

**DISTRICT OF LANTZVILLE  
BYLAW NO. 429, 2026**

**A BYLAW TO ESTABLISH A FIVE-YEAR FINANCIAL PLAN**

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

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

1. Schedules "A" and "B" attached hereto and forming part of this Bylaw are hereby adopted as the Financial Plan of the District of Lantzville for the five-year period from January 1, 2026 to December 31, 2030.
2. This Bylaw may be cited for all purposes as "District of Lantzville 2026-2030 Financial Plan Bylaw No. 429, 2025" and shall become effective upon adoption.

**READ A FIRST TIME** this 25<sup>th</sup> day of February, 2026.

**READ A SECOND TIME** this 25<sup>th</sup> day of February, 2026.

**READ A THIRD TIME** this 15<sup>th</sup> day of April, 2026.

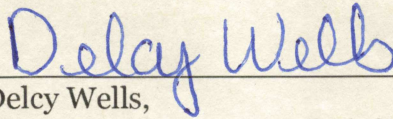
**THIRD READING RESCINDED** this 22<sup>nd</sup> day of April, 2026.

**READ A THIRD TIME** this 22<sup>nd</sup> day of April, 2026.

**ADOPTED** this 29<sup>th</sup> day of April, 2026.



Mark Swain,  
Mayor



Delcy Wells,  
Director of Corporate Administration



**“Schedule A”**  
**District of Lantzville 2026-2030 Financial Plan Bylaw No. 429, 2026**

	2026	2027	2028	2029	2030
<b>Revenues</b>					
Property Taxes	3,527,243	3,784,280	3,885,090	4,039,650	4,200,120
Payments in Lieu	17,671	18,550	19,850	20,250	20,860
Parcel Taxes	598,276	598,276	598,276	598,276	598,276
Sale of Services	1,654,169	1,684,880	1,716,200	1,748,160	1,780,760
Government Transfers	14,842,930	793,434	1,014,064	815,834	827,044
Other Revenue	3,197,120	1,456,641	1,381,047	1,405,933	1,430,627
<b>Total Revenues</b>	<b>23,837,409</b>	<b>8,336,061</b>	<b>8,614,527</b>	<b>8,628,103</b>	<b>8,857,687</b>
<b>Expenses</b>					
General Government Services	1,996,207	1,986,188	2,014,910	2,063,730	2,150,980
Building Inspection Services	245,403	251,880	258,540	264,550	269,840
Bylaw Enforcement	81,400	83,030	84,690	86,390	88,120
Community and Development Services	369,178	371,980	382,430	391,620	399,430
Protective Services	679,133	811,831	828,070	844,634	866,542
Environmental Services	352,632	359,690	366,880	374,220	381,700
Public Works and Transportation Services	951,952	972,740	994,080	1,014,100	1,032,630
Recreation and Cultural Services	274,507	280,747	288,420	285,095	290,310
Sewer	325,336	334,330	343,610	351,680	358,440
Water	863,807	872,680	888,970	882,120	899,450
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
	<b>7,309,184</b>	<b>7,494,726</b>	<b>7,620,230</b>	<b>7,727,769</b>	<b>7,907,072</b>
<b>Annual Surplus(Deficit)</b>	<b>16,528,225</b>	<b>841,335</b>	<b>994,297</b>	<b>900,334</b>	<b>950,615</b>
<b>Add back: Unfunded Amortization</b>	<b>1,130,500</b>	<b>1,130,500</b>	<b>1,130,500</b>	<b>1,130,500</b>	<b>1,130,500</b>
	<b>17,658,725</b>	<b>1,971,835</b>	<b>2,124,797</b>	<b>2,030,834</b>	<b>2,081,115</b>
<b>Capital Expenditures</b>					
General Capital	19,808,449	4,809,200	1,995,500	24,000	15,000
Sanitary Sewer capital	380,000	-	-	-	125,000
Water Capital	14,543,626	370,000	1,554,000	70,000	70,000
	<b>34,732,075</b>	<b>5,179,200</b>	<b>3,549,500</b>	<b>94,000</b>	<b>210,000</b>
<b>Transfers and Acquisitions</b>					
Transfers to Reserves/Surplus	1,848,673	1,890,059	1,905,201	2,019,402	2,068,831
Transfer from Reserves/Surplus	(7,343,144)	(3,562,551)	(3,540,500)	(294,000)	(410,000)
Transfer to (from ) Reserve Funds	(5,494,471)	(1,672,492)	(1,635,299)	1,725,402	1,658,831
Transfers to (from) Accumulated Surplus					
Proceeds from Borrowing	11,787,850	1,744,649			
Internal Borrowing Repayment	98,763	99,568	100,388	101,224	102,076
Debt Principal Payments	110,208	110,208	110,208	110,208	110,208
	<b>(17,073,350)</b>	<b>(3,207,365)</b>	<b>(1,424,703)</b>	<b>1,936,834</b>	<b>1,871,115</b>
<b>Annual Surplus (Deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**“Schedule B”**  
**District of Lantzville 2026-2030 Financial Plan Bylaw No. 429, 2026**

**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:

	2026	2027	2028	2029	2030
<b>Revenues</b>					
Property Taxes	15%	45%	45%	46%	47%
Payments in Lieu	0%	1%	1%	1%	1%
Parcel Taxes	3%	7%	7%	7%	7%
Sale of Services	7%	20%	20%	20%	20%
Government Transfers	62%	9%	12%	9%	9%
Other Revenue	14%	17%	16%	16%	16%
<b>Total Revenues</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

**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 as follows:

<b>Property Class</b>	<b>% of 2026 Total Assessment</b>	<b>% Total of 2026 Property Tax Revenue</b>
Residential	96.39%	87.29%
Light Industry	0.21%	1.23%
Business and Other	3.20%	10.28%
Managed Forest Land	0.09%	1.04%
Recreation/Non-profit	0.10%	0.15%
Farm	0.01%	0.01%
	100.00%	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.