

**THE CORPORATION OF THE VILLAGE OF TELKWA  
FINANCIAL PLAN FOR 2024 TO 2028, BYLAW NO. 775, 2024**

This being a bylaw of the Corporation of the  
Village of Telkwa "Financial Plan for 2024 to 2028"

The Council of the Corporation of the Village of Telkwa in open meeting assembled enacts as follows:

- 1 This Bylaw may be cited for all purposes as the Village of Telkwa "Five Year Financial Plan Bylaw No. 775, 2024".
- 2 Schedules "A", "B", "C", "D", "E" and "F" attached hereto and made part of this by-law are hereby Adopted and comprise the Financial Plan for the Village of Telkwa for the period commencing January 1, 2024 and ending December 31, 2028.

READ A FIRST TIME this 9th day of April, 2024

READ A SECOND TIME this 9th day of April, 2024

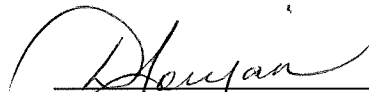
READ A THIRD TIME this 23rd day of April, 2024

ADOPTED this 14th day of May, 2024



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Leroy Dekens  
Mayor



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Debbie Joujan  
Chief Administrative Officer/  
Corporate Officer, CMC

**Village of Telkwa  
Five Year Financial Plan  
2024-2028  
Consolidated All Funds**

**Schedule A**

	2024	2025	2026	2027	2028
<b>Consolidated Revenue:</b>					
Municipal Property Taxation	\$ 1,138,267	\$ 1,213,017	\$ 1,277,308	\$ 1,345,330	\$ 1,417,303
Parcel Taxes	\$ 11,660	\$ -	\$ -	\$ -	\$ -
1% Utility Taxes & Grants in Lieu of Taxes	\$ 44,394	\$ 44,394	\$ 44,394	\$ 44,394	\$ 44,394
Fees and Charges & Revenue From Own Sources	\$ 909,787	\$ 933,898	\$ 951,180	\$ 968,910	\$ 335,297
Grant Funding & Transfers from Governments	\$ 3,613,834	\$ 2,986,846	\$ 4,849,236	\$ 2,853,986	\$ 858,878
Borrowing - Equipment Financing	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Reserves	\$ 1,961,234	\$ 451,518	\$ 83,624	\$ 68,620	\$ 68,620
Transfer from Gas Tax Funds	\$ 93,000	\$ -	\$ -	\$ -	\$ -
Transfer from General, Water and Sewer Surplus	\$ 173,954	\$ -	\$ -	\$ -	\$ -
Transfer from Equity in Capital Assets	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000
<b>Total</b>	<b>\$ 8,496,130</b>	<b>\$ 6,179,673</b>	<b>\$ 7,755,742</b>	<b>\$ 5,831,240</b>	<b>\$ 3,274,492</b>
<b>Consolidated Expenditures:</b>					
General Operating Expenses & Special Projects	\$ 2,798,108	\$ 2,257,171	\$ 2,308,892	\$ 2,379,139	\$ 2,453,374
Water Operating Expenses & Special Projects	\$ 365,661	\$ 350,315	\$ 357,047	\$ 363,958	\$ -
Sewer Operating Expenses & Special Projects	\$ 196,670	\$ 198,957	\$ 201,293	\$ 203,677	\$ -
Capital Expenditures	\$ 4,252,595	\$ 2,490,000	\$ 4,000,000	\$ 2,000,000	\$ -
Annual Debt Payments	\$ 58,500	\$ 58,500	\$ 54,500	\$ 39,500	\$ 39,500
Transfer to Reserves & Surplus	\$ 274,596	\$ 274,730	\$ 284,009	\$ 294,966	\$ 231,618
Amortization of Capital Assets	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000
<b>Total</b>	<b>\$ 8,496,130</b>	<b>\$ 6,179,673</b>	<b>\$ 7,755,742</b>	<b>\$ 5,831,240</b>	<b>\$ 3,274,492</b>
Revenue less Expenditures and Transfers	\$ -	\$ -	\$ -	\$ -	\$ -

**Village of Telkwa  
Five Year Financial Plan  
2024-2028  
General Fund**

**Schedule B**

		Five Year Plan				
		2024	2025	2026	2027	2028
<b>General Revenue:</b>						
Property Taxation	General Municipal	\$ 951,827	\$1,018,455	\$ 1,079,562	\$ 1,144,336	\$ 1,212,996
	Dike	\$ 5,350	\$ 10,350	\$ 10,350	\$ 10,350	\$ 10,350
	Transit System	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
	Fire Protection	\$ 156,090	\$ 159,212	\$ 162,396	\$ 165,644	\$ 168,957
1% Utility Tax and Grants in Lieu of Taxes		\$ 44,394	\$ 44,394	\$ 44,394	\$ 44,394	\$ 44,394
Fee and Charges and Revenue from own Sources						
	District Heating	\$ 19,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000
	Cemetery	\$ 15,800	\$ 15,800	\$ 15,800	\$ 15,800	\$ 15,800
	Licenses & Rentals	\$ 28,625	\$ 29,625	\$ 29,625	\$ 29,625	\$ 29,625
	Garbage Services	\$ 78,000	\$ 81,850	\$ 83,467	\$ 85,116	\$ 86,799
	Recycle Program	\$ 29,000	\$ 29,280	\$ 29,563	\$ 29,848	\$ 30,137
	Recreation Fees and Charges	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000
	Other Revenues from own Sources	\$ 131,936	\$ 131,936	\$ 131,936	\$ 131,936	\$ 131,936
	Transit Other	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Grant Funding						
	Unconditional Grants and Government Transfers	\$ 582,394	\$ 587,892	\$ 587,892	\$ 587,892	\$ 587,892
	Fire Dept Grants incl Contributions from Regional District	\$ 245,362	\$ 180,733	\$ 185,344	\$ 190,094	\$ 194,986
	Emergency Services Grants	\$ 102,221	\$ 17,221	\$ -	\$ -	\$ -
	Economic Development/Tourism/Planning Grants	\$ 107,985	\$ 73,000	\$ 73,000	\$ 73,000	\$ 73,000
	Miscellaneous Special Projects Grants	\$ 171,590	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
	General Capital Projects Grants	\$1,177,519	\$ 625,000	\$ -	\$ -	\$ -
Transfer from Reserves and Gas Tax Deferred Revenue						
	General Special Projects and Other (Reserve funding)	\$ 226,500	\$ 28,018	\$ 29,124	\$ 29,120	\$ 29,120
	Fire Dept Special Projects and Other (Reserve funding)	\$ 93,500	\$ 58,500	\$ 54,500	\$ 39,500	\$ 39,500
	Fire Dept Capital (Reserve Funding)	\$ 59,900	\$ -	\$ -	\$ -	\$ -
	General Capital Funding (Reserves )	\$ 927,383	\$ 325,000	\$ -	\$ -	\$ -
	General Capital Funding (Gas Tax Funds)	\$ 25,000	\$ -	\$ -	\$ -	\$ -
Transfer from General Surplus						
	General Special Projects and Other	\$ 44,375	\$ -	\$ -	\$ -	\$ -
	Fire Dept Special Projects/Capital Funding					
	General Capital Funding	\$ -	\$ -	\$ -	\$ -	\$ -
Borrowing - Capital Project Funding						
	General Capital	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Department Capital	\$ -	\$ -	\$ -	\$ -	\$ -
Collections for Other Taxing Authorities		\$ 941,950	\$ 941,950	\$ 941,950	\$ 941,950	\$ 941,950
<b>TOTAL GENERAL REVENUE</b>		<b>\$6,208,702</b>	<b>\$4,427,216</b>	<b>\$ 3,527,903</b>	<b>\$ 3,587,606</b>	<b>\$ 3,666,442</b>

Village of Telkwa  
 Five Year Financial Plan  
 2024-2028  
 General Fund

Schedule B

		Five Year Plan				
		2024	2025	2026	2027	2028
<b>General Expenditures:</b>						
Legislative		\$ 136,418	\$ 141,049	\$ 144,893	\$ 148,891	\$ 153,051
Administration		\$ 822,892	\$ 874,013	\$ 917,054	\$ 945,002	\$ 972,585
Fire Protection		\$ 332,368	\$ 242,105	\$ 246,935	\$ 250,476	\$ 254,080
Emergency Services		\$ 120,040	\$ 35,330	\$ 18,405	\$ 18,707	\$ 19,015
Economic Development/Tourism/Planni		\$ 192,485	\$ 108,500	\$ 109,010	\$ 109,530	\$ 110,061
Bylaw Control		\$ 20,100	\$ 20,442	\$ 20,791	\$ 21,147	\$ 21,510
Building Inspection		\$ 36,500	\$ 36,500	\$ 36,500	\$ 36,500	\$ 36,500
Engineering		\$ 17,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Public Works		\$ 457,460	\$ 465,809	\$ 477,245	\$ 506,095	\$ 539,068
Dike System		\$ 13,752	\$ 18,967	\$ 19,186	\$ 19,410	\$ 19,638
District Heating		\$ 38,079	\$ 38,591	\$ 39,113	\$ 39,645	\$ 40,188
Cemetery		\$ 12,630	\$ 12,867	\$ 13,109	\$ 13,355	\$ 13,605
Garbage Collection		\$ 38,652	\$ 39,229	\$ 39,818	\$ 40,419	\$ 41,032
Recycle Program		\$ 24,361	\$ 24,508	\$ 24,658	\$ 24,811	\$ 24,967
Transit System		\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Recreation & Culture Miscellaneous Special Projects		\$ 157,406	\$ 161,261	\$ 164,175	\$ 167,151	\$ 170,074
Annual Debt Payments	Fire Department	\$ 58,500	\$ 58,500	\$ 54,500	\$ 39,500	\$ 39,500
Transfer to Reserves	Capital Reserves	\$ 116,257	\$ 121,755	\$ 121,755	\$ 121,755	\$ 121,755
	Fire Department Reserves	\$ 104,084	\$ 97,840	\$ 100,805	\$ 105,262	\$ 109,863
Capital Expenditures	General Capital	\$2,129,902	\$ 950,000	\$ -	\$ -	\$ -
	Fire Department Capital	\$ 59,900	\$ -	\$ -	\$ -	\$ -
Tax Transfers to other Taxing Authorities		\$ 941,950	\$ 941,950	\$ 941,950	\$ 941,950	\$ 941,950
<b>TOTAL GENERAL EXPENDITURES</b>		<b>\$6,208,701</b>	<b>\$4,427,216</b>	<b>\$ 3,527,902</b>	<b>\$ 3,587,606</b>	<b>\$ 3,666,442</b>

Village of Telkwa  
 Five Year Financial Plan  
 2024-2028  
 Water Fund

Schedule C

		2024	2025	2026	2027	2028
<b><u>WATER REVENUES</u></b>						
Water Operating Revenues	User Fees	\$ 341,118	\$ 351,263	\$ 361,712	\$ 372,475	\$ 383,561
	Parcel Taxes	\$ 11,660	\$ -	\$ -	\$ -	\$ -
Grant Funding of Capital Projects		\$ 1,049,941	\$ 1,500,000	\$ 4,000,000	\$ 2,000,000	\$ -
Reserve Funding/Gas Tax Deferred Revenue Funding of Capital and Special Projects	Water Capital Reserves	\$ 522,000	\$ -	\$ -	\$ -	\$ -
	Gas Tax Funds	\$ 38,000	\$ -	\$ -	\$ -	\$ 150,000
	Northern and Capital Planning Grant Reserves	\$ 120,204	\$ 40,000	\$ -	\$ -	\$ -
Transfer from Water Surplus	for Operations	\$ -	\$ -	\$ -	\$ -	\$ -
	Capital Funding	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>		<b>\$ 2,082,923</b>	<b>\$ 1,891,263</b>	<b>\$ 4,361,712</b>	<b>\$ 2,372,475</b>	<b>\$ 533,561</b>
<b><u>WATER EXPENDITURES</u></b>						
Water Operating Expenditures and Special Projects		\$ 350,161	\$ 350,315	\$ 357,047	\$ 363,958	\$ 370,298
Water Special Projects		\$ 15,500	\$ -	\$ -	\$ -	\$ -
Water Capital Projects		\$ 1,714,645	\$ 1,540,000	\$ 4,000,000	\$ 2,000,000	\$ 150,000
Transfer to Reserves	Transfer of Water Parcel Tax to Reserve					
	Transfer to Water Reserve/Surplus	\$ 2,617	\$ 948	\$ 4,665	\$ 8,517	\$ 13,263
<b>TOTAL EXPENDITURES</b>		<b>\$ 2,082,923</b>	<b>\$ 1,891,263</b>	<b>\$ 4,361,712</b>	<b>\$ 2,372,475</b>	<b>\$ 533,561</b>
Revenue less Expenditures and Transfers		0	0	0	0	0

Village of Telkwa  
 Five Year Financial Plan  
 2024-2028  
 Sewer Fund

Schedule D

		2024	2025	2026	2027	2028
<b><u>SEWER REVENUES</u></b>						
Sewer Operating Revenues	User Fees	\$ 248,308	\$ 253,144	\$ 258,077	\$ 263,109	\$ 268,241
Grant Funding of Capital Projects		\$ 176,822	\$ -	\$ -	\$ -	\$ -
Sewer Capital Reserve funding of Special Projects		\$ -	\$ -	\$ -	\$ -	\$ -
Reserve & Gas Tax Deferred Revenue						
Funding of Capital Projects	Sewer Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -
	Gas Tax Funds	\$ 30,000	\$ -	\$ -	\$ -	\$ -
	Northern and Capital Planning Grant Reserves	\$ 11,747.00	\$ -	\$ -	\$ -	\$ -
Transfer from Sewer Surplus	Sewer Capital funding	\$ 129,579.00	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>		<b>\$ 596,456</b>	<b>\$ 253,144</b>	<b>\$ 258,077</b>	<b>\$ 263,109</b>	<b>\$ 268,241</b>
<b><u>SEWER EXPENDITURES</u></b>						
Sewer Operating Expenditures and Special Projects		\$ 196,670	\$ 198,957	\$ 201,293	\$ 203,677	\$ 206,111
Sewer Capital Projects		\$ 348,148	\$ -	\$ -	\$ -	\$ -
Transfer to Sewer Surplus		\$ 51,638	\$ 54,187	\$ 56,784	\$ 59,432	\$ 62,130
<b>TOTAL EXPENDITURES</b>		<b>\$ 596,456</b>	<b>\$ 253,144</b>	<b>\$ 258,077</b>	<b>\$ 263,109</b>	<b>\$ 268,241</b>



Water	dl-code	2024	2025	2026	2027	2028	Total 2024-2028	Operating Surplus			Reserves					Borrowing	Grants				
								General Surplus	Water Surplus	Sewer Surplus	Comm Bldg Funds Deferred Revenue	North Capital & Planning Grant Reserve	COVID-19 Retain Grant Reserve	GCF Reserve	LGAP	FD Reserves	Water Capital Reserve	Sewer Capital Reserves	Equipment Financing through MFA		
Highway 16 Watermain Construction		1,048,941					1,048,941														
Highway 16 Flushing Mechanism	33-2500-000-0000	12,000					12,000														
Calumna Rd Northeast from WTP Watermain Construction	33-2822-475-2700	97,568					97,568														
Calumna Rd Southwest Watermain Upgrade	33-2822-475-4100	17,136					17,136														
WTP Expansion		500,000	1,500,000	4,000,000	2,000,000		8,000,000													7,500,000	
Morris Reservoir Upgrades						150,000	150,000														
BBQ Grounds Water Service Upgrade		18,000					18,000														
Water Radio Upgrades		20,000					20,000														
Whitnau St Watermain Upgrades Design			40,000				40,000														
		1,714,645	1,540,000	4,000,000	2,000,000	150,000	9,404,645	0	0	188,000	154,704	0	500,000						0	8,548,941	
<b>Sewer</b>																					
Waste Water Treatment Plant (WWTP) and Collection System	44-2500-000-1000	176,822					176,822														176,822
WWTP project contingency	44-2500-000-1200	100,000					100,000			100,000											
Sewer Radio Upgrades		30,000					30,000			30,000											
Hoxson Ave Sewer Main	44-2822-000-1000	11,747					11,747				11,747										
Lift Stations Sewer Pumps	44-2500-000-2500	29,579					29,579			29,579											
		348,148	0	0	0	0	348,148	0	0	129,579	30,000	11,747	0	0	0	0	0	0	0	0	176,822
<b>Total</b>		4,252,594	2,490,000	4,000,000	2,000,000	150,000	12,892,594	0	0	129,579	243,000	1,135,748	30,697	752,389	99,674	18,000	12,000	0	0	0	10,471,508

Other Projects Previously Identified:  
 Hobbit Avenue Path Improvement  
 Wayfinding Signage  
 Baseball Diamond  
 Irrigation of Barbecue Grounds  
 Fencing and Lighting of Barbecue Grounds  
 Woodland Park  
 Alderme Park  
 Centennial Building

Design completed in 2023



In accordance with Section 165(3.1) of the *Community Charter*, the Village of Telkwa 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**

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2023. Grants form the greatest proportion of revenue. As a revenue source, property taxation offers a number of advantages, for example, it is simple to administer and it is fairly easy for residents to understand. It 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 general administration, fire protection, transit system, bylaw enforcement, dike system, and street lighting.

User fees and charges form a large portion of planned revenue as well. Many services can be measured and charged on a user-pay basis. Services where fees and charges can be easily administered include garbage, water, sewer, building permits, business licenses, and sale of services – these are charged on a user pay basis. User fees attempt to apportion the value of a service to those who use the service.

**Objective**

- Over the next five years, the Village of Telkwa will increase or decrease the proportion of revenue that is received from user fees and charges according to the actual cost for the service.

**Policies**

- The Village will review all user fee levels to ensure they are adequately meeting both the capital and delivery costs of the service.
- Where possible, the Village will endeavor to supplement revenues from user fees and charges, rather than taxation, to lessen the burden on its limited property tax base.

**Table 1: Sources of Revenue**

Consolidated Revenue Sources -2024 (not including transfer from Equity in Capital Assets)	%	Dollar Value
Property Taxes	14.32%	\$ 1,138,267
Fees and Charges and Revenue from own Sources	11.45%	\$ 909,787
Grants including Government Transfers	45.48%	\$ 3,613,834
Transfers from Reserves/Surplus	28.04%	\$ 2,228,188
Parcel Taxes	0.15%	\$ 11,660
Borrowing	0.00%	\$ -
1% in Lieu of Taxes and Grants in Lieu of Taxes	0.56%	\$ 44,394
<b>Total</b>	<b>100%</b>	<b>\$ 7,946,130</b>

**Distribution of Property Tax Revenue**

Table 2 outlines the distribution of property taxes among the property classes in 2023 and 2024. The residential property class provides the largest proportion of property tax revenue. This is appropriate as this class also forms the largest portion of the assessment base and consumes the majority of services.

**Objectives**

- Over the next five years, adjust the share of property tax paid by property classes based on assessment changes.

**Policies**

- Supplement, where possible, revenues from user fees and charges to help to offset the burden on the entire property tax base.
- Continue to encourage economic development initiatives designed to attract more retail and commercial businesses to invest in the community. New investment from these areas will provide more revenue from the business and light industry classes and lower the residential tax rate.
- Regularly review and compare the distributions of tax burden relative to similar municipalities in British Columbia.

**Table 2: Distribution of Property Tax Revenue**

by Property Class - 2023		
	%	Dollar Value
Residential (1)	92.428%	\$969,724
Utilities (2)	0.947%	\$9,937
Light Industrial (5)	0.134%	\$1,411
Business and Other (6)	6.489%	\$68,081
Farm (9)	0.001%	\$9
<b>Total</b>	<b>100%</b>	<b>\$1,049,162</b>
by Property Class - 2024		
	%	Dollar Value
Residential (1)	92.428%	\$1,052,083
Utilities (2)	0.939%	\$10,688
Light Industrial (5)	0.135%	\$1,531
Business and Other (6)	6.497%	\$73,955
Farm (9)	0.001%	\$10
<b>Total</b>	<b>100%</b>	<b>\$1,138,267</b>

**Distribution of Property Tax Revenue**

Table 3 outlines the distribution of property taxes among the different municipal tax levies.

Table 3: Distribution of Property Tax by Type- 2024		
	%	Dollar Value
General Municipal Tax Revenue	83.62%	\$951,827
Fire Protection & Emergency Services	13.71%	\$156,090
Transit System	2.20%	\$25,000
Dike System	0.47%	\$5,350
<b>Total</b>	<b>100%</b>	<b>\$1,138,267</b>

**Property Tax Rates**

Table 4 compares the combined municipal tax rates for each property class for 2023 and 2024. The Residential class (1) assessment base decreased by 2.66% in 2024. The tax rate will increase due to assessment decrease and tax revenue increase set at 8%.

Table 4: Combined Property Tax Rates		
	2023 Tax Rates	2024 Tax Rates
Residential (1)	4.17025	4.65343
Utilities (2)	29.78614	28.86914
Light Industrial (5)	16.58214	18.11811
Business and Other (6)	11.95089	11.58182
Farm (9)	0.42531	0.46132

**Permissive Tax Exemptions**

The Village of Telkwa 2024 Property Tax Exemption Bylaw No.771, 2023, provides a one year permissive tax exemption to qualifying non-profit entities.

**Objective**

- The Village of Telkwa will continue to provide permissive tax exemptions to qualifying non-profit societies.

**Policies**

- Review and update the permissive tax exemption policy.