

DISTRICT OF TAYLOR
2026 – 2030 FINANCIAL PLAN BYLAW No. 904, 2026

A BYLAW OF THE DISTRICT OF TAYLOR RESPECTING THE
2026 – 2030 FINANCIAL PLAN

Council for the District of Taylor in open meeting assembled enacts as follows:

1. This Bylaw may be cited as the "2026 – 2030 Financial Plan Bylaw No. 904, 2026."
2. This Budget, hereto annexed as Exhibit "A", is hereby approved, and authorized and shall stand as the Estimates of Revenue and Expenditure for the years 2026 through 2030.
3. This Statement, hereto annexed as Exhibit "B," is hereby approved and authorized and shall stand as the Statement of Objectives and Policies for the years 2026 to 2030.
4. The Chief Administrative Officer, Director of Corporate Services and Manager of Financial Services are hereby authorized to pay in accordance with the Bylaws of the District of Taylor, in sums of money set out in the Budget for the purposes therein specified.
5. All cheques drawn on the bank for payments of funds belonging to the District shall be signed by the Director of Corporate Services, Director of Community Services, Director of Protective Services, Director of Operations, Manager of Financial Services, or the Chief Administrative Officer and countersigned by the Mayor or such other person or persons as authorized by Council before being issued.

READ A FIRST TIME THIS 7th DAY OF April, 2026.

READ A SECOND TIME 7th DAY OF April, 2026.

READ A THIRD TIME THIS 7th DAY OF April, 2026.

ADOPTED THIS 20th DAY OF April, 2026.

MAYOR

CORPORATE OFFICER

I hereby certify that this is a true copy of Bylaw No. 904, 2026 cited as "2026 - 2030 Financial Plan, Bylaw No. 904, 2026".

CORPORATE OFFICER

Exhibit "A"
2026-2030 Financial Plan
Capital Plan

Capital	Financial Plan					
	\$	2026	2027	2028	2029	2030
Capital Revenues						
General Capital Grants	\$	6,518,950	870,000	710,000	220,000	-
Water/Sewer Grants	\$	920,806	-	-	-	-
Sub-Total	\$	7,439,756	870,000	710,000	220,000	-
Operating Revenue Transfers						
General	\$	553,267	\$ 452,000	\$ 502,006	\$ 198,750	\$ 150,000
Water	\$	-	-	-	-	-
Sewer	\$	-	-	-	-	-
Sub-Total	\$	553,267	452,000	502,006	198,750	150,000
Reserves						
Carry Forward - prior year						
General	\$	564,181	100,000	-	95,000	95,000
Water	\$	25,000	-	-	-	-
Sewer	\$	31,253	-	-	-	-
Growing Community Fund	\$	386,000	-	423,000	-	-
Building Reserve	\$	737,000	-	-	450,000	-
Climate Action	\$	-	-	-	-	-
Equipment Reserve	\$	-	370,000	904,994	566,250	280,000
Operating Reserve	\$	-	-	-	-	-
Sale of Lots Reserve	\$	343,692	-	-	-	-
Water Reserve	\$	-	-	-	-	-
Sewer Reserve	\$	-	-	-	-	-
Sub-Total	\$	2,087,126	\$ 470,000	\$ 1,327,994	\$ 1,111,250	\$ 375,000
Capital Revenue Total	\$	10,080,149	\$ 1,792,000	\$ 2,540,000	\$ 1,530,000	\$ 525,000
Capital Expenditures						
Carry Forward - prior year						
General	\$	364,181	-	-	-	-
Water	\$	25,000	-	-	-	-
Sewer	\$	31,253	-	-	-	-
General Capital	\$	8,153,950	1,792,000	2,540,000	1,530,000	525,000
Water Capital	\$	896,300	-	-	-	-
Sewer Capital	\$	609,464	-	-	-	-
Sub-Total	\$	10,080,149	1,792,000.00	2,540,000.00	1,530,000.00	525,000.00
Depreciation						
General	\$	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000
Water	\$	190,000	190,000	190,000	190,000	190,000
Sewer	\$	130,000	130,000	130,000	130,000	130,000
Sub-Total	\$	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000
Depreciation Transfer						
General	\$	(1,750,000)	(1,750,000)	(1,750,000)	(1,750,000)	(1,750,000)
Water	\$	(190,000)	(190,000)	(190,000)	(190,000)	(190,000)
Sewer	\$	(130,000)	(130,000)	(130,000)	(130,000)	(130,000)
Sub-Total	\$	(2,070,000)	(2,070,000)	(2,070,000)	(2,070,000)	(2,070,000)
Transfer Between Funds						
Operating to Water	\$	-	-	-	-	-
Water to Operating	\$	-	-	-	-	-
Operating to Sewer	\$	-	-	-	-	-
Sewer to Operating	\$	-	-	-	-	-
Sub-Total	\$	-	-	-	-	-
Capital Expenditure Total	\$	10,080,149	\$ 1,792,000	\$ 2,540,000	\$ 1,530,000	\$ 525,000
Net Total	\$	-	-	-	-	-

Exhibit "A"
2026-2030 Financial Plan
Operating Plan

Operating	Financial Plan				
Object Category	2026	2027	2028	2029	2030
500 - Taxation Revenue	4,870,339	5,006,971	5,245,224	5,390,177	5,539,479
520 - Grants, Donations, Borrowing	2,529,925	2,349,729	2,236,331	2,263,567	2,511,348
540 - Internal Transfers	51,308	-	-	-	-
600 - Sale of Service	2,539,550	2,570,500	2,601,450	2,632,400	2,653,850
620 - Licenses, Permits	84,500	84,500	84,500	84,500	84,500
625 - Asset Revenue	334,061	339,306	344,557	349,812	355,073
630 - Fines, Interest, Penalties	461,500	466,500	471,500	476,500	481,500
640 - Recoveries, Other	27,639	15,828	16,025	16,225	16,430
Total Revenues	10,898,821	10,833,335	10,999,587	11,213,182	11,642,181
Activity Centre					
10 - General Government	5,625,472	5,591,675	5,673,435	5,778,518	5,901,480
20 - Operations	533,550	555,302	554,526	582,323	559,742
30 - Community Services					
300 - Community Services	370,497	349,378	351,581	356,032	356,532
303 - Parks and Facilities	788,286	788,406	788,363	785,038	809,020
308 - Golf Course	821,250	835,032	837,847	850,295	843,915
40 - Protective Services	405,830	384,612	393,634	384,419	390,731
50 - Water Services	284,350	242,002	224,157	237,315	224,476
60 - Sanitary Sewer Services	176,750	163,348	163,448	163,550	163,654
	9,005,984	8,908,755	8,986,991	9,137,489	9,249,551
10-191 - Internal Transfers					
753 - Contribution to Reserves					
General Reserves	349,302	543,312	834,322	1,179,426	1,174,112
Building Reserve	170,000	170,000	170,000	20,000	510,000
Equipment Reserve	595,150	519,150	306,150	177,400	107,400
Water Infrastructure Reserve	211,237	211,237	120,237	343,237	312,237
Sewer Infrastructure Reserve	13,881	28,881	79,881	156,881	138,881
754 - Contribution to Internal Fund	553,267	452,000	502,006	198,750	150,000
Total 10-191 - Internal Transfers	1,892,837	1,924,580	2,012,596	2,075,694	2,392,630
Total Expenses	10,898,821	10,833,335	10,999,587	11,213,182	11,642,181
Net Total	-	-	-	-	-

Exhibit 'B'
District of Taylor
2026 – 2030 Financial Plan
Statement of Objectives and Policies

In accordance with Section 165 (3.1) of the *Community Charter*, the District of Taylor 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.

Funding Sources

Objectives

1. To provide good value to the taxpayers within the District of Taylor.
2. To provide opportunities for consultation and input for the public to contribute to the decision-making process and to take that input, if given, into meaningful consideration.
3. To establish user fees that achieve full or partial cost recovery to minimize subsidization while still ensuring the services are not cost prohibitive.
4. To schedule capital projects
 - a. to preserve, maintain and improve our infrastructure,
 - b. to provide for health, safety, and quality of life for property owners, residents, businesses, industry and visitors within Taylor,
 - c. to improve the environmental footprint of the community.

Policies

1. Council will review all user fees to ensure the fees, where deemed appropriate, will be based on a cost recovery basis.
Note: issues that could affect the implementation of cost recovery fees are:
 - i) Market comparable rates.
 - ii) Public safety/health concerns (e.g., subsidized sporting opportunities to promote public safety, health, and well-being).

Table 1: Sources of Revenue 2026

Revenue Source	% of Total	Projected \$
Government Grants	52%	11,784,784
Property Taxes	20%	4,555,419
Operational Revenue	10%	2,211,000
Peace River Agreement	6%	1,308,963
Municipal Reserves	5%	1,110,000
Utility Revenue	3%	690,250
Interest, Permit Revenue	1%	257,334
Parcel Taxes	1%	116,250
Total**	100%	\$22,034,000

Distribution of Property Tax Rates

The issue of property tax distribution is always a difficult issue for Council. They are set after due consideration of several factors – including but not limited to:

- Economic development concerns/issues
- Relative community impact
- Historical property tax rates
- Province wide comparisons for industry
- Community acceptance

Table 2: 2026 Municipal Property Tax Rates

Class Name	2026 Assessment	2026	% of Total
Residential	166,869,300	4.0962	14.97%
Utilities	22,530,610	40.0000	20.46%
Supportive Housing	0	0.0000	0.00%
Major Industry	39,372,700	56.1374	46.88%
Light Industry	24,826,300	33.3253	15.50%
Commercial	13,271,100	14.6699	2.07%
Recreational	1,134,200	6.2260	0.11%
Farm	161,575	15.9909	0.02%
	\$265,165,785	170.4457	100.00%

Objective 1

To have major industrial taxpayers (industry) close to the provincial average for other industrial communities (i.e., communities with \$10,000,000 or more in industrial assessment; see Table 4). The tax rate multiples are not linked or of prime concern due to the realities of the real estate market/industrial assessment formulas. The percentage of taxes collected from major industry, in relation to overall taxes collected, has been 52.75% in 2019, 53.39% in 2020, 55.26% in 2021, 54.68% in 2022/2023, 55.57% in 2024, 46.38% in 2025, and is 46.88% in 2026.

Objective 2

The Business tax rate has been set to less than a 2 to 1 ratio in relation to the residential tax rate, “artificially low” with the intention of providing an economic incentive for growth. Given the relatively small size of the assessment base for this class, the relative budgetary impact of having a higher tax rate would be negligible. The 2026 tax rate is 1.74 to 1 which is still in line with 2 to 1 ratio.

Objective 3

The residential tax rate, like the industrial rate, has generally been set to provide for the generation of a consistent source of tax flow. Taylor’s residential property tax rate is below the regional average. The rate remains intentionally low when compared with other municipalities in the region to encourage further economic development and offset the perceived negative impact to assessment values from the proximity of industry.

Table 3: Comparison of 2025 Property tax rates in the Peace River Region

Municipalities	Purpose of Tax Rate	Residential	Utilities	Supportive Housing	Major Industry ¹	Light Industry	Business	Managed Forest Land	Recreation Non-Profit	Farm ¹
Chetwynd	Municipal	4.37260	43.63000	4.37260	39.78510	18.00000	10.71330	13.11780	0.03440	5.34200
Dawson Creek	Municipal	7.25420	54.70830	7.25420	37.33130	22.10930	21.88330	21.76260	8.21350	21.83850
Fort St. John	Municipal	5.72410	40.00000	5.72410	31.76470	29.01720	16.10480	0.00000	12.06470	1.71720
Hudson's Hope	Municipal	3.92000	40.00000	0.00000	25.00000	25.00000	10.25000	0.00000	3.25000	3.25000
Pouce Coupe	Municipal	4.16300	47.20000	3.45379	12.00000	13.11345	10.19935	3.45379	4.16300	4.16300
Taylor	Municipal	4.09621	40.00000	0.00000	52.13743	27.32534	6.66992	0.00000	4.22599	5.99089
Tumbler Ridge	Municipal	5.78906	40.00000	0.00000	122.81833	58.04858	15.64141	0.00000	22.17162	5.78906
Average		5.04560	43.64833	2.97210	45.83384	27.51627	13.06601	5.47631	7.73189	6.87009

Policies

The District will:

1. Supplement, where possible, revenues from user fees/charges and other sources to help offset the municipal tax burden.
2. Continue to maintain and encourage economic development initiatives to attract residential growth necessary to provide critical mass for viable commercial development within the community.
3. Regularly review and compare the District’s distribution of tax burden relative to other communities in the region and Province of BC.
4. The District will not impose development cost charges or business licenses fees to compensate for the differential between residential and industrial property tax rates and to promote economic development.

Permissive Tax Exemptions

Objectives

Any organization receiving the exemption must be a registered non-profit society, as the municipality will not provide a subsidy that result in commercial and/or private gain.

Policies

1. The District will continue to provide, without discrimination, permissive tax exemptions for all non-profit organizations upon request.
2. The District will review, upon application, requests by other non-profit organizations for the granting of tax exemptions. The goals, policies, and principles of the organization receiving the exemption must not be inconsistent with, or in conflict, with those of the District.

Table 4: Comparison of Provincial 2025 Property Tax Rates with Major Industry Assessments over \$10,000,000

	Municipalities	Purpose of Tax Rate	General Purposes Major Industry Assessment	Major Industry Tax Rate	(Under)/Over Average
1	Squamish	Municipal	39,773,000	125.00000	83.2100
2	Tumbler Ridge	Municipal	86,751,200	122.81833	81.0284
3	Williams Lake	Municipal	34,260,200	107.10713	65.3172
4	Quesnel	Municipal	119,213,000	97.65155	55.8616
5	Smithers	Municipal	10,549,200	95.53394	53.7440
6	Houston	Municipal	21,328,200	95.36949	53.5795
7	Fort St. James	Municipal	21,700,700	79.94710	38.1571
8	Ladysmith	Municipal	16,960,600	75.84500	34.0550
9	Port Alberni	Municipal	101,663,700	65.97793	24.1880
10	Prince George	Municipal	338,701,900	65.81997	24.0300
11	Prince Rupert	Municipal	280,398,000	65.81997	24.0300
12	Powell River	Municipal	81,597,000	64.10731	22.3173
13	Princeton	Municipal	51,798,900	59.21230	17.4223
14	Merritt	Municipal	15,846,300	57.55530	15.7653
15	Taylor	Municipal	37,512,900	52.13743	10.3475
16	Revelstoke	Municipal	12,639,400	51.99600	10.2060
17	Vanderhoof	Municipal	29,665,000	47.98610	6.1961
18	Kamloops	Municipal	104,001,100	44.91000	3.1200
19	Castlegar	Municipal	77,309,900	44.62290	2.8329
20	Trail	Municipal	258,065,000	42.23310	0.4431
21	Fraser Lake	Municipal	31,088,000	40.35500	(1.4350)
22	Chetwynd	Municipal	31,882,200	39.78510	(2.0049)
23	Dawson Creek	Municipal	19,532,000	37.33130	(4.4587)
24	Stewart	Municipal	36,378,100	36.86600	(4.9240)
25	Port Moody	Municipal	306,302,700	36.64698	(5.1430)
26	Esquimalt	Municipal	59,202,000	36.35280	(5.4372)
27	Grand Forks	Municipal	27,202,900	35.39870	(6.3913)
28	Vancouver ¹	Municipal	372,803,000	34.24062	(7.5494)

29	Fort St. John	Municipal	19,830,000	31.76470	(10.0253)
30	Kitimat	Municipal	2,028,126,300	31.52074	(10.2692)
31	North Cowichan	Municipal	200,027,100	29.91124	(11.8787)
32	Golden	Municipal	14,150,000	28.27880	(13.5112)
33	Coldstream	Municipal	10,376,000	28.21322	(13.5768)
34	Spallumcheen	Municipal	23,316,000	27.71910	(14.0709)
35	North Vancouver	Municipal	849,262,230	27.50000	(14.2900)
36	Radium Hot Springs	Municipal	11,318,200	25.79630	(15.9937)
37	Sparwood	Municipal	277,904,600	24.84356	(16.9464)
38	Logan Lake	Municipal	137,197,400	20.38880	(21.4012)
39	Northern Rockies	Municipal	260,816,969	19.82698	(21.9630)
40	Elkford	Municipal	180,386,500	19.01742	(22.7726)
41	Burnaby	Municipal	542,016,800	18.44009	(23.3499)
42	Surrey	Municipal	271,729,200	17.09339	(24.6966)
43	Delta	Municipal	975,723,800	16.80610	(24.9839)
44	New Westminster	Municipal	112,114,000	16.71121	(25.0788)
45	North Vancouver	Municipal	392,485,000	13.85969	(27.9303)
46	Pitt Meadows	Municipal	18,718,200	11.84190	(29.9481)
47	Victoria	Municipal	27,104,000	10.86020	(30.9298)
48	Nanaimo	Municipal	176,696,500	9.09370	(32.6963)
49	Chase	Municipal	19,936,000	7.46000	(34.3300)
50	Richmond	Municipal	550,962,900	6.05201	(35.7380)
51	West Kelowna	Municipal	43,087,000	4.82034	(36.9696)
52	Langley	Municipal	139,727,900	4.21100	(37.5790)
53	Langley	Municipal	132,444,300	4.21100	(37.5790)
	Average			41.78998	