

**THE CORPORATION OF THE CITY OF ROSSLAND**

**BYLAW No. 2662**

**A BYLAW TO ADOPT A FINANCIAL PLAN FOR THE PERIOD OF 2018 TO 2022**

WHEREAS section 165 of the *Community Charter*, SBC 2003 CHAP. 26 requires that Council adopt a financial plan for a period of five years,

NOW THEREFORE, the Council of the City of Rossland, in open meeting assembled, ENACTS AS FOLLOWS:

**SHORT TITLE**

1. This Bylaw may be cited, for all purposes, as the “**CITY OF ROSSLAND FINANCIAL PLAN 2018 – 2022**”.
2. The planned revenues and expenditures for the years 2018 to 2022 will be those recorded on Schedule “A” attached to, and forming part of this Bylaw.
3. In accordance with Section 165(3.1) of the Community Charter, Schedules “B”, “C” and “D” are attached to, and form a part of this Bylaw to provide the objectives and policies regarding each of the following:
  - a) the proportion of total revenue that comes from each of the funding sources described in Section 165(7) of the Community Charter,
  - b) the distribution of property taxes among the property classes, and
  - c) the use of permissive tax exemptions

**ENACTMENT**

4. (1) If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion will be severed and the part that is invalid will not affect the validity of the remainder.
- (2) This Bylaw will come into full force and effect on the final adoption thereof.

READ A FIRST TIME  
READ A SECOND TIME  
READ A THIRD TIME  
PUBLIC CONSULTATION HELD ON  
RECONSIDERED AND FINALLY ADOPTED

this 9<sup>TH</sup> day of April, 2018  
this <sup>th</sup> day of April, 2018  
this <sup>th</sup> day of April, 2018  
this <sup>th</sup> day of May, 2018  
this <sup>th</sup> day of May, 2018

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



BYLAW 2662 SCHEDULE "A"					
City of Rossland - Five Year Financial Plan (Consolidated) 2018-2022	Tax +4.8% W/S+4.5% L+2%	Tax +3.0% W/S+4.5% L+2%	Tax +2.5% W/S+4.5% L+2%	Tax +2.5% W/S+4.5% L+2%	Tax +2.5% W/S+2.0% L+2%
REVENUE	2018	2019	2020	2021	2022
Taxation	5,209,402	5,344,396	5,460,266	5,579,033	5,700,768
Utility Taxes and grants in lieu	110,285	108,933	108,933	108,933	108,933
Federal gas tax grant	192,000	192,000	192,000	192,000	192,000
Provincial Grants	874,242	476,594	476,594	476,594	476,594
RDKB grants	13,000	11,000	11,000	11,500	8,500
Other Grants	855,598	0	0	0	0
Sale of service and other income	643,739	557,876	552,866	539,206	553,439
Interest & penalties on taxes	52,000	52,000	52,000	52,000	52,000
Water user fees	671,004	681,854	711,334	742,140	756,449
Sewer user fees	632,420	659,675	688,157	717,920	731,743
	9,253,690	8,084,328	8,253,150	8,419,326	8,580,426
<b>EXPENDITURES</b>					
General government	(1,361,366)	(1,383,283)	(1,395,910)	(1,417,931)	(1,436,260)
Community support	(260,964)	(265,000)	(265,000)	(265,000)	(265,000)
Environmental health	(139,000)	(139,000)	(139,000)	(139,000)	(139,000)
Planning, development, and engineering	(409,362)	(270,649)	(242,982)	(224,642)	(227,789)
Protective services	(237,609)	(220,632)	(223,714)	(226,858)	(230,065)
Public Health	(13,000)	(11,000)	(11,000)	(11,500)	(8,500)
Recreation & cultural services	(1,006,863)	(931,596)	(907,569)	(913,880)	(922,333)
Transportation & public works	(1,460,650)	(1,470,821)	(1,481,195)	(1,493,958)	(1,507,278)
Regional sewer utility	(370,000)	(370,000)	(370,000)	(370,000)	(370,000)
Water utility operations	(690,414)	(696,049)	(701,796)	(708,429)	(715,194)
Sewer utility operations	(744,549)	(296,939)	(299,375)	(301,981)	(304,638)
Interest & finance charges	(446,007)	(446,007)	(446,007)	(446,007)	(446,007)
Amortization	(1,588,000)	(1,688,000)	(1,688,000)	(1,688,000)	(1,688,000)
<b>Total Expenses</b>	<b>(8,727,784)</b>	<b>(8,188,976)</b>	<b>(8,171,548)</b>	<b>(8,207,186)</b>	<b>(8,260,064)</b>
Annual Surplus (Deficit)	525,906	(104,648)	81,602	212,140	320,362
Amortization	1,588,000	1,688,000	1,688,000	1,688,000	1,688,000
Capital Expenditure	(3,561,848)	(1,765,000)	(1,705,000)	(1,895,000)	(2,055,000)
Debt principle paymts	(259,141)	(259,141)	(259,141)	(259,141)	(259,141)
Debt proceeds	0	0	0	0	0
Development cost charges	0	0	0	0	0
Transfer (to) capital reserves	(389,443)	(390,674)	(425,674)	(367,739)	(367,739)
Transfer from capital reserves	1,144,942	914,000	594,000	607,000	319,000
Transfer (to) operating reserves	0	0	0	0	0
Transfer from operating reserves	0	0	0	0	0
Transfer (to) / from accumulated operating surplus	951,584	(82,537)	26,213	14,740	354,518
Balanced Budget	0	0	0	0	0

**BYLAW #2662****SCHEDULE "B"****Table 1 – Sources of Revenue**

<b>Revenue Source 2018</b>	<b>%</b>
Property Value Taxes	49.89%
Parcel & Local Service Area Taxes	6.41%
Utility Taxes, Grants in Lieu & Penalties & Interest	1.75%
Utility User Fees	14.09%
Other Income	6.95%
Grants	20.91%
	100.00%

Table 1 reflects the proportion of total revenue proposed to be raised from each revenue source in 2018. Property Value Taxes normally form the greatest proportion of the revenue of the municipality and provide a stable, consistent source of revenue for many municipal services that are difficult or undesirable to fund on a user-pay basis. Grants also provide a source of revenue to the municipality at 20% for 2018. Utility User Fees provide revenue for the municipality on a user-pay basis.

**Policy:**

Council is committed to maintaining a consistent property tax base and strives to maximize the user-pay method of providing services wherever feasible.

**Objectives:**

- To maximize a user-pay cost structure wherever possible.
- To maximize the use of grant funding for infrastructure and service upgrades.

**BYLAW #2662****SCHEDULE "C"****Table 2 – Proposed Distribution of Property Taxes Among Property Classes for 2018**

<b>Property Class</b>	<b>Property Description</b>	<b>%</b>
1	Residential	88.08%
2	Utility	2.53%
3	Supportive Housing	0.00%
4	Major Industry	0.00%
5	Light Industry	0.11%
6	Business and Other	8.85%
7	Managed Forest	0.03%
8	Recreation / Non-Profit	0.40%
9	Farm	0.00%
		100.00%

Table 2 reflects the distribution of property value taxes among property classes. The City of Rossland's tax base is primarily residential and therefore the majority of the tax burden falls on the residential homeowners. As at this time, there are no assessments for Class 3 (Supportive Housing) or Class 4 (Major Industry).

**Policy:**

It is the policy of Council to maintain a tax rate ratio between individual property assessment classes at fixed values. The tax rate for all property classes are a multiple of the tax rate for Property Class 01 (Residential). In order to encourage business in Rossland and reduce operating costs for existing businesses, the tax rate multiple for Class 06 was reduced from 2.25 to 1.71 in 2007, and the ratio is currently set at 1.78.

**Objective:**

To maintain the current tax rate structure and to encourage business in Rossland by providing tax relief in the form of the reduced variable tax rate.

**BYLAW #2662****SCHEDULE "D"**

<b>2017 – 2018 Permissive Tax Exemption Bylaw 2621</b>			
<b>Legal Description</b>	<b>Roll #</b>	<b>Civic Address</b>	<b>Organization</b>
Parcel A, Block 27, Plan 616A	767.450	2396 Columbia Avenue	Roman Catholic Bishop of Nelson – Sacred Heart Church
Lots 11 – 14, Block 30, Plan 616A	805.100	2393 Columbia Avenue	Seven Summits School of Learning (Class 06 portion only)
Lots 1 – 4, Block 20, Plan 616A	676.100	2110 – First Avenue	United Church of Canada – St. Andrew's United Church
Lot 15, Block 28, Plan 579	238.000	2055 – 2059 Washington Street	Rossland Health Care Auxiliary Society
Lot A, Plan 9862	675.000	2112 Second Avenue	Golden City Manors Society
Lot B, Plan 9766, District Lot 535 & Lot 22, Block 28, Plan 579 District Lot 535 except Parcel A	243.000	2058 Spokane Street	Rossland Child Care Society
Lot 20, Block 41, Plan 579	360.000	2054 Washington Street	Rossland Light Opera Players
Lot 1, Plan NEP73284, District Lot 535	240.000	2081 Washington Street	Royal Canadian Legion ( Class 8 portion only)
Lot A, District Lot 535 Kootenay District Plan 7830	1093.000	2061 First Ave	Lower Columbia Affordable Housing Society
<b>2018 Revitalization Tax Exemptions Bylaw #2636</b>			
Lot 4 & 5, Plan Number NEP579, Land District 26, District Lot 535	231.500	1938 Columbia Ave	Sourdough Alley Holdings
Parcel B, (being a consolidation of Lots 8 & 9 see LB521051), Plan Number NEP579, Land District 26, District Lot 535	234.500	1960 Columbia Ave	Sourdough Alley Holdings
Lot 1 & 2, Plan Number NEP579, Land District 26, District Lot 535	363.000	2104 Columbia Ave	Allanco Development Corp
Lot 20, Block 43, Plan NEP579, Land District 26, District Lot 535	388.000		Texas Point Holdings Ltd.
Lot 1, Sections 33 and 34 township 9A Kootenay District Plan NEP20593 Except Plan EPP62196	1661.200	804 Rossland Cascade	905943 Alberta Ltd and Seven Summits Contracting Ltd
Lot 1, Plan NEP79845, Land District 26, Township 28	3014.010		WCH Holdings Ltd.

Council provides permissive tax exemption to not-for-profit organizations that form a valuable part of the community. These include religious institutions, recreational facilities, a seniors housing society and a child care society. In 2010, Council adopted a Revitalization Tax Exemption Bylaw to encourage economic activity and growth.

Policy:

Council will continue to support local not-for-profit organizations that provide benefits to the community as a whole and are eligible under the Community Charter through permissive tax exemptions.

In order to encourage economic activity and growth, Council will provide revitalization tax exemption to businesses who meet the criteria set out in the Revitalization Tax program.

Objective:

To provide permissive tax exemption to not-for-profit organizations that benefits the overall well-being of the community.

To encourage economic activity and growth by providing exemption from property value tax increases for a period of five years.