

The Corporation of the City of Penticton

Bylaw No. 2026-11

A bylaw to replace the 2025-2029 five year financial plan

WHEREAS the *Community Charter* states a municipality must have a financial plan that is adopted annually, by bylaw, before the annual property tax bylaw is adopted;

AND WHEREAS the planning period for a financial plan is five (5) years, that period being the year in which the plan is specified to come into force and the following four (4) years;

NOW THEREFORE BE IT RESOLVED THAT the Municipal Council of the City of Penticton in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Title

This bylaw may be cited as "2025-2029 Amended Five Year Financial Plan Bylaw No. 2026-11".

2. Purpose

Schedule "A" and Schedule "B" attached hereto and forming part of this bylaw shall be the Five Year Financial Plan of the City of Penticton for the period of January 1, 2025 to December 31, 2029.

3. Repeal

City of Penticton "2025-2029 Five Year Financial Plan Bylaw No. 2024-40" is hereby repealed upon adoption of this bylaw.

READ A FIRST time this	3	day of	February, 2026
READ A SECOND time this	3	day of	February, 2026
READ A THIRD time this	3	day of	February, 2026
ADOPTED this		day of	, 2026

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer

Schedule A

City of Penticton - Schedule A

	2025 Amended Budget	2026 Projection	2027 Projection	2028 Projection	2029 Projection
Revenue					
Municipal Taxation	\$ (50,526,736)	\$ (54,022,092)	\$ (56,822,036)	\$ (59,756,378)	\$ (61,613,020)
Sale of Services	(14,577,050)	(14,642,038)	(14,794,843)	(14,961,881)	(15,118,978)
Electric Utility Revenue	(51,784,235)	(55,911,726)	(60,369,208)	(65,183,076)	(70,381,835)
Sewer Utility Revenue	(10,856,090)	(11,996,006)	(13,263,119)	(14,566,184)	(16,001,315)
Water Utility Revenue	(11,482,739)	(12,198,933)	(12,976,924)	(13,804,706)	(14,685,467)
Storm Water Utility Revenue	(1,964,700)	(2,554,110)	(3,320,343)	(4,316,446)	(5,611,380)
Fiscal Services	(4,231,000)	(4,231,000)	(4,231,000)	(4,231,000)	(4,231,000)
Grants	(3,490,396)	(2,313,587)	(2,338,586)	(2,338,586)	(2,338,586)
Other Contributions	(5,789,847)	(5,546,113)	(5,589,016)	(5,632,881)	(5,677,725)
Development Cost Charges	(1,470,000)	(1,470,000)	(1,470,000)	(1,470,000)	(1,470,000)
Donations	(101,393)	(14,000)	(14,000)	(14,000)	(14,000)
Total Revenues	(156,274,186)	(164,899,605)	(175,189,075)	(186,275,138)	(197,143,306)
Operating Expenses					
General Operating	82,975,316	84,146,728	86,349,051	89,255,468	91,231,571
Storm Water	718,265	772,799	777,192	996,997	796,771
Electric Utility	45,673,818	47,658,878	49,776,518	51,929,197	54,185,604
Sewer System	7,081,034	7,674,362	7,678,663	7,786,289	7,799,758
Water Utility	7,185,440	6,974,569	7,135,820	7,122,049	7,179,340
Total Operating Expenses	143,633,873	147,227,336	151,717,244	157,090,000	161,193,044
Net Operating Surplus	(12,640,313)	(17,672,269)	(23,471,831)	(29,185,138)	(35,950,262)
Capital Expenses					
General Capital	15,234,323	12,156,312	13,881,436	9,277,373	14,769,302
Electric Capital	6,640,317	7,987,200	7,433,500	8,010,800	6,819,100
Sewer Capital	2,979,400	3,489,600	5,000,000	11,947,300	6,026,900
Water Capital	12,235,077	3,944,000	8,830,900	10,948,750	4,384,300
Total Capital Expenses	37,089,117	27,577,112	35,145,836	40,184,223	31,999,602
Debt Proceeds	(11,000,000)	-	(5,600,000)	(2,318,536)	-
Debt Servicing - Principal Repayments	2,100,119	2,177,080	1,859,228	1,944,504	1,397,393
Capital Grant Funding	(315,213)	-	-	-	-
Transfer To (From) Surplus/Reserve	1,126,290	4,278,077	8,426,767	5,734,947	18,913,267
Amortization Offset	(16,360,000)	(16,360,000)	(16,360,000)	(16,360,000)	(16,360,000)
Financial Plan Balance	\$ -	\$ -	\$ -	\$ -	\$ -

Schedule B

Current Revenue Portions by Funding Source for Operating (excluding borrowing and transfers from reserve/surplus):

Taxation	49,749,506	31.83%
Grant in Lieu	690,000	0.44%
Local Improvement Levy	87,230	0.06%
Sale of Services	14,577,050	9.33%
Electric Utility	51,784,235	33.14%
Sewer Utility	10,856,090	6.95%
Water Utility	11,482,739	7.35%
Storm Water Utility	1,964,700	1.26%
Fiscal Services	4,231,000	2.71%
Grants	3,490,396	2.23%
Other Revenues	5,789,847	3.70%
Development Cost Charges	1,470,000	0.94%
Donations	101,393	0.06%
Total Revenues	156,274,186	100.00%

Current Property Class Multiples:

Ratio	2025	2024	2023	2022	2021	2020
Residential	1.00	1.00	1.00	1.00	1.00	1.00
Utilities	11.23	12.48	10.06	10.09	7.22	7.4
Supportive Housing	1.00	1.00	1.00	1.00	1.00	1.00
Major Industry	1.42	1.48	1.86	1.88	1.72	1.65
Light Industry	1.42	1.48	1.86	1.88	1.72	1.65
Business & Other	1.75	1.92	2.22	2.14	1.91	1.75
Managed Forest	1.75	1.92	2.22	2.14	1.91	1.75
Rec/Non-Profit	1.28	1.35	1.37	1.31	1.28	1.29
Farm	4.89	5.06	5.18	4.59	3.57	3.55

Use of Permissive Tax Exemptions

In 2024, Council passed Bylaw 2024-33 to exempt certain properties from taxation in 2025. The Bylaw contains the list of properties and the estimated amount of tax revenue forgone (\$811,626). The list of properties includes religious institutions, historical societies, recreational facilities, and service organizations that form a valuable part of our community. These organizations have demonstrated to Council that their services support our residents and community.

Use of Revitalization Tax Exemptions

Revitalization tax exemption bylaws were introduced in Penticton in 2010 to provide economic incentives for specified key areas within the City, including the downtown area, industrial areas, and other strategic areas. Bylaws 2014-04, 2014-44, and 2015-52 provide for tax exemptions for specific uses within those areas. Each of the bylaws included 'sunset clauses' whereby construction is required to begin and end. While there are still some properties receiving benefits, all sunset clauses have now passed and thus no future projects are eligible to receive benefits under any of these bylaws.