

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
**CORPORATE REPORT**



**DATE:** February 24, 2025

**TO:** Mayor and Council

**FROM:** Candice Gartry, Director, Financial Services

**SUBJECT:** Draft 2 of the 2025–2029 Financial Plan

**RECOMMENDATION**

THAT Council receive the February 24, 2025, corporate report from the Director of Financial Services, titled “Draft 2 of the 2025–2029 Financial Plan” for Council’s review, consideration, and discussion; and

1. Direct Staff to prepare the 2025 Financial Plan bylaw for the 2025–2029 Financial Plan for Council’s consideration at its next regular council meeting scheduled for March 10, 2025, for first, second, and third reading.

**EXECUTIVE SUMMARY**

The second draft of the 2025–2029 Financial Plan, attached as Appendix A, incorporates final departmental text updates, actual departmental key metrics for 2024, and Reserve Fund balance projections for both the utilities and the general fund.

This draft maintains the utility rates and the proposed average property tax increase of 4.94% for 2025 across residential, light industry, and business properties, consistent with the initial draft presented to Council at its January 13, 2025, regular meeting.

Staff are seeking Council’s direction to prepare the 2025 Financial Plan bylaw, based on the second draft of the 2025-2029 Financial Plan as appended, and bring it to Council’s next meeting, scheduled for March 10, 2025, for first, second, and third reading.

**PREVIOUS COUNCIL DIRECTION**

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
2025-050 February 10, 2025	THAT Council receive: <ol style="list-style-type: none"> <li>1. All submissions provided at this time verbally in regard to the Draft 2025 – 2029 Financial Plan; and</li> <li>2. The February 10, 2025, corporate report from the Director of Financial Services, titled “Public Comments on Draft 2025 – 2029 Financial Plan” for Council’s review and consideration.</li> </ol> <p style="text-align: right;"><b>CARRIED</b></p>

2025-042 January 29, 2025	THAT Council give final reading to "Sewer Connection and Rental Charges Bylaw, 1970, No. 396, Amendment No. 34, 2025, No. 2529".  <b>CARRIED</b>
2025-041 January 29, 2025	THAT Council give final reading to "Collection, Removal, Disposal and Recycling of Solid Waste Bylaw 2015, No. 2084, Amendment No. 12, 2025 No. 2528".  <b>CARRIED</b>
2025-040 January 29, 2025	THAT Council give final reading to "White Rock Drainage Utility User Fee Bylaw, 2004, No. 1739, Amendment No. 12, 2025, No. 2526.  <b>CARRIED</b>
2025-011 January 13, 2025	THAT Council receive the corporate report dated January 13, 2025, from the Director of Financial Services, titled "Updated 2025 Operating Budget and Tax Considerations" for consideration.  <b>CARRIED</b>
2025-008 January 13, 2025	THAT Council receive the January 13, 2025, corporate report from the Director of Financial Services, titled "Draft 2025 – 2029 Consolidated Financial Plan".  <b>CARRIED</b>
2024-455 December 9, 2024	THAT Council give final reading to "Water Services Bylaw, 2015, No. 2117, Amendment No. 14, 2024, No. 2525".  <b>CARRIED</b>
2024-392 December 9, 2024	THAT Council: 1. Receive the corporate report dated December 9, 2024, from the Director of Financial Services, titled "2025 Operating Budget and Tax Considerations" for consideration; and. 2. Direct staff to bring forward a proposed City 2025 operating budget with options for consideration resulting in a below 5% tax increase.  <b>CARRIED</b>
2024-290 September 9, 2024	THAT Council receive the corporate report dated September 9, 2024, from the Director of Financial Services, titled "Results – Budget Survey 2025" for information.  <b>CARRIED</b>

**INTRODUCTION/BACKGROUND**

This report presents the second draft of the 2025–2029 Financial Plan for Council’s consideration and seeks direction to proceed with the preparation of the 2025 Financial Plan bylaw. Staff recommend bringing the bylaw forward for first, second, and third readings at the

March 10, 2025, regular Council meeting.

### Community Charter

Section 165(1) of the Community Charter states that:

*A municipality must have a financial plan that is adopted annually, by bylaw, before the annual property tax bylaw is adopted.*

Section 166 of the Community Charter states that:

*A council must undertake a process of public consultation regarding the proposed financial plan before it is adopted.*

Section 197(1) of the Community Charter states that:

*Each year, after adoption of the financial plan but before May 15, a council must, by bylaw, impose property value taxes for the year by establishing tax rates for*

- (a) The municipal revenue proposed to be raised for the year from property value taxes, as provided in the financial plan, and*
- (b) The amounts to be collected for the year by means of rates established by the municipality to meet its taxing obligations in relation to another local government or other public body.*

Further, Section 173(1) of the Community Charter states that:

*A municipality must not make an expenditure other than one authorized under subsection (2) or (3).*

### Financial Plan

The second draft of the 2025–2029 Financial Plan, attached as Appendix A, incorporates final departmental text updates, actual departmental key metrics for 2024, and Reserve Fund balance projections for both the utilities and the general fund.

This draft maintains the utility rates and the proposed average property tax increase of 4.94% for 2025 across residential, light industry, and business properties, consistent with the initial draft presented to Council at its January 13, 2025, regular meeting.

For your reference, the 2025 average property tax impact tables for residential have been reproduced below:

Budget Impact to Average Single-Family Household in 2025				
	2024	2025	Change \$\$	% of Increase
<b>Property Taxation</b>				
Municipal Operations	\$ 2,406	\$ 2,511	\$ 105	2.35%
Police Service	1,113	1,186	73	1.63%
Asset Improvement	966	1,009	43	0.96%
<b>Total Property Taxes</b>	<b>\$ 4,485</b>	<b>\$ 4,706</b>	<b>\$ 221</b>	<b>4.94%</b>
<b>Utilities</b>				
Drainage Utility Charge	\$ 612	\$ 651	\$ 39	1.88%
Solid Waste Utility Charge	412	429	17	0.82%
Sanitary Sewer Utility Charge	293	394	101	4.86%
Water Utility Charge	760	900	140	6.74%
<b>Total Utilities</b>	<b>\$ 2,077</b>	<b>\$ 2,374</b>	<b>\$ 297</b>	<b>14.30%</b>
<b>Total Annual Cost</b>	<b>\$ 6,562</b>	<b>\$ 7,080</b>	<b>\$ 518</b>	<b>7.90%</b>

<b>Budget Impact to Average Multi-Family (Strata) Household in 2025</b>					
	<b>2024</b>	<b>2025</b>	<b>Change</b>	<b>% of</b>	
			<b>\$\$</b>	<b>Increase</b>	
<b>Property Taxation</b>					
Municipal Operations	\$ 938	\$ 979	\$ 41	2.35%	
Police Service	434	462	28	1.63%	
Asset Improvement	376	393	17	0.96%	
<b>Total Property Taxes</b>	<b>\$ 1,748</b>	<b>\$ 1,834</b>	<b>\$ 86</b>	<b>4.94%</b>	
<b>Utilities</b>					
Drainage Utility Charge	\$ 184	\$ 195	\$ 11	1.38%	
Sanitary Sewer Utility Charge	293	394	101	12.66%	
Water Utility Charge	321	405	84	10.53%	
<b>Total Utilities</b>	<b>\$ 798</b>	<b>\$ 994</b>	<b>\$ 196</b>	<b>24.57%</b>	
<b>Total Annual Cost</b>	<b>\$ 2,546</b>	<b>\$ 2,828</b>	<b>\$ 282</b>	<b>11.10%</b>	

Staff are seeking Council’s direction to prepare the 2025 Financial Plan bylaw, based on the second draft of the 2025-2029 Financial Plan as appended, and bring it to Council’s next meeting, scheduled for March 10, 2025, for first, second, and third reading.

**FINANCIAL IMPLICATIONS**

The 2025-2029 Financial Plan, attached as Appendix A, proposes an average property tax increase of 4.94% for 2025.

**LEGAL IMPLICATIONS**

No specific legal implications to note. Financial Plan Bylaw, and property tax rates, must be adopted prior to May 15 in accordance with the *Community Charter*.

**COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

The City conducted a public survey on the 2025 budget through the City’s *Talk White Rock* platform from June 21 to August 25, 2024. The survey results were presented to Council at its September 9, 2024, regular meeting.

The first draft of the 2025–2029 Financial Plan was made available for public input via *Talk White Rock* from January 9 to the morning of January 30, 2025. Feedback received through this platform was reported to Council at its February 10, 2025, regular meeting.

Additionally, members of the public had the opportunity to provide in-person comments at the February 10, 2025, regular Council meeting.

**INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

All departments have been involved in preparing the drafts of the 2025–2029 Financial Plan.

**ALIGNMENT WITH STRATEGIC PRIORITIES**

The Financial Plan discussed in this corporate report, and attached as Appendix A, align with the following Council Priorities:

Community:

- Objective 1 – Encourage positive community gathering by designing and implementing inviting public spaces and beautification projects.
- Objective 2 – Plan for adverse weather impacts to protect community safety.

**Organization & Governance:**

Objective 1 – Increase revenue from City programs, assets, and services.

Objective 3 – Realize service delivery efficiencies via digital transformation and align existing processes with best practices.

**OPTIONS / RISKS / ALTERNATIVES**

An alternate option for Council’s consideration is to:

1. Not direct staff to draft the Financial Plan bylaw for 2025-2029 and bring to Council for 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> readings which would delay the city in meeting the legislated terms of the Community Charter, that requires a Five-Year Financial Plan to be adopted by May 15<sup>th</sup> annually.

**CONCLUSION**

Staff recommend that Council:

1. Receive the February 24, 2025, corporate report from the Director of Financial Services, titled “Draft 2 of the 2025–2029 Financial Plan” for Council’s review, consideration, and discussion; and
2. Direct Staff to prepare the 2025 Financial Plan bylaw for the 2025–2029 Financial Plan for Council’s consideration at its next regular council meeting scheduled for March 10, 2025, for first, second, and third reading.

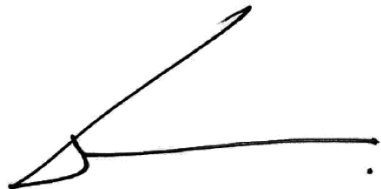
Respectfully submitted,



Candice Gartry, CPA, CGA  
Director, Financial Services

**Comments from the Chief Administrative Officer**

I concur with the recommendation of this corporate report.



Guillermo Ferrero  
Chief Administrative Officer