



Public Consultation Package
Five Year Financial Plan
2024-2028

District of Stewart | Council Strategic Plan 2022–2026

Our Vision

Stewart is a healthy, sustainable, and vibrant small community that has a diversified and stable economy where industry and tourism are both thriving and growing simultaneously; while also respecting and protecting the environment.

Our Mission

Visionary leadership and good governance that balances the expectation of core services with available resources while respecting the social, economic, and environmental interests of the community.

FINANCIAL PLAN 2024-2028

Introduction & Budget Summary

The District of Stewart is required to have a financial plan as per Section 165 of the Community Charter, the legislative authority governing municipalities. The financial plan (commonly referred to as a budget) must be adopted annually. The adopted 2024-2028 Financial Plan Bylaw must be forwarded to the Ministry of Municipal Affairs by May 17, 2024.

The 2024-2028 Financial Plan Bylaw was assembled as a result of consultations and discussion with District of Stewart department managers, Stewart Volunteer Fire Department Chief, and members of Council. The 2024-2028 Financial Plan Bylaw was given 1st and 2nd reading at the March 20, 2024, Special Meeting of Council.

The Financial Plan maintains the current services levels and includes planned capital projects. The Financial Plan also includes the transfer of revenues to Reserves to ensure the preservation, expansion and upgrading of municipal infrastructure and capital assets.

PROPERTY TAX

BC Assessment Authority (BCAA)

BC Assessment Authority provides the District of Stewart a listing of all properties within the municipal boundaries, complete with the property’s assessed value. The assessed valuation is used in the calculation of all tax levies.

Property owners should receive a Property Assessment notice in early January, which provides the 2024 property valuation. For information or questions regarding your property assessment, contact BC Assessment Authority:

Phone:1-866-valueBC (1-866-825-8322)

Fax: 1-855-995-6209

Website: www.bcassessment.ca

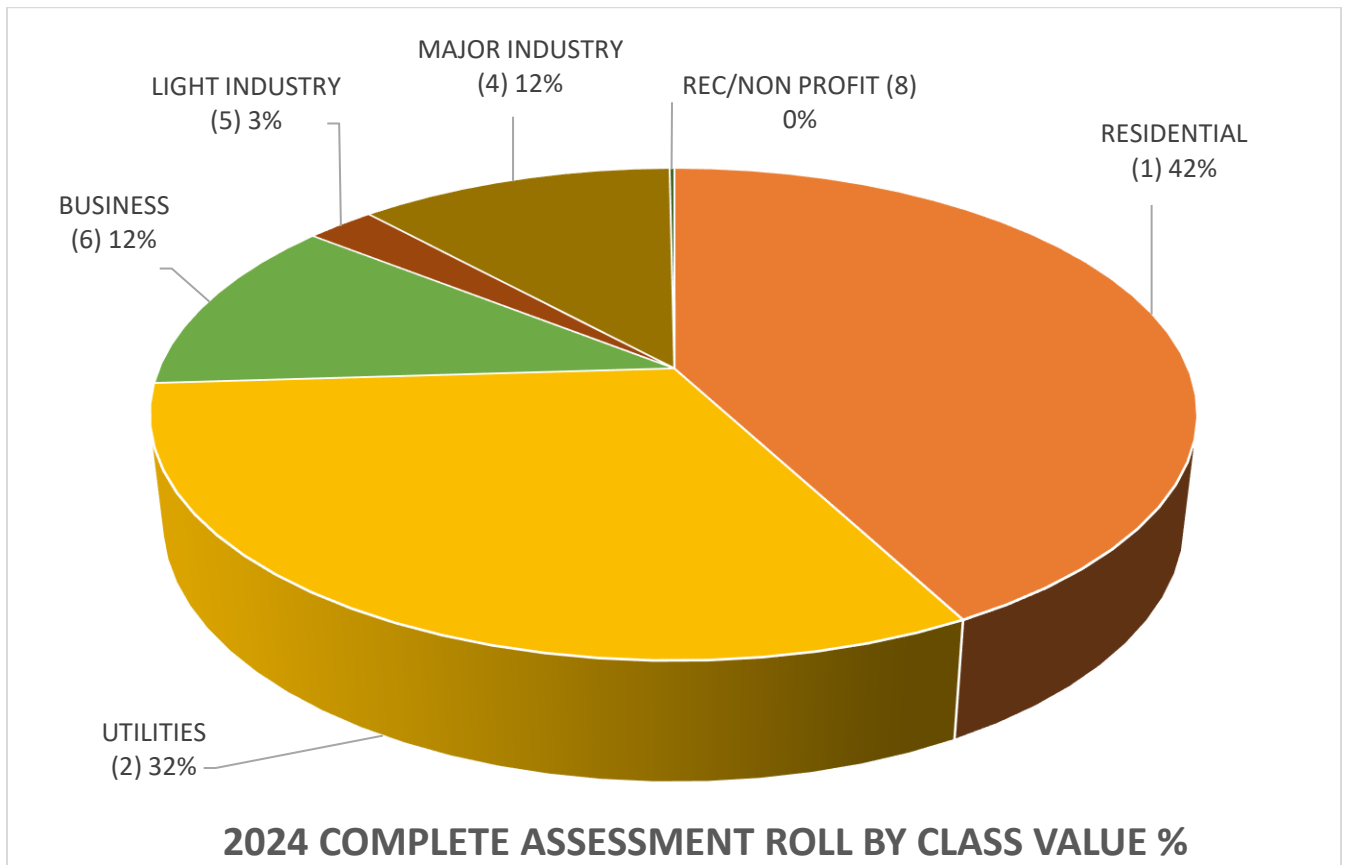
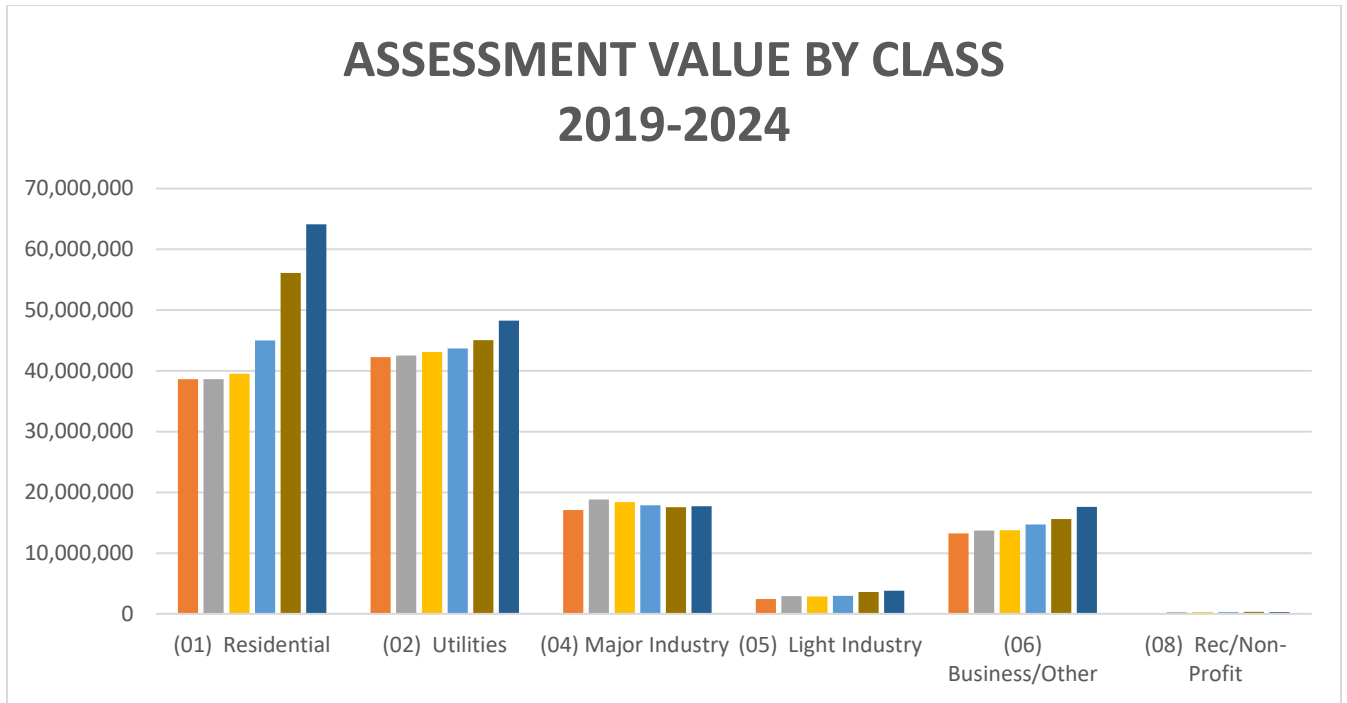
Assessment Change in 2024

The Completed Roll received in January 2024 is showing an overall increase in property values of 9.79% or \$13,529,100. The Residential Class (1) has seen the highest increase at 14.23% with Business/Other Class (6) next at 12.94%.

ASSESSMENT BY CLASS	2023 REVISED	2024 COMPLETED	
Class	2023	2024	
(01) Residential	56,118,300	64,106,700	14.23%
(02) Utilities	45,048,700	48,247,300	7.10%
(04) Major Industry	17,560,400	17,694,200	0.76%
(05) Light Industry	3,580,500	3,833,100	7.05%
(06) Business/Other	15,594,550	17,613,050	12.94%
(08) Rec/Non-Profit	335,000	272,200	<18.75>%
TOTAL	138,237,450	151,766,550	9.79%

**The District of Stewart will receive the Revised Assessment Roll in April, which are the values that will be used in all tax calculations. Current assessment information is produced annually. The Completed Roll assessment values received in January, are based on previous year’s July property values. The Revised Roll is received in April and are based previous year’s October property values.

The following is historical assessment data for the District of Stewart 2019-2024



Your Tax Bill

There are two components to property tax calculations:

- 1.) the assessed value of the property, as set by BC Assessment Authority
- 2.) the tax rate as set by the governing authority

Municipal Tax Levy

Property taxation is used to fund local government services, such as road repairs and snow clearing, parks maintenance, planning and development services, legislative and administrative services, community services, street lighting, and recreation facilities.

During the annual budgeting process, the District of Stewart determined their service and infrastructure expenditures for the year and the revenue sources to fund these expenditures (including property taxes). Council also determined contribution levels to fund reserves to ensure the sustainability of the District's infrastructure and capital assets.

Collection for Other Authorities

The District of Stewart also collects funds on behalf of other authorities at the tax rate or requestion amount provided to the District by the authority. These other authorities include:

Province of BC – School Tax

Province of BC – Police Tax

North West Regional Hospital District

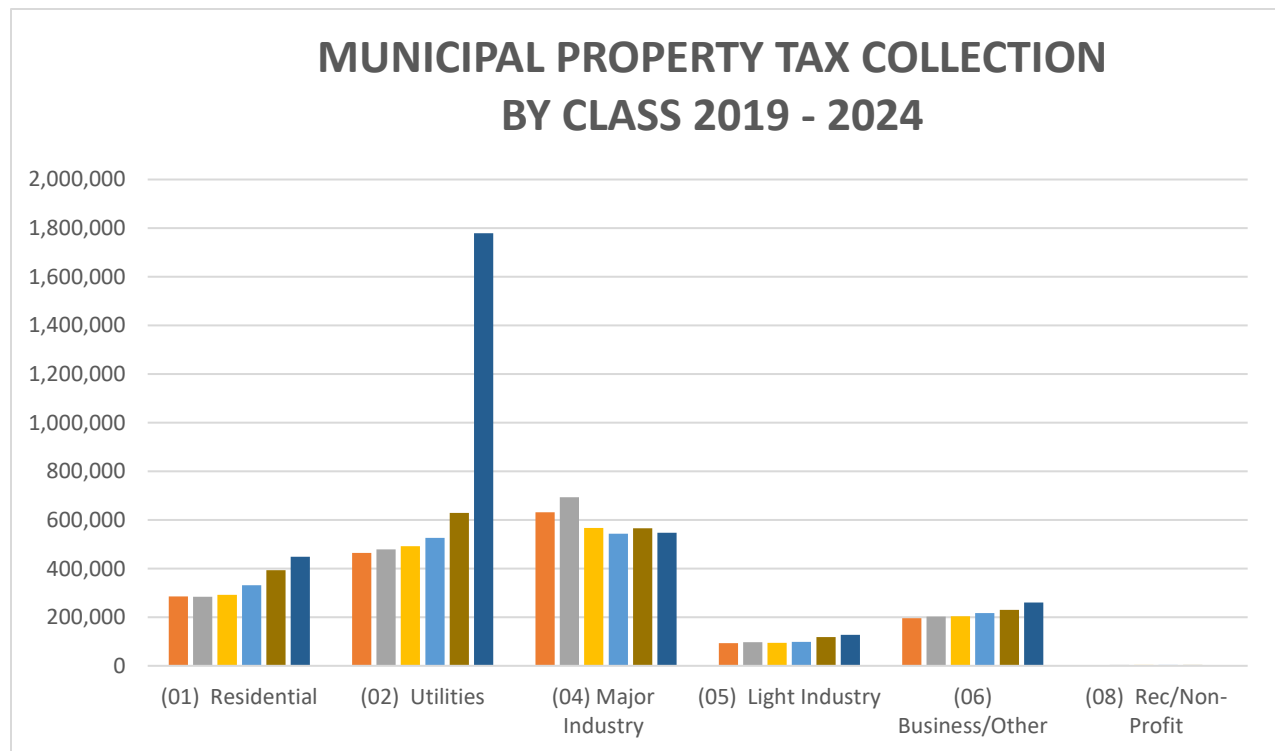
Regional District of Kitimat-Stikine

BC Assessment Authority

Municipal Finance Authority

HISTORICAL MUNICIPAL TAX RATES BY CLASS

<u>TAX RATE</u>	2019	2020	2021	2022	2023	2024
Class						
(01) Residential	7.3936	7.3732	7.3732	7.3732	7.0045	7.0045
(02) Utilities	36.9680	36.8660	36.8660	36.8660	36.8660	36.8660
(04) Major Industry	36.9680	36.8660	36.8660	36.8660	40.4000	36.8660
(4) World Port Cap	27.5000	27.5000	27.5000	27.5000	27.5000	27.0500
(05) Light Industry	33.2712	33.1794	33.1794	33.1794	33.1794	33.1794
(06) Business/Other	14.7872	14.7464	14.7464	14.7464	14.7464	12.3700
(08) Rec/Non-Profit	11.0904	11.0598	11.0598	11.0598	11.0598	11.0598



The draft budget being considered by Council will maintain the 2023 tax rates, which will result in a municipal tax levy dependant on BC Assessment property valuation. If the 2024 property has increased from the 2023 values the property tax levy will increase. If the 2024 property has decreased from the 2023 values the property tax levy will decrease.

COLLECTION BY CLASS		
	2023	2024
Class		
(01) Residential	393,081	449,035
(02) Utilities	629,434	1,778,685
(04) Major Industry	565,136	546,971
(05) Light Industry	118,799	127,180
(06) Business/Other	229,964	259,729
(08) Rec/Non-Profit	3,705	3,010
TOTAL	1,940,119	3,164,610

The significant increase in the total municipal tax collection is a result of the expiration of the District of Stewart Revitalization Tax Exemption Bylaw No. 842, 2010.

District of Stewart extended the Revitalization Tax Exemption Bylaw No. 842, 2010 to encourage economic revitalization within the District by encouraging the development and operation of an electrical generating facility, and the revitalization of the Arrow Docks facility. The Tax Exemption was valid for the term 2014-2023.

At the October 23, 2023 Regular meeting of Council, Council passed Resolution 310-2023:

“MOVED and SECONDED that the District of Stewart hereby provides notification that the Long Lake Revitalization Tax Exemption Agreement between the District of Stewart and Regional Power Inc shall terminate on December 31, 2023, and the lands outlined in Schedule A Revitalization Tax Exemption Agreement shall no longer be eligible for tax exemptions, under this agreement. AND THAT the District of Stewart hereby repeals the Long Lake Hydro Revitalization Tax Exemption Bylaw No 842, 2010, effective December 31, 2023.”

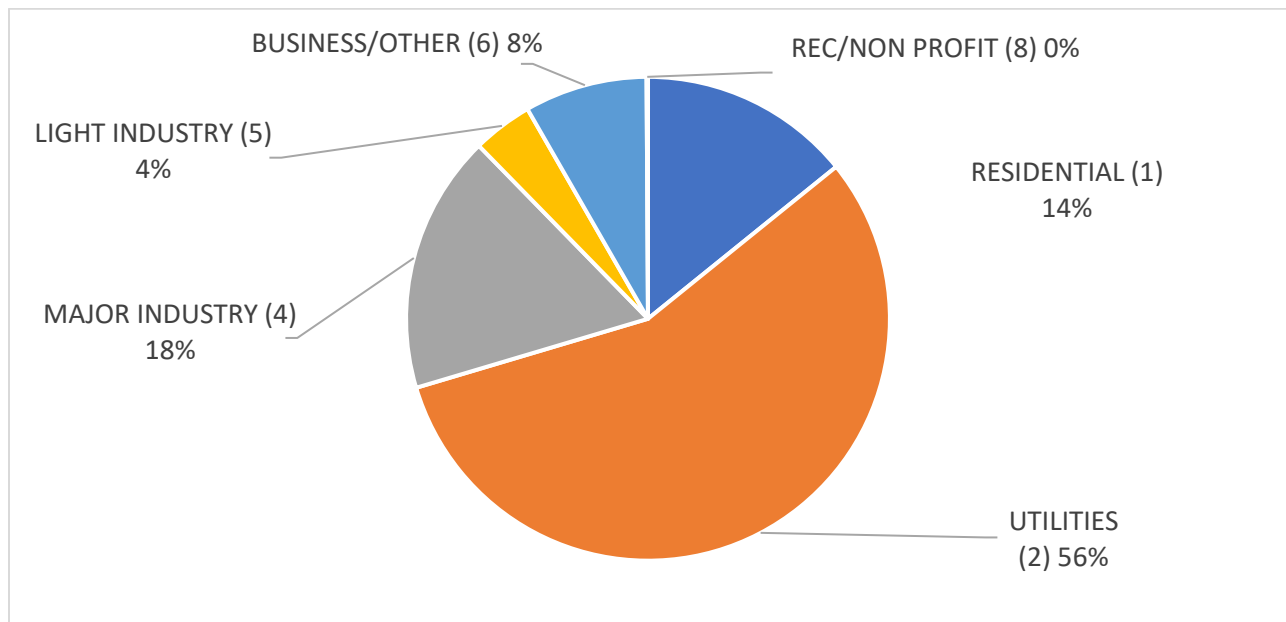
Effective January 1st, 2024, all properties previous included within the Revitalization Tax Exemption Bylaw No. 842, 2010, shall be taxed at the full municipal rate based on the current year’s Assessment Value and Rate Class as determined by BC Assessment Authority.

HISTORICAL MUNICIPAL TAX DISTRIBUTION

**% of
COLLECTION BY
CLASS**

	2019	2020	2021	2022	2023	2024
Class						
(01) Residential	17%	16%	18%	19%	20%	14%
(02) Utilities	28%	27%	30%	31%	32%	56%
(04) Major Industry	38%	39%	34%	32%	29%	17%
(05) Light Industry	5%	6%	6%	6%	6%	4%
(06) Business/Other	12%	12%	12%	12%	12%	8%
(08) Rec/Non-Profit	0%	0%	0%	0%	0%	0%
	100%	100%	100%	100%	100%	100%

Proposed 2024 Property Tax Collection Distribution



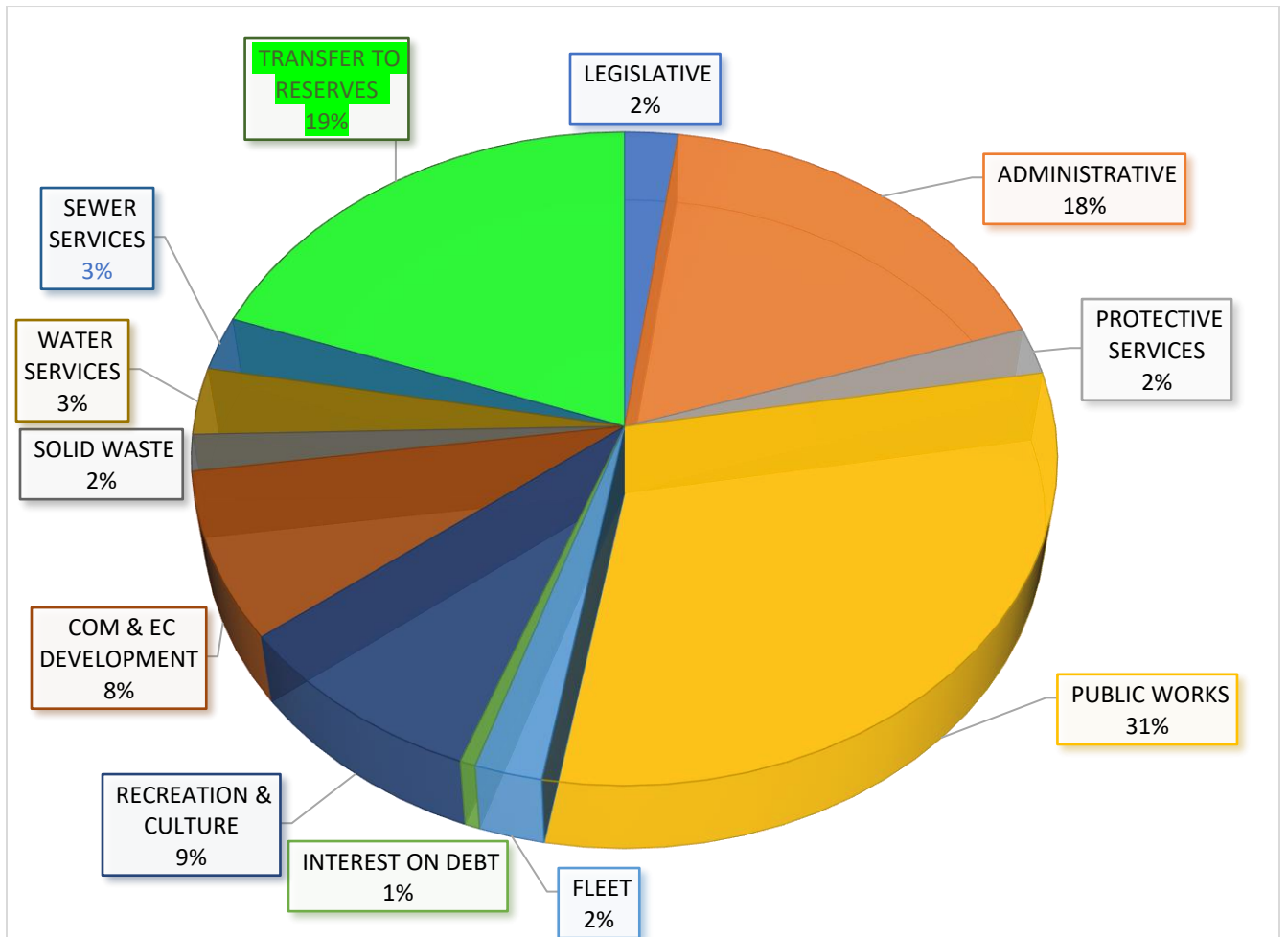
The termination of the Long Lake Revitalization Tax Exemption presented an opportunity for the District of Stewart to ensure funds are directed to Reserves for the funding of maintenance, replacement, upgrades, and expansions of the Districts' capital assets as required.

- The District of Stewart net book value of tangible capital assets for the year ended December 31, 2022, was \$14,579,719.
- Annual amortization for 2023 was \$710,882 and debt repayment for 2023 was \$160,000.
- Many of the assets are near or exceed their life expectancy.
- Grant funds have contributed significantly to the recent upgrades and additions to municipal assets.
- Reserve funding is essential to ensure the funds are available to maintain, upgrade, and expand existing infrastructure and equipment as required.

Council has made funding Reserves a priority for 2024. The District of Stewart will contribute nearly \$1 million dollars to Reserve Funds in 2024. This represents 19% of the operational expenditures for 2024.

In addition to funding Reserves, Council is striving to minimize operational expenditures for 2024. Council and staff continue to research and review cost saving opportunities.

PROJECTED 2024 OPERATIONAL EXPENDITURE



CAPITAL PROJECTS & EXPENDITURES

The District has been very successful in recent years securing grant funding to complete many capital projects, assessments, and planning reports.

Council and staff continue to research grant funding opportunities which align with community priorities.

The following is a listing of grant funded projects which are currently in progress:

WASTE WATER TREATMENT PLANT UPGRADE
HIGHWAY 37A TRAILS
DOWNTOWN REVITALAZATION
COMMUNITY HALL

The following is a listing of potential grant funded projects for 2024:

NG911 PROJECT
AGE FRIENDLY
REDIP TRAILS MASTER PLAN
PLAN H
COMPLETE COMMUNITIES PROJECT
DESTINATION BC INDIGENOUS GRANT-TOURISM
POVERTY REDUCTION
ACTIVITE TRANSPORTATION PLAN
NDIT LOVE NORTHERN BC - WEBSITE TRANSFER
NDIT BUILDING FAÇADE
UBCM ASSET MGMT BUILD ASSESS
EDMA INDIGENOUS ENGAGEMENT
HOUSING INITIATIVES SUPPORT
VISION ZERO
ESS GENERATOR
DESTINATION BC VISITOR EXPERIENCE SIGNAGE PROJECT

GMF-BMAG PROJECT
2024CEPF BEAR RIVER DIKE WORKS PLANNING & APPROVALS
ACTIVE COMMUNITIES - WILDROOTS CIRCLE
LG CLIMATE ACTION PROJECTS

The following is a listing of Council 2024 Capital Priorities which must be funded through Reserves:

LIFT STATION PUMP BACKUP
PW GENSET UNIT
OLD FIREHALL WINDOWS
SANDER SPREADER
LANDSCAPE TRAILER
FIRE DEPARTMENT -2 TURNOUT GEAR & HELMETS
BRIDGE WORKS
SOLID WASTE BINS (3)
ARENA LIFT REPLACEMENT
GRANT IN AID LIBRARY
LOG STORAGE FACILITY UPGRADES

FINANCIAL PLAN ADOPTION

The Community Charter requires the Financial Plan (Budget) to be adopted and submitted to the Province of BC before May 15th each year.

Section 166 of the Community Charter also requires that Council must undertake a process of public consultation regarding the proposed financial plan before it is adopted.

At the Special Meeting of Council held on March 20, 2024, Council gave 1st and 2nd Reading to the 2024-2028 Financial Plan which is now available for public review.

If you have any questions, comments, or require additional information, please forward your inquiry to: District of Stewart office at 705 Brightwell Street

Telephone: 250-636-2251

Fax: 250-636-2417

Email: jmolnar@districtofstewart.ca