



DISTRICT OF **INVERMERE** 2026-2030 FINANCIAL PLAN BUDGET BOOKLET

- ✓ WHO WE ARE
- ✓ OUR SERVICES
- ✓ ABOUT THE BUDGET
- ✓ REVENUES & EXPENDITURES
- ✓ PROJECTS & PROPOSED BUDGET
- ✓ RESERVES & DEBT
- ✓ CONSULTATION PROCESS



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2026-2030 FINANCIAL PLAN

WHO WE ARE

The District of Invermere is a community in eastern British Columbia (BC) in the Columbia Valley, nestled between the Purcell Mountains and the Canadian Rocky Mountains, bordered by Lake Windermere to the east, the Columbia River wetlands to the north and Toby Creek to the West. The District occupies approximately 1086 hectares and is located at an average elevation of about 800 meters (2625 feet) above sea level. It lies within the traditional territories of the Ktunaxa Nation and the Secwepemc peoples.

For thousands of years, Indigenous peoples have used and occupied the lands in this region, supported by its abundant natural resources (fish, animals, plants) and attractive climate. The region today commonly referred to as the Columbia Valley includes lands that remain part of the traditional territories of the Shuswap or Secwepemc peoples, and the Akisqnuq First Nation which is part of the Ktunaxa Nation and its peoples. These lands are also the chosen home of the Metis people of the Columbia Valley.

In 1807, on behalf of the North West Company, the explorer David Thompson built a trading post in the valley close to the Columbia River near the future settlement of Wilmer, which is located to the northeast of Invermere. This post was operated for many years and was still listed as a Hudson's Bay fort in 1856. In 1909, the future Invermere townsite was purchased by the Columbia Valley Irrigated Fruit Lands Company, who selected the name Invermere, meaning "inver" - at the mouth and "mere" - lake.

Invermere was incorporated as a village on May 22, 1951. In 2008, the District became one of several provincially designated 'Resort Municipalities' in the Resort Municipality Initiative (RMI), which receives provincial funding for tourism development. Invermere's economy has been transitioning from one based primarily on logging and mining in the 1950s to a more diversified one with a strong tourism industry.





2026-2030 FINANCIAL PLAN

OUR SERVICES

Here are some of the services the District of Invermere provides to its residents:

Water: Invermere is supplied drinking water from two drinking water facilities. The first is surface water which is diverted from Goldie Creek and stored in the Paddy Ryan Lakes Reservoirs. It is then treated with UV disinfection and chlorine. The second water source is a deep ground water well. The water is pumped and treated at two reservoirs located under Mount Nelson Athletic Park. We also operate and maintain 2 booster pumping stations, 11 pressure reducing stations, and 56km of watermains.

Wastewater: Our wastewater is collected using 40 km of gravity sewers, 6.5 km of force mains, 3 siphon lines, 10 lift stations, and a vacuum sewer collection system. Once the sewage reaches the treatment plant, it is screened to remove contaminants and then it passively moves through 3 aerated lagoons where micro-organisms break down the waste. The treated waste or effluent is infiltrated into the ground.

Curbside collection: All eligible residents receive garbage, recycling and, as of June 2025, the addition of organic waste collection. Organics collection is weekly, garbage and recycling collection is bi-weekly. The recent reduction in garbage collection aligns with other municipalities across BC and Canada that have introduced weekly curbside collection. Residents who produce more garbage than 1 cart every 2 weeks can utilize the transfer station free of charge.

Public works: Construction, maintenance, cleaning and enhancement of streets, sidewalks, parking lots, cemeteries, municipal buildings, storm works, dikes, boulevards, flowers, parks, beaches, trails, playgrounds, sports fields and associated facilities.





2026-2030 FINANCIAL PLAN

OUR SERVICES CONTINUED

Recreation: We offer weekly seniors fitness classes and own 6 playgrounds throughout the community as well as multiple green spaces to help keep our residents active and vibrant.

Events: Currently there are over 300 annual events that take place in the Columbia Valley and the District's Leisure Services department leads an average of 17 of these.

Fire protection services: Invermere Fire Rescue provides emergency fire and rescue as well as fire prevention and public education. We support the development of a local FireSmart program that follows the recommendations of FireSmart BC.

Planning and development: Long-term planning and vision for development in Invermere through the Official Community Plan and the development approvals process. Through our contracted Environmental Planner, we seek to balance human needs with the protection of our natural environment.

Building: We review and issue building permits and inspect projects under construction and administer the BC Building Code.

Business: As a business-friendly municipality, we grant licenses and inspect business operations to ensure public safety and regulatory compliance, including short-term rental premises.

Bylaw: Bylaw education and enforcement is provided to help make our community a better and safe place to live and play. Bylaw also provides dog control services.

Social: The District supports many not-for-profit organizations by providing grants, fee-for-service agreements and permissive tax exemptions to enhance the well-being of individuals, families and the entire community.





2026-2030 FINANCIAL PLAN ABOUT THE BUDGET

The Budget Book is a document that describes how the District of Invermere will use tax dollars and other funding sources to deliver programs, services and infrastructure needs to the community. In preparing the document, Council and staff consider the needs and expectations of the community and corporation against current corporate Strategic Priorities. This sets direction on projects, levels of service, and overall direction to staff.

ABOUT THE 5 YEAR FINANCIAL PLAN

It's that time of year again - time for us to show you what we need for a corporate budget, and what we plan to spend it on. It's also the time for you to tell us what you think. Every year by law, local governments must prepare a five-year Financial Plan in the form of a bylaw (a legally binding document) which outlines expected revenues and expenses for the next 5 years. The *Community Charter* requires a five-year Financial Plan to be adopted by May 15th of each year. The Plan identifies proposed spending, funding sources and transfers to or between funds, and establishes the District's revenue and tax policies and objectives. Council must also consult the public before the Plan is adopted. Property tax rates are also set during the financial plan process based on how much revenue is required to maintain Council approved levels of services to residents. The financial plan adoption precedes the rate bylaw.

THE BUDGET STEPS

Council and staff consider the needs of the corporation, community trends, and expectations against current corporate Strategic Priorities. This sets direction on projects, levels of service, and overall direction to staff.

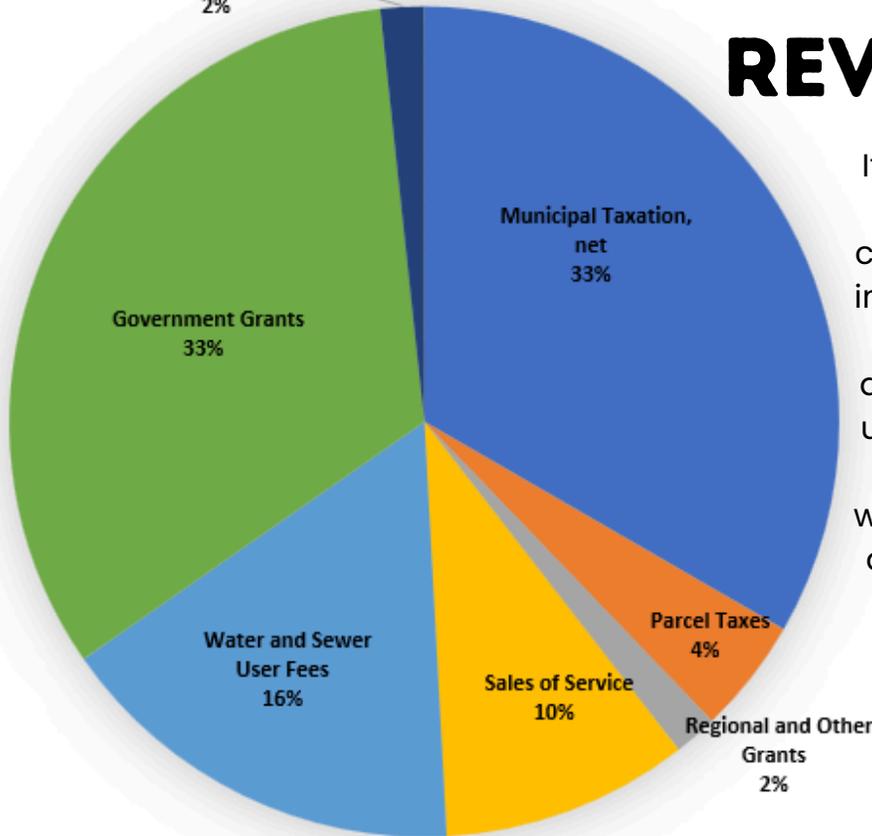
Managers propose operational and capital projects for their departments during several senior management meetings. Operational expenses includes delivery of services and annual operating maintenance and upkeep costs of District infrastructure, for example fire, bylaw enforcement, snow removal, parks and trails. Capital projects then includes replacement and rehabilitation of existing infrastructure like roads, sidewalks, water and sewer systems. The CAO (Chief Administrative Officer) and DoF (Director of Finance) along with the managers review and prioritize the projects.

The Committee of the Whole (COW), made up of all Council members, considers the staff priorities approvals and determines what will be included in the draft financial plan. The draft five-year Financial Plan package is prepared for the COW. The COW then recommends it be given first reading by Council.

Contributions,
Donations and Other
2%

REVENUE SOURCES

It's helpful to have a pie chart in this case to graphically show where our revenues come from. Approximately 33% of revenue in 2026 will come from municipal taxation; but as you can see, we are also anticipating 33% of revenue in the form of upper level government grants. There are also several other revenue sources that we depend upon, including sale of service, developer contributions and earnings on investments.



PROPERTY TAX & ASSESSMENTS

Your property taxes are based on the assessed value of your property as determined by [BC Assessment](#) (External link), an independent third party who values all property in British Columbia. Your property's assessment determines your share of District taxes.

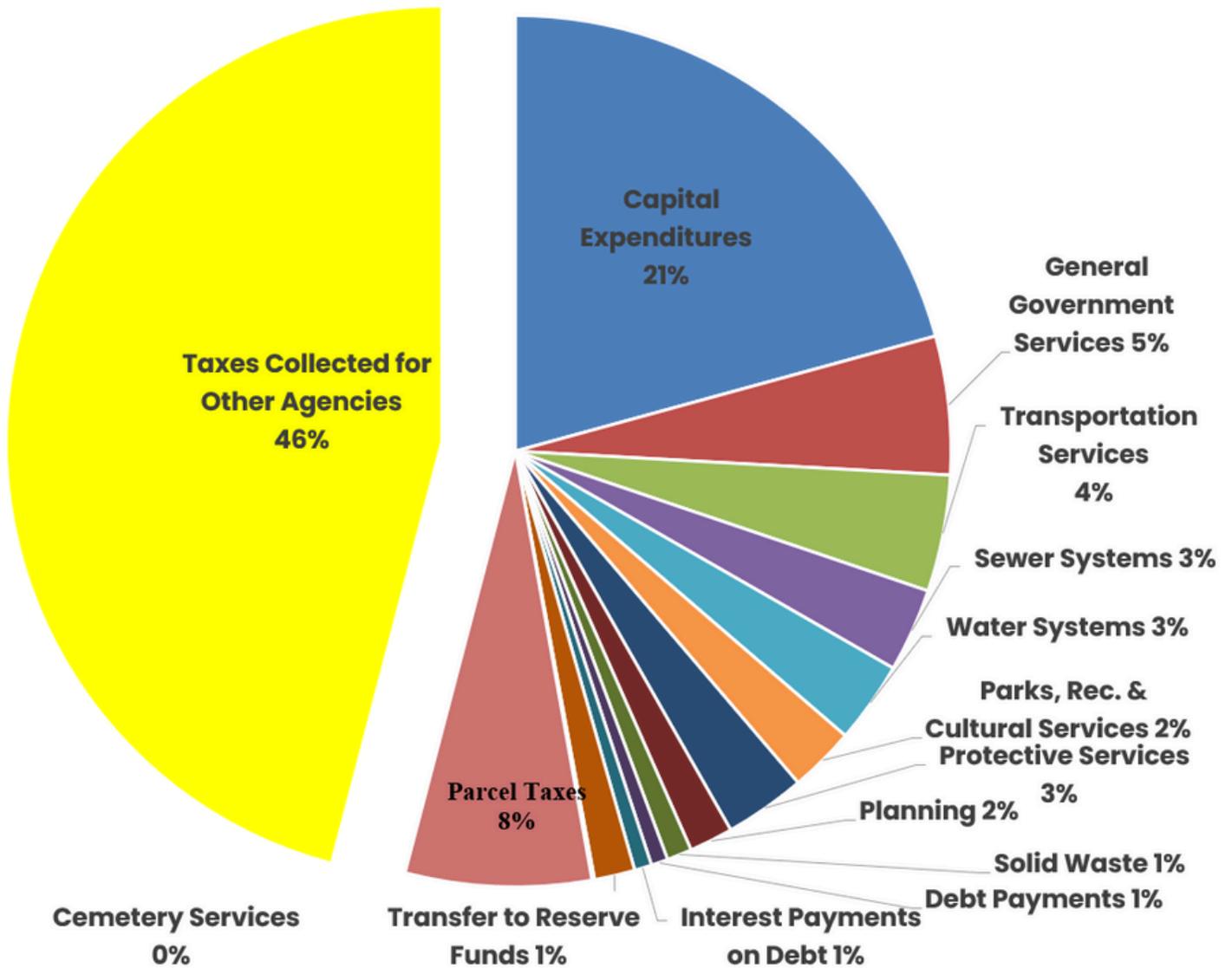
An increase in assessment doesn't always mean a higher tax bill – it depends on how your property's change compares to others. Taxes are calculated as:



Rising assessments do not always mean that property taxes will increase

EXPENDITURES

WHERE WILL YOUR TAX DOLLARS GO?



The variety of places we spend our revenues to deliver the number of public services is worth showcasing. Within each pie "slice" are many subcategories of expenditures used to govern our spending for every service we provide.



2026-2030 FINANCIAL PLAN OPERATIONAL PROJECTS

2026 OPERATIONAL PROJECTS

The municipal budgeting process is a planning tool that enhances your local government's accountability and service delivery and sets out their legal expenditure authority. Local governments must annually adopt a financial plan in accordance with the Local Government Act and the Community Charter. The planning period must include the current fiscal year and the next four fiscal years (five-year plan). Legislation establishes requirements and deadlines for adoption of financial plans by May 15 of each calendar year.

The District's budgeting process is a year-round commitment, and public input is always welcome as staff and Council build the five-year financial plan for adoption.

WHY IT MATTERS

The financial plan is more than numbers — it's a reflection of our community's values. It determines how we:

Maintain and improve roads, water systems and parks

Fund essential services like fire protection, transportation, utilities and infrastructure and waste management

Support economic growth, safety and sustainability initiatives

Balance affordability for residents and businesses

OUR CHALLENGES AND OPPORTUNITIES

Planning ahead means making choices. We must balance limited revenues with rising costs, aging infrastructure, and growing expectations for service. At the same time, we have opportunities to invest in areas that strengthen Invermere — including renewing infrastructure, enhancing the supply of attainable housing, lake health, and community safety while enhancing the vibrancy of downtown Invermere.

The District's budgeting process is a year-round commitment, and public input is always welcome as staff and Council build the five-year financial plan for adoption.

GENERAL GOVERNMENT

The 2026 taxation revenue projection incorporates new construction and anticipates \$239,000 in additional revenue, equating to an estimated annual increase of \$97.95 for the average single-family dwelling

Continued funding for projects within the new 2025–2027 Resort Development Strategy

Continued funding for Columbia Valley Housing Society’s attainable rental housing project

Continued fee-for-service agreements with many not-for-profit organizations

Website update and new logo implementation

ENVIRONMENTAL HEALTH

The ongoing curbside organics collection program will continue to promote environmental health by diverting organic waste from landfill, reducing greenhouse gas emissions through the composting process

COMMUNITY DEVELOPMENT

Continuation of funding for facilitator coordinator between the District and Shuswap Band partnership (SKIP – Shuswap Kenpesq’t Invermere Partnership)

Completion of new Development Cost Charges bylaw

Official Community Plan update start-up

Emergency Services Regional Hazard Risk Vulnerability Analysis

Zoning and District of Invermere Land Assessment

Climate Adaptation Plan

PARKS, RECREATION AND CULTURE

Continued support for the 12th Street pedestrian only summer months closure

New water bottle filling station for Mount Nelson Athletic Park

SEWER

Completion of wastewater treatment plant capacity assessment

Assessment of the rapid infiltration basin capacity, sewer flow monitoring, sanitary sewer bylaw completion

WATER

Completion of integrated water strategy

Continuous flow monitoring for Abel Creek & Goldie Creek for drought management

Preventive maintenance programs for key water infrastructure



2026-2030 FINANCIAL PLAN CAPITAL PROJECTS

TRANSPORTATION INFRASTRUCTURE

Fort Point bridge replacement

5th Street pathway design

15th Avenue active transportation
design

Castlestone bridge replacement

Overpass/Laurier Street Bridge repairs

STORM SEWER INFRASTRUCTURE

Abel Creek culvert #2, 5A Street storm

13th Avenue slope remediation

BUILDINGS & OTHER

Toby Creek Dike Improvements
completion

Lakeview Parking Lot Washroom
upgrade completion

Carport at Public Works yard

Boat Launch repairs

Firehall bay floor upgrades and door
replacements

LAND IMPROVEMENTS

Financial support towards
new Pump Track and Pickleball Courts

Lakeside Park Improvements

FURNITURE, EQUIPMENT, TECHNOLOGY

Columbia Valley Centre generator

CVC AV System Enhancements

Citywide Building Permit Module

Dorothy Lake Fountain pump
replacement

Fire equipment and turnout gear

VEHICLES

Fire Rescue type 1 engine (ordered in
2025, delivery in 2026)

Replace Deputy Fire Chief Truck

SANITARY SEWER INFRASTRUCTURE

Annual sewer relining program

SCADA upgrades

WATER INFRASTRUCTURE

Paddy Ryan Lakes Middle Dam
Spillway (100% grant funding)

Annual water meter replacement
program

Flow monitoring equipment for Goldie
Creek and Abel Creek

SCADA upgrades



2026-2030 FINANCIAL PLAN BUDGET

The actual Financial Plan bylaw being considered by Council is many, many pages. The purpose of this document is to make it a little simpler. The 'big picture' is below and shows you where we intend to head over the next five years.

Schedule "A" to Bylaw No. 1679

	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
REVENUES					
Municipal Taxation, net	\$6,215,876	\$6,525,084	\$6,849,704	\$7,190,507	\$7,548,299
Parcel Taxes	\$834,448	\$830,768	\$830,768	\$830,768	\$830,768
Regional and Other Grants	\$314,040	\$323,461	\$333,165	\$343,160	\$353,455
Sales of Service	\$1,798,220	\$1,852,167	\$1,907,732	\$1,964,964	\$2,023,912
Water and Sewer User Fees	\$3,017,900	\$3,108,437	\$3,201,690	\$3,297,741	\$3,396,673
Government Grants	\$6,149,728	\$1,823,100	\$802,623	\$817,582	\$832,989
Contributions, Donations and Other	\$316,725				
TOTAL REVENUES	\$18,646,938	\$14,463,017	\$13,925,682	\$14,444,721	\$14,986,096
EXPENSES					
General Government Services	\$2,987,743	\$2,946,161	\$3,050,199	\$3,111,680	\$3,198,179
Protective Services	\$1,753,595	\$1,791,345	\$1,845,055	\$1,900,377	\$1,957,358
Transportation Services	\$2,517,747	\$2,531,608	\$2,597,506	\$2,665,180	\$2,734,679
Environmental Health Services	\$540,660	\$556,880	\$573,586	\$590,794	\$608,518
Public Health & Welfare Services	\$55,142	\$56,796	\$58,500	\$60,255	\$62,063
Community Development Services	\$944,439	\$873,293	\$886,291	\$899,680	\$913,470
Parks, Rec. & Cultural Services	\$1,418,809	\$1,454,023	\$1,497,644	\$1,542,573	\$1,588,850
Sewer Systems	\$1,805,949	\$1,735,784	\$1,782,458	\$1,830,424	\$1,879,719
Water Systems	\$1,763,795	\$1,644,825	\$1,687,066	\$1,730,442	\$1,774,985
Interest Payments on Debt	\$373,174	\$373,674	\$373,674	\$373,674	\$373,674
TOTAL EXPENSES	\$14,161,053	\$13,964,389	\$14,351,980	\$14,705,079	\$15,091,495
Annual Surplus/(Deficit)	\$4,485,885	\$498,628	(\$426,298)	(\$260,359)	(\$105,399)
Add back:					
Amortization	\$3,008,713	\$3,080,199	\$3,153,455	\$3,228,526	\$3,305,458
Capital Expenditures	(\$12,083,700)	(\$5,318,208)	(\$2,123,750)	(\$10,068,000)	(\$1,657,000)
Debt Principal Payments	(\$362,874)	(\$362,874)	(\$362,874)	(\$362,874)	(\$362,874)
Proceeds from New Debt					
Transfer to Reserve Funds	(\$878,334)	(\$776,872)	(\$1,152,284)	(\$994,700)	(\$2,127,136)
Transfer from DCC's & Reserve Funds	\$5,830,310	\$2,595,000	\$911,750	\$8,230,660	\$946,950
Transfer from Surplus		\$284,126		\$226,746	
	(\$4,485,885)	(\$498,628)	\$426,298	\$260,359	\$105,399
Financial Plan Balance	\$0	\$0	\$0	\$0	\$0

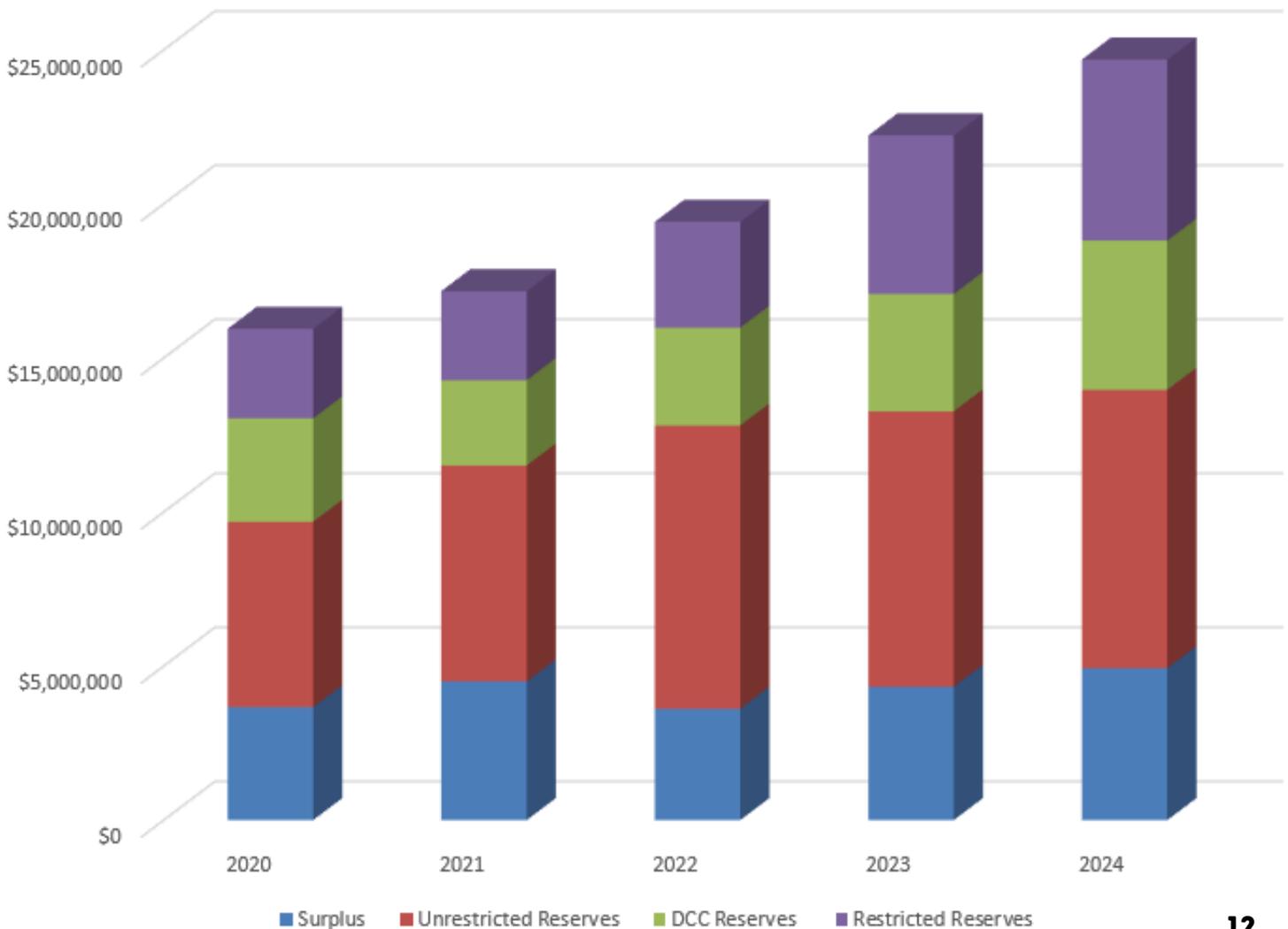


2026-2030 FINANCIAL PLAN

OUR RESERVES

Financial reserves provide a mechanism for legally saving money to finance all or part of future infrastructure, infrastructure renewal and upgrade to services to the District, equipment and other requirements. They also provide a degree of financial stability by decreasing the reliance on indebtedness to finance capital projects and acquisitions. When economic times are uncertain, reserves can mitigate the need to raise taxes or cut services. The new reserve framework establishes a structure which will support future asset management plans in the delivery of sustainable services.

RESERVE FUND BALANCES



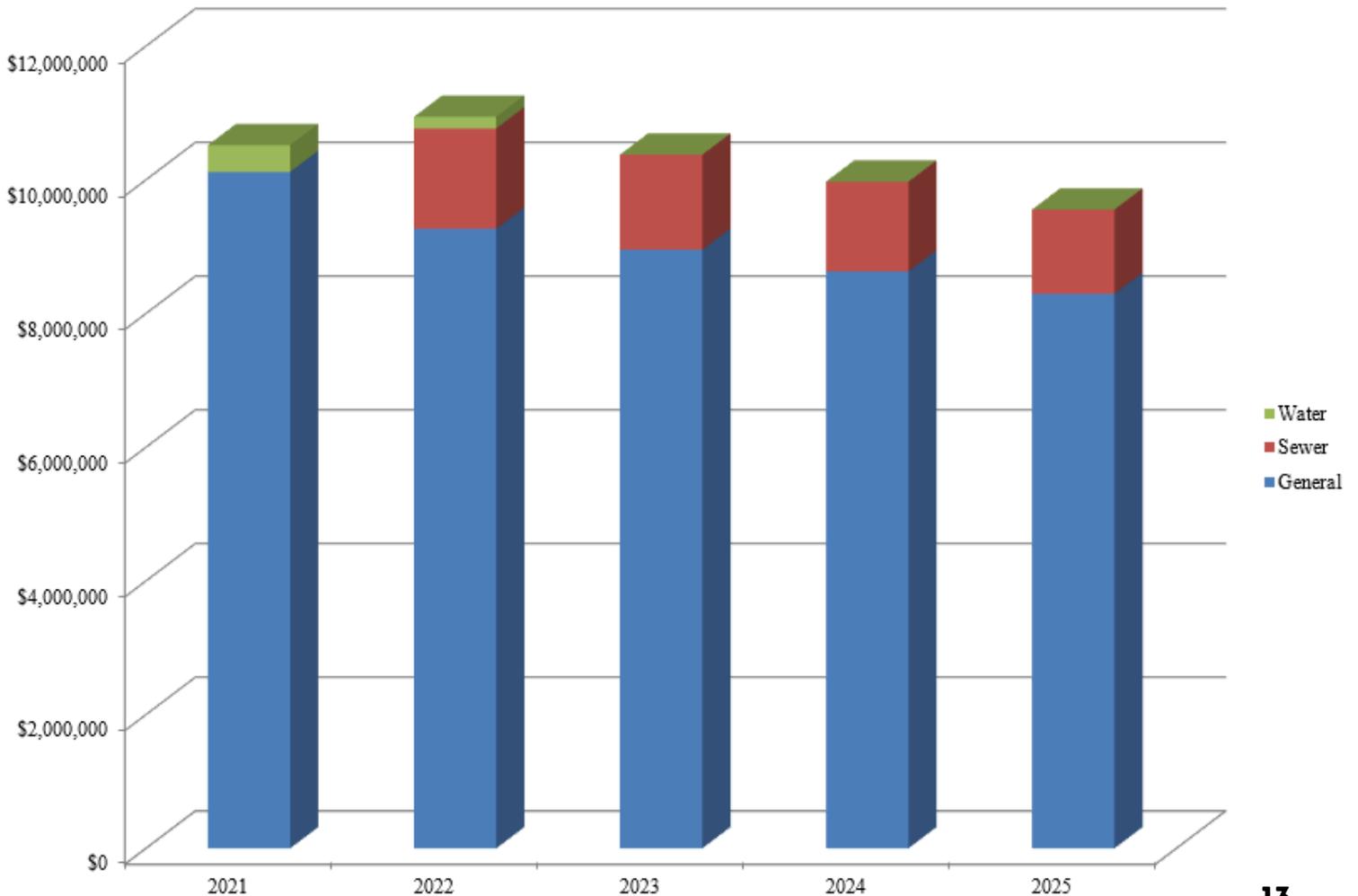


2026-2030 FINANCIAL PLAN

OUR DEBT

Local governments can only engage in long-term borrowing for items and projects that are considered “capital” in nature. This means that the item will not be used up during everyday operations and that the project or asset will provide a benefit to the local government for more than one accounting period (year). Typical examples of capital items include fire trucks, buildings, water mains and roads. The general debt consists of debt taken on for both the Columbia Valley Centre and to purchase the Athalmer lands. The sewer debt in 2022 was necessary to fund a portion of Phase 2 of the 13th Avenue infrastructure upgrades. Water debt was paid off late in 2023.

LONG TERM DEBT





2026-2030 FINANCIAL PLAN WHAT'S NEXT?

CONSULTATION PROCESS

The public will be engaged with the financial plan process so that Invermere residents and property owners have the opportunity to provide comments on the District's proposed budget, and input on future financial decisions impacting the municipality and the Invermere community. Council directed that an open house be scheduled on **November 6, 2025, from 5:00–7:00 pm**. This event will provide an opportunity for residents to engage with their local government and gain insight into the District's participatory budget process. Attendees will have the chance to engage with Council and senior staff and learn about key priorities for the upcoming year and future planning initiatives.

Email: finance@invermere.net title email as "2026 Budget"

Surface Mail: District of Invermere, Box 339, Invermere, BC V0A 1K0

Facebook: start a conversation on our Facebook page
<https://www.facebook.com/districtofinvermere>

SINCERELY, FROM ALL OF COUNCIL



CONTACT US



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