



**THE CORPORATION OF THE VILLAGE OF FRUITVALE
BYLAW 980, 2025**

A Bylaw Establishing a Financial Plan Program
to be Undertaken During the Years 2025 to 2029

WHEREAS under the requirements of the *Community Charter*, 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 2025 to 2029 inclusive, attached hereto and forming part of this Bylaw, is hereby adopted and will come into force and effect as of January 1, 2025;
2. THAT Schedule "B", being part of the Five-Year Financial Plan for the Years 2025 to 2029 inclusive, attached hereto and forming part of this Bylaw, is hereby adopted and will come into force and effect as of January 1, 2025;
3. THAT Bylaw No. 971 entitled "Village of Fruitvale Five-Year Financial Plan 2024-2028 Bylaw No. 971, 2024" is hereby repealed;
4. THAT Bylaw No. 974 entitled "Village of Fruitvale Amended Five-Year Financial Plan 2024-2028 Bylaw No. 974, 2024" is hereby repealed;
5. THAT Bylaw No. 977 entitled "Village of Fruitvale Amended Five-Year Financial Plan 2024-2028 Bylaw No. 977, 2024" is hereby repealed; and
6. THAT this Bylaw may be cited for all purposes as "Village of Fruitvale Five-Year Financial Plan 2025-2029 Bylaw No. 980, 2025".

READ a first time this 3rd day of February, 2025.

READ a second time this 3rd day of March, 2025.

READ a third time this 28th day of April, 2025.

RECONSIDERED, FINALLY PASSED AND ADOPTED this 5th day of May, 2025.

Mayor

Chief Administrative Officer

CERTIFIED a true copy of Bylaw 980, 2025, entitled "Village of Fruitvale Five Year Financial Plan 2025-2029 Bylaw 980, 2025".

DATED this 6th day of May, 2025.

Chief Administrative Officer

**SCHEDULE "A" to
FIVE YEAR FINANCIAL PLAN BYLAW 980, 2025**

OPERATING	2025 BUDGET	2026 BUDGET	2027 BUDGET	2028 BUDGET	2029 BUDGET
REVENUES					
Property Taxes	-1,244,052	-1,331,136	-1,424,316	-1,524,018	-1,630,699
Grants in Lieu of Taxes	-36,668	-37,768	-38,901	-40,068	-41,270
Franchise Fees	-20,606	-21,224	-21,861	-22,517	-23,193
Grants from Prov & Local Gov't	-730,218	-752,125	-774,689	-797,930	-821,868
Sales of Goods and Services	-26,700	-27,501	-28,326	-29,176	-30,051
User Fees	-85,356	-87,916	-90,553	-93,270	-96,068
Internal Transfers	-84,688	-87,229	-89,846	-92,541	-95,317
Cost Recoveries, Permits, Donations	-139,846	-144,041	-148,362	-152,813	-157,397
Reserve Transfers	-87,886	-105,523	0	0	0
Collections for Other Agencies – Water Parcel Tax	-340,200	-350,406	-360,918	-371,746	-382,898
Collection for Other Agencies – School Tax	-731,376	-753,317	-775,917	-799,195	-823,171
Collection for Other Agencies – West Kootenay Hospital	-65,294	-67,253	-69,271	-71,349	-73,489
Collection for Other Agencies – BC Assessment Authority	-15,996	-16,476	-16,970	-17,479	-18,003
Collection for Other Agencies – Municipal Finance Authority	-83	-85	-88	-91	-94
Collection for Other Agencies – RDKB	-1,074,519	-1,106,755	-1,139,958	-1,174,157	-1,209,382
Collection for Other Agencies – Police Tax	-121,601	-125,249	-129,006	-132,876	-132,366
Waste Water User Fees	-498,257	-513,205	-528,601	-544,459	-560,793
Waste Water Parcel Tax	-419,100	-431,673	-444,623	-457,962	-471,701
Waste Water Grants from Prov & Local Gov't	0	0	0	0	0
Waste Water Reserve Transfers	0	0	0	0	0
Water Grants from Prov & Local Gov't	-612,093	-630,456	-649,370	-668,851	-688,917
Water Capital Grants from Prov & Local Gov't	-775,000	-630,000	-445,000	-840,000	-689,193
TOTAL REVENUE	-7,109,539	-7,219,338	-7,176,576	-7,830,498	-7,950,366
EXPENDITURES					
Council	115,860	119,336	122,916	126,603	130,401
Finance and Corporate Services	871,650	872,050	898,212	925,158	952,913
Facilities	62,122	63,986	65,906	67,883	69,919
Protective Services	31,800	32,754	33,737	34,749	35,791
Public Works	489,628	504,317	519,447	535,030	551,081
Storm Drains	39,815	41,009	42,239	43,506	44,811
Community Services	27,800	28,634	29,493	30,378	31,289
Planning & Development	175,556	180,823	186,248	191,835	197,590
Parks & Recreation	341,602	351,850	362,406	373,278	384,476
Interest on Long-Term Debt	59,500	59,500	59,500	59,500	59,500
Long-Term Debt Repayment	44,700	44,700	44,700	44,700	44,700
Transfer to Capital Reserves	91,620	189,053	151,255	216,709	288,111
Transfer to Non-Capital Reserves	16,550	16,550	8,750	8,750	8,750
Transfer to Wastewater Capital Reserve	500	515	530	546	563

Collection for Other Agencies	2,349,069	2,419,541	2,492,127	2,566,891	2,643,898
Solid Waste	35,117	36,171	37,256	38,374	39,525
Cemetery	52,700	54,281	55,909	57,586	59,314
Wastewater	497,757	512,690	528,071	543,913	560,230
Wastewater Interest on Long-Term Debt	10,500	10,500	10,500	10,500	10,500
Wastewater Long-Term Debt Repayment	7,882	7,882	7,882	7,882	7,882
Wastewater Transfer to Reserves	400,718	412,740	425,122	437,876	451,012
Water	612,093	630,456	649,370	668,851	688,917
Water Capital	775,000	630,000	445,000	840,000	689,193
TOTAL EXPENDITURES	7,109,539	7,219,338	7,176,576	7,830,498	7,950,366

CAPITAL	2025 BUDGET	2026 BUDGET	2027 BUDGET	2028 BUDGET	2029 BUDGET
REVENUES					
Transfer from Waste Water Operating Surplus	-500	-515	-530	-546	-563
Transfer from Deferred Waste Water Revenue	-241,602	0	0	0	0
Waste Water Capital Grants	0	0	0	0	0
Transfer from Waste Water Capital Reserves	-564,924	-168,377	-104,380	-82,160	-81,407
Transfer from Current Waste Water Reserves	-400,718	-412,740	-425,122	-437,876	-451,012
Transfer from Deferred Revenue	-154,542	0	0	0	0
Operating Transfers	-91,620	-189,053	-151,255	-216,709	-288,111
General Capital Grants	-322,450	-190,000	-160,000	-105,000	-110,000
Loan Proceeds/Bank Indebtedness	0	0	0	0	0
Transfer from General Capital Reserves	-1,902,511	-807,722	-870,845	-393,199	-369,494
Transfer from Fleet Reserves	0	0	0	0	0
TOTAL REVENUE	-3,678,867	-1,768,407	-1,712,132	-1,235,490	-1,300,587
EXPENDITURES					
Waste Water Capital	1,207,744	581,632	530,032	520,582	532,982
Transfer to Future Wastewater Reserve	0	0	0	0	0
General Capital	2,290,775	886,775	732,100	414,908	582,605
Transfer to General Capital Reserve	15,000	0	0	0	0
Fleet Capital	165,348	300,000	450,000	300,000	185,000
Transfer to Fleet Reserve	0	0	0	0	0
TOTAL EXPENDITURES	3,678,867	1,768,407	1,712,132	1,235,490	1,300,587

**SCHEDULE "B" to
FIVE YEAR FINANCIAL PLAN BYLAW 980, 2025**

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 2025. Residential property taxes form the greatest proportion of revenue while government grants provide a large portion of funding to ensure capital projects and many operational services are provided.

Representing 35.45% of overall revenue, 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 another significant 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 Sources	% of Total Revenue	\$ Dollar Value
Property Taxes	35.45%	3,650,395
Parcel Taxes	4.07%	419,100
User Fees and Charges	5.67%	583,613
Transfer from Reserves	24.82%	2,555,321
Other Sources	8.60%	885,140
Accumulated Surplus and Own Sources	0.82%	84,688
Proceed from Long-Term Borrowing	0%	0
Government Grants	20.57%	2,117,311
Total	100.00%	\$ 10,295,568

Objective

Ensure utilities are self-sustaining. Utilities include solid waste collection and disposal (garbage) and wastewater collection and treatment (sewer). Currently solid waste is not self-sustaining through user fees funding both capital and operating costs. Wastewater operational services are funded through user fees and is currently self-sustaining. The objective has been to slowly move the funding model to fully cover operational costs from user fees with parcel tax collections solely designated to the high costs of current and future capital improvements and replacements.

Plan for the long-term sustainability of the Village. A fitness gym user fee will ensure maintenance, repair and replacement of the current gym facility and equipment is funded by those using the facility and equipment. The fees ensure sustainability of the fitness gym and meeting user needs without a tax burden to all Village residents and taxpayers.

Ensure strategic use of our resources by proactively applying for public sector funding, pursuing sponsorships and seeking efficiencies. The Village of Fruitvale is applying for public sector funding and seeking partnerships whenever possible to more efficiently provide and use our resources to supplement investment into aging assets.

Policies

The Village will review 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.

2. Distribution of Property Tax Rates

Table 2 outlines the distribution of municipal 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 Municipal Property Taxes

Property Class	% of Taxation	\$ Dollar Value
CLASS 1 Residential	89.62%	1,091,943
CLASS 2 Utilities	0.71%	8,600
CLASS 3 Supportive Housing		
CLASS 4 Major Industry		
CLASS 5 Light Industry	0.12%	1,466
CLASS 6 Business & Other	9.55%	116,443
CLASS 7 Managed Forest Land		
CLASS 8 Recreation/Non-profit		
CLASS 9 Farm		
Total	100.00%	\$ 1,218,452

Objective

The residential assessment base is 89.62% of all Village assessments. Businesses, while 9.55% of the total assessment base, receive a slightly elevated level of service. The objective is to correspond the proportionate percentage of tax collections to the level of service relative to the use of services.

Policies

Create financial sustainability of the Village by increasing awareness of Asset Management. Fund services appropriately to include a capital cost charge which represents the use of assets today while also ensuring proper maintenance, operation and replacement of assets. Relate the use of services to the use of assets which provide those services and proportionately allocate the costs to those using the services.

3. Permissive Tax Exemptions

The Village has an existing permissive tax exemption policy which guides the administration and approval of permissive tax exemptions. 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 forego if the exemption is granted.

Objective

The Village will continue to provide permissive tax exemptions to non-profit societies who provide a benefit to the community.

Policies

Review the tax exemption policy annually to assess activities that will be targeted in compliance with the Official Community Plan guidelines.

Table 3: Use of Permissive Tax Exemptions

BYLAW	NAME	ROLL #	CLASS	2024 ASSESSED VALUE	2024 ASSESSED VALUE TOTAL	2024 MUNICIPAL RATE	2024 VILLAGE GENERAL TAXES	WATER & SEWER PARCEL TAXES	2024 TOTALS
959, 2023	Beaver Valley Manor Society	521-00032.050	Land - 1	268,000		2.8504	\$ 763.90		
			Buildings - 1	2,062,000	2,330,000	2.8504	\$ 5,877.46	\$ 950.00	\$ 7,591.36
959, 2023	Scouts Properties	521-00267.000	Land - 8	279,000		2.8504	\$ 795.25		
			Buildings - 6	42,100	321,100	6.8409	\$ 288.00	\$ 950.00	\$ 2,033.25
959, 2023	Scouts Properties	521-00268.000	Land - 8	340,000		2.8504	\$ 969.13		
			Buildings - 6	158,000	498,000	6.8409	\$ 1,080.86	\$ 950.00	\$ 2,999.99
959, 2023	Beaver Valley Curling Club	521-00288.000	Land - 8	92,800		2.8504	\$ 264.51		
			Land - 6	92,800		6.8409	\$ 634.83		
			Buildings - 6	1,142,000	1,327,600	6.8409	\$ 7,812.33	\$ 950.00	\$ 9,661.68
960, 2023	St. Rita's Catholic Church (hall)	521-00055.012	Land - 8	109,300		2.8504	\$ 311.55		
			Buildings - 8	313,300	422,600	2.8504	\$ 893.02	\$ 950.00	\$ 2,154.57
960, 2023	Beaver Valley Christian Fellowship	521-00337.000	Land - 8	111,100		2.8504	\$ 316.68		
			Buildings - 8	173,000	284,100	2.8504	\$ 493.11	\$ 950.00	\$ 1,759.79
959, 2023	South Columbia Search & Rescue	521-00371.110	Land - 6	88,600		6.8409	\$ 606.10		
			Buildings - 6	182,000	270,600	6.8409	\$ 1,245.05	\$ 950.00	\$ 2,801.15
947, 2022	Lower Columbia Affordable Housing Society	521-00304.240	Land - 6	596,000		2.8504	\$ 1,698.82		
			Buildings - 6	0	596,000	2.8504	\$ -	\$ 950.00	\$ 2,648.82
GRAND TOTAL							\$ 24,050.62	\$ 7,600.00	\$ 31,650.62