

CITY OF DELTA

BYLAW NO. 8524

*A bylaw to establish the
2026 to 2030 Financial Plan*

The Council of the City of Delta, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “**Delta 2026 to 2030 Financial Plan Bylaw No. 8524, 2025**”.
2. Schedule “A” attached hereto and forming part of this bylaw is hereby adopted as the 2026 to 2030 Financial Plan of the City of Delta.
3. This Bylaw shall take effect on the date of its adoption by Council.

READ A FIRST time the day of , 2025.

READ A SECOND time day of , 2025.

READ A THIRD time the day of , 2025.

FINALLY CONSIDERED AND ADOPTED the day of , **2025.**

George V. Harvie
Mayor

Michelle Jansson
City Clerk

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CITY OF DELTA
2026 TO 2030 FINANCIAL PLAN
SCHEDULE "A"

(1) 2026 to 2030 Financial Plan

	2026	2027	2028	2029	2030
	\$	\$	\$	\$	\$
Revenues					
Property Taxes	212,361,000	224,371,500	235,626,500	246,003,500	256,782,500
Parcel Taxes	35,500	35,500	35,500	35,500	20,000
Fees	103,689,000	106,277,500	110,528,000	114,769,500	120,431,000
Other Revenues					
Development Cost Charges	5,979,000	6,388,000	16,152,000	3,089,000	5,951,500
Developer Contributed Assets	8,000,000	16,000,000	16,000,000	12,000,000	11,000,000
Other	52,021,000	88,064,000	90,619,500	88,699,500	100,605,000
Proceeds from Borrowing	60,000,000	0	0	0	0
	<u>442,085,500</u>	<u>441,136,500</u>	<u>468,961,500</u>	<u>464,597,000</u>	<u>494,790,000</u>
Expenses					
Municipal Purposes	333,094,000	341,734,000	356,059,500	368,043,000	384,670,500
Amortization	34,500,000	35,500,000	38,500,000	39,500,000	40,500,000
Debt Interest	1,324,000	3,189,000	3,485,500	5,221,000	5,221,000
Transfers to Reserves	13,890,500	12,910,000	11,577,000	7,073,000	8,082,500
	<u>382,808,500</u>	<u>393,333,000</u>	<u>409,622,000</u>	<u>419,837,000</u>	<u>438,474,000</u>
Excess of Revenues over Expenses	59,277,000	47,803,500	59,339,500	44,760,000	56,316,000
Capital, Debt and Reserve Transfers					
Capital Expenditures	(184,042,500)	(152,043,000)	(168,471,500)	(154,978,000)	(168,272,000)
Capital Expenditures (Contributed)	(8,000,000)	(16,000,000)	(16,000,000)	(12,000,000)	(11,000,000)
Debt Principal Repayment	0	0	0	(2,902,000)	(2,902,000)
Amortization	34,500,000	35,500,000	38,500,000	39,500,000	40,500,000
Transfers From Reserves	98,265,500	84,739,500	86,632,000	85,620,000	85,358,000
Financial Plan Balance	0	0	0	0	0

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(2) Revenue Proportions by Funding Sources

Objective

Property taxes are the major revenue source. City of Delta’s objective is to reduce the burden on property taxes and to maintain the revenue proportion from property taxes at the current level or lower. A user-pay philosophy is applied where practical and user fees are charged for services. Other funding sources such as developer contributions and grants opportunities are also pursued.

Policy

Alternate revenue sources are pursued in order to maintain, and if feasible, to reduce the revenue proportion from property taxes. The City will review fees and charges on a regular basis to ensure the service costs are recovered.

	2026		2027		2028		2029		2030	
	\$		\$		\$		\$		\$	
Property Taxes	212,361,000	48%	224,371,500	51%	235,626,500	50%	246,003,500	53%	256,782,500	52%
Parcel Taxes	35,500	0%	35,500	0%	35,500	0%	35,500	0%	20,000	0%
Fees	103,689,000	23%	106,277,500	24%	110,528,000	24%	114,769,500	24%	120,431,000	24%
Other Revenues										
Development Cost Charges	5,979,000	1%	6,388,000	1%	16,152,000	3%	3,089,000	1%	5,951,500	1%
Developer Contributed Assets	8,000,000	2%	16,000,000	4%	16,000,000	4%	12,000,000	3%	11,000,000	3%
Other	52,021,000	12%	88,064,000	20%	90,619,500	19%	88,699,500	19%	100,605,000	20%
Proceeds from Borrowing	60,000,000	14%	0	0%	0	0%	0	0%	0	0%
	<u>442,085,500</u>	100%	<u>441,136,500</u>	100%	<u>468,961,500</u>	100%	<u>464,597,000</u>	100%	<u>494,790,000</u>	100%

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(3) Distribution of Property Value Taxes Among the Property Classes

Objective

The property tax rates are set annually to maintain each property class's tax share.

Policy

Property tax rates are established on the principle of fairness and equity. The distribution of property taxes among the property classes is to remain relatively stable over time. The City's tax burden distribution by each property class will be compared annually with that of other Metro Vancouver municipalities.

Property Class	2025 Tax Burden
1 Residential	52.0%
2 Utilities	0.7%
4 Major Industry	9.5%
5 Light Industry	13.9%
6 Business and other	23.1%
8 Recreation/Non-Profit	0.2%
9 Farm	0.6%

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(4) Permissive Tax Exemptions

Objective

Council has the authority to grant Permissive Tax Exemptions (PTE) to support organizations within the community by exempting land and/or improvements from city property taxation. There is no obligation to grant exemptions.

To receive consideration for a PTE, properties must qualify for an exemption under the provisions of the *Community Charter* as well as comply with Delta's PTE guidelines. The guidelines are intended to provide consistent, equal treatment and consideration for all applicants, optimize the provision of charitable and not-for-profit services for the benefit of Delta residents, and allow for consideration of diversified organizations and evaluate each application on its own merits.

Applications are evaluated against the following guidelines:

- Consistent with city policies, plans, bylaws and regulations
- Not-for-profit
- Complementary extensions of city services and programs
- Principal property use
- Benefit and accessibility to Delta residents

Policy

Council considers PTE on an annual basis. Exemptions are granted to support organizations within the community that qualify under the *Community Charter* PTE provisions and satisfy Delta's PTE Guidelines. Delta currently provides PTE to churches, private schools and community service organizations.