

To: Fraser Valley Regional District Board

Date: 2024-12-12

From: Kinga Al-Mubarak, Accountant

Subject: 2024 Service Area Establishment Amendments – Maximum Requisition

Reviewed by: Beth Klein, Controller/Deputy Financial Officer

Jaime Van Nes, Director of Legislative Services

Kelly Lownsborough, Director of Corporate Services / CFO

Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District Yale and District Community Use Facility Operation and Maintenance Service Area Amendment Bylaw No. 1758, 2024*.

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District Electoral Areas E and H Community Parks Service Area Amendment Bylaw No. 1759, 2024*.

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District North Bend Water System Local Service Area Amendment Bylaw No. 1760, 2024*.

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District North Bend Sewer System Local Service Area Amendment Bylaw No. 1761, 2024*.

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District South Cultus Lake Sewage Treatment Service Area Amendment Bylaw No. 1762, 2024*.

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District Area B Community Parks Service Area Amendment Bylaw No. 1763, 2024*.

BACKGROUND

As part of the Financial Planning process, the FVRD will set tax requisition levels through the Financial Planning Bylaw for 5-year increments (confirmed and approved annually). As required by the Local Government Act (LGA), the FVRD is also required to adopt Service Area Establishing Bylaws, setting the maximum allowable requisition for each Service Area, with some exceptions. Periodically, Staff complete a review of the Financial Plan (the Plan), to ensure it does not exceed the maximum requisition stated in the Establishing Bylaw.

During the 2024 Financial Planning process, there were a number of bylaws updated using an exemption to increase the maximum requisition by an amount “less than or equal to 25% of the baseline value”. The requirement for the 2025 taxation year and the remainder of the financial plan requires increases higher than 25% of the baseline.

DISCUSSION

Staff are proposing revisions to maximum taxation levels based on the 5-year Financial Plan adopted in 2024, to allow sufficient time for Inspector approval prior to taxation based on the 2025 Financial Plan. The following bylaws require an amendment to the maximum requisition:

- Yale and District Community Use Facility (Bylaw 1758, 2024)
- Electoral Areas E and H Community Parks (Bylaw 1759, 2024)
- North Bend Water System (Bylaw 1760, 2024)
- North Bend Sewer System (Bylaw 1761, 2024)
- South Cultus Lake Sewage Treatment (Bylaw 1762, 2024)
- Area B Community Parks (Bylaw 1763, 2024)

In addition to increasing the maximum requisition, South Cultus Lake Sewage Treatment Bylaw 1762, 2024 has been amended to add the property value tax rate which will allow for growth of the service area.

All amended bylaws are attached to this report for review and include the amended maximums. Bylaws No. 1758, 1759, 1760, 1761, 1762, and 1763 will further require Inspector approval prior to final adoption.

COST

These bylaw changes are administrative in nature and set the maximum limit to taxation, as per the requirements in legislation. Annual taxation is based upon the annually approved Financial Plan.

CONCLUSION

As a step in the financial planning process, there are bylaws proposed to be amended, increasing the maximum requisition based on the Financial Plan adopted in 2024.