
THE CORPORATION OF THE DISTRICT OF KENT

BYLAW NO. 1748

*“A bylaw to establish the Financial Plan for the
District of Kent for the years 2025-2029”*

WHEREAS the *Community Charter*, S.B.C., 2003, c.26, Section 165, provides that the Municipal Council must have a financial plan that is adopted annually, by bylaw, each year prior to the adoption of the Annual Rates Bylaw;

AND WHEREAS the financial plan must set out the proposed expenditures by the municipality, the proposed funding sources; and the proposed transfers between funds;

AND WHEREAS pursuant to the Community Charter, the financial plan must set out objectives and policies in relation to the distribution of property value taxes among the property classes that may be subject to the taxes and in relation to the use of permissive tax exemptions;

AND WHEREAS the financial plan was presented in an open public meeting on March 10th, 2025 and received public input via an online forum from February 26th to March 10th, 2025;

NOW THEREFORE the Municipal Council of the Corporation of the District of Kent, in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as the “District of Kent Financial Plan 2025-2029, Bylaw No. 1748, 2025”.
2. The financial plan for the District of Kent for the Years 2025-2029, as shown on Schedule “A”, attached hereto and forming part of this bylaw is hereby adopted.
3. The “Objectives and Policy Disclosure”, as shown on Schedule “B”, attached hereto and forming part of this Bylaw, is hereby adopted.

READ A FIRST TIME this 14th day of April, 2025.

READ A SECOND TIME this 14th day of April, 2025.

READ A THIRD TIME this 14th day of April, 2025.

FINALLY PASSED AND ADOPTED this 28th day of April, 2025.

CERTIFIED CORRECT:



Sylvia Pranger, Mayor

Wallace Mah, Chief Administrative Officer

CERTIFIED A TRUE & CORRECT COPY
of "District of Kent Financial Plan 2025-2029,
Bylaw No. 1748, 2025" adopted
on this 28th day of April, 2025.



Clair Lee, Director of Corporate Services

Schedule "A"
Consolidated Financial Plan
2025-2029

	2025	2026	2027	2028	2029
REVENUES					
Property taxes	\$ 9,514,950	\$ 10,173,850	\$ 10,835,030	\$ 11,530,900	\$ 11,927,220
Parcel taxes	116,100	117,980	118,930	119,920	120,950
Payments in lieu	1,096,400	1,117,630	1,139,280	1,161,360	1,183,890
Governments grants and transfers	10,897,680	2,703,230	2,128,070	2,933,320	2,353,960
Sale of services	2,881,620	2,945,230	3,165,695	3,249,880	3,332,940
Licences, permits, penalties and fines	798,430	505,700	513,120	520,670	528,350
Return on investments	1,144,810	786,260	763,940	802,980	829,090
Contribution from developers and others	2,647,750	468,810	784,970	493,160	829,070
Transfers from reserves and other funds	18,981,200	6,140,230	4,948,790	5,527,580	5,458,420
Borrowing proceeds	3,600,000	-	-	-	-
TOTAL REVENUES	\$ 51,678,940	\$ 24,958,920	\$ 24,397,825	\$ 26,339,770	\$ 26,563,890
EXPENSES					
General government services	\$ 3,147,760	\$ 3,218,730	\$ 3,299,210	\$ 3,407,460	\$ 3,519,610
Police protection	1,561,720	1,639,410	1,719,660	1,803,870	1,892,230
Fire protection	720,270	749,800	775,410	801,910	829,380
Other protective services	138,580	141,490	144,450	147,500	150,590
Development services	1,007,410	995,770	1,032,760	1,071,180	1,111,080
Engineering services	2,113,480	2,151,470	2,208,240	2,266,430	2,326,110
Water and sewer services	1,577,480	1,625,620	1,666,800	1,709,030	1,752,370
Drainage and diking services	490,090	448,350	456,880	465,090	473,490
Parks, recreation and cultural services	2,396,840	2,724,790	3,114,775	3,215,140	3,318,260
Debt interest	11,730	96,320	187,460	185,110	185,110
Transfers to reserves and other funds	18,981,200	5,976,430	4,833,250	5,410,440	5,339,840
Amortization of capital assets	2,011,000	2,051,200	2,092,200	2,134,000	2,176,700
	\$ 34,157,560	\$ 21,819,380	\$ 21,531,095	\$ 22,617,160	\$ 23,074,770
OTHER EXPENSES					
Amortization	\$ (2,011,000)	\$ (2,051,200)	\$ (2,092,200)	\$ (2,134,000)	\$ (2,176,700)
Debt Principal	83,980	86,920	193,110	195,460	195,460
General Capital Expenditures	25,722,000	4,720,000	2,674,000	3,540,000	3,410,000
Agassiz Drainage Capital Expenditures	475,000	-	-	-	-
Harrison Mills Drainage Capital Expenditures	215,000	-	-	250,000	-
Sewer Capital Expenditures	2,610,000	65,000	475,000	200,000	255,000
Water Capital Expenditures	65,000	1,000,000	1,000,000	1,065,000	1,000,000
TOTAL OTHER EXPENSES	\$ 27,159,980	\$ 3,820,720	\$ 2,249,910	\$ 3,116,460	\$ 2,683,760
TOTAL EXPENSES	\$ 61,317,540	\$ 25,640,100	\$ 23,781,005	\$ 25,733,620	\$ 25,758,530
NET REVENUE (EXPENDITURE)	\$ (9,638,600)	\$ (681,180)	\$ 616,820	\$ 606,150	\$ 805,360
NET CHANGE IN FUNDS:					
Net change in Agassiz Drainage Surplus	\$ (120,000)	\$ -	\$ -	\$ -	\$ -
Net change in HM Drainage Surplus	(25,000)	-	-	-	-
Net change in Operating Surplus	(3,000,000)	-	-	-	-
Net change in Operating Reserve	(227,730)	178,460	(44,600)	57,870	57,200
Net change in General Capital Reserve	115,170	(2,021,040)	(167,230)	(556,410)	(469,720)
Net change in Parkland Reserve	5,430	5,650	5,880	6,110	6,360
Net change in Community Works	(3,848,770)	432,100	456,850	482,750	509,830
Net change in Growing Communities	(1,282,800)	65,890	68,530	71,270	74,120
Net change in Agassiz Water Reserve	445,980	383,490	406,120	429,990	455,160
Net change in Agassiz Sewer Reserve	(1,746,690)	210,160	(103,440)	105,950	194,000
Net change in Woodside Water Reserve	40,270	57,690	61,190	(120)	66,180
Net change in Woodside Sewer Reserve	5,540	6,420	(66,480)	8,740	(87,770)
	\$ (9,638,600)	\$ (681,180)	\$ 616,820	\$ 606,150	\$ 805,360

Schedule “B” Objectives and Policy Disclosure

In accordance with Section 165(3.1) of the *Community Charter*, The District of Kent is required to include in the Five-Year Financial Plan, objectives and policies regarding each of the following:

1. The proportion of total revenues that is proposed to come 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.

Funding Sources

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2025. Excluding government grants (which are inflated in 2025 due to the Lets'emot Regional Recreation & Aquatic Centre funding), property taxes form the greatest proportion of revenue. As a revenue source, property taxation offers a stable and reliable source of revenue for services that are difficult or undesirable to fund on a user-pay basis and generally benefit the whole community. Such services include general administration, fire and police protection, bylaw enforcement, roads and public works and other general operating costs.

User fees and charges form the second largest portion of planned revenues. Many services can be measured and charged at least in part on a user-pay basis. Services where fees and charges can be easily administered include water and sewer usage, building permits, business licenses, and recreational services. User fees attempt to apportion the value of a service to those who use the service.

Objective

- Decrease the reliance on municipal property taxes by focusing on seeking government grants, whenever possible and to review user fees and charges on a regular basis.

Policies

- Mitigate the impact on property taxes by pursuing non-property tax revenues, applying for government grants when available, and charging user fees at appropriate levels.
- Ensure that fees and charges are reviewed and increased, where appropriate, on a regular basis, in line with inflation while ensuring that services remain affordable and competitive.
- Ensure and/or pursue cost recovery for water, sewer, and other municipal services through appropriate user fees.

Table 1: Sources of Revenue*

Revenue Sources	% of Total Revenue	\$ Value
Property taxes (including parcel tax)	29.5%	\$ 9,631,050
Payments in-lieu of taxes	3.4%	1,096,400
Government grants	33.3%	10,897,680
User fees and charges	11.2%	3,680,050
Other sources (interest)	3.5%	1,144,810
Developer Contributions	8.1%	2,647,750
Borrowing Proceeds	11.0%	3,600,000
	100%	\$ 32,697,740

*Excluding internal transfers.

Distribution of Property Tax Rates

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

Objective

- Maintain equity between the distributions of property tax rates to the fullest extent possible, knowing that the actual distribution of property taxes may vary from the proposed because of significant variations in market value changes between assessment classes.

Policies

- Set property tax rates that are based on the principles of equity and responsiveness to economic goals. District Council recognizes that residential taxpayers are the predominant users of the municipal services and, therefore, should bear a larger portion of the tax burden. Although tax increases are generally spread equitably among all classes, variations may occur because of the significant variations in market value changes between assessment classes and the impact of non-market value changes.

Table 2: Distribution of Planned Property Value Taxes*

	% of Total Property Taxation	\$ Value
Class 1 - Residential	54.9%	\$ 5,184,536
Class 2 - Utilities	24.1%	2,275,908
Class 5 - Light Industry	5.9%	557,172
Class 6 - Business	10.8%	1,019,909
Class 7 - Recreational	0.3%	28,331
Class 9 - Farm	4.0%	377,744
	100.0%	\$ 9,443,600

*Excluding diking assessment specified area tax.

Permissive Tax Exemptions

The District of Kent provides permissive tax exemptions to non-profit organizations that demonstrate benefit to the community and residents providing economic, social and cultural objectives.

Objective

- The municipality will continue to provide permissive tax exemptions for certain properties located within the District.

Policies

- Permissive tax exemptions to non-profit organizations may be considered providing they encourage activities that are consistent with economic, social and cultural objectives of the District.

Revitalization Tax Exemptions

The District of Kent has established a revitalization tax exemption program to:

1. Encourage new investment in Kent's industrial and commercial zones;
2. Create economic activity in Kent that will provide jobs for local residents;
3. Revitalize the downtown area through beautification of existing commercial properties; and
4. Increase the industrial and commercial tax base.