THE CORPORATION OF THE DISTRICT OF KENT

BYLAW NO. 1762

"A bylaw to establish the Financial Plan for the District of Kent for the years 2026-2030"

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 23rd, 2026 and received public input via an online forum from March 12th to March 23rd, 2026;

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 2026-2030, Bylaw No. 1762, 2026".

2. The financial plan for the District of Kent for the Years 2026-2030, 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 13th day of April, 2026.

READ A SECOND TIME this 13th day of April, 2026.

READ A THIRD TIME this 13th day of April, 2026.

FINALLY PASSED AND ADOPTED this 27th day of April, 2026.

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. 1762, 2026" adopted
on this 27th day of April, 2026.

Clair Lee, Director of Corporate Services

Schedule "A"
Consolidated Financial Plan
2026-2030

	2026	2027	2028	2029	2030
REVENUES					
Property taxes	$ 10,113,859	$ 10,640,425	$ 11,228,900	$ 11,739,800	$ 12,271,940
Parcel taxes	121,730	122,640	123,590	124,580	125,610
Payments in lieu	1,087,540	1,109,610	1,131,100	1,153,020	1,175,390
Governments grants and transfers	11,466,925	2,140,376	3,038,576	2,359,330	1,880,500
Sale of services	4,008,570	3,297,745	3,386,500	3,474,320	3,564,690
Licences, permits, penalties and fines	559,220	567,600	576,130	584,820	593,680
Return on investments	984,520	748,800	776,740	733,310	794,790
Contribution from developers and others	1,112,810	651,720	720,740	520,590	780,430
Transfers from reserves and other funds	12,948,340	4,668,810	6,883,610	4,158,360	4,306,930
Borrowing proceeds	3,600,000	-	-	-	-
TOTAL REVENUES	**$ 46,003,514**	**$ 23,947,726**	**$ 27,865,886**	**$ 24,848,130**	**$ 25,493,960**
EXPENSES					
General government services	$ 3,261,500	$ 3,294,390	$ 3,401,640	$ 3,512,770	$ 3,627,930
Police protection	1,638,079	1,718,240	1,802,350	1,890,600	1,983,200
Fire protection	759,620	790,680	817,810	845,900	875,030
Other protective services	154,490	157,720	161,010	164,390	167,830
Development services	1,007,540	1,044,790	1,083,480	1,123,690	1,165,470
Public Works & Engineering Services	2,169,250	2,206,810	2,263,710	2,322,050	2,381,680
Water and sewer services	1,679,410	1,730,440	1,783,230	1,837,740	1,894,140
Drainage and diking services	461,490	453,400	461,500	469,780	478,250
Parks, recreation and cultural services	3,012,880	3,200,220	3,302,200	3,407,060	3,515,540
Debt interest	31,020	183,360	181,010	178,580	176,060
Transfers to reserves and other funds	12,948,340	4,668,810	6,883,610	4,158,360	4,306,930
Amortization of capital assets	2,051,200	2,092,200	2,134,000	2,176,700	2,220,200
	$ 29,174,819	**$ 21,541,060**	**$ 24,275,550**	**$ 22,087,620**	**$ 22,792,260**
OTHER EXPENSES					
Amortization	$ (2,051,200)	$ (2,092,200)	$ (2,134,000)	$ (2,176,700)	$ (2,220,200)
Debt Principal	86,920	193,110	195,460	197,890	200,410
General Capital Expenditures	14,715,000	2,434,000	5,520,000	2,000,000	1,947,000
Agassiz Drainage Capital Expenditures	165,000	-	-	-	-
Harrison Mills Drainage Capital Expenditures	120,000	-	250,000	-	-
Sewer Capital Expenditures	10,212,000	475,000	200,000	255,000	55,000
Water Capital Expenditures	72,000	1,000,000	1,065,000	1,000,000	1,000,000
TOTAL OTHER EXPENSES	**$ 23,319,720**	**$ 2,009,910**	**$ 5,096,460**	**$ 1,276,190**	**$ 982,210**
TOTAL EXPENSES	**$ 52,494,539**	**$ 23,550,970**	**$ 29,372,010**	**$ 23,363,810**	**$ 23,774,470**
NET REVENUE (EXPENDITURE)	**$ (6,491,025)**	**$ 396,756**	**$ (1,506,124)**	**$ 1,484,320**	**$ 1,719,490**
NET CHANGE IN FUNDS:					
Net change in Agassiz Drainage Surplus	**$ (165,000)**	**$ -**	**$ -**	**$ -**	**$ -**
Net change in HM Drainage Surplus	**(62,000)**	**-**	**-**	**-**	**-**
Net change in Operating Reserve	**(263,080)**	**(93,210)**	**60,070**	**60,240**	**60,410**
Net change in General Capital Reserve	**(2,523,410)**	**(87,940)**	**(790,690)**	**567,790**	**548,280**
Net change in Parkland Reserve	**5,020**	**5,190**	**5,370**	**5,560**	**5,760**
Net change in Community Works	**(573,105)**	**421,346**	**(1,163,914)**	**402,890**	**424,680**
Net change in Growing Communities	**(1,091,440)**	**7,860**	**8,130**	**8,420**	**8,710**
Net change in Agassiz Water Reserve	**457,580**	**290,020**	**309,790**	**330,440**	**352,030**
Net change in Agassiz Sewer Reserve	**(2,304,390)**	**(116,310)**	**86,380**	**165,980**	**278,610**
Net change in Woodside Water Reserve	**28,800**	**44,800**	**(18,630)**	**45,720**	**47,320**
Net change in Woodside Sewer Reserve	**-**	**(75,000)**	**(2,630)**	**(102,720)**	**(6,310)**
	$ (6,491,025)	**$ 396,756**	**$ (1,506,124)**	**$ 1,484,320**	**$ 1,719,490**

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 2026. Excluding government grants (which are inflated in 2026 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)	31.0%	$10,235,589
Payments in-lieu of taxes	3.3%	1,087,540
Government grants	34.7%	11,466,925
User fees and charges	13.8%	4,567,790
Other sources (interest)	3.0%	984,520
Developer Contributions	3.3%	1,112,810
Borrowing Proceeds	10.9%	3,600,000
	100%	$ 33,055,174

*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	55.3%	$ 5,551,681
Class 2 - Utilities	24.1%	2,419,469
Class 5 - Light Industry	5.9%	593,716
Class 6 - Business	10.5%	1,053,740
Class 7 - Recreational	0.3%	30,388
Class 9 - Farm	3.9%	391,375
	100.0%	$ 10,040,369

*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.