sup> day of May, 2013.

READ a second time this \_\_\_<sup>th</sup> day of May, 2013.

READ a third time this \_\_\_<sup>th</sup> day of May, 2013.

RECONSIDERED, FINALLY PASSED AND ADOPTED this \_\_\_<sup>th</sup> day of May, 2013.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer

CERTIFIED a true copy of Bylaw No. 843, 2013, entitled "Five Year Financial Plan 2013-2017 Bylaw No. 843, 2013".

DATED this \_\_\_<sup>th</sup> day of May, 2013.

\_\_\_\_\_  
Chief Administrative Officer

**SCHEDULE "A" to "FIVE YEAR FINANCIAL PLAN BYLAW 843, 2013"**

	<b>2013 Budget</b>	<b>2014 Budget</b>	<b>2015 Budget</b>	<b>2016 Budget</b>	<b>2017 Budget</b>
<b>Taxes</b>	-\$509,289	-\$472,473	-\$486,647	-\$501,246	-\$516,284
<b>Grants in Lieu</b>	-\$28,667	-\$28,953	-\$29,243	-\$29,535	-\$29,831
<b>Solid Waste</b>	-\$52,190	-\$54,800	-\$54,800	-\$57,539	-\$57,539
<b>Cemetery</b>	-\$14,900	-\$15,348	-\$15,808	-\$16,283	-\$16,770
<b>Revenue from own Sources</b>	-\$129,245	-\$130,905	-\$136,474	-\$143,311	-\$148,408
<b>Bowling Lanes</b>	-\$35,600	-\$36,312	-\$37,038	-\$37,779	-\$38,535
<b>Grants from Prov &amp; Local Gov't</b>	-\$680,945	-\$644,485	-\$550,438	-\$571,180	-\$565,380
<b>Taxes Collected for Other Agencies</b>	-\$1,759,178	-\$1,765,892	-\$1,776,085	-\$1,784,090	-\$1,792,480
<b>Transfers from Reserves</b>	-\$188,000	\$0	\$0	\$0	\$0
<b>Short Term Capital Borrowing</b>	-\$255,000	\$0	-\$221,523	-\$257,726	-\$262,099
<b>Surplus Forward</b>	-\$239,419	\$0	\$0	\$0	\$0
<b>Sewer Revenues &amp; Grants</b>	-\$870,385	-\$844,688	-\$368,380	-\$385,878	-\$391,540
<b>TOTAL REVENUES</b>	-\$4,762,818	-\$3,993,856	-\$3,676,436	-\$3,784,567	-\$3,818,866
<b>General Government</b>	\$418,164	\$425,515	\$431,092	\$442,296	\$457,490
<b>Protective Service</b>	\$55,340	\$56,800	\$58,600	\$63,200	\$67,200
<b>Transportation Services</b>	\$145,878	\$131,329	\$137,350	\$139,523	\$142,925
<b>Solid Waste Collection</b>	\$59,050	\$62,119	\$63,890	\$65,713	\$67,592
<b>Cemetery</b>	\$45,600	\$46,968	\$48,377	\$43,151	\$44,446
<b>Community &amp; Social Planning</b>	\$124,066	\$88,670	\$88,590	\$39,190	\$46,200
<b>Recreation &amp; Community Pride</b>	\$216,055	\$220,477	\$227,091	\$233,904	\$240,921
<b>Bowling Lanes</b>	\$40,663	\$41,489	\$42,314	\$43,161	\$44,024
<b>Fiscal Services</b>	\$105,789	\$93,887	\$95,472	\$67,482	\$55,019
<b>Transfers to Reserves</b>	\$103,750	\$62,630	\$3,796	\$3,820	\$3,844
<b>General Fund Capital Expenditures</b>	\$718,900	\$140,300	\$335,399	\$473,159	\$465,185
<b>Collections for Other Agencies</b>	\$1,759,178	\$1,765,890	\$1,776,085	\$1,784,090	\$1,792,480
<b>Contingency</b>	\$100,000	\$13,090	\$0	\$0	\$0
<b>Sewer Operating Expenditures</b>	\$259,685	\$269,060	\$274,420	\$284,088	\$289,750
<b>Sewer Transfer to Reserves</b>	\$64,560	\$86,130	\$93,960	\$101,790	\$101,790
<b>Sewer Capital Expenditures</b>	\$546,140	\$489,500	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	\$4,762,818	\$3,993,856	\$3,676,436	\$3,784,567	\$3,818,866

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## SCHEDULE "B" to "FIVE YEAR FINANCIAL PLAN BYLAW 843, 2013"

In accordance with Section 165(3.1) of the *Community Charter*, the Village of Fruitvale (Village) 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 the property classes, and
3. The use of permissive tax exemptions.

### 1. Funding Sources

Table 1 shows the proportion of total revenue proposed to be raised for general municipal purposes from each funding source in 2013. Property taxes form the greatest proportion of revenue. As a revenue source, property taxation offers a number of advantages, for example, it is simple to administer and it is relatively easy for residents to understand. It offers a stable and reliable source of revenue for services that are difficult or undesirable to fund on a user pay basis. These include services such as general administration, planning services, fire protection, police services, bylaw enforcement, building inspection, roads and streets maintenance and street lighting.

User fees and charges form the second largest portion of discretionary revenue. Many services can be measured and charged on a user pay basis. Services where fees and charges may be easily administered include sewer usage, building permits, business licenses, and sale of specific services and therefore, are charged on a user pay basis. User fees attempt to allocate the value of a service to those who use the service.

**Table 1: Sources of Revenue**

Revenue Source	% of Total Revenue	Dollar Value
Property taxes	40.23%	\$1,916,117
Parcel Taxes	8.96%	426,830
User Fees and charges	9.92%	472,343
Transfer from Reserves	5.43%	258,694
Short Term Capital Borrowing	5.35%	255,000
Government grants	30.11%	1,433,833
<b>Total</b>	<b>100.00%</b>	<b>\$4,762,817</b>

#### **Objective**

- Over the next five years, the Village will review the proportion of revenue that is received from user fees and charges and increase to the inflationary index over the current levels where deemed advisable.

#### **Policies**

- The Village will review all user fee and parcel tax levels annually to ensure they adequately meet both the capital and delivery costs of the service.

- Where possible, the Village will endeavor to supplement revenues from user fees and charges rather than taxation in order to lessen the burden on the residential property tax base.

## 1. Distribution of Property Tax Rates

Table 2 outlines the distribution of property taxes among the property classes. The residential property class provides the largest proportion of property tax revenue. This is appropriate as this class also forms the largest portion of the assessment base and consumes the majority of Village services.

**Table 2: Distribution of Property Taxes**

Property Class	% of Total Property Taxation	Dollar Value
Residential (1)	87.1732%	\$2,042,419
Utilities (2)	2.9461%	\$69,025
Supportive Housing (3)	0%	\$0
Major Industrial (4)	0%	\$0
Light Industrial (5)	0%	\$0
Business and Other (6)	9.8332%	\$230,387
Managed Forest Land (7)	0%	\$0
Recreation/Non-profit (8)	0%	\$0
Farmland (9)	0.0475%	\$1,112
<b>Total</b>	<b>100.00%</b>	<b>\$2,342,943</b>

### **Objective**

- Maintain the property tax levy for business and other (Class 6) at the current ratio.

### **Policies**

- Maintain and encourage economic development initiatives designed to attract more retail and commercial businesses to invest in the community. Align the distribution of tax levies among the property classes with the social and economic goals of the community, particularly to encourage a range of employment opportunities.
- Regularly review and compare the Village's distributions of tax burden relative to other municipalities in British Columbia.

## 2. Permissive Tax Exemptions

The Village has an existing permissive tax exemption policy which guides the administration and approval of permissive tax exemptions. Some of the eligibility criteria for permissive tax exemptions that are outlined in the policy include the following:

- The tax exemption must demonstrate benefit to the community and residents of the Village by enhancing the quality of life, economically, socially or culturally within the community.
- The goals, policies and principles of the organization receiving the exemption must not be inconsistent or in conflict with those of the Village.
- The organization receiving the exemption must be a registered non-profit society, as the support of the municipality will not be used for commercial or private gain.

- Permissive tax exemptions will be considered in conjunction with:
  - other assistance being provided by the Village;
  - the potential demands for Village services or infrastructure arising from the property; and
  - the amount of revenue that the Village will lose if the exemption is granted.

**Table 3: Use of Permissive Tax Exemptions**

Bylaw	Name	Roll #	Class	2013 Assessed Value	2013 Municipal Rate	2013 Village Portion	2013 Full Rates	2013 Totals
#830, 2011	BV Manor	32.050	Land - 1	200,000	2.70380	\$ 600.76	9.82674	\$ 2,397.85
			Buildings - 1	771,000	2.70380	\$ 2,084.63	9.82674	\$ 7,576.42
#830, 2011	Scout Properties	267.000	Land - 8	168,000	2.70380	\$ 514.24	10.34904	\$ 2,171.14
			Buildings - 6	37,500	5.94840	\$ 223.07	22.58089	\$ 846.78
#830, 2011	Scout Properties	268.000	Land - 8	168,000	2.70380	\$ 514.24	10.34904	\$ 2,171.14
			Buildings - 6	141,000	5.94840	\$ 838.72	22.58089	\$ 3,183.91
#830, 2011	BV Curling Club	288.000	Land - 8	67,700	2.70380	\$ 183.05	10.34904	\$ 700.63
			Land - 6	67,700	5.94840	\$ 462.71	22.58089	\$ 1,961.23
			Buildings - 6	544,000	5.94840	\$ 3,235.93	22.58089	\$ 12,284.00
#831, 2011	Catholic Church	55.012	Land - 8	59,500	2.70380	\$ 220.88	10.34904	\$ 1,048.27
			Buildings - 8	162,100	2.70380	\$ 438.29	10.34904	\$ 1,677.58
#834, 2011	Fellowship Church	337.000	Land - 8	67,500	2.70380	\$ 242.51	10.34904	\$ 1,131.06
			Buildings - 8	164,000	2.70380	\$ 443.42	10.34904	\$ 1,697.24
#832, 2011	United/Anglican Church	244.099	Land - 8	81,200	2.70380	\$ 279.55	10.34904	\$ 1,272.84
			Church Hall	Buildings - 8	276,000	2.70380	\$ 746.25	10.34904
#833, 2011	United/Anglican Church	244.100	Land - 8	13,100	2.70380	\$ 95.42	10.34904	\$ 568.07
#830, 2011	SC Search & Rescue	371.110	Land - 6	50,400	5.94840	\$ 359.80	22.58089	\$ 1,570.58
			Buildings - 6	74,900	5.94840	\$ 505.54	22.58089	\$ 1,691.31
<b>Grand Total</b>						<b>\$11,989.01</b>		<b>\$ 46,806.38</b>

**Objective**

- The Village will continue to provide permissive tax exemptions to non-profit societies.
- Within the next five years, the Village will offer permissive tax exemptions to include exemptions targeted at green development for the purposes of encouraging development that will meet our *Climate Action Charter* commitments.

**Policies**

- Expand the tax exemption policy to include eligibility requirements for green revitalization.
- Develop a tax exemption program which details the kinds of green activities that will be targeted in compliance with the Official Community Plan guidelines.
- Integrate a green revitalization tax exemption program into the Village's existing economic initiatives as a means of attracting retail and commercial businesses to further invest in the community.

DRAFT (for public consultation)