



Agenda

Special Council Meeting

Thursday, May 8, 2025

Council Chambers - City Hall
413 Fourth Street, Kaslo

Page

1. CALL TO ORDER

We respect and recognize the First Nations within whose unceded lands the Village of Kaslo is situated, including the Ktunaxa, Sinixt, and Sylix People, and the Indigenous and Metis Residents of our community.

The meeting is called to order at _____ p.m.

2. ADOPTION OF THE AGENDA

2.1 Addition of late items
None

2.2 Adoption of the agenda
Recommendation:
THAT the agenda for the May 8, 2025 Special Council Meeting be adopted as presented.

3. BUSINESS

3.1 2025-2029 Financial Plan 3 - 12
To introduce the 2025-2029 financial plan bylaw.

[Staff Report - 2025-2029 Financial Plan.pdf](#)

[Bylaw 1316 - 2025-2029 Financial Plan - DRAFT.pdf](#)

Recommendation:
THAT the 2025-2029 Financial Plan Bylaw No. 1316, 2025 be given third reading.

3.2 2025 Property Tax Rates 13 - 17
To introduce the 2025 property tax rates bylaw.

[Staff Report - 2025 Property Tax Rates.pdf](#)

Recommendation:

THAT the 2025 Property Tax Rates Bylaw No. 1317, 2025 be given first, second, and third readings.

4. LATE ITEMS

None

5. ADJOURNMENT

Recommendation:

THAT the meeting be adjourned at _____ p.m.

DATE: April 17, 2025

FILE NUMBER: 1715-20

TO: Mayor and Council

FROM: Robert Baker, Chief Administrative Officer

SUBJECT: 2025-2029 Financial Plan

1.0 PURPOSE

To introduce the 2025-2029 financial plan bylaw.

2.0 RECOMMENDATION

THAT the 2025-2029 Financial Plan Bylaw No. 1316, 2025 be given first, and second readings.

3.0 BACKGROUND

Section 165 of the Community Charter states that a municipality must have a financial plan that is adopted, by bylaw, before the annual property tax bylaw is adopted. Section 197 states that the annual property tax bylaw must be adopted before May 15. The financial plan may be amended, by bylaw, at any time.

The planning period is 5 years including the year in which the plan is specified to come into force and the following 4 years.

The financial plan bylaw determines the total amount of tax that must be collected by the Village to afford the proposed level of service. The amount of tax paid by each class (i.e. residential, business, utilities, light industry) is determined by the property tax rates bylaw and will be presented through a separate staff report.

4.0 DISCUSSION

A financial plan for the years 2025-2029 has been developed for Council's review. The development process included strategic priority planning sessions with Council in the Fall of 2024, followed by an open house on February 4 to receive public input on Council's strategic priorities and the 2025 budget. An operating budget discussion occurred on February 18 and during that discussion Council provided direction to include in the financial plan \$7,500 for municipal grants and \$1,500 for community engagements & events. Discussion with Council regarding service levels occurred on March 4, which focused on the assets required for the Village to provide its current level of service.

Council has been provided with an estimate of the Village's operating and asset renewal deficit which suggests that current service levels are not sustainable. Options to reduce the deficit and move towards financial sustainability were discussed amongst Council, including tax exemptions, lease rates, grants-in-aid, land disposition, boundary expansion, development, federal/provincial grants, fees & charges, donations, and the use of debt financing. Through the development process, Council has provided general direction to assume the same level of service as 2024, a 5% increase to water and wastewater user fees (resolution in 2024), a 20% increase to parcel tax rates, and a 9% general property tax rate increase.

Staff have performed a detailed review of each revenue and expense in the 2024 budget, and proposed amounts for 2025 based on the 5-year or 3-year averages and trends; some amounts have been increased, and others have been decreased. For 2025, Council has proposed to fund one-time operational expenses with Rapid Restart/COVID-19 funding, including:

- new staff training & development due to turnover
- purchase of computers and audio/visual equipment
- contract services related to the development of financial statements and the use of a financial consultant
- salary & benefits of the temporary full-time Manager of Strategic initiatives position

With respect to revenues, the draft 2025 budget includes:

- lease rate increases for the boat clubs and the Thrift Store property
- reduction in interest on investments due to lower interest rates anticipated in 2025
- \$4,050 grant-in-aid for the May Days events

Expenditures in the draft 2025 budget have been adjusted to include:

- 5.65% FortisBC utility rate increase
- 10% tipping fees increase from the RDCK
- 3% increase to contract services, supplies & materials
- 3% increase to employee wages and salaries
- 2.4% increase to council remuneration
- Elimination of the Employer Health Tax [MSP]
- Elimination of the \$7,500/year grant to the Chamber of Commerce
- \$7,500 for municipal grants
- \$4,050 grant-in-aid for the May Days event
- \$1,000 increase to WildSafeBC fees
- \$47,000 reduction in professional service fees
- \$1,000 increase in janitorial fees for the SS Moyie and \$4,000 for Vimy Park
- \$1,500 for community engagements & events
- Nominal increases to the maintenance & repairs accounts for the water treatment plant due to the new UV Treatment System
- \$11,263 increase to afford Council benefits.

At a Committee of the Whole meeting on April 15, Council reviewed projected revenues and expenditures, and discussed major projects and reserve balances. Generally, projects are being funded through grants and reserves with no impact on taxation. The Village currently does not have any debt, but certain reserve balances are low which will affect asset renewal in subsequent years. To move the Village towards financial sustainability, Council directed a 9% increase to general tax revenue which equates to a change of \$70,380 compared to 2024, and a total of \$852,380 for 2025. This allows for greater funding to be directed towards reserves.

BC Assessment issued its revised roll at the end of March 2025. It reflects a non-market change of 0.34%; non-market changes reflect new construction, i.e. assessment that has not been part of the assessment base previously. This growth helps to reduce the impact of tax increases on existing property owners.

Taking into consideration the impact of non-market growth, the average increase in municipal taxation to a residential property will be approximately 8.58% (\$80.00 per year). A detailed breakdown of taxation and the impact on each class will be provided through a separate staff report for the property tax rate bylaw.

5.0 OPTIONS

[Recommendation is indicated in **bold**. Implications are in *italics*.]

1. **THAT the 2025-2029 Financial Plan Bylaw No. 1316, 2025 be given first and second readings.** *Council will give third reading to the bylaw during a special meeting of Council scheduled for May 8, 2025. Adoption of the bylaw will be scheduled for the May 13 regular Council meeting.*
2. Council provides direction to staff for further review and report, recognizing that both the financial plan bylaw and the tax rates bylaw must be adopted prior to May 15.

6.0 FINANCIAL CONSIDERATIONS

The financial plan bylaw will finalize the 2025 budget, however, if additional expenditures are required in 2025, the financial plan may be amended with funds coming from reserves, grants or other non-taxation sources.

Section 173 of the Community Charter states that a municipality must not make an expenditure unless it is included for that year of its financial plan and so long as the expenditure is not expressly prohibited under the Community Charter or another Act. To make an emergency expenditure, Council must establish procedures to authorize the expenditure, and it must be reported to Council at a regular meeting. If an emergency expenditure is made, Council must amend the financial plan to include the expenditure and the funding source for the expenditure, as soon as practicable.

7.0 LEGISLATION, POLICY, BYLAW CONSIDERATIONS

Legislation

Section 165 of the Community Charter states that the financial plan must set out the objectives and policies of the municipality for the planning period in relation to the following:

- (a) for each of the funding sources (property taxes, parcel taxes, fees, other sources, borrowing), the proportion of total revenue that is proposed to come from that funding source;
- (b) the distribution of property value taxes among the property classes that may be subject to the taxes;
- (c) the use of permissive tax exemptions.

The financial plan must set out the following for each year of the planning period:

- (a) proposed expenditures (operating, capital, interest and principal payment on debt);
- (b) proposed funding sources (property taxes, parcel taxes, fees, other sources, borrowing);
- (c) proposed transfers to or between funds

The total of the proposed expenditures and transfers to other funds for a year must not exceed the total of the proposed funding sources and transfers from other funds for the year, i.e. the Village cannot budget for a deficit.

The proposed expenditures must set out separate amounts for each of the following, as applicable:

- (a) the amount required to pay interest and principal on municipal debt;
- (b) the amount required for capital purposes;
- (c) the amount required for a deficiency;
- (d) the amount required for other municipal purposes.

The proposed transfers to or between funds must set out separate amounts for

- (a) each reserve fund
- (b) accumulated surplus

If actual expenditures and transfers to other funds for a year exceed actual revenues and transfers from other funds for the year, the resulting deficiency must be included in the following year's financial plan as an expenditure in that year. The Village did not incur a deficit in 2024 that needs to be included in the financial plan for 2025.

Section 166 requires Council to undertake a process of public consultation regarding the proposed financial plan before it is adopted. Council hosted an open house on February 4 to give the public an opportunity to provide input, and has had open budget meetings on February 18, March 4, and April 15. The proposed financial plan is currently available for review on the Village's website, and the public can provide feedback to Council during their April 22 regular meeting or at any time via email. Council may consider public input through third reading of the financial plan bylaw.

8.0 STRATEGIC PRIORITIES

None to report.

9.0 OTHER CONSIDERATIONS

If Council would like to make amendments to the proposed financial plan bylaw after third reading, then third reading would need to be rescinded.

RESPECTFULLY SUBMITTED



Robert Baker, Chief Administrative Officer

Attachments: 2025-2029 Financial Plan Bylaw No. 1316, 2025

2025-2029 Financial Plan Bylaw

Village of Kaslo

Bylaw No. 1316, 2025

A bylaw to set out the objectives and policies of the Village of Kaslo for the planning period 2025-2029.

The Council of the Village of Kaslo, in open meeting assembled, hereby enacts as follows:

TITLE

1. This bylaw may be cited as the 2025-2029 Financial Plan Bylaw No. 1316, 2025.

PROVISIONS

2. The financial plan attached as Schedule A to this Bylaw is hereby adopted as the financial plan for the Village of Kaslo for the period commencing January 1, 2025, through December 31, 2029.
3. The objectives and policies attached as Schedule B to this Bylaw outline the proportion of total revenue from different funding sources, the distribution of property taxes among the property classes and the use of permissive tax exemptions.

SEVERABILITY

4. If any section, subsection, paragraph, subparagraph or clause of the 2025-2029 Financial Plan bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision does not affect the validity of the remaining portions of the Records Management Bylaw.

COMING INTO EFFECT

5. The 2025-2029 Financial Plan bylaw comes into effect upon adoption.

REPEAL

6. The 2024-2028 Financial Plan Bylaw No. 1302, 2024 is hereby repealed.

READ A FIRST TIME this day day of month, year.

READ A SECOND TIME this day day of month, year.

READ A THIRD TIME this day day of month, year.

RECONSIDERED AND FINALLY PASSED AND ADOPTED this day day of month, year.

Mayor

Corporate Administrator

SCHEDULE "A" – PROPOSED EXPENDITURES, FUNDING SOURCES AND FUND TRANSFERS

REVENUE	2025	2026	2027	2028	2029
General Tax Revenue	(852,380)	(912,047)	(975,890)	(1,044,202)	(1,117,296)
Grants-in-Lieu	(33,639)	(33,975)	(34,315)	(34,658)	(35,005)
Tax Penalties & Interest	(15,696)	(15,853)	(16,011)	(16,172)	(16,333)
Sale of Services	(67,100)	(69,113)	(71,186)	(73,322)	(75,522)
Licenses & Permits	(18,555)	(18,741)	(18,928)	(19,117)	(19,308)
Planning & Development	(12,250)	(12,495)	(12,745)	(13,000)	(13,260)
Rental & Leases	(83,000)	(85,490)	(88,055)	(90,696)	(93,417)
Other Income	(8,625)	(8,711)	(8,798)	(8,886)	(8,975)
Investment Income	(88,000)	(91,520)	(95,181)	(98,988)	(102,948)
Campground	(39,500)	(40,290)	(41,096)	(41,918)	(42,756)
Aerodrome	(13,000)	(13,260)	(13,525)	(13,796)	(14,072)
Cemeteries	(10,750)	(10,965)	(11,184)	(11,408)	(11,636)
Capital & Project Funding	(1,753,300)	(1,753,300)	(1,753,300)	(1,753,300)	(1,753,300)
Non-Capital Conditional Funding	(513,947)	(513,947)	(513,947)	(513,947)	(513,947)
Unconditional Funding	(381,400)	(389,028)	(396,809)	(404,745)	(412,840)
Sale of Assets & Land	0	0	0	0	0
Transfers between Accounts	(80,000)	(80,000)	(80,000)	(80,000)	(80,000)
Transfers from Reserves	(1,953,328)	(1,953,328)	(1,953,328)	(1,953,328)	(1,953,328)
Transfers from Surplus	(272,132)	(272,132)	(272,132)	(272,132)	(272,132)
Water Rates & Charges	(344,228)	(354,555)	(365,191)	(376,147)	(387,432)
Water Taxation	(92,314)	(110,777)	(132,932)	(159,519)	(191,422)
Water Other Revenue	(127,963)	(127,963)	(127,963)	(127,963)	(127,963)
Water Capital Funding	(1,154,255)	(1,154,255)	(1,154,255)	(1,154,255)	(1,154,255)
Sewer Rates & Charges	(148,782)	(153,245)	(157,843)	(162,578)	(167,455)
Sewer Taxation	(20,871)	(25,045)	(30,054)	(36,065)	(43,278)
Sewer Other Revenue	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)
Sewer Capital Funding	(85,000)	(85,000)	(85,000)	(85,000)	(85,000)
Collections for Others	(1,521,575)	(1,597,654)	(1,677,536)	(1,761,413)	(1,849,484)
TOTAL REVENUE	(9,697,590)	(9,888,689)	(10,093,206)	(10,312,555)	(10,548,364)

EXPENDITURES	2025	2026	2027	2028	2029
Council & Administration	814,992	839,441	864,625	890,563	917,280
Supplies & Services	209,167	215,442	221,905	228,562	235,419
Protective Services	473,776	487,989	502,628	517,707	533,239
Planning & Economic Development	349,282	359,760	370,553	381,670	393,120
Facilities	170,420	175,533	180,799	186,223	191,809
Recreation & Culture	133,467	137,471	141,595	145,843	150,218
PW Operations	309,465	318,749	328,312	338,161	348,306
PW Fleet & Equipment	69,750	71,843	73,998	76,218	78,504
Environmental Services	111,723	115,075	118,527	122,083	125,745
Campground	20,865	21,491	22,136	22,800	23,484
Aerodrome	18,310	18,859	19,425	20,007	20,608
Cemeteries	2,310	2,379	2,450	2,524	2,599
Debt Servicing	-	-	-	-	-
Capital & Projects	3,029,384	1,753,300	1,753,300	1,753,300	1,753,300
Transfers between Accounts	190,000	197,600	205,504	213,724	222,273
Transfers to Reserves	308,692	1,559,263	1,550,674	1,544,229	1,540,170
Water Personnel	116,523	120,019	123,620	127,328	131,148
Water Operating	176,250	181,538	186,984	192,593	198,371
Water Debt Servicing	-	-	-	-	-
Water Emergency Management	-	-	-	-	-
Water Capital Expenditures	1,189,718	1,154,255	1,154,255	1,154,255	1,154,255
Transfer to Water Reserve	221,269	291,738	315,483	343,707	377,298
Sewer Personnel	100,956	103,985	107,104	110,317	113,627
Sewer Operating	47,670	49,100	50,573	52,090	53,652
Sewer Debt Servicing	-	-	-	-	-
Sewer Capital Expenditures	60,000	85,000	85,000	85,000	85,000
Transfer to Sewer Reserve	52,027	31,206	36,220	42,236	49,454
Collections for Others	1,521,575	1,597,654	1,677,536	1,761,413	1,849,484
TOTAL EXPENDITURES	9,697,590	9,888,689	10,093,206	10,312,555	10,548,364
BALANCE	-\$ 0	\$ -	\$ -	\$ -	\$ -

SCHEDULE “B” – FINANCIAL OBJECTIVES AND POLICIES

1. Funding Sources:

The table below shows the proportion of Village of Kaslo revenue proposed to be raised from each funding source in 2025:

REVENUE SOURCES	Dollar Value (\$)	% of Total Revenue
Municipal Taxation	(901,715)	9.3%
Sale of Services	(97,905)	1.0%
Other Own-Source Revenue	(242,875)	2.5%
Conditional & Unconditional Grants	(3,887,902)	40.1%
Net Transfers from Reserves & Surplus	(2,305,460)	23.8%
Water & Sewer Utility Fees	(740,158)	7.6%
Borrowing Proceeds	0	0.0%
Collections for Others	(1,521,575)	15.7%
TOTAL	(9,697,590)	100%

* May include unconfirmed grants.

Property value tax is the primary source of operating funds for general municipal purposes. Property taxation is simple to administer and offers a stable and reliable source of revenue for services that are difficult or undesirable to fund on a user-pay basis.

Sale of services and fees form another portion of planned revenue. They are collected from a variety of municipal services, permits and licenses. User fees attempt to align the value of a service to those who use the service. It is generally preferable to charge a user fee for services to specific users than to levy a general tax on all property owners.

Grant funding is an integral funding source for major capital and operating projects. Due to the extensive use of Community Works (Canada Community Building Fund) for many projects identified in the Village’s Corporate Strategy, grants form a significant source of funding for the Village in the financial plan. The Village also receives unconditional funds from the Small Community Protection Grant which provides a significant source of funds for operations and maintenance, and acts as a funding bridge between revenue collection cycles.

Council’s objectives and policies regarding funding sources are to:

- a) Use property taxes for services that do not lend themselves to a user-pay approach,
- b) Allocate 10-15% of municipal property tax revenue to capital projects,
- c) Charge user fees, where possible, to align services with those who use them.

2. Distribution of Property Tax Rates

Objective and Policies

Council's objectives and policies regarding the distribution of property tax rates are:

- to progressively enhance the funding of capital asset depreciation through reserve growth and stabilize tax and utility rates at appropriate levels.
- to develop a plan around municipal building asset management and divestiture, particularly with respect to heritage buildings that are fully depreciated and require unique capital reserve considerations.
- to actively seek grants for major infrastructure repair and replacement where possible.
- to routinely modernize and improve financial management, analysis and reporting.
- to annually review utility rates to ensure water and sewer operating and delivery costs are fully funded.
- to continually review the distribution of taxation between different property tax classes.
- to review the Village's land and lease portfolio with respect to potential income generation.
- to progressively move to fee and lease structures that at least cover the costs of operation, maintenance and insurance of the asset.
- to support levels of staffing and succession planning that ensure satisfactory levels of public service and safely run utilities.

Property Classes

The table below provides the distribution of property tax among the property classes.

PROPERTY CLASS	RATIO	% TOTAL PROPERTY TAX	DOLLAR VALUE
1 Residential	1.0000	84.3%	\$718,894
2 Utilities	10.0000	2.2%	\$18,783
3 Supportive Housing	1.0000	0.0%	-
4 Major Industry	3.4000	0.0%	-
5 Light Industrial	2.8521	0.3%	\$2,492
6 Business	2.4502	13.0%	\$110,962
7 Managed Forest	3.0000	0.0%	-
8 Recreational/Non-Profit	1.0700	0.2%	\$1,236
9 Farm	12.1562	0.0%	\$13
TOTAL			\$852,380

Tax rates are set to maintain tax stability and ensure that municipal revenues keep pace with the cost of business and responsible fiscal management. The Village recognizes the need to attract and retain businesses and industry for economic development and to not rely heavily on any one industry as a tax source. Council believes that its rates reflect that philosophy.

3. The Use of Permissive Tax Exemptions

The Village of Kaslo believes that permissive tax exemptions are an appropriate way to recognize the value of services provided to the community by non-profit organizations.

The Village's policy is to ensure that permissive tax exemptions are utilized to maximize the benefit of non-profit organizations for residential quality of life, with the following caveats:

- Where the Village leases property to the recipients of permissive or statutory tax exemptions, the Village expects these partners to recognize that this assistance, combined with nominal lease charges, can contribute to the inability of the Village to adequately fund capital reserves that support maintenance and capital repairs to those properties. These partners are expected to partner with the Village in pursuing grants for capital projects, as appropriate.
- The Village will not consider permissive tax exemption requests for Local Service Area or Parcel Taxes with respect to the water and sewer utility as the full cost of such exemptions would have to be covered by a balancing transfer from general operating to the sewer utility or by an increase in taxation to all other users within the service area.
- The tax exemption bylaw was renewed in 2024 for one year. Beneficiaries of the permissive tax exemption were required to fill out an application form, demonstrate the benefit they provide to the community, and provide financial statements.

DATE: May 1, 2025

FILE NUMBER: 1970-02

TO: Mayor and Council

FROM: Robert Baker, Chief Administrative Officer

SUBJECT: 2025 Property Tax Rates

1.0 PURPOSE

To introduce the 2025 property tax rates bylaw.

2.0 RECOMMENDATION

THAT the 2025 Property Tax Rates Bylaw No. 1317, 2025 be given first, second, and third readings.

3.0 BACKGROUND

Section 197 of the Community Charter requires that each year, after the adoption of the financial plan, Council impose property taxes by establishing tax rates for the municipal revenue proposed to be raised from property value taxes. Taxation must be imposed by bylaw, in accordance with the financial plan, and adopted before May 15. Further, Council must establish tax rates for the amounts to be collected in relation to other local governments and public bodies.

Property value taxes are calculated by applying a set tax rate against the assessed value of a property. The Village's property value tax bylaw provides these rates for both the municipal taxes and collections required for the Regional District of Central Kootenay (RDCK) and the West Kootenay Boundary Regional Hospital (WKBRH). Each of these organizations establish the revenue they require to operate, and the Village then taxes properties for these amounts. The taxes collected are remitted to the RDCK and WKBRH, as applicable. In addition to these taxes, the Village must collect and remit taxes for the school, police, Municipal Finance Authority, and BC Assessment Authority.

4.0 DISCUSSION

The 2025 property tax rates bylaw is based on the Village's financial plan for the years 2025-2029. The plan includes a general tax increase of \$70,380 as compared to 2024. A total of \$852,380 in taxation is required for municipal operations in 2025, however, some of this increase is offset through a change in the tax base due to new development (non-market change). Approximately \$3,200 of the general tax increase can be attributed to new development.

The Village is required to establish rates for the RDCK and WKBRH through the property tax rates bylaw. The Village has no control over the RDCK and WKBRH rates but must collect and remit these taxes. For 2025, the requisition for the RDCK is \$715,212 and the requisition for the WKBHD is \$59,261. The rates for other public bodies (school, police, etc.) are set by the province.

The impact of property taxes was discussed amongst Council on April 15 during a Committee of the Whole meeting. Further to that discussion, Table 1 (below) illustrates the change in overall taxation for an average

single-family home in Kaslo for 2025. The municipal portion of taxes will increase by \$86.36 (7.84%) as compared to 2024, assuming an average increase in assessment value on the property. The overall increase when including all taxing jurisdictions is \$172.50 (5.66%) as compared to 2024.

Table 1

AVERAGE SINGLE FAMILY DWELLING						
	2025		2024		Difference	Increase/Decrease
Assessment	524,768		514,412			
	Rate	Taxes	Rate	Taxes	\$	%
RDCK	1.89815	\$996.09	1.81518	\$933.75	\$62.34	6.68%
Hospital	0.15728	\$82.53	0.15776	\$81.15	\$1.38	1.70%
MFA	0.00020	\$0.10	0.00020	\$0.10	\$0.00	0.00%
BCAA	0.03570	\$18.73	0.03470	\$17.85	\$0.88	4.95%
School	1.56710	\$822.36	1.56710	\$806.13	\$16.23	2.01%
Police	0.22400	\$117.55	0.21820	\$112.24	\$5.30	4.72%
Total Other		\$2,037.37		\$1,951.24	\$86.14	4.41%
Village	2.26409	\$1,188.12	2.14179	\$1,101.76	\$86.36	7.84%
Overall		\$3,225.50		\$3,053.00	\$172.50	5.65%

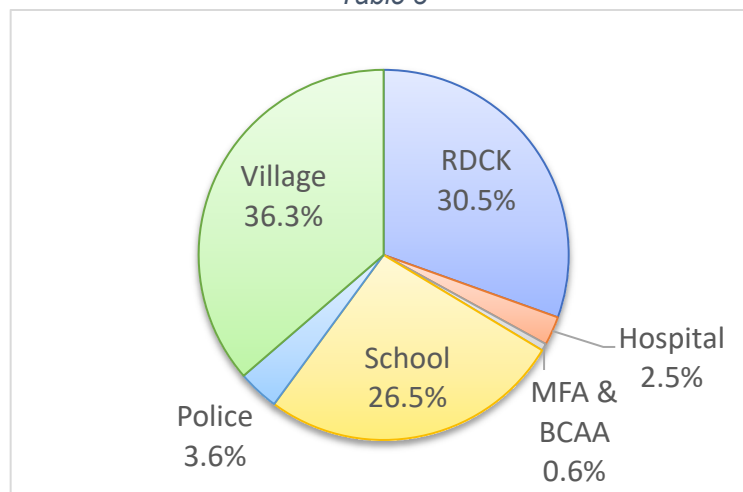
For the 2025 budget, Class 1 (residential) makes up \$718,792 (84.33%) of the total tax burden. Table 2 (below) illustrates the breakdown between classes.

Table 2

CLASS	TITLE	TAXATION	PERCENTAGE
1	Residential	718,792	84.33%
2	Utilities	18,781	2.20%
5	Light Industry	2,621	0.31%
6	Business/Commercial	110,937	13.01%
8	Recreation/Non Profit	1,236	0.15%
9	Farm	13	0.00%
TOTAL		852,380	100%

Only a percentage of property tax is attributed to municipal operations. Table 3 (below) illustrates that approximately 36% of the total taxes are directly related to municipal operations. 30.5% of taxes go to the RDCK and an additional 26.5% are school taxes. The WKBRH [Hospital] accounts for 2.5% of property taxes.

Table 3



5.0 OPTIONS

[Recommendation is indicated in **bold**. Implications are in *italics*.]

1. **THAT the 2025 Property Tax Rates Bylaw No. 1317, 2025 be given first, second, and third readings.**
Property tax notices will be issued in May, and payment will be due by July 2 otherwise a late penalty of 10% will be applied.
2. Council provides direction to staff for further review and report. *Note that the financial plan bylaw must be adopted before May 15.*

6.0 FINANCIAL CONSIDERATIONS

The property tax rates bylaw has been developed in accordance with the Village's financial plan. The requisitions of the RDCK, WKBRH, and other public bodies have been set in accordance with their financial plans.

7.0 LEGISLATION, POLICY, BYLAW CONSIDERATIONS

Legislation

Section 197 of the Community Charter requires the Village's property tax rates bylaw to be adopted annually after the financial plan bylaw, but before May 15. A property value tax must be imposed on all land and improvements in the municipality on the basis of assessed value of the land and improvements, other than land and improvements that are exempt under the Community Charter or another Act (i.e. statutory or permissive tax exemptions).

In relation to tax rates established for municipal revenue, Council must consider the tax rates proposed for each property class in conjunction with the objectives and policies set out in its financial plan. For tax rates established for other local governments and public bodies, the property tax rates bylaw must establish separate rates for each property class, and the relationships between the different property class rates must be the same as the relationships established for municipal taxation. Note that property value taxes are deemed to be imposed on January 1 of the year in which the bylaw is adopted.

Section 234 of the Community Charter states that property taxes are due on July 2 and that penalties and interest must be applied to payments made after the tax due date. Section 233 allows a municipality to establish an alternate due date, however, the Village has historically adhered to the July 2 tax due date and so the property tax rates bylaw has been developed in accordance with past practice.

Bylaw

2025-2029 Financial Plan Bylaw No. 1316, 2025.

RESPECTFULLY SUBMITTED



Robert Baker, Chief Administrative Officer

Attachments: 2025 Property Tax Rates Bylaw No. 1317, 2025.

2025 Property Tax Rates Bylaw

Village of Kaslo

Bylaw No. 1317, 2025

A bylaw to impose property value taxes for the year 2025 by establishing property tax rates for the municipality, other local governments, and public bodies.

The Council of the Village of Kaslo, in open meeting assembled, hereby enacts as follows:

TITLE

1. This bylaw may be cited as the 2025 Property Tax Rates Bylaw No. 1317, 2025.

PROVISIONS

2. The following rates are hereby imposed and levied for the year 2025:
 - (1) For all lawful and general purposes of the Municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Column 'A' of Schedule 'A' attached to and forming part of this bylaw; and
 - (2) For the purposes of the Regional District of Central Kootenay on the assessed 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; and
 - (3) For the purposes of the West Kootenay Boundary Regional Hospital District on the assessed 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.
- (4) A late penalty of ten percent (10%) shall be added to all current taxes or rates remaining unpaid after the closing of business on July 2, 2025, on each and every parcel of land and improvements including any portion of homeowner grant not claimed.

SEVERABILITY

- (5) If any section, subsection, paragraph, subparagraph or clause of the 2025 Property Tax Rates bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision does not affect the validity of the remaining portions of the Records Management Bylaw.

COMING INTO EFFECT

- (6) The 2025 Property Tax Rates bylaw comes into effect upon adoption. Property value taxes are deemed to be imposed on January 1 of the year in which the bylaw is adopted.

READ A FIRST TIME the day day of month, year.

READ A SECOND TIME the day day of month, year.

READ A THIRD TIME the day day of month, year.

ADOPTED the day day of month, year.

Mayor

Corporate Administrator

SCHEDULE A
2025 Property Tax Rates

Property Class	A	B	C
	General Municipal	Regional District Central Kootenay	Regional Hospital District
1 Residential	2.26409	1.89815	0.15728
2 Utilities	22.64093	6.64353	0.55047
3 Supportive Housing	2.26409	1.89815	0.15728
4 Major Industry	7.69792	6.45371	0.53474
5 Light Industry	6.79228	6.45371	0.53474
6 Business & Other	5.54703	4.65047	0.38533
7 Managed Forest Land	6.79228	5.69445	0.47183
8 Rec/Non Profit	2.42258	1.89815	0.15728
9 Farm	27.16912	1.89815	0.15728