

DISTRICT OF TUMBLER RIDGE
BYLAW NO. 700

A Bylaw to Establish the Five Year Financial Plan 2021 - 2025

WHEREAS, pursuant to Section 165, of the *Community Charter*, Council must adopt, by bylaw, a Five Year Financial Plan;

THEREFORE, the Council for the District of Tumbler Ridge in open meeting assembled hereby enacts as follows:

1. Schedules "A" and "B" attached hereto and forming part of this Bylaw is the Financial Plan for the District of Tumbler Ridge for the five year period from January 1, 2021 to December 31, 2025.
2. This Bylaw may be cited for all purposes as the "District of Tumbler Ridge 2021-2025 Financial Plan Bylaw No.700 2021".

RECEIVED FIRST READING on the 19th day of April , 2021

RECEIVED SECOND READING on the 19th day of April , 2021

RECEIVED THIRD READING on the 19th day of April , 2021

ADOPTED on the 5th day of May , 2021



Keith Bertrand, Mayor



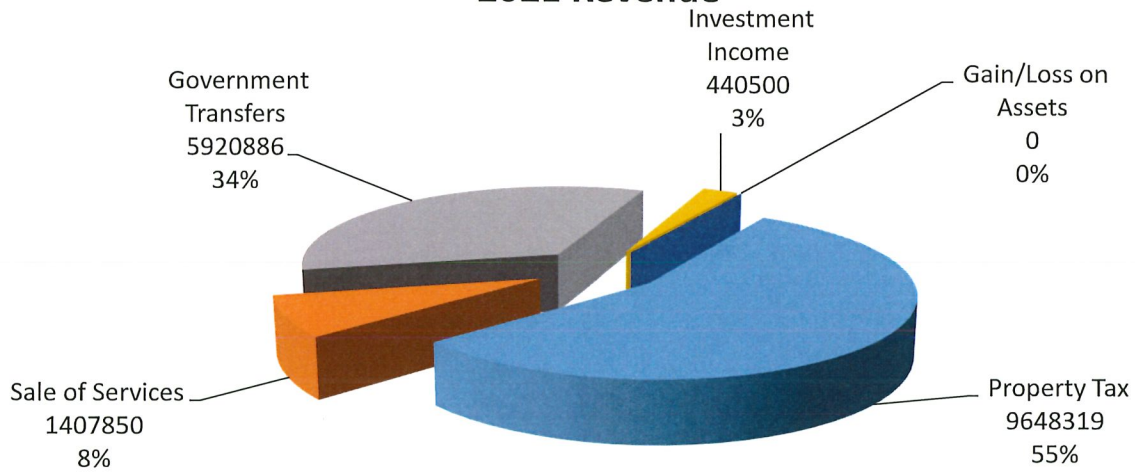
Aleen Torraville, Corporate Officer

District of Tumbler Ridge
2021 - 2025 Financial Plan
Schedule A, Summary

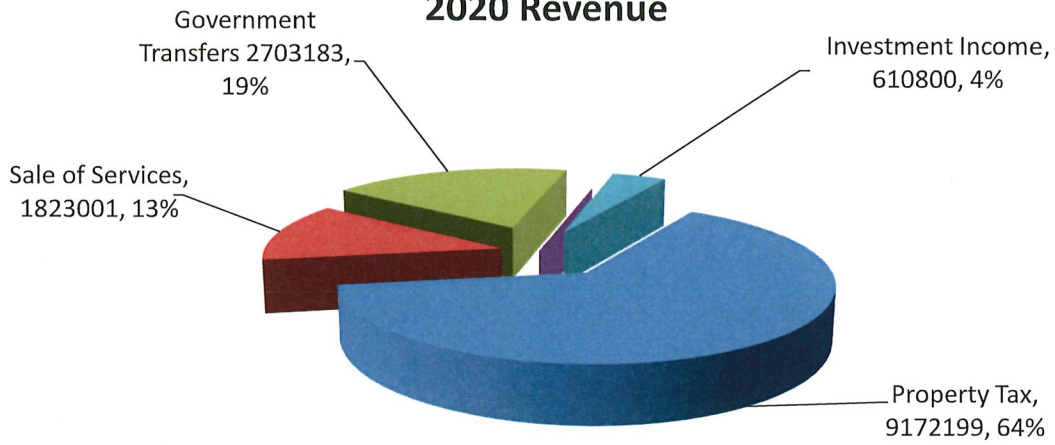
Description	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
Revenue					
Municipal Property taxes	\$ 9,648,319	\$ 9,648,319	\$ 9,648,319	\$ 9,648,319	\$ 9,648,319
Sales of Services	1,407,850	1,412,414	1,443,980	1,413,549	1,414,121
Government Transfers	5,920,886	2,897,580	2,574,464	2,594,798	2,615,327
Investment Income	440,500	440,450	440,425	440,400	440,375
Equity in TRCF Corp.	-	-	-	-	-
Developer Contributions	-	-	-	-	-
Gain/Loss on Assets	-	-	-	-	-
Total Revenues	17,417,555	14,398,763	14,107,188	14,097,066	14,118,142
Operating Expenses					
Fiscal					
Interest payments on debt	68,000	68,000	68,000	42,405	-
Amortization expense	-	-	-	-	-
Other fiscal Adjustments	21,000	21,000	21,000	21,000	21,000
Total fiscal	89,000	89,000	89,000	63,405	21,000
Functions					
General Government Services	3,077,328	2,837,028	2,834,818	2,453,339	2,466,639
Protective Services	720,897	732,941	744,059	755,401	766,959
Environmental Health Services	581,562	590,652	598,880	607,239	615,650
Development Services	326,118	339,553	345,082	350,657	348,829
Public Works	2,317,618	2,289,559	2,359,303	2,358,715	2,430,561
Golf	430,385	428,114	433,957	439,918	445,997
Community Centre	3,114,066	3,033,422	3,080,045	3,126,804	3,175,905
Water Services	450,196	597,916	465,124	467,079	479,935
Sewer Services	298,381	302,891	306,920	310,949	315,018
Special Projects	419,257	-	-	-	-
Total Functions	11,735,808	11,152,076	11,168,188	10,870,101	11,045,493
Total operating expenses	11,824,808	11,241,076	11,257,188	10,933,506	11,066,493
Revenue over expenses	5,592,747	3,157,687	2,850,000	3,163,560	3,051,649
Add					
Add back amortization	-	-	-	-	-
Proceeds of debt	-	-	-	-	-
Internal Revenue - Fleet	336,636	336,636	336,636	336,636	336,636
Transfers from reserves	2,933,202	4,502,052	3,380,000	3,000,000	3,476,298
Total Additions	3,269,838	4,838,688	3,716,636	3,336,636	3,812,934
Deduct					
Principal payment on debt	114,206	114,206	114,206	114,206	-
Transfers to reserves	1,934,378	1,942,169	2,342,430	3,325,991	2,860,584
Capital expenditures	6,814,000	5,940,000	4,110,000	3,060,000	4,004,000
Total Deductions	8,862,584	7,996,375	6,566,636	6,500,197	6,864,584
Financial Plan Balance	\$ -	\$ -	\$ -	\$ -	\$ -

District of Tumbler Ridge
2021 - 2025 Financial Plan
Schedule A Summary

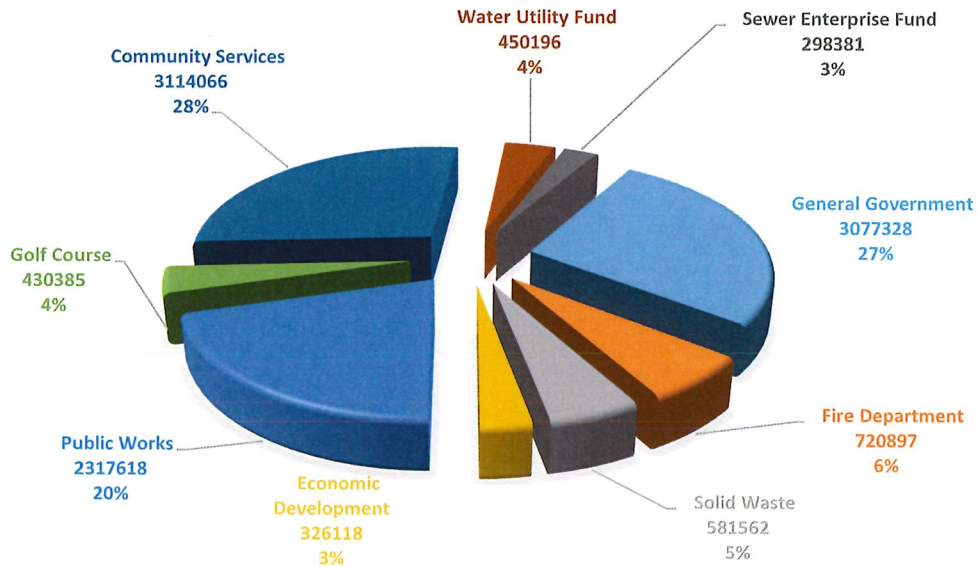
2021 Revenue



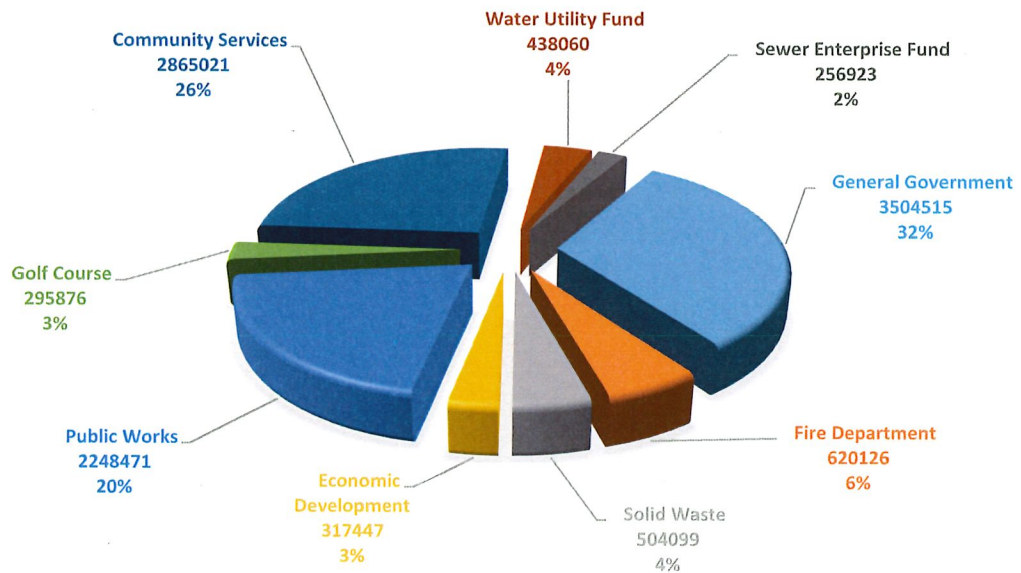
2020 Revenue



2021 CORE EXPENSES



2020 CORE EXPENSES



DISTRICT OF TUMBLER RIDGE
2021 CAPITAL AND SPECIAL PROJECTS
 Budget Summary

	2021	2022	2023	2024	2025
Community Service	3,953,000	1,160,000	10,000	10,000	10,000
70 - Facilities	1,645,500	-	-	-	-
75 - Community Service	2,307,500	1,160,000	10,000	10,000	10,000
Total Community Service	3,953,000	1,160,000	10,000	10,000	10,000
51 - Economic Development	738,000	-	-	-	-
Total Economic Development	738,000	-	-	-	-
General Government	775,257	300,000	300,000	-	-
12 - Council	64,000	-	-	-	-
13 - Administration	711,257	300,000	300,000	-	-
Total General Government	775,257	300,000	300,000	-	-
72 - Golf Course	20,000	-	-	-	-
Total Golf Course	20,000	-	-	-	-
22 - Fire	74,000	150,000	200,000	-	400,000
26 - Emergency Service	-	-	-	50,000	300,000
Total Protective	74,000	150,000	200,000	50,000	700,000
Public Works	1,518,000	4,255,000	3,600,000	3,000,000	3,294,000
62 - Public Works	1,068,000	3,380,000	3,600,000	3,000,000	3,294,000
Total 71 - Parks	450,000	875,000	-	-	-
Total Public Works	1,518,000	4,255,000	3,600,000	3,000,000	3,294,000
32 - Solid Waste	12,000	-	-	-	-
Total Solid Waste	12,000	-	-	-	-
81 - Water	143,000	75,000	-	-	-
Total Water	143,000	75,000	-	-	-
Total Expenditure	7,233,257	5,940,000	4,110,000	3,060,000	4,004,000

DISTRICT OF TUMBLER RIDGE
2021 PERMISSIVE TAX EXEMPTION

Registered Owner	Roll Number	Civic Address	Class	2021 Assessments	2021 Tax Rates	2021 Municipal Exempt Tax Values
Permissive Exemptions						
DTR - TR Curling Club	517.001	340 Front Street	06	64,300	14.6560	942.38
DTR - TR Oldtimers Hockey Club	517.002	340 Front Street	06	28,400	14.6560	416.23
DTR - TR Lions Club	517.003	340 Front Street	06	8,400	14.6560	123.11
DTR - Municipal Library	517.004	340 Front Street	06	349,700	14.6560	5,125.20
DTR - TR Youth Services	517.005	340 Front Street	06	74,600	14.6560	1,093.34
DTR - TR Children's Society	517.006	340 Front Street	01	159,900	7.1572	1,144.44
DTR - TR Arts Council	517.007	340 Front Street	06	5,600	14.6560	82.07
DTR - TR Minor Hockey Association	517.009	340 Front Street	06	3,700	14.6560	54.23
DTR - TR Snowmobile Club	520.010	Lot 2 Becker Road	08	2,800	7.1572	20.04
DTR - TR Museum	575.531	255 Murray Drive	06	2,191,000	14.6560	32,111.30
DTR - TR Museum	575.531	255 Murray Drive	08	56,500	7.1572	404.38
DTR - Community Garden	575.532	255 Murray Drive	06	10,300	14.6560	150.96
DTR - Community Garden	575.532	255 Murray Drive	08	39,200	7.1572	280.56
DTR - Grizzly Valley Saddle Club	624.000	MacKenzie Way	06	289,900	14.6560	4,248.77
TR Branch Royal Canadian Legion	645.000	380 Pioneer Loop	06	10,000	14.6560	146.56
TR Branch Royal Canadian Legion	645.000	380 Pioneer Loop	08	37,400	7.1572	267.68
DTR - TR Sportsman's Association	50066.000	Crown Land #8003744	08	320,200	7.1572	2,291.74
TOTAL Permissive Exemptions						48,902.99
Statutory Exemptions						
TR Fellowship Baptist Church	543.001	115 Commercial Park	08	183,800	7.1572	1,315.49
Pentacostal Assemblies of Canada	575.525	275 Murray Drive	08	412,800	7.1572	2,954.49
Roman Catholic Episcopal Corporation	590.100	103 Commercial Park	08	484,400	7.1572	3,466.95
Seventh Day Adventist	637.001	107 Commercial Park	08	185,400	7.1572	1,326.94
TOTAL Statutory Exemptions						9,063.88
TOTAL Exemptions						57,966.86

DISTRICT OF TUMBLER RIDGE
2021- 2025 REVENUE AND TAX POLICY DISCLOSURE
Schedule B

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.

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, proceeds from borrowing, and other sources. The proration of these revenue sources for the District of Tumbler Ridge are comprised of the following:

2021 Revenues by Source of Funds	Amount	Percentage
Property Value Taxes	9,167,723	44.66%
1% Utility and payments in place of taxes	109,596	0.53%
Parcel Taxes	313,000	1.52%
Fees	1,190,050	5.80%
Proceeds from borrowing		0.00%
Other Sources:		
Grants	6,377,668	31.07%
Golf course	217,800	1.06%
Other Income	498,500	2.43%
Net Transfer from Reserves	2,652,946	12.92%
	20,527,283	100.00%

2021 Property Tax Amounts	Amount	Percent
Class 1 - Residential	1,194,735	13.03%
Class 2 - Utilities	2,228,456	24.31%
Class 4 - Major Industrial	3,675,243	40.09%
Class 5 - Light Industrial	1,585,851	17.30%
Class 6 - Busines & Other	483,322	5.27%
Class 8 - Rec/Non-profit	116	0.00%
Class 9 - Farm	-	0.00%
	9,167,723	100.00%

The proration of the tax revenues is based on the premise that each property class is evaluated separately. Council instructed staff to collect the listed tax amounts for each class.

With the collection in all Classes, as directed Council, the overall tax revenues increased by 0%. Current regulation caps the tax rate for Class 2 (Utilities) at the greater of \$40 for each \$1,000 of assessed value or 2.5 times the municipal rate for Class 6 properties. The District applies \$40.00 for each \$1,000 of assessed value.

2021 over 2020 Changes in property value assessments, provided by BC Assessment Authority	Non-market-Changes (incl. new construction)		Total
	Market Growth		
Class 1 - Residential (all)	1.13%	0.96%	2.09%
Class 1 - Single Family/Strata only	9.76%	0.90%	10.66%
Class 2 - Utilities	0.69%	0.00%	0.69%
Class 4 - Major Industrial	-3.15%	-0.15%	-3.30%
Class 5 - Light Industrial	1.80%	-32.24%	-30.44%
Class 6 - Business	-3.32%	0.06%	-3.26%
Class 8 - Recreation/Non-profit	0.00%	0.00%	0.00%
Class 9 - Farm	0.00%	0.00%	0.00%

The Annual Municipal Report for 2021 includes 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, historical societies, some recreational facilities, service organizations and cultural institutions.