

THE DISTRICT OF PEACHLAND  
SPECIAL COUNCIL MEETING  
AGENDA



Date: Tuesday, May 13, 2025, 10:00 am  
Location: Council Chambers – 4450 6th Street, Peachland

We respectfully acknowledge that this meeting is being held on the traditional territory of the  
Syilx/Okanagan People.

	Pages
1. CALL TO ORDER	
2. CONFIRMATION OF AGENDA	
3. PRESENTATIONS & DELEGATIONS	
4. BYLAWS	
4.1 PLANNING RELATED BYLAWS	
4.2 OTHER BYLAWS (NON-PLANNING RELATED)	
4.2.1 2025 Financial Plan Bylaw 2443 - Adoption	1
For adoption	
4.2.2 2025 Tax Rates Bylaw 2444 Adoption	15
For adoption	
5. UNFINISHED BUSINESS	
6. ITEMS FROM ADMINISTRATION	
7. IN CAMERA	
8. ADJOURNMENT	



## BYLAW

Agenda Item Number: 5.2.1

Meeting Date: 5/13/2025

Author: G. Filafilo

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**TO:** Mayor and Council

**FROM:** Finance

**BYLAW:** Bylaw No. 2443 The Corporation of the District of Peachland Financial Plan Bylaw 2025

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### RECOMMENDATION:

THAT Council adopt Bylaw No. 2443 The Corporation of the District of Peachland Financial Plan Bylaw 2025.

### PURPOSE

An annual 5-year financial plan is required by legislation.

### COUNCIL AUTHORITY/PREVIOUS DECISIONS

The Community Charter requires that Council adopt the financial plan prior to adoption of the Annual Tax Rates Bylaw which must be approved by May 15<sup>th</sup>.

### CHIEF ADMINISTRATIVE OFFICERS COMMENTS

Approved for Council's consideration.

## REPORT

### BACKGROUND

At the May 6, 2025 Regular Council Meeting, Council passed Resolution-25/05/06-008 giving first, second and third readings of Bylaw No. 2443 The Corporation of the District of Peachland Financial Plan Bylaw 2025.

Prior to adoption of the Annual Tax Rate Bylaw, which is due by May 15, Council must adopt the Financial Plan.

### DISCUSSION

The 2025 Financial Plan represents a 6.65% tax impact as a result of:

- A budget review that focused on completing existing projects and a review of proposed expenditures reflecting historical costs while considering current elevated levels of inflation,
- The use of Reserves and prior years' surpluses to reduce the tax impact; and

- Funding from the Growing Communities Fund Reserve, Community Works Reserve, Provincial Grants, Federal Grants and Capital Reserves for eligible projects.

Council, through the budget deliberation process in December 2024, approved a 6.65% increase in General Municipal Property Taxes. This equates to a \$111.72 annual increase for the Typical Single-Family Dwelling.

Subsequent to the Provisional Budget approval in December, Council approved the following changes to be included in the 2025 budget.

Meeting Date	Description	Taxation	General Capital Reserve	Water Capital Reserve
February 25, 2025	Operations Snowmobile Purchase			15,000
February 25, 2025	Operations Cemetery Trench Cage		9,500	-
March 25, 2025	Community Services Recreation Management software		15,000	-
Additions to 2025 Budget		-	24,500	15,000

None of the project additions are funded from property tax revenue so no changes are required to the proposed tax increase.

Parcel tax changes for 2025 are summarized as follows:

Project	Borrowing Proceeds	Outstanding Debt as of Dec 31, 2024	2024 Parcel Tax	2025 Parcel Tax	2025 Bylaw
RDCO Solid Waste Transfer Station	n/a	n/a	\$ 40.48	\$ 42.36	2438
Phase 1-D and Phase 2 Sewer Collection System, Issue 95	\$ 3,169,213	\$ 1,034,333	\$ 129.07	\$ 129.33	2439
Water Treatment Plant Debt Servicing, Issue 157	\$ 9,285,456	\$ 8,734,979	\$ 199.60	\$ 200.42	2440
Protective Services Building Project Implementation	n/a	n/a	\$50.00	\$ 150.00	2441

The 2025 policing budget in the amount of \$1,089,160, which includes a \$25,000 contribution to policing reserves to assist in reducing the impact of future increases, represents an increase of \$100,672 (10.18%) to fund increasing RCMP costs across the Province. The estimated increase for 2025 is \$28.64 (9.24%) for the average Peachland household and is due to increases in the RCMP police services contract in addition to the RCMP support services contracts with the City of Kelowna and City of West Kelowna.

The transit budget increased \$15,803 (7.00%) overall due to increased operating costs. This represents an estimated increase of \$4.31 or 6.09% for the average household.

Some of the \$17,700,000 in major capital projects identified in the 2025 Financial Plan include:

Carry forward projects:

- \$910,000 for Turner Park Improvements
- \$100,000 for Sanderson Dog Park
- \$30,000 for dock pilings and boat launch works
- \$1,736,000 for active transportation network and pathways
- \$650,000 for Bonnie Lane pressure reducing station
- \$12,310,000 for the childcare center

New projects:

- \$85,000 for low rise barriers on Princeton
- \$51,700 for lawnmower and cemetery trench cage equipment for Public Works
- \$240,000 for HVAC replacement at the Historic Schoolhouse, and Community Centre
- \$55,000 for recreation equipment at Community Centre and Swim Bay
- \$20,700 for soccer nets and a field line striper at Turner Park
- \$500,000 for the next phase of water meter replacements

Provincial and Federal Grants of \$13,900,000 have been received to fund projects. Various reserves of \$3,700,000 have been used for 2025 carry forward and new projects. This includes funds from the Growing Community Fund Grant received from the Province in 2023.

With respect to the collection of taxes for other tax authorities they increased by \$174,608, which is \$63.04 (3.92%) for the average household. The largest component was an increase in School Taxes at \$38.41.

## **PUBLIC CONSULTATION**

In addition to various questions posed to Councillors and addressed by staff since adoption of the provisional budget, the District of Peachland held a 2025 Budget Open House on February 25, 2025, from 4 to 6 pm at the Peachland Community Centre. The event was attended by approximately 70 members of the public, a significant increase over the 24 attendees in 2024 and 31 surveys were completed.

## **Executive Summary of Survey Results**

- On the proposed property tax increase of 6.65%, respondents were split 50/50 and indicate support for keeping increases low, in line with cost-of-living increases.

- Residents indicated support for new or increased user fees for services and to increase property taxes to maintain services, while looking for efficiency and cost-savings. Grants and new development were identified as additional sources of revenue.
- Public safety & fire protection, reliable sidewalk and road networks, and water and sewer infrastructure were the three most selected community issues by respondents.
- All but one respondent indicated their quality of life in Peachland is Very Good or Good.
- 21 respondents indicated they were Very Satisfied or Satisfied with the municipal services their tax dollars support.
- Mailed information (tax notice, newsletter information) and in-person communication (open house, public forum, neighbourhood meetings) are the preferred methods of engagement with survey respondents.
- All but two respondents own or rent a home in Peachland; 25 survey respondents were over the age of 55.

### **IMPLICATIONS/RELATED ISSUES/RISK**

The 2025 Financial Plan must be approved prior to the 2025 Tax Rate Bylaw which is to be submitted to the Ministry by May 15, 2025.

### **STRATEGIC DIRECTION**

#### **Fiscal Responsibility**

The 2025 Financial Plan follows Council's direction to continue to build a community that provides services and amenities for the whole of Peachland.

### **CONCLUSION**

It is recommended that Council adopt Bylaw No. 2443 The Corporation of the District of Peachland Financial Plan Bylaw 2025.

### **SUPPORTING DOCUMENTATION**

2025 Financial Plan Bylaw Number 2443 which includes:

- Schedule A – Revenues and Expenditures for the next 5 years
- Schedule B – 2025 Objectives and Policies, Revenue Sources, Permissive Tax Exemptions
- Schedule C – Capital Expenditures – 20-year plan

**REVIEWED & APPROVED BY Joe Creron, CAO**

**THE CORPORATION OF THE DISTRICT OF PEACHLAND**

**BYLAW NUMBER 2443**

**A Bylaw to Adopt the Financial Plan for  
The Corporation of the District of Peachland for the  
Current Year, 2025**

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WHEREAS Section 165(1) of the *Community Charter* provides that the Financial Plan shall, by bylaw, be adopted before the Annual Property Tax Bylaw is adopted.

AND WHEREAS the said Financial Plan for the year 2025 is appended hereto as Schedules 'A,' 'B' and 'C;'

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

1. That Schedules 'A,' 'B' and 'C' shall be the Financial Plan of the Corporation of the District of Peachland for the year 2025 and form an integral part of this Bylaw.
2. This Bylaw may be cited as 'The Corporation of the District of Peachland Financial Plan Bylaw Number 2443.'

READ A FIRST TIME, this 6th day of May 2025

READ A SECOND TIME, this 6th day of May 2025

READ A THIRD TIME, this 6<sup>th</sup> day of May 2025

ADOPTED, this     day of     2025

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

## District of Peachland 2025 Financial Plan

	2025	2026	2027	2028	2029	Total
<b>Revenues</b>						
Property Taxes	8,099,744	8,716,964	9,483,032	9,603,872	10,082,128	45,985,740
Parcel Taxes	1,058,425	1,359,085	1,367,408	1,375,898	1,384,558	6,545,375
Concessions & Franchise	140,348	141,988	143,660	145,366	147,106	718,468
Sale of Services	646,360	665,209	676,444	687,877	699,510	3,375,400
User Fees	2,357,269	2,479,529	2,602,636	2,680,401	2,760,492	12,880,326
Borrowing Proceeds	150,000	13,258,070	-	-	-	13,408,070
Donations and Contributions	-	3,840,936	-	-	-	3,840,936
Other Revenue from Own Sources	2,271,063	2,225,075	2,298,774	2,342,571	2,355,897	11,493,380
Transfers from Other Governments	15,150,966	9,804,903	1,526,952	914,230	914,230	28,311,281
Transfers from DCC Reserve Funds	-	5,832,026	851,087	-	-	6,683,113
Transfers from Non-DCC Reserve Funds	1,609,140	5,263,221	210,422	31,629	31,629	7,146,041
Transfers from Asset Renewal Reserves	1,613,200	520,000	670,000	50,000	720,000	3,573,200
Transfers from Surplus	420,308	319,786	173,787	130,035	130,035	1,173,951
	<u>33,516,823</u>	<u>54,426,792</u>	<u>20,004,203</u>	<u>17,961,879</u>	<u>19,225,585</u>	<u>145,135,281</u>
<b>Expenditures</b>						
General Fund	10,938,621	10,835,965	11,195,578	11,549,715	11,947,874	56,467,753
Water System Fund	2,493,330	2,544,395	2,596,656	2,661,877	2,704,901	13,001,159
Sewer System	966,205	936,167	953,744	957,167	960,655	4,773,938
Debt Interest	336,377	383,551	580,891	580,891	580,891	2,462,601
Debt Principal	397,559	481,371	481,371	481,371	481,371	2,323,043
Capital Expenditure	17,740,936	38,188,407	2,662,602	150,000	920,000	59,661,945
Transfer to Reserve Funds	643,796	1,056,936	1,533,360	1,580,858	1,629,894	6,444,844
	<u>33,516,823</u>	<u>54,426,792</u>	<u>20,004,203</u>	<u>17,961,879</u>	<u>19,225,585</u>	<u>145,135,281</u>
<b>Non-Cash Items</b>						
Depreciation	<u>1,590,000</u>	<u>1,590,000</u>	<u>1,590,000</u>	<u>1,590,000</u>	<u>1,590,000</u>	<u>7,950,000</u>

**District of Peachland  
2025 Financial Plan  
Statement of Objectives and Policies  
Schedule “B” of Bylaw 2443**

In accordance with Section 165(3.1) of the *Community Charter*, the District of Peachland is required to include in the 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 167(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.

**Objective**

- Over time, decrease the municipality’s reliance on property taxes and focus instead on increasing our percent of total revenue received from user fees and charges.

**Policies**

- Mitigate the impact on property taxes by pursuing non-property taxes whenever possible through applying for government grants and charging user fees at appropriate levels.
- Ensure that fees and charges are increased on a regular basis in line with inflation while ensuring that services remain affordable and competitive.
- Universal water metering rates will be instituted to ensure that appropriate user fees are collected for water usage.
- Where possible, the District will endeavour to supplement revenues from user fees and charges, rather than taxation, to lessen the burden on its limited property tax base.

**Distribution of Property Taxes**

Table 2 outlines the distribution of 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 District services.

**Objective**

- Maintain the distribution of property taxes among the property classes to reflect the level of service to each property class.

**Policies**

- Align the distribution of tax rates among the property classes with the social and economic goals of the community. The apportionment to each property class is calculated using the tax multipliers determined by Council prior to preparing the annual tax rate bylaw. The tax multipliers will be reviewed and set by Council annually.



### **Permissive Tax Exemptions**

Table 3 shows the use of each permissive tax exemption. The District has an existing permissive tax exemption policy which guides the administration and approval of permissive tax exemptions. The eligibility criteria for permissive tax exemptions that are outlined in the policy include the following:

- Provides recreation facilities for public use;
- Provides recreation programs to the public;
- Provides programs to and/or facilities used by, youth, seniors, or other special needs groups;
- Preserves heritage important to the community charter;
- Preserves and environmentally, ecologically significant area of the community;
- Offers cultural or educational programs to the public which promote community spirit, cohesiveness and/or tolerance;
- Offers services to the public in formal partnership with the municipality;
- Explore fiscal options to support downtown revitalization projects; and
- Support expanded retail and other commercial development throughout Peachland, especially in the downtown.

### ***Objective***

- The District will continue to provide permissive tax exemptions to non-profit societies based on the criteria identified in the existing permissive tax exemption policy;
- To support expanded retail and other commercial development throughout Peachland, especially the downtown; and
- To encourage redevelopment of aging, sole use downtown buildings

### ***Policies***

- Permissive tax exemptions will be considered to encourage activities that: (a) are consistent with the quality of life (economic, social, and cultural) objectives of the District; (b) provide direct access and benefit to the public; and (c) would otherwise be provided by the District.
- Revitalization tax exemptions will be considered to encourage redevelopment of Peachland's downtown.

## District of Peachland 2025 Financial Plan

**Table 1: 2025 Sources of Revenue**

Source	Amount	Percentage
Property Taxes	8,099,744	24.1%
Parcel Taxes	1,058,425	3.2%
Concessions & Franchise	140,348	0.4%
Sale of Services	646,360	1.9%
User Fees	2,357,269	7.0%
Borrowing Proceeds	150,000	0.4%
Donations and Contributions	0	0.0%
Other Revenue from Own Sources	2,271,063	6.8%
Transfers from Other Governments	15,150,966	45.1%
Transfers from DCC Reserve Funds	0	0.0%
Transfers from Non-DCC Reserve Funds	1,609,140	4.8%
Transfers from Asset Renewal Reserves	1,613,200	4.8%
Transfers from Surplus	420,308	1.3%
<b>Total</b>	<b>33,516,823</b>	<b>100.0%</b>

**Table 2: Distribution of 2025 Property Taxes**

Class	General	Policing	Transit	Total	Percentage
Residential	6,289,959	1,012,078	224,458	7,526,495	92.8%
Utilities	31,782	5,099	1,131	38,011	0.5%
Light Industry	9,306	1,493	331	11,130	0.1%
Commercial/Business	426,061	68,577	15,209	509,847	6.3%
Seasonal/Recreational	10,730	1,721	382	12,833	0.2%
Farm	1,193	191	42	1,427	0.0%
<b>Total</b>	<b>6,769,031</b>	<b>1,089,160</b>	<b>241,553</b>	<b>8,099,744</b>	<b>100.0%</b>

**District of Peachland  
2025 Tax Exempted Properties**

CC Sec.	Folio No.	Owner	Occupied By	Exempt Land	Exempt Improvements
220(1)(h) & 224(2)(f)	318-10059.325	Trustees of the Congregation of Peachland United Church	Peachland United Church	100%	100%
220(1)(h) & 224(2)(f)	318-10061.702	Synod of the Diocese of Kootenay	St. Margaret's Anglican Church	100%	100%
220(1)(h) & 224(2)(f)	318-10004.720	Peachland Baptist Church	Peachland Baptist Church Peachland Wellness Centre & the Peachland Food Bank	100%	100%
224(2)(b)	318-10061.400	Corporation of the District of Peachland		100%	Note 'D'
224(2)(e)	318-10141.100	Corporation of the District of Peachland	Peachland Riding Club	25%	100%
224(2)(b)	318-10061.664	Corporation of the District of Peachland	Okanagan Boys & Girls Club Peachland District Retirement Society & The Peachland Community Patrol Office	40%	40%
224(2)(b)	318-10061.658	Corporation of the District of Peachland		100%	100%
224(2)(a)	318-10141.032	One Hope Ministries of Canada	Maple Springs Bible Camp	Note 'A'	Note 'A'
224(2)(a)	318-10150.036	The Nature Trust of BC Peachland Branch of the Royal Canadian Legion	The Nature Trust of BC	100%	100%
224(2)(a)	318-10059.090	Branch 69	Peachland Branch of the Royal Canadian Legion	78%	66%
224(2)(a)	318-10004.764	Peachland Village Ltd	Okanagan Regional Library	Note 'B'	Note 'B'
224(2)(a)	318-10059.020	Hoa Thai Nguyen and Anh Kim Pham	Peachland Chamber of Commerce	Note 'C'	Note 'C'

Note "A" Bible Camp - 100% of the improvement value less 100% of the residential premises with garage.

Note 'B' Library - Assessment value for the area occupied by the Okanagan Regional Library in the Peachland Village Mall as provided annually by the BC Assessment Authority.

Note 'C' Chamber of Commerce - 56.36% of Class 6 land and improvement value of the commercial area.

Note 'D' PWC & PFB - the District has control of the shed on site which represents a nominal value (\$245 in 2024). The main building of 2473 sq ft is occupied at 62.5% for the Wellness Centre and 37.5% for the Food Bank.

**District of Peachland  
2025 Financial Plan  
2025 Capital Plan**

Code	Description	Year	Cost	Funding						Donations & Contributions
				General Taxation	DCC Reserve	Non-DCC Reserve	Capital Renewal	Borrowing	Grant	
General Capital Fund										
2025 Capital										
Non-DCC Roads and Storm Drains										
RDS	Low-Rise Barriers - Princeton - Lipsett to Turner	2025	85,000				85,000		0	
			85,000	0	0	0	85,000	0	0	0
Public Works Equipment										
EQUIP	Cemetery Trench Cage	2025	9,500				9,500			
EQUIP	Lawnmower	2025	42,200				42,200			
			51,700	0	0	0	51,700	0	0	0
Facilities										
FAC	Childcare Center	2025	12,310,000				110,000		12,200,000	
FAC	Council Chambers AV equipment relocation	2025	6,500				6,500			
FAC	HVAC Replacements - Historic Schoolhouse, Community Centre	2025	240,000				15,000		225,000	
			12,556,500	0	0	0	131,500	0	12,425,000	0
Fire Department										
FIRE	Records Management Software (FDR)	2025	36,000			36,000	0			
FIRE	Firehall Replacement - Construction Design (c/fwd)	2025	150,000				0	150,000		
			186,000	0	0	36,000	0	150,000	0	0
Financial Services and Information Technology										
I	IT Systems Server	2025	30,000				30,000		0	
I	Website	2025	40,000				40,000			
			70,000	0	0	0	70,000	0	0	0
Parks										
PARK	Turner Park Improvements (GCF) (c/fwd 2025)	2025	910,000			910,000	0			
PARK	Sanderson Dog Park (GCF) (c/fwd 2025)	2025	100,000			100,000	0			
PARK	Swim Bay Dock Pilings	2025	30,000				30,000			
PARK	Active Transportation Network Westside Trail (GCF/ Fed/ Prov)	2025	1,736,236			460,000			1,276,236	
PARK	Pickleball Court (GCF)	2025	200,000			200,000				
PARK	Field Line Striper - Turner Park (GCF)	2025	5,175			5,175				
PARK	Soccer Nets - Turner Park (GCF)	2025	15,525			15,525				
			2,996,936	0	0	1,690,700	30,000	0	1,276,236	0
Recreation										
REC	Recreation Activity Booking Software	2025	15,000				15,000			
REC	Swim Bay Outdoor Shower	2025	10,000				10,000			
REC	Community Centre Equipment Upgrades	2025	10,000				10,000			
REC	Swim Bay Equipment	2025	20,000				20,000			
			55,000	0	0	0	55,000	0	0	0
			16,001,136	0	0	1,726,700	423,200	150,000	13,701,236	0
2026 Capital										
DCC Roads										
RDS	Ponderosa Partnership Group Drainage Interconnect (Developer Funded Project)	2026	1,678,174							1,678,174
RDS	Ponderosa Partnership Group Roads Interconnect (Developer Funded Project)	2026	1,650,990							1,650,990
RDS	Ponderosa Drive Pedestrian Safety Improvements (Developer Funded Project)	2026	73,573						41,573	32,000
RD1	Princeton Avenue upgrade - Hwy 97 to Ellison	2026	4,463,393		2,253,567	2,209,826				
RD2	Somerset Princeton Intersection	2026	2,200,000		1,742,400	457,600				
			10,066,130	0	3,995,967	2,667,426	0	0	41,573	3,361,164
Non-DCC Roads and Storm Drains										
RDS	Drought Road Phase 2	2026	420,000	100,000			320,000			
RDS	Road rehabilitation Program (Trepanier)	2026	300,000						300,000	
RDS	Stormwater Infrastructure Renewal and Improvements	2026	100,000				50,000		50,000	
			820,000	100,000	0	0	370,000	0	350,000	0
Public Works Equipment										
EQUIP	Public Works Fleet Equipment	2026	50,000	50,000						
			50,000	50,000	0	0	0	0	0	0
Facilities										
FAC	Asset Renewal - Buildings	2026	50,000				50,000			
			50,000	0	0	0	50,000	0	0	0
Fire Department										
FIRE	Protective Services Building	2026	17,000,000					12,000,000	5,000,000	
			17,000,000	0	0	0	0	12,000,000	5,000,000	0
Financial Services and Information Technology										
I	Exchange Server	2026	18,200	18,200						
			18,200	18,200	0	0	0	0	0	0
Parks										
DCC-PAR 4	Ponderosa Neighbourhood Playground	2026	50,000		25,245	24,755				
			50,000	0	25,245	24,755	0	0	0	0
Recreation										
REC	Community Centre Equipment Upgrades	2026	5,000			5,000				
			5,000	0	0	5,000	0	0	0	0
			28,059,330	168,200	4,021,212	2,697,181	420,000	12,000,000	5,391,573	3,361,164

**District of Peachland  
2025 Financial Plan  
2025 Capital Plan**

Code	Description	Year	Cost	Funding						Donations & Contributions
				General Taxation	DCC Reserve	Non-DCC Reserve	Capital Renewal	Borrowing	Grant	
2027 Capital										
Non-DCC Roads and Storm Drains										
RDS	Various	2027	100,000	50,000			50,000			
RDS	MacKinnon Road	2027	420,000	100,000			320,000			
RDS	Stormwater Infrastructure Renewal and Improvements	2027	100,000				50,000		50,000	
			620,000	150,000	0	0	420,000	0	50,000	0
Public Works Equipment										
EQUIP	Public Works Fleet Equipment	2027	50,000	50,000						
			50,000	50,000	0	0	0	0	0	0
Facilities										
FAC	Asset Renewal - Buildings	2027	50,000				50,000			
			50,000	0	0	0	50,000	0	0	0
PARK	Structural Flood Mitigation from 4th to Swim Bay	2027	712,722	100,000					612,722	
DCC-PAR 4	Ponderosa Neighbourhood Playground	2027	50,000		25,245	24,755				
			762,722	100,000	25,245	24,755	0	0	612,722	0
			1,482,722	300,000	25,245	24,755	470,000	0	662,722	0
Total 2027 Capital										
2028 Capital										
DCC Roads										
RD1		2028	0							
			0	0	0	0	0	0	0	0
Non-DCC Roads and Storm Drains										
RDS	Stormwater Infrastructure Renewal and Improvements	2028	50,000						50,000	
			50,000	0	0	0	0	0	50,000	0
Public Works Equipment										
EQUIP	Public Works Fleet Equipment	2028	50,000	50,000						
			50,000	50,000	0	0	0	0	0	0
Facilities										
FAC	Asset Renewal - Buildings	2028	50,000				50,000			
			50,000	0	0	0	50,000	0	0	0
			150,000	50,000	0	0	50,000	0	50,000	0
Total 2028 Capital										
2029 Capital										
Non-DCC Roads and Storm Drains										
RDS	Forest Hill Drive	2029	200,000	47,619			152,381			
RDS	York Lane	2029	160,000	38,095			121,905			
RDS	Tailyour Lane	2029	60,000	14,286			45,714			
RDS	Stormwater Infrastructure Renewal and Improvements	2029	100,000				50,000		50,000	
			520,000	100,000	0	0	370,000	0	50,000	0
Public Works Equipment										
EQUIP	Public Works Fleet Equipment	2029	50,000	50,000						
			50,000	50,000	0	0	0	0	0	0
Facilities										
FAC	Asset Renewal - Buildings	2029	50,000				50,000			
			50,000	0	0	0	50,000	0	0	0
			620,000	150,000	0	0	420,000	0	50,000	0
Total 2029 Capital										
Total Five Year Plan			46,313,188	668,200	4,046,457	4,448,636	1,783,200	12,150,000	19,855,531	3,361,164

**District of Peachland  
2025 Financial Plan  
2025 Capital Plan**

Code		Description	Year	Cost	Funding						Donations & Contributions
					General Taxation	DCC Reserve	Non-DCC Reserve	Capital Renewal	Borrowing	Grant	
2030 to 2034 Capital											
DCC Roads											
RD6	Ponderosa Sidewalk	2030-2034	583,219	0	294,467	288,752					
			583,219	0	294,467	288,752	0	0	0	0	
Non-DCC Roads and Storm Drains											
RDS	1st Sreet (2030)	2030-2034	15,000	3,571			11,429				
RDS	Eyre Road (2030)	2030-2034	45,000	10,714			34,286				
RDS	Huston Road (2030)	2030-2034	80,000	19,048			60,952				
RDS	Pineridge Road (2030)	2030-2034	60,000	14,286			45,714				
RDS	Ponderosa Drive Phase 1 (2033)	2030-2034	220,000	52,381			167,619				
RDS	Ponderosa Drive Phase 2 (2034)	2030-2034	420,000	100,000			320,000				
RDS	Ponderosa Drive Phase 3 (2034)	2030-2034	420,000	100,000			320,000				
RDS	Princeton Avenue Phase 1 (2034)	2030-2034	420,000	100,000			320,000				
RDS	Princeton Avenue Phase 2 (2034)	2030-2034	420,000	100,000			320,000				
RDS	Stormwater Infrastructure Renewal and Improvements	2030-2034	500,000				250,000		250,000		
			2,600,000	500,000	0	0	1,850,000	0	250,000	0	
Public Works Equipment											
EQUIP	Public Works Fleet Equipment	2030-2034	300,000	300,000							
			300,000	300,000	0	0	0	0	0	0	
Facilities											
FAC	Asset Renewal - Buildings	2030-2034	250,000				250,000				
			250,000	0	0	0	250,000	0	0	0	
Fire Department											
FIRE	Engine 21 Replacement	2030-2034	1,000,000			1,000,000					
			1,000,000	0	0	1,000,000	0	0	0	0	
Financial Services and Information Technology											
I	Server Replacements	2030-2034	70,000	70,000							
			70,000	70,000	0	0	0	0	0	0	
Parks											
DCC-PAR 2	MacKinnon Park Improvements (1.93 Hectares)	2030-2034	50,000		25,245	24,755					
DCC-PAR 3	Princeton Neighbourhood Playground	2030-2034	50,000		49,500	500					
DCC-PAR 1	Beach Avenue Waterfront Walkway - 13th Street to Todd Road	2030-2034	1,326,999		670,002	656,997					
DCC-PAR 6	Washroom 13th Avenue	2030-2034	200,000		100,980	99,020					
			1,626,999	0	845,727	781,272	0	0	0	0	
Recreation											
REC	Recreation Equipment Replacement	2030-2034	22,500	22,500							
			22,500	22,500	0	0	0	0	0	0	
Total 2030-2034 Capital			6,452,718	892,500	1,140,194	2,070,024	2,100,000	0	250,000	0	
2035 to 2044 Capital											
DCC Roads											
RD3	Turner Princeton Intersection	2035-2044	416,976		210,531	206,445					
RD4	Princeton Avenue Upgrade - Ellison to Turner	2035-2044	1,585,675		800,607	785,068					
			2,002,651	0	1,011,138	991,513	0	0	0	0	
Non-DCC Roads and Storm Drains											
RDS	Princeton Avenue Phase 3 (2035)	2035-2044	420,000	100,000			320,000				
RDS	Princeton Avenue Phase 4 (2036)	2035-2044	420,000	100,000			320,000				
RDS	Stormwater Infrastructure Renewal and Improvements	2035-2044	1,000,000				500,000		500,000		
			1,840,000	200,000	0	0	1,140,000	0	500,000	0	
Public Works Equipment											
EQUIP	Public Works Fleet Equipment	2035-2044	650,000	650,000							
			650,000	650,000	0	0	0	0	0	0	
Facilities											
FAC	Asset Renewal - Buildings	2035-2044	500,000				500,000				
			500,000	0	0	0	500,000	0	0	0	
Fire Department											
FIRE	Satellite Fire Hall Servicing Boundary Expansion	2035-2044	400,000			400,000		0			
			400,000	0	0	400,000	0	0	0	0	
Financial Services and Information Technology											
I	Server Replacements	2035-2044	140,000	140,000							
			140,000	140,000	0	0	0	0	0	0	
Parks											
DCC-PAR 5	Somerset Walking Trail/Path Connection	2035-2044	1,049,065		529,673	519,392					
DCC-PAR 7	Heritage Park Washroom	2035-2044	300,000		151,470	148,530					
PARK	13th Street Pier	2035-2044	100,000	100,000							
PARK	3rd Street Pier	2035-2044	100,000	100,000							
			1,549,065	200,000	681,143	667,922	0	0	0	0	
Recreation											
REC	Recreation Equipment Replacement	2035-2044	50,000	50,000							
			50,000	50,000	0	0	0	0	0	0	
DCC Land											
DCC-LAND		2035-2044	0								
			0	0	0	0	0	0	0	0	
Total 2035-2044 Capital			7,131,716	1,240,000	1,692,281	2,059,435	1,640,000	0	500,000	0	
Grand Total - 20-Year Capital			59,897,622	2,800,700	6,878,932	8,578,095	5,523,200	12,150,000	20,605,531	3,361,164	
Water Capital Fund											
2025 Capital											
Water System One											
Water	Water Supply Analysis - Peachland Lake Dam (2023 c/fwd)	2025	80,000			80,000					
Water	Dam Failure Consequence Rating Review (2023 c/fwd)	2025	200,000			200,000					
Water	Water Meter Replacement	2025	500,000				500,000				
Water	Glen Lake Dam - Regulatory Updates (2023 c/fwd)	2025	19,800			19,800					
Water	Bonnie Lane Pressure Reducing Station (2024 c/fwd)	2025	650,000				650,000				
Water	Water Asset Management Software	2025	25,000				25,000				
Water	Snowmobile Purchase for Winter Dam Access	2025	15,000				15,000				
Total 2025 Capital			1,489,800	0	0	299,800	1,190,000	0	0	0	

**District of Peachland  
2025 Financial Plan  
2025 Capital Plan**

Code	Description	Year	Cost	Funding						Donations & Contributions
				General Taxation	DCC Reserve	Non-DCC Reserve	Capital Renewal	Borrowing	Grant	
2026 Capital										
Water System One										
DCC-WAT 1	Low Lift Pump Station	2026	1,606,500		524,844	1,081,656				
DCC-WAT 2	Upper Ponderosa Reservoir	2026	2,875,635		939,470	1,936,165				
DCC-WAT 9	Downtown Water Supply Upgrades (Beach Avenue)	2026	350,000		346,500	3,500				
WATER	Watermains - Priority 1	2026	100,000				100,000			
Total 2026 Capital			4,932,135	0	1,810,814	3,021,321	100,000	0	0	0
2027 Capital										
Water System One										
WATER	Trepanier PRV #1	2027	300,000			100,000	200,000			
Total 2027 Capital			300,000	0	0	100,000	200,000	0	0	0
2028 Capital										
Water System One										
WATER	Asset Renewal - Water	2028	0							
Total 2028 Capital			0	0	0	0	0	0	0	0
2029 Capital										
Water System One										
WATER	Watermains - Priority 1	2029	100,000				100,000			
Total 2029 Capital			100,000	0	0	0	100,000	0	0	0
Total Five Year Plan			6,821,935	0	1,810,814	3,421,121	1,590,000	0	0	0
2030 to 2034 Capital										
Water System One										
DCC-WAT 3	Gravity Trunk - Peachland Creek to Turner Avenue	2030-2034	5,794,726		1,893,137	3,901,589				
DCC-WAT 5	Cousins Reservoir (Including Supply Line)	2030-2034	4,819,500		3,578,479	1,241,021				
DCC-WTR 2	Peachland Creek Water Treatment Plant - Phase 2	2030-2034	5,200,000		5,148,000	52,000				
WATER	Trepanier PRV #2 (2030)	2030-2034	300,000			100,000	200,000			
WATER	Bonny Lane (2030)	2030-2034	300,000			100,000	200,000			
WATER	Watermains - Priority 1 (2030)	2030-2034	100,000				100,000			
Total 2029-2033 Capital			16,514,226	0	10,619,616	5,394,610	500,000	0	0	0
2035 to 2044 Capital										
DCC Water System One										
DCC-WAT 7	Okanagan Lake Pump House Upgrades (UV and Intake) (2035)	2035-2044	2,400,000		1,211,760	1,188,240				
WATER	Vernon (2035)	2035-2044	300,000			100,000	200,000			
WATER	Watermains - Priority 1 (2035, 2038, and 2042)	2035-2044	400,000				400,000			
Total 2035-2044 Capital			3,100,000	0	1,211,760	1,288,240	600,000	0	0	0
Grand Total - 20-Year Capital			26,436,161	0	13,642,190	10,103,971	2,690,000	0	0	0
Sewer Capital Fund										
2025 Capital										
Sewer	Wastewater Master Plan (c/fwd from 2023)	2025	200,000					0	200,000	
Sewer	Turner Park Washroom Connection	2025	50,000		50,000	0				
Total 2025 Capital			250,000	0	0	50,000	0	0	200,000	0
2026 Capital										
Sewer	Ponderosa Partnership Group Sewer Interconnect (Developer Funded Project)	2026	479,772							479,772
Sewer	Phase 3a Wastewater Collection System Expansion (carry forward)	2026	4,717,170					1,258,070	3,459,100	
Total 2026 Capital			5,196,942	0	0	0	0	1,258,070	3,459,100	479,772
2027 Capital										
DCC-SAN 3	Predesign Study for Flow Equalization	2027	71,400		70,686	714				
DCC-SAN 6	Emergency Storage Facility Upgrade #1	2027	580,000		574,200	5,800				
DCC-SAN 1	Upgrade 50m section of 450mm pipe (between 11th and 12th)	2027	119,000		94,248	24,752				
DCC-SAN 2	Upgrade 46m section of 525mm pipe (between Butler and Trepanier)	2027	109,480		86,708	22,772				
Total 2027 Capital			879,880	0	825,842	54,038	0	0	0	0
2028 Capital										
Total 2028 Capital			0			0				
			0	0	0	0	0	0	0	0
2029 Capital										
Asset Renewal - Sewer			200,000				200,000			
Total 2029 Capital			200,000	0	0	0	200,000	0	0	0
Five-Year Total			6,526,822	0	825,842	104,038	200,000	1,258,070	3,659,100	479,772
2030 to 2034 Capital										
DCC-SAN 4	Flow Equalization in South Princeton Area (2030)	2020-2034	1,770,000		1,752,300	17,700				
DCC-SAN 5	Main Lift Station Upgrade #1 (70L/s to 95L/s) (2030)	2020-2034	370,000		293,040	76,960				
DCC-SAN 7	Emergency Storage Facility Upgrade #2 (2030)	2020-2034	1,420,000		1,405,800	14,200				
SEWER	Sewer Servicing - Phase 2 and 3	2020-2034	20,000,000					6,666,667	13,333,333	
SEWER	Robinson Lift Station (2033)	2020-2034	400,000			330,000	70,000			
SEWER	Renfrew Lift Station (2033)	2020-2034	400,000			330,000	70,000			
Total 2030-2034 Capital			24,360,000	0	3,451,140	768,860	140,000	6,666,667	13,333,333	0
2035 to 2044 Capital										
DCC Sewer										
			0							
			0	0	0	0	0	0	0	0
Non-DCC Sewer										
SEWER	Phase 4	2035-2044	12,000,000					4,000,000	8,000,000	
SEWER	Hardy Lift Station (2035)	2035-2044	400,000			330,000	70,000			
			12,400,000	0	0	330,000	70,000	4,000,000	8,000,000	0
			12,400,000	0	0	330,000	70,000	4,000,000	8,000,000	0
Total 2035-2044 Capital			43,286,822	0	4,276,982	1,202,898	410,000	11,924,737	24,992,433	479,772
Grand Total - 20-Year Capital										



## BYLAW

**Agenda Item Number: 5.2.2**

**Meeting Date: 5/13/2025**

**Author: G. Filafilo**

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**TO: Mayor and Council**

**FROM: Finance**

**BYLAW: Bylaw No. 2444 Corporation of the District of Peachland Tax Rates Bylaw 2025**

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### RECOMMENDATION:

THAT Council adopt Bylaw No. 2444 The Corporation of the District of Peachland Tax Rates Bylaw 2025.

### PURPOSE

Before May 15, Council must adopt a Tax Rates Bylaw, which establishes the general property tax rates for the current year. This Bylaw also includes the tax rates established by other governments for whom the District collects taxes.

### COUNCIL AUTHORITY/PREVIOUS DECISIONS

The Tax Rates Bylaw is required by legislation to be adopted by Council after adoption of the 2025 Financial Plan.

### CHIEF ADMINISTRATIVE OFFICERS COMMENTS

Approved for Council's consideration.

## REPORT

### BACKGROUND

Council passed Resolution RC-25/05/06-009 at the May 6, 2025 Regular Council Meeting giving first, second and third readings to Bylaw No. 2444 The Corporation of the District of Peachland Tax Rates Bylaw 2025.

At the December 3, 2024, Regular Council Meeting, Council approved a 6.65% provisional budget General Tax Rate increase.

For a typical single-family home, in the District of Peachland, valued at \$887,000 as reported by BC Assessment, this General Tax Rate reflects a \$111.72 (5.59%) tax increase to the typical residential dwelling, excluding policing, transit, and parcel tax increases. This is a \$9.31 per month increase.



## **DISCUSSION**

The typical assessed value of a Peachland single family home is from BC Assessment Authority and indicates a 0.34% increase from \$884,000 in 2024 to \$887,000 in 2025. If a property's assessed value increased more than \$3,000 the property taxes collected will be more for that property versus a typical residential property and if a property's assessed value decreased more than \$3,000, the property taxes collected will be less for that property versus a typical residential property.

In addition to the General Tax Rate increase, the 2025 Policing budget in the amount of \$1,089,160 represents an estimated \$28.64 (9.24%) increase over 2024 for the average assessed home in Peachland.

The Transit budget of \$241,553 represents an estimated \$4.31 (6.09%) increase over the prior year for an average assessed home.

Taxes collected by other taxing authorities affect the typical home by an estimated increase of \$63.04 (3.92%). Significant components are provided as follows:

- Regional District taxes increased by 5.94% for parks, liquid waste management and fire and protective services.
- Hospital District taxes increased by 4.64% for capital and equipment services.
- Okanagan Regional Library taxes increased by 2.79% for operating costs.
- School taxes increased by 3.67% for capital and operating costs.

There have been no changes to the tax rate multiplier categories in 2025.

## **IMPLICATIONS/RELATED ISSUES/RISK**

The 2025 Tax Rate Bylaw is required to be adopted by Council prior to submission to the Ministry by May 15, 2025.

## **STRATEGIC DIRECTION**

### **Fiscal Responsibility**

The tax rates follow Council direction to maintain services for all of Peachland while recognizing the need to incorporate long term financial planning.

## **CONCLUSION**

It is recommended Council adopt Bylaw No. 2444 The Corporation of the District of Peachland Tax Rates Bylaw 2025.

## **SUPPORTING DOCUMENTATION**

2025 Tax Rates Bylaw Number 2444

2025 Budget Tax Comparison table for Typical Single-Family Dwelling

## **REVIEWED & APPROVED BY Joe Creron, CAO**

**THE CORPORATION OF THE DISTRICT OF PEACHLAND**

**BYLAW NUMBER 2444**

**A Bylaw for the Levying of Rates for Municipal,  
Hospital, Regional District and Other Purposes for  
The Year 2025**

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WHEREAS the Council of the Corporation of the District of Peachland, in Open Meeting assembled, HEREBY ENACTS AS FOLLOWS:

1. The following rates appearing on Schedule 'A' attached hereto and forming a part hereof, are hereby levied for the year 2025:
  - a) For all lawful general purposes of the Municipality on the assessed value of land and improvements taxable for general Municipal purposes.
  - b) For debt purposes on the assessed value of land and improvements taxable for general Municipal purposes.
  - c) For policing purposes on the assessed value of land and improvements taxable for general Municipal purposes.
  - d) For transit purposes on the assessed value of land and improvements taxable for general Municipal purposes.
  - e) For purposes of the Central Okanagan Regional District on the assessed value of land and improvements taxable for Regional Hospital District purposes.
  - f) For purposes of the Central Okanagan Regional District Sterile Insect Release Program on the assessed value of land taxable for Regional Hospital District purposes.
  - g) For the purposes of the Central Okanagan Regional Hospital District on the assessed value of land and improvements taxable for Regional Hospital District purposes.
  - h) For the purposes of the Okanagan Regional Library on the assessed value of land and improvements taxable for general Municipal purposes.
2. The minimum amount of taxation upon any parcel of land, with or without improvements thereon, shall be the sum of One Hundred Dollars (\$100.00.)
3. A percent addition of Ten Percent (10%) will be added to the amount remaining unpaid after the SECOND DAY OF JULY 2025 AT ELEVEN FIFTY-NINE P.M. (11:59 P.M.) and the amount unpaid, including the per centum additions, will be deemed to be the amount of the current year's Taxes due and payable upon such Rateable Land and Improvements.
4. If the Rates and Taxes, or any part thereof, due to the Collector for the Corporation of the District of Peachland shall not be paid by the THIRTY-FIRST DAY OF DECEMBER 2025, the Collector may collect the same in the manner provided in the *Community Charter* and amendments thereto.

5. This Bylaw may be cited for all purposes as "2025 Tax Rates Bylaw Number 2444".

READ A FIRST TIME, this 6th day of May 2025.

READ A SECOND TIME, this 6th day of May 2025.

READ A THIRD TIME, this 6th day of May 2025.

ADOPTED, this      day of      2025

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

Schedule A  
Attached to and forming  
Part of Bylaw Number 2444

**Corporation of the District of Peachland  
2025 Property Tax Rates**

<b>Tax Rates:</b>	<b>General Municipal Tax Rate Multipliers</b>	<b>General</b>	<b>Policing</b>	<b>Transit</b>	<b>Regional District</b>	<b>Regional District Sterile Insect Release</b>	<b>Regional Hospital District</b>	<b>Regional Library</b>
Class 1 - Residential	1.0000	2.3792	0.3817	0.0847	0.2546	0.0171	0.1975	0.1092
Class 2 - Utilities	8.4826	20.1815	3.2377	0.7181	0.8912	0.0599	0.6911	0.9266
Class 5 - Industrial	3.5000	8.3271	1.3359	0.2963	0.8657	0.0582	0.6713	0.3823
Class 6 - Business/Other	1.9000	4.5204	0.7252	0.1608	0.6238	0.0419	0.4838	0.2075
Class 8 - Recreation/Non-Profit	1.5000	3.5687	0.5725	0.1270	0.2546	0.0171	0.1975	0.1638
Class 9 - Farm	1.0000	2.3792	0.3817	0.0847	0.2546	0.0171	0.1975	0.1092

**District of Peachland**  
**2025 Budget Highlights**  
**Tax Comparisons for a Typical Residential Property**

	2024		2025		Increase	
	Amount	Percentage	Amount	Percentage	Amount	Percentage
<b>Property Assessment</b>	884,000		887,000		3,000	0.34%
<b>General Municipal Taxation</b>						
General Tax	1,998.59	45.77%	2,110.31	45.14%	111.72	5.59%
Policing Tax	309.91	7.10%	338.56	7.24%	28.64	9.24%
Transit Tax	70.77	1.62%	75.08	1.61%	4.31	6.09%
<b>Total General Taxation</b>	<b>2,379.28</b>	<b>54.49%</b>	<b>2,523.96</b>	<b>53.98%</b>	<b>144.68</b>	<b>6.08%</b>
<b>Municipal Parcel Taxes</b>						
Phase 1- and 2 Sewer Collection	129.07	2.96%	129.33	2.77%	0.26	0.20%
Water Capital Debt Servicing	199.60	4.57%	200.42	4.29%	0.82	0.41%
Protective Services Building Debt Servicing	50.00	1.15%	150.00	3.21%	100.00	200.00%
<b>Total Parcel Taxes</b>	<b>378.67</b>	<b>8.67%</b>	<b>479.75</b>	<b>10.26%</b>	<b>101.08</b>	<b>26.69%</b>
<b>Other Taxing Authorities</b>						
Regional District	213.19	4.88%	225.86	4.83%	12.67	5.94%
Regional District - Sterile Insect Release	14.69	0.34%	15.17	0.32%	0.48	3.28%
Regional District - Solid Waste Parcel Tax	40.48	0.93%	42.36	0.91%	1.88	4.64%
Hospital District	169.16	3.87%	175.14	3.75%	5.98	3.54%
Okanagan Regional Library	94.26	2.16%	96.89	2.07%	2.63	2.79%
BC Assessment Authority	30.67	0.70%	31.67	0.68%	0.99	3.23%
Municipal Finance Authority	0.18	0.00%	0.18	0.00%	0.00	0.34%
School Taxes	1,045.95	23.95%	1,084.36	23.19%	38.41	3.67%
<b>Total Other Taxing Authorities</b>	<b>1,608.58</b>	<b>36.84%</b>	<b>1,671.62</b>	<b>35.75%</b>	<b>63.04</b>	<b>3.92%</b>
<b>Total Taxation</b>	<b>4,366.53</b>	<b>100.00%</b>	<b>4,675.33</b>	<b>100.00%</b>	<b>308.80</b>	<b>7.07%</b>