

**DISTRICT OF LANTZVILLE
BYLAW NO. 423, 2025**

**A BYLAW TO AMEND DISTRICT OF LANTZVILLE 2025-2029 FINANCIAL PLAN
BYLAW NO. 405, 2025**

WHEREAS section 165 of the *Community Charter* stipulates that a municipality must have a financial plan that is adopted on an annual basis;

AND WHEREAS section 165 (2) of the *Community Charter* stipulates that for certainty, the financial plan may be amended by bylaw at any time;

NOW THEREFORE the Municipal Council of the District of Lantzville in open meeting assembled hereby enacts as follows:

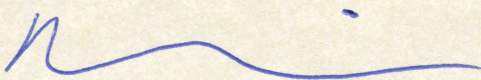
1. That District of Lantzville 2025-2029 Financial Plan Bylaw No. 405, 2025, is hereby amended by deleting Schedule "A" in its entirety and substituting Amended Schedule "A" as attached hereto and forming part of this Bylaw.
2. This Bylaw may be cited for all purposes as "District of Lantzville 2025-2029 Financial Plan Bylaw No. 405, 2025, Amendment Bylaw No. 423, 2025" and shall become effective upon adoption.

READ A FIRST TIME this 10th day of December, 2025.

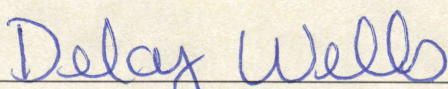
READ A SECOND TIME this 10th day of December, 2025.

READ A THIRD TIME this 10th day of December, 2025.

ADOPTED this 28th day of January, 2026.



Mark Swain, Mayor



Delcy Wells, Director of Corporate Administration



“Schedule A”
District of Lantzville 2025-2029 Financial Plan Bylaw No. 405, 2025, Amendment
Bylaw 423, 2025

2025-2029 Amended Financial Plan Summary

	2025	2026	2027	2028	2029
Revenues					
Property taxes	(3,293,548)	(3,318,395)	(3,384,763)	(3,452,458)	(3,521,507)
Grants in lieu	(143,416)	(144,850)	(146,300)	(147,763)	(149,241)
Parcel taxes	(594,680)	(594,680)	(594,680)	(594,680)	(594,680)
Sale of services & regulatory fees	(1,917,727)	(1,963,511)	(2,010,550)	(2,058,881)	(2,108,542)
Government transfers	(1,245,143)	(7,703,400)	(717,551)	(722,259)	(727,015)
Restricted Revenue DCC	(197,798)	-	-	-	-
Interest revenue	(559,582)	(570,774)	(582,189)	(593,832)	(605,709)
Other revenue	(383,818)	(390,254)	(396,814)	(403,500)	(410,314)
Total Revenues	(8,335,712)	(14,685,864)	(7,832,847)	(7,973,373)	(8,117,008)
Expenses					
General government services	1,752,494	1,776,525	1,781,502	1,816,190	1,851,573
Building inspection & bylaw enforcement services	242,630	247,299	252,061	257,103	262,245
Environmental services	358,613	365,785	373,100	380,562	388,173
Planning & community services	425,156	311,328	317,555	323,908	330,386
Protective services	649,540	652,330	665,376	678,683	692,259
Public works & transportation services	838,066	751,327	764,855	778,651	792,721
Recreation & cultural services	253,818	258,893	264,071	269,352	274,737
Sewer operating	224,148	228,400	229,501	230,621	231,765
Water operating	655,004	666,253	677,728	689,432	701,370
Interest on debt	39,130	39,130	39,130	39,130	39,130
Amortization	1,130,500	1,130,500	1,130,500	1,130,500	1,130,500
Total Expenses	6,569,099	6,427,770	6,495,379	6,594,132	6,694,859
Annual Surplus(Deficit)	(1,766,613)	(8,258,094)	(1,337,468)	(1,379,241)	(1,422,149)
Reserves, Capital & Debt					
Capital assets	3,271,068	15,349,500	2,341,000	717,000	1,815,000
Transfers from reserves for capital	(2,596,844)	(1,686,500)	(2,341,000)	(717,000)	(1,815,000)
Debt Funding		(6,663,000)		-	-
Unfunded amortization	(1,130,500)	(1,130,500)	(1,130,500)	(1,130,500)	(1,130,500)
Debt principal payments	110,208	110,208	110,208	110,208	110,208
Transfers to reserves	2,174,705	2,209,622	2,258,192	2,299,145	2,341,217
Internal borrowing repayments	97,976	98,764	99,568	100,388	101,224
Transfers from restricted surplus	(100,000)	-	-	-	-
Transfers from reserves for operations	(60,000)	(30,000)	-	-	-
Total Transfers	1,766,613	8,258,094	1,337,468	1,379,241	1,422,149
Annual surplus (deficit)	-	-	-	-	-

“Schedule B”
District of Lantzville 2025-2029 Financial Plan Bylaw No. 405, 2025, Amendment
Bylaw 423, 2025

2025 - 2029 Amended Capital Plan Summary

	2025	2026	2027	2028	2029	Totals
PLANNED CAPITAL EXPENDITURES						
General Capital Plan						
General & Information Technology	\$ 89,400	\$ 29,000	\$ 22,000	\$ 8,000	\$ 20,000	\$ 168,400
Facilities	100,000	13,713,000	-	-	-	13,813,000
Heavy Duty Equipment & Fleet	249,827	19,000	600,000	-	609,000	1,477,827
Equipment	152,500	47,500	78,000	18,000	-	296,000
Transportation Infrastructure	979,600	850,000	500,000	575,000	385,000	3,289,600
Storm Drainage	527,568	350,000	350,000	-	350,000	1,577,568
Parks & Recreation	157,000	-	-	-	-	157,000
Subtotal General Capital Plan	\$ 2,255,895	\$ 15,008,500	\$ 1,550,000	\$ 601,000	\$ 1,364,000	\$ 20,779,395
Sewer Utility Capital Plan	\$ 10,200	\$ -	\$ -	\$ -	\$ -	\$ 10,200
Water Utility Capital Plan	\$ 1,004,973	\$ 341,000	\$ 791,000	\$ 116,000	\$ 451,000	\$ 2,703,973
TOTAL PLANNED CAPITAL EXPENDITURES	\$ 3,271,068	\$ 15,349,500	\$ 2,341,000	\$ 717,000	\$ 1,815,000	\$ 23,493,568
PLANNED CAPITAL FUNDING						
General Capital Plan						
Community Works Reserve Fund	\$ 318,600	\$ 850,000	\$ 350,000	\$ -	\$ 350,000	\$ 1,868,600
General Capital Reserve Fund	\$ 476,670	\$ 126,500	\$ 100,000	\$ 26,000	\$ 20,000	\$ 749,170
Growing Communities Fund	\$ 11,574	\$ -	\$ -	\$ -	\$ -	\$ 11,574
Vehicle & Equipment Reserve Fund	\$ 149,827	\$ 19,000	\$ 600,000	\$ -	\$ 609,000	\$ 1,377,827
Transportation Infrastructure Reserve Fund	\$ 625,000	\$ 350,000	\$ 500,000	\$ 575,000	\$ 385,000	\$ 2,435,000
Government Grants	\$ 376,426	\$ 7,000,000	\$ -	\$ -	\$ -	\$ 7,376,426
Debt Funding	\$ -	\$ 6,663,000	\$ -	\$ -	\$ -	\$ 6,663,000
Use of Restricted Revenue (DCCs)	\$ 197,798	\$ -	\$ -	\$ -	\$ -	\$ 197,798
Use of Restricted Surplus	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Subtotal General Capital Plan	\$ 2,255,895	\$ 15,008,500	\$ 1,550,000	\$ 601,000	\$ 1,364,000	\$ 20,779,395
Sewer Utility Capital Reserve Fund	\$ 10,200	\$ -	\$ -	\$ -	\$ -	\$ 10,200
Water Utility Capital Plan	\$ 1,004,973	\$ 341,000	\$ 791,000	\$ 116,000	\$ 451,000	\$ 2,703,973
TOTAL PLANNED CAPITAL FUNDING	\$ 3,271,068	\$ 15,349,500	\$ 2,341,000	\$ 717,000	\$ 1,815,000	\$ 23,493,568

**Schedule “C”
 District of Lantzville 2025-2029 Financial Plan Bylaw No. 405, 2025, Amendment
 Bylaw 423, 2025**

Statement of Objectives and Policies

Section 165 (3.1) of the *Community Charter* requires the following objectives and policies in regards to the District of Lantzville’s funding sources, distribution of property taxes, development potential relief, and the use of permissive tax exemptions.

A. Funding Sources

Over the District of Lantzville’s 5-year financial plan the funding sources, as defined in section 165 (7) of the *Community Charter*, are as follows:

	<u>Funding Sources</u>				
	2025	2026	2027	2028	2029
Operating Revenue Sources					
Property value taxation (includes grants-in-lieu)	43.9%	24.1%	45.0%	45.1%	45.2%
Parcel taxes	7.6% ▽	4.1% ▽	7.6% ▽	7.5%	7.3%
Fees	24.5%	13.7%	25.7%	25.8%	26.0%
Other sources - government transfers/grants	11.1%	4.9%	9.2%	9.1%	9.0%
Other sources - reserves	0.8%	0.2%	0.0%	0.0%	0.0%
Other sources	12.1%	6.7%	12.5%	12.5%	12.5%
Proceeds from borrowing	0.0%	46.3%	0.0%	0.0%	0.0%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%
Capital Revenue Sources					
Other sources - reserves	79.4%	19.4%	100.0%	100.0%	100.0%
Other sources - government transfers/grants	11.5%	80.6%	0.0%	0.0%	0.0%
Other sources - restricted revenue (DCCs)	6.0%	0.0%	0.0%	0.0%	0.0%
Other sources - unrestricted surplus	3.1%	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%

Objective:

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

Policy:

- Incrementally build up reserves through prudent long-term financial planning.
- 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 District of Lantzville 5-year financial plan the distribution of municipal property taxes across the property tax classes is expected to be similar to 2024, as follows:

Distribution of 2024 Property Taxes

Property Class	Property Tax Dollars Raised	Percentages
1. Residential	2,689,349	85.38%
2. Utilities	108,920	3.46%
3. Supportive Housing	0	0.00%
4. Major Industry	0	0.00%
5. Light Industry	40,113	1.27%
6. Business/Other	271,819	8.63%
7. Managed Forest Land	34,324	1.09%
8. Recreation/Non-Profit	4,986	0.16%
9. Farm	235	0.01%
Total	3,149,746	100.00%

Objective:

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

Policy:

- Set tax rates consistent with the percentage of property tax dollars raised from the various tax classes in prior years.

C. Development Potential Relief

Objective:

- To work with the landowners and developers to create development that is consistent with Council's vision.

Policy:

- To review the impact of section 198.1 of the *Community Charter* on the District's tax base to determine future steps, if any.

D. Permissive Tax Exemptions

Objective:

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

Policy:

- To review permissive tax exemptions on an annual basis and to provide full or partial permissive tax exemptions to those organizations that improve the quality of life for District of Lantzville residents.