

Schedule A  
2016 Financial Plan background issues.

APRIL 11, 2016 - REGULAR  
SEE ITEM 11 A.(vi) - New Business  
Re: 2016 Tax Rate Options

1. Financial Plan specified a 1.50% Levy increase.
2. Financial Plan specified a 1.9% Cumulative Capital Levy increase.
3. Operating, and Capital levies combined for review
4. Average home values increased by 2.37%

Council information items

1. All rate options preserve the overall funding specified in the financial plan
2. The rate options present a range of business to residential multiplier options
3. All Rate options are within the parameters specified in the annual revenue policy of a target not exceeding 3.2 to 1

Distribution Options	Option 1			Option 2			Option 3			Option 4		
	No Adjustments to Allocation of Levy			Adjust Business Rate to ease residential			Reduce Industrial rates			Provincial Tax Rate Multipliers		
Class	Multiplier	Rate	Tax Allocation	Multiplier	Rate	Tax Shift	Multiplier	Rate	Tax Shift	Multiplier	Rate	Tax Shift
Residential	1.0000	3.6716		1.0000	3.6547	(100,000)	1.0000	3.6762	23,378	1.0000	3.8265	920,000
Utilities	10.2418	37.6037		10.2891	37.6037		10.2290	37.6037		3.5000	13.3926	(178,787)
Supportive Housing	1.0000	3.6716		1.0000	3.6547		1.0000	3.6762		1.0000	3.8265	
Industrial	3.6610	13.4418		3.6779	13.4418		2.7401	10.0731	(127,378)	3.4000	13.0099	(16,329)
Business	2.7194	9.9847		2.7562	10.0731	100,000	2.7401	10.0731	100,000	2.4500	9.3748	(689,881)
Managed Forest	0.3466	1.2727		0.3482	1.2727		0.3462	1.2727		3.0000	11.4796	225
Recreation/Seasonal	1.5677	5.7560		1.5750	5.7560		1.5657	5.7560		1.0000	3.8265	(44,343)
Farm	0.2163	0.7940		0.2173	0.7940		0.2160	0.7940		1.0000	3.8265	12,027
											<i>Rounding</i>	2,911.23

Residential Taxes Payable	1252.43	1246.67	1254.00	1305.27
Residential Increase	3.40%	2.92%	3.53%	7.76%
Residential Tax Payable Impact	\$ 41.15	\$ 35.39	\$ 42.72	\$ 93.99

Residential to business Multiplier Estimate	2.7194	2.7562	2.7401	2.4500
2015 Business to Residential Multiplier	2.7405	2.7405	2.7405	2.7405

Vernon Residential Tax Scenarios

City Tax Payable	2015	333,245	1211.28	1211.28	1211.28	1211.28
Operating Increase	1.50%		18.14			
Capital Increase	1.90%		23.01			
Combined Increase			41.15	35.39	42.72	93.99
Average Residential Value	2016	341,113				
City Tax Payable - Average Home		\$ 1,252.43	\$ 1,246.67	\$ 1,254.00	\$ 1,305.27	