



**VILLAGE OF BELCARRA
5-Year (2026 – 2030) Financial Plan
Bylaw No. 637, 2025**



A bylaw to establish the 5-Year Financial Plan for the years 2026 – 2030 inclusive

WHEREAS pursuant to section 165 of the *Community Charter*, the Council shall, before the 15th of May in each year, before the annual property tax bylaw is adopted, adopt a financial plan;

AND WHEREAS the Municipal Council has caused to be prepared a 5-Year Financial Plan for the period 2026 – 2030 inclusive;

NOW THEREFORE, the Council of the Village of Belcarra enacts as follows:

1. This Bylaw shall be cited for all purposes as the "Village of Belcarra 5-Year (2026 – 2030) Financial Plan Bylaw No. 637, 2025".
2. Council hereby adopts the 5-Year Financial Plan for the years 2026 – 2030 inclusive, as set out in Schedules A, B and C, attached hereto and forming part of this bylaw.
3. This Bylaw shall come into effect on January 1, 2026.

READ A FIRST TIME on December 1, 2025

READ A SECOND TIME on December 1, 2025

READ A THIRD TIME on December 1, 2025

ADOPTED by the Council on December 15, 2025

Jamie Ross
Mayor

Amanda Seibert
Corporate Officer

This is a certified a true copy of
Village of Belcarra 5-Year (2026 – 2030) Financial
Plan Bylaw No.637, 2025

Chief Administrative Officer

Schedule "A"
2026 - 2030 Financial Plan Summary

	2026	2027	2028	2029	2030
REVENUE					
Taxation (including grants in lieu)	(1,242,132)	(1,295,143)	(1,350,340)	(1,407,813)	(1,467,654)
Parcel taxes	(267,617)	(267,617)	(267,617)	(267,617)	(267,617)
Sale of services & regulatory fees	(916,330)	(952,081)	(989,273)	(1,027,961)	(1,068,208)
Government transfers	(1,451,746)	(927,882)	(933,464)	(568,745)	(575,093)
Investment income	(159,280)	(162,632)	(166,058)	(169,559)	(173,137)
Actuarial income	(62,623)	(68,980)	(75,560)	(82,369)	(89,417)
Total Revenue	(4,099,728)	(3,674,335)	(3,782,312)	(3,524,064)	(3,641,126)
EXPENSES					
General government & fiscal services	272,060	249,364	254,711	260,203	296,127
Administration & human resources	356,375	365,639	375,162	384,960	395,039
Information technology	64,267	66,133	71,391	73,428	75,656
Support services (engineering, finance & planning)	227,405	152,419	214,856	157,334	159,856
Building inspection & bylaw enforcement	126,736	130,098	133,687	137,112	140,769
Public works & transportation	272,885	280,280	287,868	295,658	303,656
Major road network (MRN)	159,216	165,275	167,668	174,044	176,449
Fire & emergency services	6,159	6,283	6,408	6,536	6,666
Waste & recycle depot (WARD)	228,924	235,459	242,509	249,543	256,780
Water system	578,318	589,310	600,112	611,149	622,949
Amortization	409,135	429,339	450,547	472,811	496,182
Total Expenses	2,701,480	2,669,599	2,804,919	2,822,778	2,930,129
ANNUAL SURPLUS	(1,398,248)	(1,004,736)	(977,393)	(701,286)	(710,997)
RESERVES, DEBT & CAPITAL					
Tangible capital assets	2,069,005	964,679	1,073,504	268,504	213,512
Amortization	(409,136)	(429,339)	(450,546)	(472,812)	(496,182)
Repayment of debt (principal & actuarial)	181,625	187,982	194,562	201,371	208,419
Transfers from reserves	(1,289,232)	(591,625)	(760,450)	(270,450)	(245,741)
Transfers to reserves	790,440	813,673	847,237	897,421	949,326
Transfers to surplus	55,546	59,366	73,086	77,252	81,663
Total Reserves, Debt & Capital	1,398,248	1,004,736	977,393	701,286	710,997
FINANCIAL PLAN BALANCE	-	-	-	-	-

Schedule "B"
2026 - 2030 Capital Plan Summary

	2026	2027	2028	2029	2030	Totals
PLANNED CAPITAL EXPENDITURES						
<u>General Capital Plan</u>						
General & Information Technology	\$ 22,593	\$ 14,679	\$ 17,504	\$ 25,504	\$ 28,512	\$ 108,792
Public Works & Municipal Hall	200,000	122,000	71,000	5,000	5,000	403,000
Vehicles & Equipment	55,000	8,000	-	8,000	45,000	116,000
Transportation Infrastructure (Non-MRN)	85,000	85,000	300,000	160,000	105,000	735,000
Transportation Infrastructure (MRN)	1,300,000	500,000	500,000	-	-	2,300,000
Drainage	80,000	150,000	80,000	15,000	15,000	340,000
Parks & Recreation	50,000	10,000	-	-	-	60,000
Subtotal General Capital Plan	\$ 1,792,593	\$ 889,679	\$ 968,504	\$ 213,504	\$ 198,512	\$ 4,062,792
<u>Water Utility Capital Plan</u>	\$218,912	\$20,000	\$65,000	\$20,000	\$10,000	\$ 333,912
<u>Waste & Recycle Depot (WARD) Utility Water Capital Plan</u>	\$57,500	\$55,000	\$40,000	\$35,000	\$5,000	\$ 192,500
TOTAL PLANNED CAPITAL EXPENDITURES	\$ 2,069,005	\$ 964,679	\$ 1,073,504	\$ 268,504	\$ 213,512	\$ 4,589,204
PLANNED CAPITAL FUNDING						
<u>General Capital Plan</u>						
Canada Community-Building Fund Reserve	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ -	\$ 250,000
General Capital Reserve	132,593	221,679	288,504	40,504	43,512	726,792
Vehicle & Equipment Capital Reserve	70,000	73,000	5,000	13,000	50,000	211,000
Transportation Infrastructure Reserve	135,000	95,000	150,000	160,000	105,000	645,000
Growing Communities Fund Reserve	510,000	-	150,000	-	-	660,000
Climate Action Plan Funds	40,000	-	-	-	-	40,000
Grants	780,000	375,000	375,000	-	-	1,530,000
Subtotal General Capital Plan	\$ 1,792,593	\$ 889,679	\$ 968,504	\$ 213,504	\$ 198,512	\$ 4,062,792
<u>Water Utility Capital Plan</u>	\$ 60,870	\$ 20,000	\$ 65,000	\$ 20,000	\$ 10,000	\$ 175,870
Growing Communities Fund Reserve	158,042	-	-	-	-	158,042
Subtotal Water Utility Capital Plan	\$ 218,912	\$ 20,000	\$ 65,000	\$ 20,000	\$ 10,000	\$ 333,912
<u>Waste & Recycle Depot (WARD) Utility Water Capital Plan</u>	\$ 18,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 33,000
General Capital Reserve	30,000	-	-	-	-	30,000
Growing Communities Fund Reserve	9,500	50,000	40,000	30,000	-	129,500
Subtotal WARD Utility Capital Plan	\$ 57,500	\$ 55,000	\$ 40,000	\$ 35,000	\$ 5,000	\$ 192,500
TOTAL PLANNED CAPITAL FUNDING	\$ 2,069,005	\$ 964,679	\$ 1,073,504	\$ 268,504	\$ 213,512	\$ 4,589,204

Schedule “C” – Statement of Objectives and Policies

Financial Plan Objectives and Policies for Funding Sources, Distribution of Property Value Taxes, and Permissive Tax Exemptions

A. Funding Sources

Over the Village of Belcarra's 5-year financial plan the funding sources, as defined in Section (165) (7) of the Community Charter, are as follows:

	2026	2027	2028	2029	2030
Operating Revenue Sources					
Property value taxation	38.0%	39.3%	39.6%	39.9%	40.3%
Parcel tax	8.2%	8.1%	7.9%	7.6%	7.3%
Fees	27.9%	28.9%	29.0%	29.2%	29.3%
Other sources*	26.0%	23.8%	23.5%	23.3%	23.0%
Proceeds from borrowing	0.0%	0.0%	0.0%	0.0%	0.0%
Totals	100.1%	100.1%	100.0%	100.0%	99.9%
Capital Revenue Sources					
Other sources - Reserves	60.4%	61.1%	65.1%	100.0%	100.0%
Other sources - Grants	39.6%	38.9%	34.9%	0.0%	0.0%
Other sources - Appropriated Surplus	0.0%	0.0%	0.0%	0.0%	0.0%
Proceeds from borrowing	0.0%	0.0%	0.0%	0.0%	0.0%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%

* Government transfers, investment income & actuarial on debt

Objectives:

- Ensure that the Village's services are sustained over the long-term by providing for core operations and future asset/infrastructure replacements and renewals.

Policy:

- Build up reserves to optimal levels through property tax and utility user fee increases (for water and the waste & recycle depot).
- Minimize external borrowing and create internal reserve sources of funding and financing.

B. Distribution of Municipal Property Taxes Across Property Classes

Over the term of the financial plan the distribution of municipal property taxes across the property tax classes is expected to be similar to 2025, as follows:

Distribution of 2025 Property Taxes

Property Classes	Property Tax Dollars Raised	% of Total Property Taxation
1 Residential	\$1,182,073	98.6%
2 Utilities	\$1,277	0.1%
3 Supportive Housing	\$0	0.0%
4 Major Industry	\$0	0.0%
5 Light Industry	\$0	0.0%
6 Business/Other	\$236	0.0%
7 Managed Forest Land	\$0	0.0%
8 Recreation/Non-Profit	\$15,042	1.3%
9 Farm	\$0	0.0%
Totals	\$1,198,628	100.0%

Objective:

- Maintain a consistent, proportionate relationship in the sharing of the tax burden amongst the tax classes.

Policy:

- Set tax rates in accordance with the tax class multiples set by the Province of BC.

C. Permissive Tax Exemptions

Objective:

- Recognize the contributions of non-profit organizations and groups which provide services and activities for the Community.

Policy:

- Full or partial permissive tax exemptions will be considered to encourage activities or services that:
 - are consistent with the quality of life (economic, social, and cultural) objectives of the Village;
 - provide direct access and benefit to the community, and
 - would otherwise be provided by the Village.
- Council Policy 176 provides additional details and requirements for Permissive Tax Exemptions.