



AGENDA

Special Meeting of the Council of the Village of Chase
to be held in the Council Chamber at the Village Office, 826 Okanagan Avenue, and via Zoom
on May 2, 2023 at 4:00 p.m.

Join the meeting from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/84751835377?pwd=RmtyRkpybEZBZVRIZVg5RXExS3k4QT09>

Or join the meeting using your phone:

Dial: 1-778-907-2071

Meeting ID: 847 5183 5377

Passcode: 433095

1. CALL TO ORDER

2. ADOPTION OF AGENDA

Resolution:

“THAT the agenda of the April 18, 2023 Special (Budget) Meeting be adopted as presented.”

3. ADOPTION OF MINUTES

3.1 Minutes of the April 11, 2023 Regular Meeting

Pages 1-6

Resolution:

“THAT the minutes of the April 11, 2023 Regular meeting be adopted as presented.”

3.2 Minutes of the April 18, 2023 Special (Budget) Meeting

Pages 7-9

Resolution:

“THAT the minutes of the April 18, 2023 Special (Budget) meeting be adopted as presented.”

4. PUBLIC HEARINGS

None

5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

This opportunity is for members of the gallery to provide input on items on this agenda.

6. DELEGATIONS

None

7. REPORTS

None

8. UNFINISHED BUSINESS

8.1 Village of Chase 2023-2027 Financial Plan Bylaw No. 927-2023

Pages 10-16

Recommendation:

“THAT the Village of Chase 2023-2027 Financial Plan Bylaw No. 927-2023 be given third reading.”

8.2 Village of Chase 2023 Tax Rates Bylaw No. 928-2023

Pages 17-18

Recommendation:

“THAT the Village of Chase 2023 Tax Rates Bylaw No. 928-2023 be given third reading.”

9. NEW BUSINESS

None.

10. NOTICE OF MOTION

11. IN CAMERA

None

12. RELEASE OF IN CAMERA ITEMS

None

13. ADJOURNMENT

Resolution:

“THAT the May 2, 2023 Special (Budget) Meeting be adjourned.”



MINUTES

of the Regular Meeting of the Council of the Village of Chase
held in the Council Chamber at the Village office at 826 Okanagan Avenue, and via Zoom
on Tuesday, April 11, 2023 at 4:00 p.m.

PRESENT: Mayor David Lepsoe
Councillor Colin Connett
Councillor Ron Harder
Councillor Jane Herman
Councillor Fred Torbohm

In Attendance: Joni Heinrich, Chief Administrative Officer
Sean O'Flaherty, Director of Corporate Operations
Deb Lovin, Chief Financial Officer

Public Participants: 9 in-person, 1 via Zoom

1. CALL TO ORDER

Mayor Lepsoe called the meeting to order at 4:00 p.m.

2. ADOPTION OF AGENDA

Moved by Councillor Herman

Seconded by Councillor Harder

"THAT the agenda of the April 11, 2023 Regular Meeting be adopted as presented."

CARRIED
#2023/04/11_001

3. ADOPTION OF MINUTES

3.1 Minutes of the March 28, 2023 Regular Meeting

Moved by Councillor Torbohm

Seconded by Councillor Connett

"THAT the minutes of the March 28, 2023 Regular Meeting be adopted as presented."

CARRIED
#2023/04/11_002

4. PUBLIC HEARINGS

None

5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

Karen Bassett of 564 Lakeshore Drive spoke about the Visitor Information Centre and stated that she does not support the move of the service to the Museum. She said she felt the direction was coming from one particular business who has been attempting to shut down the Chamber for many years. There is less parking at the Museum while there is adequate parking, washroom facilities and picnic tables at the current location. She does not believe trains are a detriment, and the Chamber does not discriminate between businesses who have or don't have business licenses when giving out informaton to visitors.

Christina Lutterman of 44-1250 Hillside Avenue who is the manager of the Chamber and provides Visitor information services stated that she was very disappointed and blindsided by this matter being on the Council agenda. She was informed that the Museum was aware of this proposal, however the Chamber was not informed. She added that parking at the Museum is inadequate, that there does not seem to be a very good understanding of the services provided at the Visitor Information Centre, that the Chamber and the Visitor Information Services are completely separate, and that the only operation at the current location is the Visitor Information Services so if they no longer occur there, the building will be vacated. She added that most of the visitors love the trains, and the staff do not discriminate against businesses who do not have a Chamber membership.

Joan Anderson of 641 Hysop Road spoke about the Visitor Information Centre Services as she has been on the Board of both the Chamber and the Museum in the past and has experience working in both locations. She stated that this matter has come up in the past, there was a time where the responsibilities of the Visitor Information Centre services were shared by both entities however this was not efficient. If the Visitor Information Centre service is moved to the Museum there will be a need for a trained staff person to offer those services.

Amit Goel of 834 B Thompson Avenue, spoke regarding the Provincial Nominee Program – Entrepreneur Immigration and noted:

- It took the Village a while to get onto the program – if we stop now we are going backwards
- It is a mandate of the Federal and Provincial governments to support economic development initiatives and immigration in particular
- The Village is 10 years behind other communities in terms of economic development
- The best way to handle this is to hire a co-op student from TRU who could provide other supports to the Village

6. DELEGATIONS

None

7. REPORTS

a) Mayor and Council Reports

Mayor Lepsoe

March 30 – Attended Thompson Nicola Regional Hospital District Board meeting – was informed that eight (8) more Operating Room staff have been hired – operating room hours are 7 a.m. to 3 p.m. Ashcroft is piloting a virtual care program, substance abuse supports are available in Chase and it will be 10-15 years by the time phase three of the hospital construction is completed which will give more room for the required services to be offered

March 30 – Attended Board meeting for TNRD and discussed budget

April 3 – met with senior staff to discuss various matters and upcoming meetings

April 5 – Attended Council and senior staff workshop

April 9 – Helped judge the Easter parade bike entries at the Lions Easter event

Councillor Connett

March 28 – Attended Regular meeting of Council

March 31 – Met with newly formed Climate Action committee members

April 4 – Attended Chase Environmental Action Society meeting

Councillor Herman

March 31 – Along with Councillor Connett and CAO, met with newly formed Climate Action Committee

April 4 – Attended the Minor Hockey Awards Event

April 5 – Met with Patricia Simpson regarding the newcomers to Chase project and attended Council and Senior Staff workshop

April 8 – Attended the Easter event parade

Councillor Harder

March 28 – Attended the Regular meeting of Council

April 5 – Attended Council and Senior Staff workshop

Councillor Torbohm

April 5 – Attended a Council and Senior staff workshop

Reviewed agendas, emails, responded to various enquiries, met with staff as needed

The Director of Corporate Operations noted that Council can expect to receive building permit reports on a quarterly basis. He noted that a number of comfort letters were issued this past month which upon request are provided to potential purchasers of property so they know if there are outstanding permits or other requirements associated with that property.

Moved by Councillor Harder

Seconded by Councillor Herman

“THAT the reports from Council and staff be received for information.”

CARRIED

#2023/04/11_003

8. UNFINISHED BUSINESS

8.1 Visitor Information Services – Proposal for Relocation

Councillor Connett spoke to his proposal stating that more people would drive through the downtown and stop at businesses if the Visitor Information Services were located at the Museum. He added that there is ample parking, washroom facilities at the Museum and there are no trains.

Moved by Councillor Connett

Seconded by Councillor Torbohm

“THAT the Visitor Information Centre Services be relocated from the Chamber office to the Museum effective January 1, 2024.”

Councillor Torbohm noted that there is not much information regarding this proposal, we do not know if there is even a Board of Directors for the Chamber of Commerce.

The vote was taken and it was

DEFEATED
Councillor Connett was in favour of the motion.
#2023/04/11_004

Moved by Councillor Torbohm
Seconded by Councillor Harder

"THAT Administration be directed to obtain additional information from both the Chamber and the Museum and discuss the location of the Visitor Information Centre with both Boards of Directors and others in the community and bring a report back to Council for consideration."

CARRIED
Councillor Connett opposed.
#2023/04/11_005

8.2 Street Sweeper Unit – Proposal for Village of Purchase

Councillor Connett re-stated some of the reasons why he is proposing that the Village purchase its own street sweeper. He added that the downtown could be swept weekly during the summer months and before events.

Moved by Councillor Torbohm
Seconded by Councillor Connett

"THAT Administration be directed to investigate options and costs for a Village owned street sweeper and bring the information back to Council."

CARRIED
#2023/04/11_006

9. NEW BUSINESS

9.1 Development Permit DP2023-1 – Whitfield Landing

Councillor Connett asked if the people who have purchased properties in the development have been consulted about the trail.

The Director of Corporate Operations noted that the trail was a requirement of the Village well before the development proceeded, and all property purchasers in the Whitfield Landing development have been given information about the trail's location.

Moved by Councillor Torbohm
Seconded by Councillor Herman

"THAT Development Permit DP2023-1 be approved."

CARRIED
Councillor Connett opposed.
#2023/04/11_007

9.2 Development Permit DP2023-2 – 910 Sicamous Avenue

Moved by Councillor Torbohm
Seconded by Councillor Herman

"THAT Development Permit DP2023-2 be approved."

CARRIED
#2023/04/11_008

9.3 Council Code of Conduct Policy

Moved by Councillor Herman

Seconded by Councillor Harder

"THAT Council adopt the Code of Conduct policy as presented."

CARRIED

#2023/04/11_009

9.4 British Columbia Provincial Nominee Program – Entrepreneur Immigration Regional Pilot (PNP-EIRP)

Moved by Councillor Connett

Seconded by Councillor Harder

"THAT the Village of Chase continue participating in the PNP-EIRP program pending the costs associated with hiring student support personnel for this purpose."

CARRIED

#2023/04/11_010

9.5 Road Closure – Shuswap Avenue – Mother's Day Event

Moved by Councillor Connett

Seconded by Councillor Harder

"THAT Shuswap Avenue be closed to traffic between Haldane Avenue and Chase Street between 10:00 a.m. and 2:00 p.m. on Saturday, May 13, 2023 for the purpose of Chase and Area Young Learners Society's Mother's Day event."

CARRIED

#2023/04/11_011

9.6 UBCM letter regarding Provincial Land Inventory for Housing

Moved by Councillor Herman

Seconded by Councillor Torbohm

"THAT the letter from Jen Ford, President of UBCM regarding a Provincial Land Inventory for Housing be received as information; AND

THAT staff compile a list of acceptable Village owned properties in Chase that could be used for housing and send the list to the Province of BC."

CARRIED

#2023/04/11_012

9.7 Chase Secondary Class of 2023 – Dry Grad

Moved by Councillor Herman

Seconded by Councillor Torbohm

"THAT the Village donate \$200 to the 2023 Dry Grad committee from Council's grant in aid budget."

CARRIED

#2023/04/11_013

10. NOTICE OF MOTION

None

11. OPPORTUNITY FOR PUBLIC TO SPEAK ON MUNICIPAL MATTERS

Amit Goel thanked the Mayor and Council for continuing the PNP-EIRP program and offered his support in any way he can to assist.

Christina Lutterman of 44-1250 Hillside Avenue and manager of the Chase and District Chamber of Commerce stated that all visitors are given information about every business and not just ones that are members of the Chamber. She added that a number of businesses have agreed to participate in the Welcome program including 11 members and 8 non-members. In addition, the Chamber business of the year award in 2022 went to a business who does not have a membership with the Chamber.

Bev Iglesias of 621 3rd Avenue stated that the Village's streets are terrible, the appearance of the community is terrible and dusty and how do we attract people to come into our community with the roads in this condition? She added that our community is drying up. She also stated that if the Council cannot make decisions and keep sending items back to staff, this takes up a lot of staff time for staff that is already very busy. She concluded by stating that the Village should buy a building to house various groups for activities such as the seniors and youth.

Karen Basset of 564 Lakeshore Drive stated that crime in Chase is out of control, and the Village should be dealing with it. She said that the conservation person removed camp debris from near the Lions' RV park and said the other camp was on Village property, that the RCMP and conservation has no jurisdiction. She added that the RV park caretakers are afraid to come back because of frequent vandalism and she is not sure she will even open the park this year which will cost the Village a lot of donations into the community. She said the three locations of crime in the Village are bylaw infraction issues and should be dealt with by the Village. She also asked why Council has not given her an answer regarding the \$60,000 the Lions has earmarked for vault toilets in Willson Park.

12. RELEASE OF IN CAMERA ITEMS

None

13. IN CAMERA

None

14. ADJOURNMENT

Moved by Councillor Torbohm

Seconded by Councillor Harder

"THAT the April 11, 2023 Regular Meeting be adjourned."

CARRIED
#2023/04/11_014

The meeting concluded at 5:34 p.m.

David Lepsoe, Mayor

Sean O'Flaherty, Corporate Officer



MINUTES

of the Special (Budget) Meeting of the Council of the Village of Chase
held in the Council Chamber at the Village office at 826 Okanagan Avenue, and via Zoom
on Tuesday, April 18, 2023 at 4:00 p.m.

PRESENT: Mayor David Lepsoe
Councillor Colin Connett
Councillor Jane Herman
Councillor Fred Torbohm

In Attendance: Joni Heinrich, Chief Administrative Officer
Sean O'Flaherty, Director of Corporate Operations
Deb Lovin, Chief Financial Officer
Mike McLean, Deputy Corporate Officer (virtual)

Regrets: Councillor Ron Harder

Public Participants: 4 in-person, 3 via Zoom

1. CALL TO ORDER

Mayor Lepsoe called the meeting to order at 4:00 p.m.

2. ADOPTION OF AGENDA

Moved by Councillor Torbohm

Seconded by Councillor Herman

"THAT the agenda of the April 18, 2023 Special (Budget) Meeting be adopted as presented."

CARRIED
#2023/04/18_001

3. ADOPTION OF MINUTES

None

4. PUBLIC HEARINGS

None

5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

6. DELEGATIONS

None

7. REPORTS

None

8. UNFINISHED BUSINESS

None

9. NEW BUSINESS

9.1 Village of Chase 2023-2027 Financial Plan Bylaw No. 927-2023

The Chief Financial Officer provided an overview of the budget for 2023 noting:

- The community charter requires municipalities annually to adopt a Financial Plan before the Tax Rates Bylaw is adopted
- In 2023 the bylaws need to be adopted by May 14
- The financial plan shows proposed expenditures, proposed funding sources and proposed transfers between funds
- The proposed budget represents an increase of 4.76% over the 2022 budget some of which is captured by new growth revenue (new taxation that did not exist in 2022)
- The Village must collect taxes for other authorities for taxes such as School tax, Police tax, Regional District tax, Hospital District tax, BC Assessment and Municipal Finance Authority

Moved by Councillor Torbohm

Seconded by Councillor Connett

“THAT the Village of Chase 2023 to 2027 Financial Plan Bylaw No. 927-2023 be given first reading.”

**CARRIED
#2023/04/18_002**

Moved by Councillor Herman

Seconded by Councillor Torbohm

“THAT the Village of Chase 2023 to 2027 Financial Plan Bylaw No. 927-2023 be given second reading.”

**CARRIED
#2023/04/18_003**

9.2 Village of Chase 2023 Tax Rates Bylaw No. 928-2023

Moved by Councillor Herman

Seconded by Councillor Connett

“THAT the Village of Chase 2023 Tax Rates Bylaw No. 928-2023 be read a first time.”

**CARRIED
#2023/04/18_004**

Moved by Councillor Torbohm

Seconded by Councillor Herman

“THAT the Village of Chase 2023 Tax Rate Bylaw No. 928-2023 be read a second time.”

**CARRIED
#2023/04/18_005**

10. NOTICE OF MOTION

None

11. IN CAMERA

Moved by Councillor Herman
Seconded by Councillor Torbohm

“THAT Council recess to an In Camera meeting pursuant to the Community Charter Section 90 1 (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under Section 21 of the Freedom of Information and Protection of Privacy Act.”

**CARRIED
#2023/04/18_006**

12. RELEASE OF IN CAMERA ITEMS

As the contract with the manager of the Art Holding Memorial Arena is coming up for renewal, the Village of Chase will administer the advertising of Requests for Proposals for the operation of the Art Holding Memorial Arena.

13. ADJOURNMENT

Moved by Councillor Torbohm
Seconded by Councillor Herman

“THAT the April 18, 2023 Special (Budget) Meeting be adjourned.”

**CARRIED
#2023/04/18_007**

The meeting concluded at 5:05 p.m.

David Lepsoe, Mayor

Sean O’Flaherty, Corporate Officer

**VILLAGE OF CHASE
BYLAW NO. 927-2023**

A Bylaw to Adopt the Village of Chase 2023 to 2027 Financial Plan

WHEREAS the Community Charter requires that municipalities must establish a Five Year financial plan that is adopted annually by bylaw;

NOW THEREFORE the Council of the Village of Chase, in the Province of British Columbia, in an open meeting assembled enacts as follows:

1. Schedule "A", Village of Chase 2023 to 2027 Financial Plan and Schedule "B" Statement of Objectives and Policies, attached hereto, shall form part of this Bylaw and are hereby adopted as the Five Year Financial Plan for the Village of Chase for the years 2023 to 2027 inclusive.
2. This Bylaw may be cited as "Village of Chase 2023 to 2027 Five Year Financial Plan Bylaw No. 927-2023".

READ A FIRST TIME THIS 18th DAY OF APRIL, 2023

READ A SECOND TIME THIS 18th DAY OF APRIL, 2023

READ A THIRD TIME THIS ____ DAY OF MAY, 2023

ADOPTED THIS ____ DAY OF MAY, 2023

David Lepsoe, Mayor

Sean O'Flaherty, Corporate Officer

VILLAGE OF CHASE						
Bylaw No .927-2023 - Schedule "A"						
2023 to 2027 Financial Plan						
		2023	2024	2025	2026	2027
Revenues						
Property Taxes		(2,258,296)	(2,292,945)	(2,311,391)	(2,356,614)	(2,360,572)
Payments in Lieu of Taxes		(25,525)	(25,550)	(25,550)	(25,550)	(25,550)
Utility Tax & Franchise Fees		(75,600)	(75,600)	(75,600)	(75,600)	(75,600)
Interest and Penalties on taxes		(24,000)	(24,000)	(24,000)	(24,000)	(24,000)
Collection of taxes for Other Governments		(1,835,805)	(1,835,805)	(1,835,805)	(1,835,805)	(1,835,805)
Grants General		(621,751)	(621,751)	(621,751)	(621,751)	(621,751)
Growing Communities Fund		(1,547,000)	0	0	0	0
Fees						
Other Revenue Own Sources		(214,855)	(175,955)	(176,505)	(176,805)	(177,105)
Water utility		(770,500)	(847,900)	(931,400)	(1,023,300)	(1,124,300)
Sewer utility		(359,750)	(377,750)	(415,250)	(456,750)	(502,350)
Solid Waste Management		(290,500)	(301,800)	(386,000)	(418,800)	(242,000)
Other Revenue-COVID 19		0	0	0	0	0
Disposal of Tangible Capital Assets		0	0	0	0	0
DCC		(50,000)	(10,000)	(10,000)	(10,000)	(10,000)
Disposal of Lands		(130,000)	0	0	0	0
Deferred Revenue		0	0	0	0	0
Conditional Project Grants						
General		(917,878)	0	0	0	0
Water utility		0	0	0	0	0
Sewer utility		0	0	0	0	0
Solid Waste Management		0	0	0	0	0
Transfers from Reserves						
General		(300,000)	(410,000)	(130,000)	0	0
Water utility		0	0	0	0	0
Sewer utility		0	0	0	0	0
Solid Waste		0	0	0	0	0
Land Reserve		(160,000)	0	0	0	0
Fleet Reserve		(307,000)	0	(115,000)	0	0
Gas Tax Reserve		(535,000)	0	0	0	0
Transfers from Surplus						
General		(44,000)	(46,000)	(49,000)	(51,000)	(52,000)
Water utility		(48,024)	(48,024)	(48,024)	(48,024)	(48,024)
Sewer utility		(11,526)	(11,526)	(11,526)	(11,526)	(11,526)
Solid Waste Management		0	0	0	0	0
Transfers from Surplus for Capital						
General		(539,750)	(922,000)	(277,000)	(277,000)	(277,000)
Water utility		(19,000)	0	0	0	0
Sewer utility		(85,000)	0	0	0	0
Proceeds from Borrowing		0	0	0	0	0
Total Revenues		(11,170,760)	(8,026,606)	(7,443,802)	(7,412,525)	(7,387,583)

		2023	2024	2025	2026	2027
Expenditures						
	Payment of taxes to Other Governments	1,835,805	1,835,805	1,835,805	1,835,805	1,835,805
	Grants in aid	31,500	11,500	11,500	11,500	11,500
	Legislative services	97,850	99,650	101,150	105,350	103,950
	Corporate services	974,276	961,100	973,750	1,005,650	1,000,310
	Municipal Enforcement	35,450	36,450	36,450	36,450	36,450
	Emergency Services	9,000	9,000	9,000	9,000	9,000
	Fire service	265,900	269,800	270,616	271,448	272,297
	Rescue service	32,100	48,700	47,700	48,800	48,800
	Planning	10,500	10,500	10,500	12,000	12,000
	Economic Development	46,950	45,700	51,950	50,700	51,950
	Public Works Admin	493,300	497,600	502,300	507,200	512,200
	Fleet	121,000	127,500	117,500	117,500	117,500
	Transportation-Roads & Drainage	276,100	278,000	281,660	283,600	287,100
	Parks	204,150	199,250	201,850	204,450	207,150
	Cemetery	21,900	22,700	23,000	23,300	23,600
	Recreation Facilities	423,300	423,600	423,720	423,720	423,720
	Water	759,400	726,400	732,400	736,900	741,400
	Sewer	457,515	451,150	453,950	456,250	458,550
	Solid Waste	290,500	301,800	386,000	418,800	277,000
	Special Project-Reports & Assessments					
	General	155,361	625,000	0	0	0
	Capital Expenditures					
	General	1,155,333	457,000	272,000	27,000	27,000
	Water	504,000	0	0	0	0
	Sewer	785,000	0	0	0	0
	COVID 19 Project Allocations	13,934	0	0	0	0
	Interest on Debt Repayment					
	Water	47,000	47,000	47,000	47,000	47,000
	Sewer	21,600	21,600	21,600	21,600	21,600
	Fire Truck	11,000	9,000	6,400	3,900	1,300
	Debt Repayment					
	Water	48,024	48,024	48,024	48,024	48,024
	Sewer	11,526	11,526	11,526	11,526	11,526
	Fire Truck	44,000	46,000	49,000	51,000	52,000
	DCC	50,000	10,000	10,000	10,000	10,000
	Transfers to Land Reserves	130,000	0	0	0	0
	Transfer to Growing Communities Fund Reserve	1,547,000				
	Transfer to Gas Tax Reserve	165,751	165,751	165,751	165,751	165,751
	Transfers to Reserves					
	General	250,000	250,000	250,000	250,000	250,000
	Solid Waste	0	0	0	0	0
	Water	0	0	0	0	0
	Sewer	0	0	0	0	0
	Total Expenditures	11,326,025	8,047,106	7,352,102	7,194,224	7,064,483
	Total Annual Cash (Surplus)/Deficit	155,265	20,500	(91,700)	(218,300)	(323,100)
	Transfer to/(from)-General	0	0	(0)	0	0
	Transfer to/(from)-Water	35,900	(74,500)	(152,000)	(239,400)	(335,900)
	Transfer to/(from)-Sewer	119,365	95,000	60,300	21,100	(22,200)
	Transfer to/(from)-Solid Waste	0	0	0	0	35,000
	Total Transfers	155,265	20,500	(91,700)	(218,300)	(323,100)
	Financial Plan Balance (will be \$0)	0	0	0	0	(0)

**Village of Chase
Bylaw No. 927-2023
2023 to 2027 Financial Plan
Schedule “B” – Statement of Objectives and Policies**

In accordance with Section 165(3.1) of the *Community Charter*, the Five Year Financial Plan must include objectives and policies regarding each of the following:

1. The proportion of total revenue that comes from the following funding sources described in Section 165(7) of the *Community Charter*:
 - (a) revenue from property value taxes;
 - (b) revenue from parcel taxes;
 - (c) revenue from fees;
 - (d) revenue from other sources;
 - (e) proceeds from borrowing.
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 in 2023.

<u>Table 1 – 2023 Revenue Sources</u>	
<u>Revenue Source</u>	<u>Percentage of Total</u>
Municipal taxes	20.22%
Other Taxes	17.55%
Fees	12.72%
Grants	27.63%
Other Sources	3.53%
Transfers	18.35%
Borrowing	0.00%
Total	100.00%

Municipal property taxation, generally the largest revenue source, offers a stable and reliable source of revenue for services that are difficult or undesirable to fund on a user-pay basis. These include services such as maintenance of streets, sidewalks, parks, general administration, fire protection, bylaw enforcement, and snow removal. The Village will factor in the use of non-market growth in the assessment roll due to new construction and development to assist in new revenue to balance the overall financial plan.

Other taxes are taxes collected on behalf of other authorities, which are then remitted to the corresponding taxing authority. Franchise fees and payments in lieu of taxes and interest and penalties collected on outstanding property taxes are also included as other taxes.

Fees are user fees and charges which fund specific services including water, sewer and solid waste collection.

The major contributions to the Grant funding are the Small Community Grant and Canada Community Building Fund. There are several other federal, provincial and regional sources which support Village initiatives. In 2023 the Village will receive a one-time funding of \$1,547,000 for the Growing Communities fund.

For 2023, the Village of Chase has applied for a significant amount of additional grant funding for several major Capital projects, which shall only be undertaken if the grant funding applications are successful.

Other sources include revenues collected from the use and rental of Village assets, investment interest and disposition of capital assets.

Transfers consist of revenues transferred from reserve, surplus or deferred revenue funds.

Policies and Objectives

Property Taxes: The objective is to balance the budget each year and maintain a reasonable tax burden. The Village shall strive to implement stable, fair and representative tax rates for all property classes, while seeking funding sources and opportunities to offset tax collection requirements.

Parcel Taxes: The Village of Chase does not currently collect parcel taxes within the municipality.

Fees: The Village shall strive to ensure the fees charged for water, sanitary sewer and solid waste services are on a cost recovery basis. The Village shall review and revise the user fees to ensure they are meeting the capital and operational costs of the services for which they are collected.

Other Sources: The objective is to maximize other revenue sources including grant funding from higher levels of government, to reduce the taxation burden and provide support to Council priorities and directives.

Borrowing: The objective is to identify the borrowing needs in advance and ensure the funding option supports the objectives noted above.

DISTRIBUTION OF PROPERTY TAX RATES

Table 2 outlines the distribution of property tax rates among the property classes.

<u>Table 2 - Distribution of Municipal Property Taxes</u>		
<u>Property Classification</u>	<u>% of Total Property Taxation</u>	<u>Value</u>
Residential (1)	78.31%	\$1,768,552
Utilities (2)	1.63%	36,766
Major Industry (4)	6.50%	146,824
Business and Other (6)	13.55%	305,907
Recreation / Non-Profit (8)	0.00%	0
Farm (9)	0.01%	247
Total All Sources	100.00%	\$ 2,258,296

The residential property class provides the largest proportion of property tax revenue. This is appropriate as this class forms the largest proportion of the assessment base and consumes the majority of Village services.

The Village of Chase currently has only one "Major Industry" class property holder, Adams Lake Lumber. The Letters Patent, by which these properties were incorporated into the Village of Chase, requires that the tax rate charges shall be the rate as set by the provincial "Taxation (Rural Area) Act Regulation". The "Utility" class is also determined by the province under that same regulation and the Village is charging the maximum tax rate (\$40.00) allowed for this class.

Policies and Objectives

- The Village shall continue to provide amenities required for the well-being of the community in a fiscally responsible manner.
- The Village shall continue to seek opportunities to increase densification and development to increase the tax base and provide additional housing.
- The Village shall regularly review the property tax rates and revenue distribution to maintain proportional consistency within the property classes.

PERMISSIVE TAX EXEMPTIONS

The Village has adopted a Permissive Tax Exemption policy which outlines the goals and objectives and provides guidelines for the administration and approval of permissive tax exemptions.

Goal of Council

The goal of Council is to improve the financial health of the Village of Chase, while maintaining the current service levels and protecting the health and sustainability of the community infrastructure. In keeping with the obligations under the Canada Community Building Fund Agreement, the Village will continue to develop and implement asset management planning in 2023. The municipality will continue to seek funding opportunities for infrastructure assessments, evaluations and reviews to be utilized in the development of the Asset Management Master Plan which shall outline the need and priorities necessary for the protection and sustainability of the Village's infrastructure.

The Village shall continue to seek grant funding opportunities for all projects related to infrastructure sustainability, community health and safety and ongoing community development.

**VILLAGE OF CHASE
Bylaw No. 928-2023**

**To establish 2023 Property Taxation Rates
for Municipal, Regional District and Regional Hospital District Purposes**

WHEREAS the Community Charter requires that a council must, by bylaw, impose property value taxes for the year by establishing tax rates for:

- a) The municipal revenue proposed to be raised for the year from property value taxes, as provided in the financial plan; and
- b) The amounts to be collected for the year by means of rates established by the municipality to meet its taxing obligations in relation to another local government or other public body,

NOW THEREFORE the Council of the Village of Chase, in open meeting assembled, enacts as follows:

- 1. The following rates are hereby imposed and levied for the year 2023:
 - a) For general purposes of the municipality on the value of land and improvements taxable for general municipal purposes, the rates appearing in Column A of Schedule "A" attached to and forming part of this Bylaw shall apply.
 - b) For regional district purposes on the value of land and improvements taxable for regional district purposes, rates appearing in Column B of Schedule "A", attached to and forming part of this Bylaw shall apply.
 - c) For hospital purposes on the value of land and improvements taxable for hospital purposes, rates appearing in Column C of Schedule "A", attached to and forming part of this Bylaw shall apply.
- 2. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).
- 3. This Bylaw may be cited as "Village of Chase 2023 Tax Rates Bylaw No. 928-2023".

READ A FIRST TIME THIS 18th DAY OF APRIL, 2023

READ A SECOND TIME THIS 18th DAY OF APRIL, 2023

READ A THIRD TIME THIS ____ DAY OF MAY, 2023

ADOPTED THIS ____ DAY OF MAY, 2023

David Lepsoe, Mayor

Corporate Officer, Sean O'Flaherty

VILLAGE OF CHASE

Bylaw No. 928, 2023 Schedule "A"

2023 Property Taxation Rates
For Municipal, Regional District and Regional Hospital District purposes.

Tax Rates (dollars of tax per \$1,000 of taxable value)

PROPERTY CLASS	CLASS NUMBER	GENERAL MUNICIPAL	REGIONAL DISTRICT	REGIONAL HOSPITAL
Residential	1	2.988	0.633	0.301
Utilities	2	40.000	2.215	1.052
Supportive Housing	3	2.988	0.633	0.301
Major Industry	4	7.490	2.152	1.022
Light Industry	5	11.952	2.152	1.022
Business and Other	6	8.277	1.551	0.736
Managed Forest Land	7	8.964	1.899	0.902
Recreation/ Not for Profit	8	8.277	0.633	0.301
Farm	9	2.988	0.633	0.301

SUPPLEMENTARY LETTERS PATENT, February 24th, 2005, CLASS 4 (MAJOR INDUSTRY) MUNICIPAL AND REGIONAL DISTRICT TAX RATE LIMITATIONS

The municipality shall, in the area within the municipality referred to by these Supplementary Letters Patent, levy a tax rate pursuant to section 359(1) of the Local Government Act, on property class 4 (Major Industry) prescribed by the Lieutenant Governor in Council under section 26 of the Assessment Act, except that the tax rate shall not exceed the sum of:

A:) the tax rate for the prevailing taxation year set pursuant to the Taxation (Rural Area) Act for property Class 4 (Major Industry); and

B:) the tax rate for the prevailing year for property Class 4 (Major Industry) set by the Surveyor of Taxes for the purpose of recovering the costs of services of the regional district for which the service area includes all of Electoral Area P as the sole participating area or in combination with one or more other electoral participating areas.