



STAFF REPORT

To: Electoral Area Services Committee
From: Beth Klein, Controller/Deputy CFO

Date: 2026-02-12
File No.

Subject: 2026 Requisition Maximum Bylaw Updates

Reviewed by: Jaime Van Nes, Director of Legislative Services
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District Yarrow/Ryder Lake Fire Protection Service Area Amendment Bylaw No. 1819, 2026*;

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District Area D Integrated Water System Service Area Amendment Bylaw No. 1820, 2026*;

AND THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District Electoral Area C Community Parks Amendment Bylaw No. 1821, 2026*.

BACKGROUND

As part of the Financial Planning process, the FVRD sets 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. Annually, Staff complete a review of the Financial Plan (the Plan), to ensure it does not exceed the maximum requisition stated in the Establishing Bylaw.

DISCUSSION

As part of the 2026 Financial Planning process, an initial administrative review of requisition levels has been conducted to ensure Service Area Establishment bylaws have adequate taxation limits. Staff are proposing revisions to maximum taxation levels based on the 2026 draft Financial Plan. The following bylaws require an amendment to the maximum requisition:

- Yarrow/Ryder Lake Fire Protection Service Area Bylaw No. 0230, 1998
- Electoral Area D Integrated Water System Service Area Bylaw No. 0861, 2011
- Electoral Area C Community Parks Service Area Bylaw No. 1604, 2020

Both the Yarrow/Ryder Lake Fire Protection and Electoral Area D Integrated Water are utilizing an exemption for inspector approval, as the updated maximums for both areas are equal or less than 25% of an increase from the current bylaw baseline. Both services are seeing inflationary growth in the draft 2026-2030 Financial Plan.

Electoral Area C Community Parks will require inspector approval prior to adoption, as the current maximum bylaw was adopted in 2025 and would not be eligible for an exemption. This service area is seeing a service expansion in the draft 2026 Financial Plan, requiring an increase to the maximum requisition over and above what was anticipated last year.

Updates to the attached bylaws are as follows:

- Yarrow/Ryder Lake Fire Protection updated maximum is based on a property value rate of \$0.70/\$1,000 to allow for growth in the service area. Using the 2026 Completed Roll values, the maximum in 2026 is \$21,270.
- Area D Water utilized an updated flat rate of \$125,000 following the structure of the previous bylaw, allowing for the growth in the full 5-year Financial Plan.
- Area C Community Parks updated maximum is based on a property value rate of \$0.14/\$1,000 to allow for growth in the service area. Using the 2026 Completed Roll values, the maximum in 2026 is \$175,470.

COST

These bylaw changes are administrative in nature and set the maximum limit to taxation, as per the requirements in legislation. Actual 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 draft 2026 Financial Plan. One of the three bylaws will require inspector approval prior to adoption.