



**2026-2030**  
**FINANCIAL PLAN BYLAW**  
Bylaw 1455  
Effective April 2026

**CASTLEGAR**

# 2026–2030 FINANCIAL PLAN BYLAW

## Bylaw 1455

WHEREAS Section 165 of the *Community Charter* requires that Council adopt, by bylaw, a financial plan for a period of five years,

AND WHEREAS Section 165 of the *Community Charter* requires that the financial plan set out the objectives and policies of the City,

NOW THEREFORE the Council of the City of Castlegar, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "The City of Castlegar 2026–2030 Financial Plan Bylaw No. 1455, 2026".
2. The planned revenues and expenditures for the years 2026 to 2030 will be those recorded on Schedule "A" attached to and forming part of this Bylaw.
3. Schedule "B" attached to and forming part of this Bylaw is hereby adopted as the "Objectives and Policy Disclosure" of the City as required by Section 165 of the *Community Charter*.
4. This Bylaw shall come into full force and effect upon adoption.

### Repeal

The City of Castlegar 2025–2029 Financial Plan Bylaw No. 1436, 2025 and all amendments to are hereby repealed.

READ A FIRST TIME this 23<sup>rd</sup> day of March 2026.

READ A SECOND TIME this 23<sup>rd</sup> day of March 2026

READ A THIRD TIME this 23<sup>rd</sup> day of March 2026

ADOPTED this 7<sup>th</sup> day of April, 2026

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Director of Corporate Services

**Bylaw 1455  
Schedule "A"**

**CITY OF CASTLEGAR**

**2026 - 2030 FIVE YEAR FINANCIAL PLAN**

	<u>CONSOLIDATED</u>					
	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>TOTALS</u>
<b><u>REVENUES</u></b>						
TAXATION	14,910,340	15,967,489	16,540,738	17,120,610	17,673,788	82,212,965
GOVERNMENT TRANSFERS	2,340,039	6,644,558	2,189,558	1,537,158	11,189,058	23,900,371
FEES & CHARGES	7,636,669	8,356,130	9,759,769	10,519,048	11,181,483	47,453,099
DEVELOPER CONTRIBUTIONS	250,000	25,000	50,000	-	-	325,000
OTHER SOURCES	1,172,440	1,299,311	1,188,116	1,204,868	1,221,548	6,086,283
INTEREST INCOME	518,219	543,923	582,455	616,323	666,057	2,926,977
DCC FUNDING	-	-	-	800,000	-	800,000
						-
<b>TOTAL REVENUES</b>	<b>26,827,707</b>	<b>32,836,411</b>	<b>30,310,636</b>	<b>31,798,007</b>	<b>41,931,934</b>	<b>163,704,695</b>
<b><u>EXPENDITURES</u></b>						
INTEREST ON DEBT	711,218	1,029,271	1,272,726	1,443,425	1,629,915	6,086,555
OTHER MUNICIPAL PURPOSES	22,337,490	22,848,955	23,412,125	23,926,968	24,470,018	116,995,556
OPERATING PROJECTS	1,267,867	717,500	535,000	145,000	205,000	2,870,367
AMORTIZATION	4,467,235	4,903,271	4,734,527	5,153,873	5,723,020	24,981,926
<b>TOTAL EXPENDITURES</b>	<b>28,783,810</b>	<b>29,498,997</b>	<b>29,954,378</b>	<b>30,669,266</b>	<b>32,027,953</b>	<b>150,934,404</b>
<b>SURPLUS (DEFICIT) FOR THE YEAR</b>	<b>(1,956,103)</b>	<b>3,337,414</b>	<b>356,258</b>	<b>1,128,741</b>	<b>9,903,981</b>	<b>12,770,291</b>
<b><u>CAPITAL DEBT AND RESERVE TRANSFERS</u></b>						
CAPITAL EXPENDITURES	(13,445,602)	(12,373,420)	(8,158,920)	(7,170,920)	(13,316,420)	(54,465,282)
PORTION OF AMORTIZATION EXPENSE UNFUNDED	4,467,235	4,903,271	4,734,527	5,153,873	5,723,020	24,981,926
BORROWING	8,990,842	5,446,000	5,558,000	4,378,000	2,520,000	26,892,842
PRINCIPAL ON DEBT	(814,151)	(953,835)	(1,302,205)	(1,353,735)	(1,370,471)	(5,794,397)
TRANSFERS FROM:						
RESERVE FUNDS	7,419,993	4,808,897	4,557,763	4,337,593	3,814,214	24,938,460
ACCUMULATED SURPLUS	45,789	266,121	419,087	572,486	572,592	1,876,075
TRANSFERS TO:						
RESERVE FUNDS	(4,708,003)	(5,214,115)	(5,802,509)	(6,542,368)	(7,372,530)	(29,639,525)
ACCUMULATED SURPLUS	-	(220,333)	(362,001)	(503,670)	(474,386)	(1,560,390)
						-
<b>NET CAPITAL DEBT AND RESERVE TRANSFERS</b>	<b>1,956,103</b>	<b>(3,337,414)</b>	<b>(356,258)</b>	<b>(1,128,741)</b>	<b>(9,903,981)</b>	<b>(12,770,291)</b>
<b>Surplus (deficit) plus Capital, Debt and Reserve Transfers</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Schedule "A" CONTINUES**

**CITY OF CASTLEGAR**  
**FIVE YEAR FINANCIAL PLAN**

		<u>GENERAL FUND</u>					
		<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>TOTALS</u>
<b><u>REVENUES</u></b>							
	PROPERTY TAXES	14,372,340	15,429,489	16,002,238	16,581,610	17,134,788	79,520,465
	GOVERNMENT TRANSFERS	1,503,522	1,704,558	1,689,558	1,537,158	1,709,058	8,143,854
	FEES & CHARGES	1,726,875	1,778,374	1,848,367	1,902,777	1,958,271	9,214,664
	DEVELOPER CONTRIBUTIONS	250,000	25,000	50,000	-	-	325,000
	OTHER SOURCES	1,172,440	1,299,311	1,188,116	1,204,868	1,221,548	6,086,283
	INTEREST INCOME	350,000	350,000	350,000	350,000	350,000	1,750,000
	DCC FUNDING	-	-	-	800,000	-	800,000
	<b>TOTAL REVENUES</b>	<b>19,375,177</b>	<b>20,586,732</b>	<b>21,128,279</b>	<b>22,376,413</b>	<b>22,373,665</b>	<b>105,840,266</b>
<b><u>EXPENDITURES</u></b>							
	INTEREST ON DEBT	441,196	437,597	492,397	572,026	703,881	2,647,097
	OTHER MUNICIPAL PURPOSES	17,001,478	17,506,696	17,870,639	18,262,422	18,676,807	89,318,042
	OPERATING PROJECTS	936,350	497,500	415,000	75,000	65,000	1,988,850
	AMORTIZATION	2,614,257	2,807,793	2,662,343	2,797,069	2,837,451	13,718,913
	<b>TOTAL EXPENDITURES</b>	<b>20,993,281</b>	<b>21,249,586</b>	<b>21,440,379</b>	<b>21,706,517</b>	<b>22,283,139</b>	<b>107,672,902</b>
	<b>SURPLUS (DEFICIT) FOR THE YEAR</b>	<b>(1,618,104)</b>	<b>(662,854)</b>	<b>(312,100)</b>	<b>669,896</b>	<b>90,526</b>	<b>(1,832,636)</b>
<b><u>CAPITAL DEBT AND RESERVE TRANSFERS</u></b>							
	CAPITAL EXPENDITURES	(4,946,602)	(1,337,420)	(4,799,080)	(5,631,080)	(1,042,420)	(17,756,602)
	PORTION OF AMORTIZATION EXPENSE UNFUNDED	2,614,257	2,807,793	2,662,343	2,797,069	2,837,451	13,718,913
	BORROWING	1,765,842	-	3,332,160	3,152,160	-	8,250,162
	PRINCIPAL ON DEBT	(601,790)	(675,366)	(687,137)	(671,557)	(763,016)	(3,398,866)
	TRANSFERS FROM:						
	RESERVE FUNDS	5,581,397	2,716,307	2,827,453	2,972,502	2,439,317	16,536,976
	ACCUMULATED SURPLUS						-
	TRANSFERS TO:						
	RESERVE FUNDS	(2,795,000)	(2,848,460)	(3,023,639)	(3,288,990)	(3,561,858)	(15,517,947)
	ACCUMULATED SURPLUS						-
	<b>NET CAPITAL DEBT AND RESERVE TRANSFERS</b>	<b>1,618,104</b>	<b>662,854</b>	<b>312,100</b>	<b>(669,896)</b>	<b>(90,526)</b>	<b>1,832,636</b>
	Surplus (deficit) plus Capital, Debt and Reserve Transfers	-	-	-	-	-	-

**Schedule "A" CONTINUES**

**CITY OF CASTLEGAR**  
**FIVE YEAR FINANCIAL PLAN**

	<u>WATER FUND</u>					
	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>TOTALS</u>
<b><u>REVENUES</u></b>						
PROPERTY TAXES						-
GOVERNMENT TRANSFERS						-
FEES & CHARGES	2,485,507	2,555,821	2,628,306	2,709,840	2,801,350	13,180,824
DEVELOPER CONTRIBUTIONS						-
OTHER SOURCES						-
INTEREST INCOME	101,083	121,699	151,472	179,577	209,025	762,856
DCC FUNDING						-
						-
<b>TOTAL REVENUES</b>	<b>2,586,590</b>	<b>2,677,520</b>	<b>2,779,778</b>	<b>2,889,417</b>	<b>3,010,375</b>	<b>13,943,680</b>
<b><u>EXPENDITURES</u></b>						
INTEREST ON DEBT	48,367	47,170	58,111	73,872	100,908	328,428
OTHER MUNICIPAL PURPOSES	1,675,786	1,650,698	1,691,563	1,733,012	1,784,360	8,535,419
OPERATING PROJECTS	10,000	135,000	60,000	10,000	35,000	250,000
AMORTIZATION	707,508	698,508	665,788	693,585	647,565	3,412,954
<b>TOTAL EXPENDITURES</b>	<b>2,441,661</b>	<b>2,531,376</b>	<b>2,475,462</b>	<b>2,510,469</b>	<b>2,567,833</b>	<b>12,526,801</b>
<b>SURPLUS (DEFICIT) FOR THE YEAR</b>	<b>144,929</b>	<b>146,144</b>	<b>304,316</b>	<b>378,948</b>	<b>442,542</b>	<b>1,416,879</b>
<b><u>CAPITAL DEBT AND RESERVE TRANSFERS</u></b>						
CAPITAL EXPENDITURES	(182,000)	(215,000)	(791,920)	(766,920)	(114,000)	(2,069,840)
PORTION OF AMORTIZATION EXPENSE UNFUNDED	707,508	698,508	665,788	693,585	647,565	3,412,954
BORROWING	-	-	612,920	612,920	-	1,225,840
PRINCIPAL ON DEBT	(62,389)	(63,586)	(64,812)	(59,954)	(54,841)	(305,582)
TRANSFERS FROM:						
RESERVE FUNDS	302,756	460,756	361,923	297,826	304,749	1,728,010
ACCUMULATED SURPLUS						-
TRANSFERS TO:						
RESERVE FUNDS	(910,804)	(1,026,822)	(1,088,215)	(1,156,405)	(1,226,015)	(5,408,261)
ACCUMULATED SURPLUS			-			-
<b>NET CAPITAL DEBT AND RESERVE TRANSFERS</b>	<b>(144,929)</b>	<b>(146,144)</b>	<b>(304,316)</b>	<b>(378,948)</b>	<b>(442,542)</b>	<b>(1,416,879)</b>
Surplus (deficit) plus Capital, Debt and Reserve Transfers	-	-	-	-	-	-

**Schedule "A" CONTINUES**

**CITY OF CASTLEGAR**

**FIVE YEAR FINANCIAL PLAN**

**SEWER FUND**

	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>TOTALS</b>
<b><u>REVENUES</u></b>						
PROPERTY TAXES						-
GOVERNMENT TRANSFERS						-
FEES & CHARGES	2,281,650	2,618,348	3,005,550	3,450,832	3,962,907	15,319,287
DEVELOPER CONTRIBUTIONS						-
OTHER SOURCES						-
INTEREST INCOME	10,153	11,481	14,171	18,122	33,303	87,230
DCC FUNDING						-
<b>TOTAL REVENUES</b>	<b>2,291,803</b>	<b>2,629,829</b>	<b>3,019,721</b>	<b>3,468,954</b>	<b>3,996,210</b>	<b>15,406,517</b>
<b><u>EXPENDITURES</u></b>						
INTEREST ON DEBT	142,601	379,445	472,735	473,090	475,713	1,943,584
OTHER MUNICIPAL PURPOSES	1,626,749	1,627,385	1,666,529	1,706,225	1,745,728	8,372,616
OPERATING PROJECTS	60,000	85,000	60,000	60,000	105,000	370,000
AMORTIZATION	539,836	697,336	703,012	693,585	647,565	3,281,334
<b>TOTAL EXPENDITURES</b>	<b>2,369,186</b>	<b>2,789,166</b>	<b>2,902,276</b>	<b>2,932,900</b>	<b>2,974,006</b>	<b>13,967,534</b>
<b>SURPLUS (DEFICIT) FOR THE YEAR</b>	<b>(77,383)</b>	<b>(159,337)</b>	<b>117,445</b>	<b>536,054</b>	<b>1,022,204</b>	<b>1,438,983</b>
<b><u>CAPITAL DEBT AND RESERVE TRANSFERS</u></b>						
CAPITAL EXPENDITURES	(7,517,000)	(2,236,000)	(248,780)	(98,780)	(55,000)	(10,155,560)
PORTION OF AMORTIZATION EXPENSE UNFUNDED	539,836	697,336	703,012	693,585	647,565	3,281,334
BORROWING	7,200,000	1,946,000	43,780	43,780	-	9,233,560
PRINCIPAL ON DEBT	(56,370)	(57,966)	(390,652)	(384,175)	(339,435)	(1,228,598)
TRANSFERS FROM:						
RESERVE FUNDS	575,971	812,411	1,128,387	972,265	975,148	4,464,182
ACCUMULATED SURPLUS						-
TRANSFERS TO:						
RESERVE FUNDS	(665,054)	(1,002,444)	(1,353,192)	(1,762,729)	(2,250,482)	(7,033,901)
ACCUMULATED SURPLUS						-
<b>NET CAPITAL DEBT AND RESERVE TRANSFERS</b>	<b>77,383</b>	<b>159,337</b>	<b>(117,445)</b>	<b>(536,054)</b>	<b>(1,022,204)</b>	<b>(1,438,983)</b>
<b>Surplus (deficit) plus Capital, Debt and Reserve Transfers</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## Schedule "A" CONTINUES

CITY OF CASTLEGARFIVE YEAR FINANCIAL PLAN

	<u>STORM FUND</u>					
	2026	2027	2028	2029	2030	TOTALS
<b><u>REVENUES</u></b>						
PROPERTY TAXES	538,000	538,000	538,500	539,000	539,000	2,692,500
GOVERNMENT TRANSFERS	236,517	-	-	-	-	236,517
FEES & CHARGES	-	-	-	-	-	-
DEVELOPER CONTRIBUTIONS	-	-	-	-	-	-
OTHER SOURCES	-	-	-	-	-	-
INTEREST INCOME	56,983	60,743	66,812	68,624	73,729	326,891
DCC FUNDING	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>831,500</b>	<b>598,743</b>	<b>605,312</b>	<b>607,624</b>	<b>612,729</b>	<b>3,255,908</b>
<b><u>EXPENDITURES</u></b>						
INTEREST ON DEBT	11,231	10,433	20,913	35,882	61,123	139,582
OTHER MUNICIPAL PURPOSES	257,838	262,354	267,849	273,380	278,554	1,339,975
OPERATING PROJECTS	236,517	-	-	-	-	236,517
AMORTIZATION	124,276	114,776	118,526	122,276	143,081	622,935
<b>TOTAL EXPENDITURES</b>	<b>629,862</b>	<b>387,563</b>	<b>407,288</b>	<b>431,538</b>	<b>482,758</b>	<b>2,339,009</b>
<b>SURPLUS (DEFICIT) FOR THE YEAR</b>	<b>201,638</b>	<b>211,180</b>	<b>198,024</b>	<b>176,086</b>	<b>129,971</b>	<b>916,899</b>
<b><u>CAPITAL DEBT AND RESERVE TRANSFERS</u></b>						
CAPITAL EXPENDITURES	(190,000)	(75,000)	(809,140)	(664,140)	(95,000)	(1,833,280)
PORTION OF AMORTIZATION EXPENSE UNFUNDED	124,276	114,776	118,526	122,276	143,081	622,935
BORROWING	25,000	-	569,140	569,140	-	1,163,280
PRINCIPAL ON DEBT	(34,558)	(35,355)	(36,173)	(32,934)	(37,713)	(176,733)
TRANSFERS FROM:						
RESERVE FUNDS	165,000	75,000	240,000	95,000	95,000	670,000
ACCUMULATED SURPLUS	45,789	45,788	57,086	68,816	98,836	316,315
TRANSFERS TO:						
RESERVE FUNDS	(337,145)	(336,389)	(337,463)	(334,244)	(334,175)	(1,679,416)
ACCUMULATED SURPLUS			-			-
<b>NET CAPITAL DEBT AND RESERVE TRANSFERS</b>	<b>(201,638)</b>	<b>(211,180)</b>	<b>(198,024)</b>	<b>(176,086)</b>	<b>(129,971)</b>	<b>(916,899)</b>
Surplus (deficit) plus Capital, Debt and Reserve Transfers	-	-	-	-	-	-

## Schedule "A" CONTINUES

CITY OF CASTLEGARFIVE YEAR FINANCIAL PLANAIRPORT FUND

	2026	2027	2028	2029	2030	TOTALS
<b><u>REVENUES</u></b>						
PROPERTY TAXES						-
GOVERNMENT TRANSFERS	600,000	4,940,000	500,000	-	9,480,000	15,520,000
FEES & CHARGES	1,142,637	1,403,587	2,277,546	2,455,599	2,458,955	9,738,324
DEVELOPER CONTRIBUTIONS						-
OTHER SOURCES						-
INTEREST INCOME						-
DCC FUNDING						-
<b>TOTAL REVENUES</b>	<b>1,742,637</b>	<b>6,343,587</b>	<b>2,777,546</b>	<b>2,455,599</b>	<b>11,938,955</b>	<b>25,258,324</b>
<b><u>EXPENDITURES</u></b>						
INTEREST ON DEBT	67,823	154,626	228,570	288,555	288,290	1,027,864
OTHER MUNICIPAL PURPOSES	1,775,639	1,801,822	1,915,545	1,951,929	1,984,569	9,429,504
OPERATING PROJECTS	25,000	-	-	-	-	25,000
AMORTIZATION	481,358	584,858	584,858	847,358	1,447,358	3,945,790
<b>TOTAL EXPENDITURES</b>	<b>2,349,820</b>	<b>2,541,306</b>	<b>2,728,973</b>	<b>3,087,842</b>	<b>3,720,217</b>	<b>14,428,158</b>
<b>SURPLUS (DEFICIT) FOR THE YEAR</b>	<b>(607,183)</b>	<b>3,802,281</b>	<b>48,573</b>	<b>(632,243)</b>	<b>8,218,738</b>	<b>10,830,166</b>
<b><u>CAPITAL DEBT AND RESERVE TRANSFERS</u></b>						
CAPITAL EXPENDITURES	(610,000)	(8,510,000)	(1,510,000)	(10,000)	(12,010,000)	(22,650,000)
PORTION OF AMORTIZATION EXPENSE UNFUNDED	481,358	584,858	584,858	847,358	1,447,358	3,945,790
BORROWING	-	3,500,000	1,000,000	-	2,520,000	7,020,000
PRINCIPAL ON DEBT	(59,044)	(121,562)	(123,431)	(205,115)	(175,466)	(684,618)
TRANSFERS FROM:						
RESERVE FUNDS	794,869	744,423	-	-	-	1,539,292
ACCUMULATED SURPLUS	-	220,333	362,001	503,670	473,756	1,559,760
TRANSFERS TO:						
RESERVE FUNDS	-	-	-	-	-	-
ACCUMULATED SURPLUS	-	(220,333)	(362,001)	(503,670)	(474,386)	(1,560,390)
<b>NET CAPITAL DEBT AND RESERVE TRANSFERS</b>	<b>607,183</b>	<b>(3,802,281)</b>	<b>(48,573)</b>	<b>632,243</b>	<b>(8,218,738)</b>	<b>(10,830,166)</b>
Surplus (deficit) plus Capital, Debt and Reserve Transfers	-	-	-	-	-	-

## Bylaw 1455 Schedule "B" Objectives and Policy Disclosure

### 1. Proportion of Total Revenue from Each Funding Source

#### 1) Property Value Taxes

- i) Property tax levels within the City of Castlegar have been established through years of public process and within the context of the following objectives:
- Ensure City of Castlegar property taxes are competitive when compared to other communities in the region.
  - Ensure that an appropriate balance between operating funds and capital funds for infrastructure improvements is maintained.
  - Continue to maintain reserves for future projects as appropriate.
  - Reduce the City's reliance on property taxes by developing alternative revenue streams and by implementing the user pay principle where possible.
- ii) The total proportion of property tax revenues collected is determined by calculating the difference between all other revenue sources and revenues required.

#### 2) Parcel Taxes

The City of Castlegar will use parcel taxes to fund the construction and maintenance of public infrastructure when it is in the public interest to do so.

The 2026 Financial Plan continues the use of parcel taxes to fund the planning, development and maintenance of a storm water system in order to ensure public safety and protect municipal assets.

#### 3) Fees and Charges

- i) It is the objective of the City of Castlegar to ensure that costs for a service are collected from users of the service, where practical.
- ii) User fees are a primary cost recovery method used by the City of Castlegar.
- iii) User fees will be levied in all cases where it is possible and appropriate to recover costs on a user pay basis.

#### 4) Other Sources of Revenue

- i) It is the objective of the City of Castlegar to maximize revenues from new or other sources. The City will:
- Seek funding from senior levels of government for projects and other initiatives, where possible and appropriate to do so.
  - Seek economic development opportunities in order to create new streams of revenue.

**Bylaw 1455  
Schedule "B" CONTINUES**

The proposed distribution of municipal property value tax revenues is estimated to be as shown in the following table:

Council has considered the distribution of property taxes among the various property classes. It is Council's policy to adjust the bill rates such that the ratio of taxes paid by the various classes remains relatively constant from year to year taking into account new construction.

The exact rates and distribution will be set by Council in the Tax Rates Bylaw.

The proposed proportions of total funding from revenues and other sources are estimated in the following table:

Funding Source 2026	%
Taxation	34.6%
Government Transfers	5.4%
Fees and Charges	17.8%
Other Income	3.3%
Borrowing for Capital Projects	20.9%
Interest Income	1.2%
Reserves	16.8%
<b>Total</b>	<b>100%</b>

**5) Debt and Internal Financing**

- i) It is the objective of the City of Castlegar to consider debt financing only when:
  - The project will provide a significant benefit to taxpayers over the long-term.
  - The cost of financing the project does not constitute an unreasonable burden to taxpayers.
  - The City will continue to utilize Municipal Finance Authority lease and/or equipment financing opportunities for its equipment fleet and will use this method of financing when it is economically viable to do so.

#### 6) Permissive Tax Exemptions

The City of Castlegar will provide permissive property tax exemptions in accordance with the provisions of the *Community Charter* and Council Policy Directive 15.

The Annual Report for 2026 will contain a list of permissive tax exemptions granted for the taxation year and the amount of revenue foregone.

#### 7) Revitalization Tax Exemptions

Council may also, from time to time, enact new revitalization tax exemption bylaws that encourage development within the spectrum of the City's objectives, including but not limited to:

- Enhancing the City's sustainability and environmental stewardship.
- Encouraging green development and green technology.
- Objectives and initiatives established within the Official Community Plan.
- Stimulating the local economy through encouraging investment, new development and employment opportunities.
- Encouraging affordable housing.
- As a means of re-vitalizing and renewing specific areas of the City.