

DISTRICT OF TUMBLER RIDGE
FIANCIAL PLAN BYLAW NO. 676

A Bylaw to Establish the Five Year Financial Plan 2019 - 2023

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, 2019 to December 31, 2023.
2. This Bylaw may be cited for all purposes as the "District of Tumbler Ridge 2019-2023 Financial Plan Bylaw No.676 2019".

RECEIVED FIRST READING on the	15 th	day of	April,	2019
RECEIVED SECOND READING on the	15 th	day of	April,	2019
RECEIVED THIRD READING on the	15 th	day of	April,	2019
ADOPTED on the	17 th	day of	April,	2019



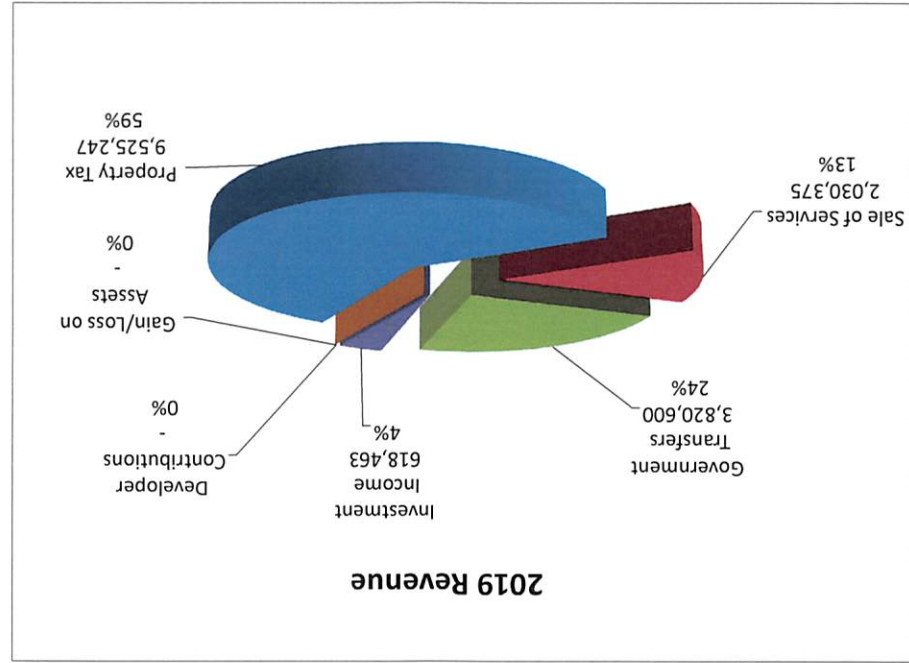
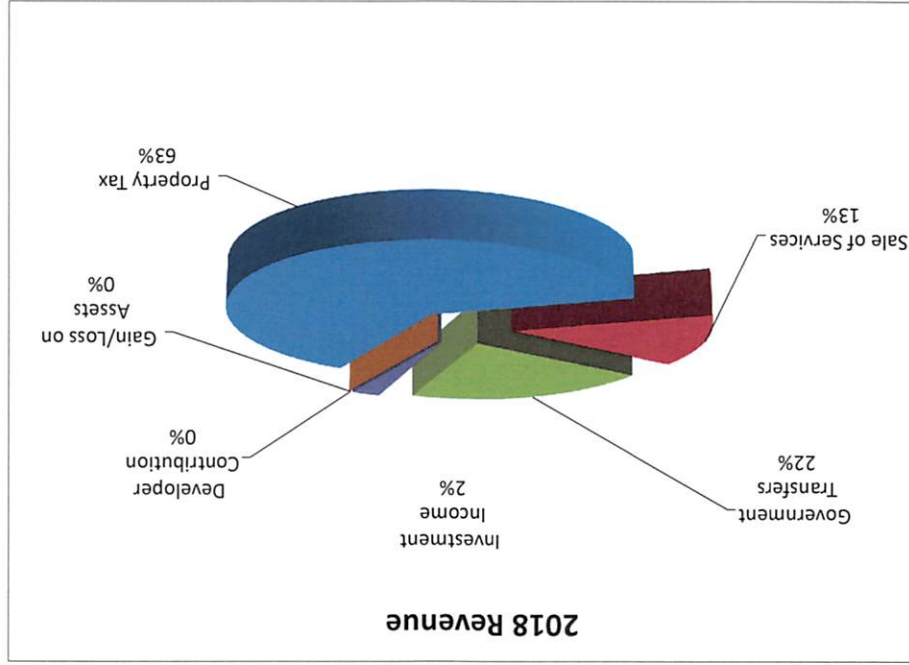
Keith Bertrand, Mayor



Aleen Torraville, Corporate Officer

District of Tumbler Ridge
2019 - 2023 Financial Plan

Schedule A, Summary					
Description	2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget
Schedule A - Summary					
Revenue					
Municipal Property taxes	\$ 9,525,247	\$ 9,525,247	\$ 9,525,247	\$ 9,525,247	\$ 9,525,247
Sales of Services	2,030,375	1,503,425	1,537,742	1,512,138	1,546,613
Government Transfers	3,820,600	2,238,130	2,238,160	2,238,190	2,238,220
Investment Income	618,463	618,463	618,463	618,463	618,463
Equity in TRCF Corp.	-	-	-	-	-
Developer Contributions	-	-	-	-	-
Gain/Loss on Assets	-	-	-	-	-
Total Revenues	15,994,685	13,885,265	13,919,612	13,894,038	13,928,543
Operating Expenses					
Fiscal					
Interest payments on debt	112,203	112,053	112,053	112,053	112,053
Amortization expense	-	-	-	-	-
Other fiscal Adjustments	8,200	8,200	8,200	8,200	8,200
Total fiscal	120,403	120,253	120,253	120,253	120,253
Functions					
General Government Services	4,532,977	2,637,847	2,667,531	2,642,166	2,734,359
Protective Services	611,804	606,603	616,509	626,555	636,807
Environmental Health Services	353,277	356,954	361,716	366,563	371,525
Development Services	887,060	288,393	294,319	300,377	306,570
Public Works	2,431,866	2,063,195	2,072,485	2,092,366	2,122,775
Golf	289,821	258,489	261,417	264,401	267,449
Community Centre	2,829,916	2,604,121	2,652,558	2,701,203	2,752,050
Water Services	402,003	423,224	412,648	417,658	422,745
Sewer Services	250,599	242,976	245,558	248,186	250,870
Total Functions	12,589,323	9,481,802	9,584,741	9,659,475	9,865,150
Total operating expenses	12,709,726	9,602,055	9,704,994	9,779,728	9,985,403
Revenue over expenses	3,284,959	4,283,210	4,214,618	4,114,310	3,943,140
Add					
Add back amortization	-	-	-	-	-
Proceeds of debt	-	-	-	-	-
Transfers from reserves	560,000	15,000	1,000,000	-	-
Total Additions	560,000	15,000	1,000,000	-	-
Deduct					
Principal payment on debt	136,331	114,206	114,206	114,206	114,206
Transfers to reserves	1,300,628	4,176,004	2,592,412	3,992,104	3,820,934
Capital expenditures	2,408,000	8,000	2,508,000	8,000	8,000
Total Deductions	3,844,959	4,298,210	5,214,618	4,114,310	3,943,140
Financial Plan Balance	\$ -	\$ -	\$ -	\$ -	\$ -

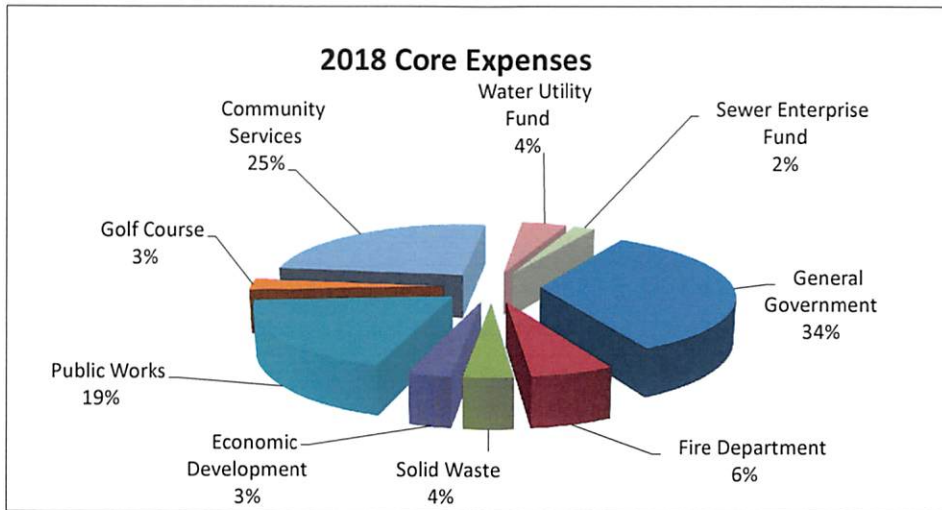
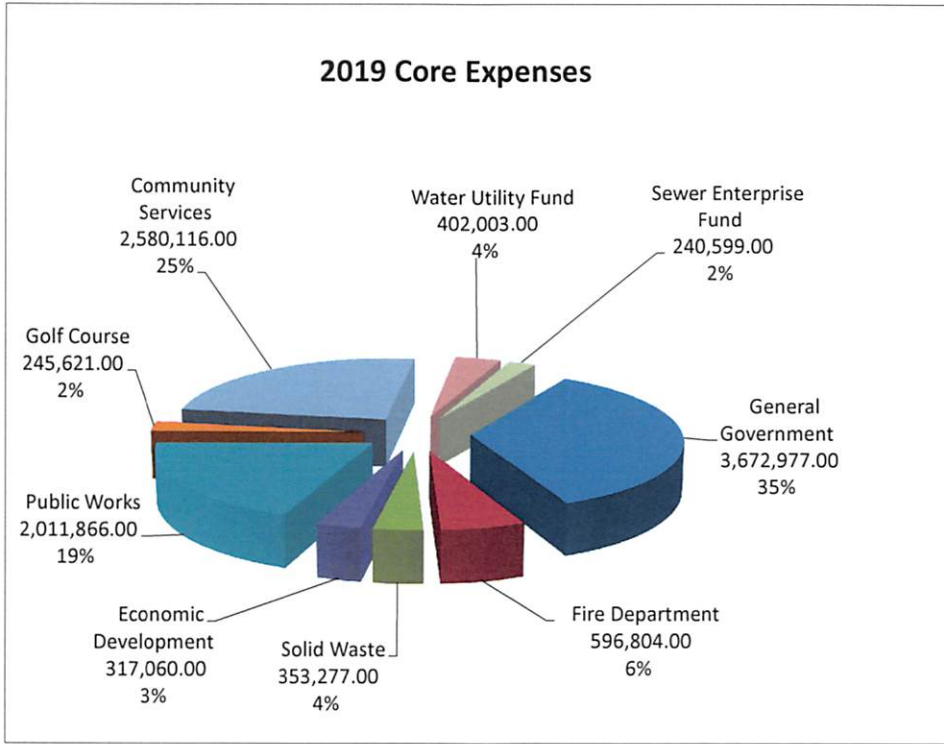


Description	2018 Budget	2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget
-------------	-------------	-------------	-------------	-------------	-------------	-------------

DISTRICT OF TUMBLER RIDGE
2019 - 2023 Financial Plan

DISTRICT OF TUMBLER RIDGE
2019 - 2023 Financial Plan

Description	2018 Budget	2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget
-------------	----------------	----------------	----------------	----------------	----------------	----------------



DISTRICT OF TUMBLER RIDGE
2019- 2023 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

2019 Revenues by Source of Funds	Amount	Percentage
Property Value Taxes	9,026,093	56.43%
1% Utility and payments in place of taxes	107,654	0.67%
Parcel Taxes	316,000	1.98%
Penalties and interest on taxes	75,500	0.47%
Fees	1,791,720	11.20%
Proceeds from borrowing	-	0.00%
Other Sources:		
Grants	3,820,600	23.89%
Golf course	208,655	1.30%
Other income	30,000	0.19%
Interest & Investment Gains	618,463	3.87%
Net Transfer from Reserves		
	15,994,685	100.00%

2019 Property Tax Amounts	Amount	Percent
Class 1 - Residential	1,158,860	12.84%
Class 2 - Utilities	2,177,089	24.12%
Class 4 - Major Industrial	3,674,307	40.71%
Class 5 - Light Industrial	1,524,958	16.89%
Class 6 - Business & Other	490,767	5.44%
Class 8 - RecéNon-profit	112	0.00%
Class 9 - Farm	-	0.00%
	9,026,093	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.

The collection for Major Industry represents a decrease of 12% from 2018 while the collection for Light Industry increased by 3.97% of the collection in 2018. The collection for all other classes remains the same as 2018. The overall tax revenues decreased by 4.6758%.

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.

2018 over 2017 Changes in property value assessments, provided by BC Assessment Authority	Market Growth	Non-market-Changes (incl. new construction)	Total
Class 1 - Residential (all)	-5.52%	0.13%	-5.39%
Class 1 - Single Family/Strata only	-24.42%	0.25%	-24.17%
Class 2 - Utilities	-0.02%	0.00%	-0.02%
Class 4 - Major Industrial	-2.91%	-13.05%	-15.96%
Class 5 - Light Industrial	3.40%	0.54%	3.94%
Class 6 - Business	0.60%	0.52%	1.12%
Class 8 - Recreation/Non-profit	-35.87%	-6.52%	-42.39%
Class 9 - Farm	0.00%	0.00%	0.00%

The Annual Municipal Report for 2019 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.

DISTRICT OF TUMBLER RIDGE
PERMISSIVE TAX EXEMPTION

Municipal Exempt Tax Values						
Registered Owner	Roll Number	Civic Address	Use Code	2019 Assessments	2019 Tax Rate	2019
Permissive Exemptions						
DTR - TR Curling Club	517.001	340 Front Street	06	61,500	14.5066	892.16
DTR - TR Oldtimers Hockey Club	517.002	340 Front Street	06	27,200	14.5066	394.58
DTR - TR Lions Club	517.003	340 Front Street	06	8,400	14.5066	121.86
DTR - Municipal Library	517.004	340 Front Street	06	334,700	14.5066	4,855.36
DTR - TR Youth Services	517.005	340 Front Street	06	71,300	14.5066	1,034.32
DTR - TR Children's Society	517.006	340 Front Street	01	152,900	7.0580	1,079.17
DTR - TR Arts Council	517.007	340 Front Street	06	5,400	14.5066	78.34
DTR - TR Snowmobile Club	520.010	Lot 2 Becker Road	06	2,800	14.5066	40.62
DTR - TR Museum	575.531	255 Murray Drive	06	2,476,000	14.5066	35,918.34
DTR - TR Museum	575.531	255 Murray Drive	08	56,500	7.0580	398.78
DTR - Community Garden	575.532	255 Murray Drive	06	11,000	14.5066	159.57
DTR - Community Garden	575.532	255 Murray Drive	08	37,700	7.0580	266.09
DTR - Grizzly Valley Saddle Club	624.000	MacKenzie Way	06	288,600	14.5066	4,186.60
TR Branch Royal Canadian Legion	645.000	380 Pioneer Loop	06	9,100	14.5066	132.01
TR Branch Royal Canadian Legion	645.000	380 Pioneer Loop	08	39,300	7.0580	277.38
DTR - TR Sportsman's Association			08	319,900	7.0580	2,257.85
TOTAL Permissive Exemptions						52,093.02
Statutory Exemptions						
Pentacostal Assemblies of Canada	575.525	275 Murray Drive	08	465,800	7.0580	3,287.62
TR Fellowship Baptist Church	543.001	115 Commercial Park	08	192,300	7.0580	1,357.25
Roman Catholic Episcopal Corporation	590.100	103 Commercial Park	08	484,400	7.0580	3,418.90
Seventh Day Adventist	637.001	107 Commercial Park	08	218,400	7.0580	1,541.47
TOTAL Statutory Exemptions						9,605.23
TOTAL Exemptions						61,698.25