

District of Barriere

REPORT TO COUNCIL

Request for Decision

Date: October 6, 2025	File: 530.20/Rpts
To: Council	From: T. Buchanan, Corporate Officer
Re: DRAFT Permissive Tax Exemption Bylaw No. 222, Amendment Bylaw No. 261 re: LNTCFS Permissive Tax Exemption Application 2026	
Recommendation: That Council provide first three readings of Permissive Tax Exemption Bylaw No. 222, Amendment Bylaw No. 261	

Background: At the July 21, 2025 Regular Council Meeting, Council was informed that the District of Barriere has received an application with the required supporting documents (*attached*) for a Permissive Tax Exemption from the *Lower North Thompson Community Forests Society* (LNTCFS) for their newly acquired property located at 573 Barkley Road. During that meeting, representatives from the LNTCFS provided a Power Point Presentation (*attached*) outlining the organization's mandate, structure and support it provides to the community. Following the presentation and review of the July 21, 2025 Staff Report outlining the application, Council directed staff to prepare a draft amendment to the District's Permissive Tax Exemption Bylaw for formal Council consideration.

Discussion: The July 21, 2025 staff report detailing the application, relevant legislation and term, as well as the application's supporting documents, including the LNTCFS Presentation, are included as attachments for reference.

Options:

1. Should Council not wish to move the application forward in the bylaw amendment process, a resolution of Council should be made denying the application by the LNTCFS to be included in the Permissive Tax Exemption Bylaw No. 222 as amended.

Benefits or Impact

General

Considering applications from non-profit entities for a permissive tax exemption where appropriate.

Finances

Reduction of tax revenue in the amount of approximately \$1,114.00 that supports municipal services. Other tax payers would be required to provide for this amount through taxation.

Risk Assessment

Compliance: *Section 224 of the Community Charter*

Risk Impact: Low

Internal Control Process: Staff would include the actual exempted tax amount in the Annual

Municipal Report which is posted publicly each year.

Next Steps: Bylaw will be brought to the October 27th, 2025 Council Meeting for final adoption in order to meet the legislative adoption deadline of October 30th, 2025.

Attachments

- Draft Permissive Tax Exemption Bylaw No. 222, Amendment Bylaw No. 261
- Original Staff Report dated July 21, 2025
- Letter of Request from LNTCFS
- Board of Director List
- LNTCFS 2024 Financial Statement
- 2023-2026 Permissive Tax Exemption Bylaw No. 222, as amended
- LNTCFS July 21, 2025 Power Point Presentation

Prepared by: T. Buchanan, Corporate Officer

Reviewed by: Daniel Drexler, CAO

DISTRICT OF BARRIERE

DRAFT BYLAW NO. 261

**A BYLAW TO AMEND DISTRICT OF BARRIERE COMMUNITY USE PROPERTY TAX
EXEMPTION BYLAW NO. 222**

WHEREAS it is provided by Section 224 of the *Community Charter* that on or before the 31st day of October in any year, Council may, by bylaw, exempt from taxation for up to ten years, land and improvements, or both, and the exemption may apply to the whole or a part of the taxable assessed value of land or improvements, or both.

NOW THEREFORE, the Council of the District of Barriere in open meeting assembled, hereby enacts as follows:

1. This Bylaw may be cited as "*District of Barriere Community Use Property Tax Exemption Bylaw No. 222, Amendment Bylaw No. 261.*"
2. *Community Use Property Tax Exemption Bylaw No. 222* is hereby amended by adding the following corporations to Section 1 of Bylaw No. 222 which shall be exempt from taxation for the year 2026:
 - (i) Lower North Thompson Community Forests Society (LNTCFS) will receive a 100% exemption of the non-profit portion of the property, but will receive no exemption for the commercial portion of the property.

Lot 2, District Lot 1445, KDYD, Plan KAP5534 – PID #010-286-055
573 Barkley Road
Roll Number: 1390040

READ A FIRST TIME this day of , **2025**

READ A SECOND TIME this day of , **2025**

READ A THIRD TIME this day of , **2025**

ADOPTED this day of , 2025

Mayor Rob Kerslake

Tasha Buchanan, Corporate Officer

Certified Copy
Tasha Buchanan, Corporate Officer

District of Barriere

REPORT TO COUNCIL

Request for Decision

Date: July 21, 2025	File: 530.20/Rpts
To: Council	From: T. Buchanan, Corporate Officer
Re: LNTCFS Permissive Tax Exemption Application 2026	
Purpose: For Council to consider an application for a Permissive Tax Exemption submitted by the Lower North Thompson Community Forests Society (LNTCFS)	

Background: The District of Barriere recently received an application with the required supporting documents (*attached*) for a Permissive Tax Exemption from the Lower North Thompson Community Forests Society (LNTCFS) for their newly acquired property located at 573 Barkley Road.

It is provided by Section 224 of the *Community Charter* that on or before the 31st day of October in any year, Council may, by bylaw, exempt a property (or part of a property) from taxation for up to ten years. District of Barriere Bylaw No. 222, currently in force, is applicable for the years of 2023, 2024, 2025 and 2026. Each year, all permissive tax exempted societies/organizations/ places of worship and their exempted annual amounts, are publicly published in the District's Annual Report.

The LNTCFS currently receives a Permissive Tax Exemption for their 12.55-acre industrial use property located in the Barriere Industrial Park – 4737 Gilbert Drive with a current assessed value of \$699,000.

The Gilbert Dr. property has received the following municipal tax exemptions under *Bylaw No. 222*:

- 2023: \$2,592.08
- 2024: \$3,003.42
- 2025: \$4,137.61

Should Council wish to prepare a permissive tax exemption inclusion for 573 Barkley Rd., the Bylaw would need to be adopted by October 31st of this year in order to receive a tax exemption for the year 2026 which is the remaining year applicable in Bylaw No. 222 (*attached*). All properties currently exempt at the end of 2026, and those wishing to be considered for the next Permissive Tax Bylaw term starting in 2027, will be required to apply before the end of July in 2026.

Discussion:

Lower North Thompson Community Forests Society (LNTCFS) – 573 Barkley Rd.

The LNTCFS office recently relocated to 573 Barkley Road from their previous location on Barriere Town Road which did not receive a permissive tax exemption in the past.

As the 2026 assessed values have not yet been determined by BC Assessment, determining a tax exemption amount can only be estimated. With the eligible 1,760sq.ft occupied square footage of the total 3,840sq.ft building, staff estimate the municipal taxation value to be: **\$1,114.73**. This estimate

was determined with the help of BC Assessment providing an estimated value of \$107/sq ft for the building. The remaining square footage (2,080sq.ft) is not eligible for a permissive tax exemption.

Term

This proposed exemption would only apply to the 2026 calendar year as all organizations that receive a permissive tax exemption are required to reapply in 2026 to be considered for the next Permissive Tax Exemption Bylaw term.

Options:

1. Should Council wish to move the application forward in the legislated process, a resolution of Council should be made directing staff to present a draft amendment for the District of Barriere Permissive Tax Exemption Bylaw No. 222 to Council for formal consideration at the September 15, 2025 and October 6, 2025 Council Meetings in order to meet the legislative adoption deadline of October 31, 2025.
2. Should Council not wish to move the application forward in the bylaw amendment process, a resolution of Council should be made denying the application by the LNTCFS to be included in the Permissive Tax Exemption Bylaw No. 222 as amended.

Benefits or Impact

General

Considering applications from non-profit entities for a permissive tax exemption where appropriate.

Finances

Reduction of tax revenue in the amount of approximately \$1,114.00 that supports municipal services. Other tax payers would be required to provide for this amount through taxation.

Risk Assessment

Compliance: *Section 224 of the Community Charter*

Risk Impact: Low

Internal Control Process:

Staff would include the actual exempted tax amount in the Annual Municipal Report which is posted publicly each year.

Attachments

- Letter of Request from LNTCFS
- Board of Director List
- LNTCFS 2024 Financial Statement
- 2023-2026 Permissive Tax Exemption Bylaw No. 222, as amended

Prepared by: T. Buchanan, Corporate Officer

Reviewed by: Daniel Drexler, CAO



Lower North Thompson Community Forest Society

PO Box 983, Barriere, BC, V0E 1E0

Ph: 250-672-1941

May 14, 2025

District of Barriere
PO Box 219
Barriere, BC
V0E 1E0

Re: Permissive Tax Exemption Request - Lot 2 District Lot 1445 Kamloops Division Yale District Plan 5534 (Lower North Thompson Community Forest Society)

To Whom It May Concern,

The Lower North Thompson Community Forest Society (LNTCFS) hereby requests a permissive tax exemption for our recently purchased property:

Lot 2 District Lot 1445 Kamloops Division Yale District Plan 5534 (Lower North Thompson Community Forest Society)

We request that the exemption apply to the entire property except for the portion leased to the medical clinic, which comprises 2,080 ft² or 54% of the main building's total area (3,840 ft²). A building layout drawing identifying the leased area is attached for reference.

As a not-for-profit society, the benefits of this tax exemption will feed directly back into the community through grants, educational support, and economic development initiatives. The LNTCFS portion of property is used as a base for our woodlands operation, and as an organization, the LNTCFS is actively working to promote and develop local economic growth in the valley.

To support this application, we have also attached:

- A list of the current LNTCFS directors, and
- Our most recent financial statement.

To learn more about the forest management, economic, and social objectives of the LNTCFS and their importance to the five participating local communities, please visit our website at www.LNTCFS.org, where you will find our Mission Statement, financial reports, and a list of community support activities under the 'Community Contributions' tab.

Sincerely,

Mike Francis, RPF
General Manager

Lower North Thompson Community Forest Society

Board of Directors

As of May 14, 2025

Harley Wright (Barriere)

(Chairman)

Scott Kershaw (Barriere)

(Director)

Mike Casey (Barriere)

(Director)

Harry Waldron (Barriere)

(Director)

Phil Brathwaite (Barriere)

(Director)

Kathy Cooper (Barriere)

(Director)

Terry Corley (Barriere)

(Director)

Wim Houben (Barriere)

(Vice Chair)

Norm Kienitz (Louis Creek)

(Secretary/Treasurer)

Greg Fennell (Barriere)

(Director)

Ted Brown (Little Fort)

(Director)

Trish Thompson (Barriere)

(Director)

Dan Winiski (Barriere)

(Director)

Maxine Cusack (Barriere)

(Director)

LOWER NORTH THOMPSON COMMUNITY FOREST SOCIETY
FINANCIAL STATEMENTS

June 30, 2024

REVIEW ENGAGEMENT REPORT

STATEMENT OF FINANCIAL POSITION

STATEMENT OF OPERATIONS

STATEMENT OF CHANGES IN NET ASSETS

STATEMENT OF CASH FLOWS

NOTES TO FINANCIAL STATEMENTS



Finnie Hunka LLP
Chartered Professional Accountants

201-1315 Summit Drive, Kamloops BC V2C5R9
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Ken J. Finnie CPA, CMA* | Kimberly L. Hunka CPA, CGA*
*Denotes Professional Corporation

INDEPENDENT PRACTITIONER'S REVIEW ENGAGEMENT REPORT

To the Directors of Lower North Thompson Community Forest Society

We have reviewed the accompanying financial statements of Lower North Thompson Community Forest Society that comprise the statement of financial position as at June 30, 2024 and the statements of operations, changes in net assets and cash flow for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal controls as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Practitioner's Responsibility

Our responsibility is to express a conclusion on the accompanying financial statements based on our review. We conducted our review in accordance with Canadian generally accepted standards for review engagements, which require us to comply with relevant ethical requirements.

A review of financial statements in accordance with Canadian generally accepted standards for review engagements is a limited assurance engagement. The practitioner performs procedures, primarily consisting of making inquiries of management and others within the entity, as appropriate, and applying analytical procedures, and evaluates the evidence obtained.

The procedures performed in a review are substantially less in extent than, and vary in nature from, those performed in an audit conducted in accordance with Canadian generally accepted auditing standards. Accordingly, we do not express an audit opinion on these financial statements.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that these financial statements do not present fairly, in all material respects, the financial position of Lower North Thompson Community Forest Society at June 30, 2024, and the results of its operations and its cash flows for the year then ended in accordance with the Canadian accounting standards for not-for-profit organizations in conjunction with accounting standards for private enterprises.

Finnie Hunka LLP
Chartered Professional Accountants

Kamloops, BC
October 10, 2024

LOWER NORTH THOMPSON COMMUNITY FOREST SOCIETY
STATEMENT OF FINANCIAL POSITION
June 30, 2024

	2024	2023
ASSETS		
CURRENT ASSETS:		
Cash	\$ 424,553	\$ 1,046,968
Accounts receivable	21,193	45,091
Goods and services tax recoverable	1,437	16,544
Inventory (Note 2)	126,841	188,286
Prepaid expenses and deposits	78,558	39,982
Current portion of Guaranteed Investment Certificates (Note 3)	<u>312,500</u>	<u>587,500</u>
	965,082	1,924,371
LONG TERM GUARANTEED INVESTMENT CERTIFICATES (Note 3)	765,764	989,106
LONG TERM INVESTMENTS - QTRADE (FMV \$3,654,005) (Note 4)	3,380,871	2,611,318
PROPERTY AND EQUIPMENT (Note 5)	<u>2,243,658</u>	<u>1,480,867</u>
	<u>\$ 7,355,375</u>	<u>\$ 7,005,662</u>
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES:		
Accounts payable and accruals	\$ 141,633	\$ 102,888
Payroll remittances payable	18,891	16,232
Provincial sales tax payable	601	648
Deferred grant revenue (Note 6)	40,100	56,525
Current portion of silviculture liability (Note 7)	<u>248,084</u>	<u>218,691</u>
	449,309	394,984
LONG TERM SILVICULTURE LIABILITY (Note 7)	<u>1,454,912</u>	<u>1,510,942</u>
	<u>1,904,221</u>	<u>1,905,926</u>
NET ASSETS - INTERNALLY RESTRICTED FOR OPERATIONS	2,782,381	1,748,072
NET ASSETS - INTERNALLY RESTRICTED TO PROVIDE FOR:		
Expansion and Job Creation (Note 8)	2,491,424	3,150,000
Environment (Note 10)	23,811	50,000
Education (Note 11)	30,000	30,000
Forest Stewardship (Note 12)	57,538	66,664
Scholarships and Bursaries (Note 13)	<u>66,000</u>	<u>55,000</u>
	<u>5,451,154</u>	<u>5,099,736</u>
Commitments (Note 15)	<u>\$ 7,355,375</u>	<u>\$ 7,005,662</u>

APPROVED BY THE DIRECTORS:

Director

Director

LOWER NORTH THOMPSON COMMUNITY FOREST SOCIETY
STATEMENT OF OPERATIONS
Year ended June 30, 2024

	2024	2023
REVENUE:		
Timber	\$ 2,264,180	\$ 3,627,931
Lumber, product and milling	163,566	96,011
Firewood and delivery	142,095	174,572
Grants	27,590	23,561
Equipment rental and other	5,483	12,900
Forest Enhancement Society of BC (Note 16)	141,282	36,190
Land based investment funding (Note 16)	-	320,214
	<u>2,744,196</u>	<u>4,291,379</u>
EXPENSES:		
Advertising and promotion	19,447	16,995
Bank charges	56	69
Bad debts	324	295
Community meetings	2,078	11,800
Contracting	1,047,674	2,123,480
Equipment rental	674	2,705
Forest development	9,540	2,243
Forest Enhancement Society of BC (Note 16)	-	32,180
Fuel	24,861	37,449
Insurance	43,727	36,841
Land based investment expenses (Note 16)	-	290,681
Licenses, dues and fees	8,186	4,875
Log purchases, hauling and direct costs (Note 17)	141,512	72,315
Office	9,577	9,834
Office rent	6,560	6,350
Professional fees	9,386	5,406
Repairs and maintenance	73,216	41,074
Silviculture	198,355	379,260
Stumpage and annual rent	59,438	160,149
Supplies	13,745	11,705
Telephone	4,445	3,375
Travel	3,466	2,399
Utilities	6,830	4,645
Wages and benefits	442,641	361,267
Wildfire risk reduction (Note 16)	154,803	39,464
	<u>2,280,541</u>	<u>3,656,856</u>
EXCESS REVENUE OVER EXPENSES FROM OPERATIONS	463,655	634,523
OTHER REVENUE AND (EXPENSES):		
Interest income	91,475	67,791
Gain on disposal of investments	30,270	-
Dividend income - Ordinary	570	612
Dividend income - Eligible	53,234	55,886
Capital gains dividends	4,398	546
Grants disbursed - Trans Mountain Education	(16,625)	(3,325)
Loss on disposal of property and equipment	(1,335)	(11,031)
Amortization	(93,410)	(92,425)
EXCESS OF REVENUE OVER EXPENSES FOR THE YEAR	<u>\$ 532,232</u>	<u>\$ 652,577</u>

LOWER NORTH THOMPSON COMMUNITY FOREST SOCIETY
STATEMENT OF CHANGES IN NET ASSETS
Year ended June 30, 2024

	Internally Restricted to provide for specified funds	Internally Restricted for operations	Total 2024	Total 2023
Balance, beginning of the year	\$ 3,351,663	\$ 1,748,072	\$ 5,099,734	\$ 4,760,458
Excess of revenues over expenses	-	532,232	532,232	652,577
Net expired fund allocations	(3,500)	3,500	-	-
New fund allocations:				
Environment	-	-	-	-
Skate Park	-	-	-	-
Forest Stewardship	-	-	-	-
Scholarships and bursaries	50,000	(50,000)	-	-
Community grants	110,000	(110,000)	-	-
Expansion/Job Creation	-	-	-	-
Covid Community Initiative	-	-	-	-
Fund expended:				
Environment	(26,189)	-	(26,189)	(50,000)
Skate Park	-	-	-	(55,000)
Forest Stewardship	(9,125)	-	(9,125)	(45,301)
Scholarships and bursaries	(35,500)	-	(35,500)	(38,000)
Community grants	(110,000)	-	(110,000)	(125,000)
Expansion/Job Creation	(658,576)	658,576	-	-
Covid Community Initiative	-	-	-	-
Balance, end of year	<u>\$ 2,668,773</u>	<u>\$ 2,123,804</u>	<u>\$ 5,451,152</u>	<u>\$ 5,099,734</u>

LOWER NORTH THOMPSON COMMUNITY FOREST SOCIETY
STATEMENT OF CASH FLOWS
Year ended June 30, 2024

	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES:		
Cash receipts from customers	\$ 2,751,669	\$ 4,245,420
Cash paid to suppliers and employees	(2,217,780)	(3,659,536)
Bank charges paid	(56)	(69)
Interest and dividends	<u>149,677</u>	<u>124,835</u>
Cash flows from operations	<u>683,510</u>	<u>710,650</u>
CASH FLOWS FROM FINANCING ACTIVITIES:		
Silviculture liability	(26,635)	81,267
Funds expended from restricted net assets	<u>(180,815)</u>	<u>(313,301)</u>
Cash flows used in financing	<u>(207,450)</u>	<u>(232,034)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchase of property and equipment	(857,535)	(35,776)
Proceeds on disposal of property and equipment	-	20,000
Long-term investments	<u>(515,940)</u>	<u>159,792</u>
Cash flows from (used in) investing	<u>(1,373,475)</u>	<u>144,016</u>
INCREASE (DECREASE) IN CASH RESOURCES	(897,415)	622,632
CASH RESOURCES, beginning of year	<u>1,634,468</u>	<u>1,011,836</u>
CASH RESOURCES, end of year	\$ 737,053	\$ 1,634,468
CASH RESOURCES CONSISTS OF:		
Cash	\$ 424,553	\$ 1,046,968
Current portion of long term investments	<u>312,500</u>	<u>587,500</u>
	\$ 737,053	\$ 1,634,468

LOWER NORTH THOMPSON COMMUNITY FOREST SOCIETY
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

NOTE 1. ACCOUNTING POLICIES:

Nature of operations:

The Lower North Thompson Community Forest Society (the "Society") is incorporated under the Society's Act of British Columbia as a not-for-profit organization; they are exempt from income tax under section 149(1)(l). The purpose of the Society is to:

- a) Create a long term sustainable plan for the forest resources that benefit the people of the Lower North Thompson;
- b) Preserve ownership of local natural resources for the people of the area, promoting self determination for the people of this valley;
- c) Create sustainable employment, new business opportunities and investment;
- d) Provide a new opportunity for community management of local crown land;
- e) Provide long term opportunities for achieving a range of community objectives including:
 - i) employment,
 - ii) skills training,
 - iii) forest related education, and
 - iv) social, environment and economic benefits.
- f) Meet objectives of the government in respect of environmental stewardship including the management of timber, cultural and heritage resources.

Basis of presentation:

These financial statements of the Society have been prepared in accordance with Canadian accounting standards for not-for-profit organizations (ASNFPO) in conjunction with accounting standards for private enterprises (ASPE) on a going-concern basis, which assumes that the society will be able to realize its assets and discharge its liabilities in the normal course of business.

Revenue recognition:

Lower North Thompson Community Forest Society follows the deferral method of accounting for contributions.

Restricted contributions are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Endowment contributions are recognized as direct increases in net assets.

Restricted investment income is recognized as revenue in the year in which the related expenses are incurred. Unrestricted investment income is recognized as revenue when earned.

The Society recognizes revenue when goods are shipped and the customer takes ownership and assumes risk of loss, collection of the relevant receivable is probable, persuasive evidence of an arrangement exists and the sales price is fixed or determinable.

LOWER NORTH THOMPSON COMMUNITY FOREST SOCIETY
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

NOTE 1. ACCOUNTING POLICIES (continued):

Cash:

Cash is defined as cash on hand and cash on deposit, net of cheques issued and outstanding at the reporting date. Cash appropriated for other than current purposes is shown as a long term asset.

Investments:

Investments, which consist primarily of guaranteed investment certificates and marketable securities are measured at cost. Any investment with a maturity date under twelve months is classified as current.

Inventory:

Inventory is valued at the lower of cost and net realizable value with the cost being determined on a first-in, first-out basis. Inventory consists of culverts, cattleguards and logs.

Equipment:

Equipment is stated at cost. Amortization is based on the estimated useful life of the assets and is recorded using the following annual rates:

Equipment	20% declining balance
Automotive	30% declining balance
Computer Equipment	30% declining balance
Fencing	10% declining balance
Machinery - Sawmill	Straight line over 15 years

The Society regularly reviews its equipment to eliminate obsolete items.

Government Grants are shown as revenue and the related asset is valued at cost.

Equipment acquired but not placed into use is not amortized until placed into use.

LOWER NORTH THOMPSON COMMUNITY FOREST SOCIETY
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

NOTE 1. ACCOUNTING POLICIES (continued):

Financial instruments policy:

Financial instruments originating in an arm's length transaction are recorded at fair value on initial recognition. Freestanding derivative instruments that are not in a qualifying hedging relationship are subsequently measured at fair value. Equity instruments that are quoted in an active market were recorded at market value in the past, but the Society changed the accounting policy to cost in the 2023 fiscal year. All other financial instruments are subsequently measured at cost or amortized cost, unless management has elected to carry the instruments at fair value. The Society has elected not to carry these other financial instruments at fair value.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs. These costs are amortized using the straight-line method.

In the case of financial instruments that originate as a result of a related party transaction, initial measurement will be at the exchange amount or carrying value in accordance with Section 3856, Financial Instruments.

Financial assets are assessed for impairment on an annual basis at the end of the fiscal year if there are indicators of impairment. If there is an indicator of impairment, the company determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial assets. This significant adverse change could arise from either the future use of the asset, the amount that could be realized from selling the financial asset or the amount the company expects to realize by exercising the right to any collateral. If events and circumstances reverse in a future period, an impairment loss will be reversed to the extent of the improvement, not exceeding the initial impairment change.

Measurement uncertainty:

The preparation of the financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the dates of the financial statements and the reported revenues and expenses during the reporting period. Significant items subject to such estimates and assumptions include the carrying amount of property, plant and equipment and silviculture liabilities. Actual results could differ from those estimates.

LOWER NORTH THOMPSON COMMUNITY FOREST SOCIETY
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

NOTE 2. INVENTORY:

	2024	2023
Culverts	\$ 20,773	\$ 21,175
Logs	<u>106,069</u>	<u>167,111</u>
Total inventory	<u>\$ 126,842</u>	<u>\$ 188,286</u>

NOTE 3. GUARANTEED INVESTMENT CERTIFICATES:

	2024	2023
Steinbach Credit Union GIC, interest at 3%, matured October 5, 2023	-	100,000
Steinbach Credit Union GIC, interest at 3%, matured October 24, 2023	-	100,000
MCan GIC, interest at 2.7%, matured May 24, 2024	-	100,000
First Ontario CU GIC, interest at 2.4%, maturing October 1, 2024	100,000	100,000
First Ontario CU GIC, interest at 1.91%, maturing October 28, 2025	150,000	150,000
Steinbach Credit Union, interest at 4.1%, maturing June 2, 2025	100,000	100,000
Meridan CU GIC, interest at 1.55%, maturing October 28, 2025	50,000	50,000
League Savings GIC, interest at 1.45%, maturing March 16, 2026	100,000	100,000
Coast Capital GIC, interest at 1.45%, maturing March 16, 2026	100,000	100,000
General Bank of Canada GIC, interest at 1.72%, maturing May 18, 2026	100,000	100,000
Versa GIC, interest at 1.67%, maturing June 1, 2026	100,000	100,000
Interior Savings term deposit, interest at 1.45%, maturing Oct 25, 2026	113,397	111,743
Accrued GIC Interest	<u>52,367</u>	<u>77,363</u>
Sub total	\$ 965,764	\$ 1,289,106
Less: current portion	<u>(200,000)</u>	<u>(300,000)</u>
	<u>\$ 765,764</u>	<u>\$ 989,106</u>

All GIC investments are valued at cost plus accrued interest.

LOWER NORTH THOMPSON COMMUNITY FOREST SOCIETY
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

NOTE 4. QTRADE INVESTOR:

	2024	2023
Cash, appropriated for long term use	\$ 97,111	\$ 131,620
Self-directed equities	2,972,529	2,320,643
Fixed income - GIC's	<u>423,731</u>	<u>446,555</u>
Sub total	\$ 3,493,371	\$ 2,898,818
Less: current portion	<u>(112,500)</u>	<u>(287,500)</u>
	<u><u>\$ 3,380,871</u></u>	<u><u>\$ 2,611,318</u></u>

All investments are valued at cost and appropriated for long term use.

NOTE 5. PROPERTY AND EQUIPMENT:

	Cost	Accumulated Amortization	2024 Net	2023 Net
Land	\$ 615,184	\$ -	\$ 615,184	\$ 506,898
Buildings	1,106,589	110,392	996,197	386,151
Field and radio equipment	371,945	271,984	99,961	109,184
Sawmill equipment	668,312	162,337	505,975	447,561
Automotive	190,222	172,300	17,922	25,602
Computer equipment	8,776	5,894	2,882	4,159
Fencing	<u>6,924</u>	<u>1,387</u>	<u>5,537</u>	<u>1,312</u>
	<u><u>\$ 2,967,952</u></u>	<u><u>\$ 724,294</u></u>	<u><u>\$ 2,243,658</u></u>	<u><u>\$ 1,480,867</u></u>

Some of the sawmill equipment has not been amortized in fiscal 2024 because this equipment is not yet in use. The carrying amount of these assets are \$90,879 (2023 \$90,879). The property purchased on Barkley Rd during fiscal 2024 includes a building with a carrying value of \$465,025 that has not been amortized because it is not ready for use yet.

The boiler and auger were two assets destroyed by fire during the prior year. The original cost of \$33,102 less accumulated amortization of \$8,827, left a net book value of \$24,275 which was recorded as a loss to fixed assets on the statement of operations.

NOTE 6. DEFERRED GRANT REVENUE:

During the year, Canada Summer Jobs grant and Project Learning Tree grants totalled \$10,965 (2023 - \$20,236).

The society received \$16,500 from the TNRD and \$50,000 from the District of Barriere for the Trans Mountain LP education fund. The society will track this grant and disburse it over 10 years. The deferred grant revenue at June 30, 2024 is \$39,900 (2023 - \$56,525).

LOWER NORTH THOMPSON COMMUNITY FOREST SOCIETY
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

NOTE 7. SILVICULTURE LIABILITY:

	2024	2023
Timbermark BB7004	\$ 22,598	\$ 23,689
Timbermark BB7005	21,655	41,626
Timbermark BB7006	9,061	9,652
Timbermark BB7007	8,901	9,484
Timbermark BB7009	23,872	24,052
Timbermark BB7997	6,960	26,392
Timbermark BB7998	1,885	5,012
Timbermark K1Z001	25,248	31,409
Timbermark K1Z002	32,463	46,342
Timbermark K1Z003	15,247	16,775
Timbermark K1Z004	18,408	19,000
Timbermark K1Z005	25,603	28,501
Timbermark K1Z006	48,756	50,002
Timbermark K1Z007	17,910	19,917
Timbermark K1Z008	251,161	288,564
Timbermark K1Z008 - 2015W+	100,188	100,188
Timbermark K1Z008 - 2016W+	92,634	93,271
Timbermark K1Z009 - 2017W+	64,841	64,841
Timbermark K1Z009 - 2018W+	114,425	114,425
Timbermark K1Z009 - 2019W+	58,485	58,485
Timbermark K1Z009 - 2020W+	94,846	94,846
Timbermark K1Z010 - 2021W+	107,594	119,985
Timbermark K1Z010 - 2022W+	72,000	160,241
Timbermark K1Z010 - 2023W+	185,321	-
Non-obligated	132,934	132,934
Silviculture Contingency Funds	<u>150,000</u>	<u>150,000</u>
	\$ 1,702,996	\$ 1,729,633
Less: current portion	<u>(248,084)</u>	<u>(218,691)</u>
	<u><u>\$ 1,454,912</u></u>	<u><u>\$ 1,510,942</u></u>

Lower North Thompson Community Forest Society has an obligation to restore logged areas to the free growing stage as determined by the Ministry of Forests, Lands and Natural Resource Operations. When these areas are logged, a silviculture liability is set up to estimate the cost of this reforestation. Reforestation involves site preparation, seed, tree planting, brushing and surveying and takes approximately 10 to 20 years to complete. The estimated liability could vary from the actual cost resulting in a gain or loss in the financial statements when the free growing stage is reached. The estimated liability is reviewed for accuracy every six months.

LOWER NORTH THOMPSON COMMUNITY FOREST SOCIETY
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

NOTE 8. RESTRICTED FOR EXPANSION AND JOB CREATION:

This fund has been established to help fund activities that enhance the long-term viability of the local economy and add to sustainable employment.

	2024	2023
Opening Balance, beginning of the year	\$ 3,150,000	\$ 250,000
Additions	-	2,900,000
Expended	<u>(658,576)</u>	<u>-</u>
Closing Balance, end of the year	<u>\$ 2,491,424</u>	<u>\$ 3,150,000</u>

NOTE 9. RESTRICTED FOR SKATE PARK:

On February 13, 2020 the Board of Directors supported the donation of up to \$40,000 to the Barriere Skate Park. An initial \$10,000 was disbursed to the District of Barriere to be held in trust for the group contingent on securing additional funding sources. This left \$30,000 set aside in a restricted fund for this project. Subsequently costs for the project rose to more than the initial \$124,000 estimate, and the Society decided to allocate a further \$25,000 to support the project. The Skatepark was constructed in fall 2022, and accordingly the allocated monies were fully paid out in December 2022, totalling \$55,000 in fiscal 2022/23.

	2024	2023
Opening Balance, beginning of the year	\$ -	\$ 55,000
Additions	-	-
Expended	<u>-</u>	<u>(55,000)</u>
Closing Balance, end of the year	<u>\$ -</u>	<u>\$ -</u>

NOTE 10. RESTRICTED FOR ENVIRONMENT:

This fund has been established to help fund activities that enhance the long-term health and sustainability of our natural environment. A total of \$50,000 was paid out in the 2023 fiscal to support well system upgrades for the Dunn Lake Hatchery operated by the Simpcw First Nation. In 2024 fiscal, an additional \$26,189 was paid out to Simpcw First Nation in support of their Skunk Cabbage boardwalk project.

	2024	2023
Opening Balance, beginning of the year	\$ 50,000	\$ 50,000
Additions	-	50,000
Expended	<u>(26,189)</u>	<u>(50,000)</u>
Closing Balance, end of the year	<u>\$ 23,811</u>	<u>\$ 50,000</u>

LOWER NORTH THOMPSON COMMUNITY FOREST SOCIETY
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

NOTE 11. RESTRICTED FOR EDUCATION:

This fund has been established to assist with any worthy educational endeavours in the Lower North Thompson.

	2024	2023
Opening Balance, beginning of the year	\$ 30,000	\$ 30,000
Additions	-	-
Expended	<u>-</u>	<u>-</u>
Closing Balance, end of the year	<u>\$ 30,000</u>	<u>\$ 30,000</u>

NOTE 12. RESTRICTED FOR FOREST STEWARDSHIP:

The Board of Directors decided by way of motion to set aside \$30,000 each year for a Forest Stewardship Program with the amount to be reviewed by the Board annually. The amount increased in fiscal 2022 and 2023.

	2024	2023
Opening Balance, beginning of the year	\$ 66,663	\$ 61,964
Additions	-	50,000
Expended	<u>(9,125)</u>	<u>(45,301)</u>
Closing Balance, end of the year	<u>\$ 57,538</u>	<u>\$ 66,663</u>

Note 13. RESTRICTED FOR SCHOLARSHIPS:

The Society has granted scholarships and bursaries that have not yet been paid out. These are contingent on the students registering at a post-secondary educational institution before receiving the funds. In 2024 \$50,000 new funds were awarded to the 2024 grad class. During the 2024 fiscal year \$35,500 of scholarships and bursaries were paid out.

	2024	2023
Opening Balance, beginning of the year	\$ 55,000	\$ 50,500
Additions	50,000	50,000
Expended	(35,500)	(38,000)
Expired	<u>(3,500)</u>	<u>(7,500)</u>
Closing Balance, end of the year	<u>\$ 66,000</u>	<u>\$ 55,000</u>

LOWER NORTH THOMPSON COMMUNITY FOREST SOCIETY
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

Note 14. RESTRICTED FOR COMMUNITY GRANTS:

This fund has been established to fund various local community not-for-profit organizations through an annual grant application process.

	2024	2023
Opening Balance, beginning of the year	\$ -	\$ 13,876
Additions	110,000	111,124
Expended	<u>(110,000)</u>	<u>(125,000)</u>
Closing Balance, end of the year	\$ <u>-</u>	\$ <u>-</u>

NOTE 15. LEASE COMMITMENTS:

The Society leases a facility under a lease agreement with no expiry date. Under the terms of the lease the Society is required to pay \$435 per month. The annual minimum payments are \$5,220.

NOTE 16. LAND BASED INVESTMENT PROGRAM and FOREST ENHANCEMENT SOCIETY OF BC:

The Society regularly participates in the Land Based Investment Program through the Ministry of Forests, Lands and Natural Resource Operations. Funding received during the year was \$0 (2023- \$320,214) and \$0 (2023 - \$290,681) has been expensed during the year.

In fiscal 2024 the society received funding for three new projects applied for through The Forest Enhancement Society of BC (FESBC). The FESBC is an organization formed by the provincial government to provide funding to support investments in the forest landbase. Funding received during the year was \$141,282 (2023 - \$36,190) and \$154,803 (2023 - \$71,644) has been expensed during the year.

LOWER NORTH THOMPSON COMMUNITY FOREST SOCIETY
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

NOTE 17. LOG PURCHASES AND DIRECT COSTS:	2024	2023
Log inventory, beginning of the year	\$ 167,111	\$ 110,835
Log purchases	5,251	3,230
Purchases for product sales	21,618	-
Logging and hauling	53,601	125,361
Less log inventory, end of year	<u>(106,069)</u>	<u>(167,111)</u>
Net direct costs	<u>\$ 141,512</u>	<u>\$ 72,315</u>

Note 18. FINANCIAL RISKS AND CONCENTRATION OF RISK:

The Society is exposed to various risks through its financial instruments without being exposed to concentrations of risk. The main risks are detailed below.

Credit risk

Credit risk is the risk that one party to a financial asset will cause a financial loss for the Society by failing to discharge an obligation. The Society's credit risk is mainly related to accounts receivable. In order to reduce its credit risk, the Society reviews a new customers' credit history before extending credit and conducts regular reviews of its existing customers' credit performance. Management is of the opinion that credit risk is not a significant risk and there has been no change to the risk exposure from 2023.

Market risk

Market risk is the risk that the fair value or future cash flows of the Society's financial instruments will fluctuate because of changes in market prices. The Society's investments expose it to this risk, which comprises currency risk, interest rate risk and other price risk. The Society is mainly exposed to interest rate risk and there has been no change to the risk exposure from 2023.

NOTE 19. HARVEST VOLUME:

The Society harvested a total of 18,374 m3 over approximately 61.8 ha within the 2024 fiscal year (30,118 m3 fiscal 2023). As the Society operates under a single cutting permit with a five year cycle, volumes will average between 18,000-20,000 m3 annually over the five year cycle, with year to year variation dependant on planning objectives, timber prices and conditions.

DISTRICT OF BARRIERE

BYLAW NO. 222

**A BYLAW TO EXEMPT FROM TAXATION FOR THE YEAR 2023-2026 CERTAIN
LANDS AND IMPROVEMENTS IN THE DISTRICT OF BARRIERE**

WHEREAS it is provided by Section 224 of the Community Charter that on or before the 31st day of October in any year, Council may, by bylaw, exempt from taxation for up to ten years, land and improvements, or both, and the exemption may apply to the whole or a part of the taxable assessed value of land or improvements, or both.

NOW THEREFORE, the Council of the District of Barriere hereby enacts that the following shall be exempt from taxation for 2023-2026:

1. Pursuant to Section 224 (2)(a) of the Community Charter, all land and improvements that are owned or held by a charitable, philanthropic, or other not-for-profit corporation, and the Council considers are used for a purpose that is directly related to the purposes of the corporation, as follows:
 - (a) Barriere and District Heritage Society
Lot B, District Lot 1325, Plan 36416
343 Lilley Road
Roll Number: 1245.667
 - (b) Barriere and District Seniors Society
Lot 37, District Lot 1634, Plan 1746
4431 Barriere Town Road
Roll Number: 1245.408
 - (c) Provincial Rental Housing Corp.
Yellowhead Residence
Lot A, District Lot 1445, Plan 28157
4557 Barriere Town Road
Roll Number: 1390.370
 - (d) North Thompson Fall Fair Association
Lot A, District Lot 1482, Plan 20165
677 Barriere Lakes Road
Roll Number: 1465.058

Lot 3, District Lot 1482, Plan 20565
Dunn Lake Road
Roll Number: 1465.080
 - (e) Barriere Curling Club
Lot A, District Lot 1482, Plan 29896
4856 Dunn Lake Road
Roll Number: 1465.200

- (f) Interior Community Services
Parcel A, District Lot 1634, Plan 1746
485 Carlstrom Road
Roll Number: 1245.420
- (g) Barriere and District Food Bank
Lot 2, District Lot 1483, Plan 29023
4748 Gilbert Drive
Roll Number 1470.362
- (h) North Thompson Legion #242
Lot 4, District Lot 1354, Plan 3295
4673 Shaver Road
Roll Number 1270.085
- (i) Lower North Thompson Community Forest Society
Lot 1, District Lot 1483, Plan 68661
4737 Gilbert Drive
Roll Number 1470.007
- (j) Barriere and Area Chamber of Commerce
Lot 1, Plan KAP52101, District Lot 1445 – PID #018-718-990
Unit #1 – 4609 Barriere Town Road
Roll Number: 1390510
- (k) Barriere Search & Rescue Association
Lot 1, Plan KAP52101, District Lot 1445 – PID #018-718-990
4601 Barriere Town Road
Roll Number: 1390510

Bylaw
No. 246

Bylaw
No. 246

2. This Bylaw may be cited as “*District of Barriere Exemption Bylaw No. 222 2023-2026 Community Use Property Tax*”.

READ A FIRST TIME this 3rd day of **October, 2022**

READ A SECOND TIME this 3rd day of **October, 2022**

READ A THIRD TIME this 3rd day of **October, 2022**

ADOPTED this 17th day of October, 2022

Original Signed by, _____
Mayor Ward Stamer

Original signed by, _____
Tasha Buchanan, Corporate Officer

A scenic landscape photograph of a mountain lake. In the background, a large, rugged mountain with patches of snow and dense evergreen forests rises steeply. The mountain's peaks are partially covered in snow, and its slopes are dotted with evergreen trees. The foreground features a calm body of water that perfectly reflects the mountain and the sky. Several large, dark rocks are scattered along the shoreline, and some green grass is visible in the immediate foreground. The text "Lower North Thompson Community Forest Society" is overlaid in a bold, yellow, sans-serif font, centered horizontally across the middle of the image.

Lower North Thompson Community Forest Society

What are the Origins of the Society?

- After 2003 fire which destroyed 72 homes and 9 businesses, including the Tolko Mill in Louis Creek. Tolko decided not to rebuild, a huge hit to the local economy.
- Heartland Community Preservation Alliance applied for CFL to support local economy
- Enormous community support, Simpcw First Nation led highway blockade to press Provincial Government.
- Started with pine beetle license – depressed market conditions meant only making ~\$1 per cubic meter harvested!

What does the Community Forest actually do?

Sustainably harvests an area-based forest license

Also runs Sawmill and Firewood operations.

Profits from operations are distributed to communities in the Lower North Thompson in the form of grants, scholarships, and capital projects funding.

Since 2012, over \$1.2M in community grants.

Since 2012 over \$320,000 through scholarships and bursaries



Employment

4 full time staff, 2 part time staff

39 students for summer employment over the last 12 years

Current annual payroll
\$476,000

Job Creation projects – have run 10 providing hands on training, skills development and employment

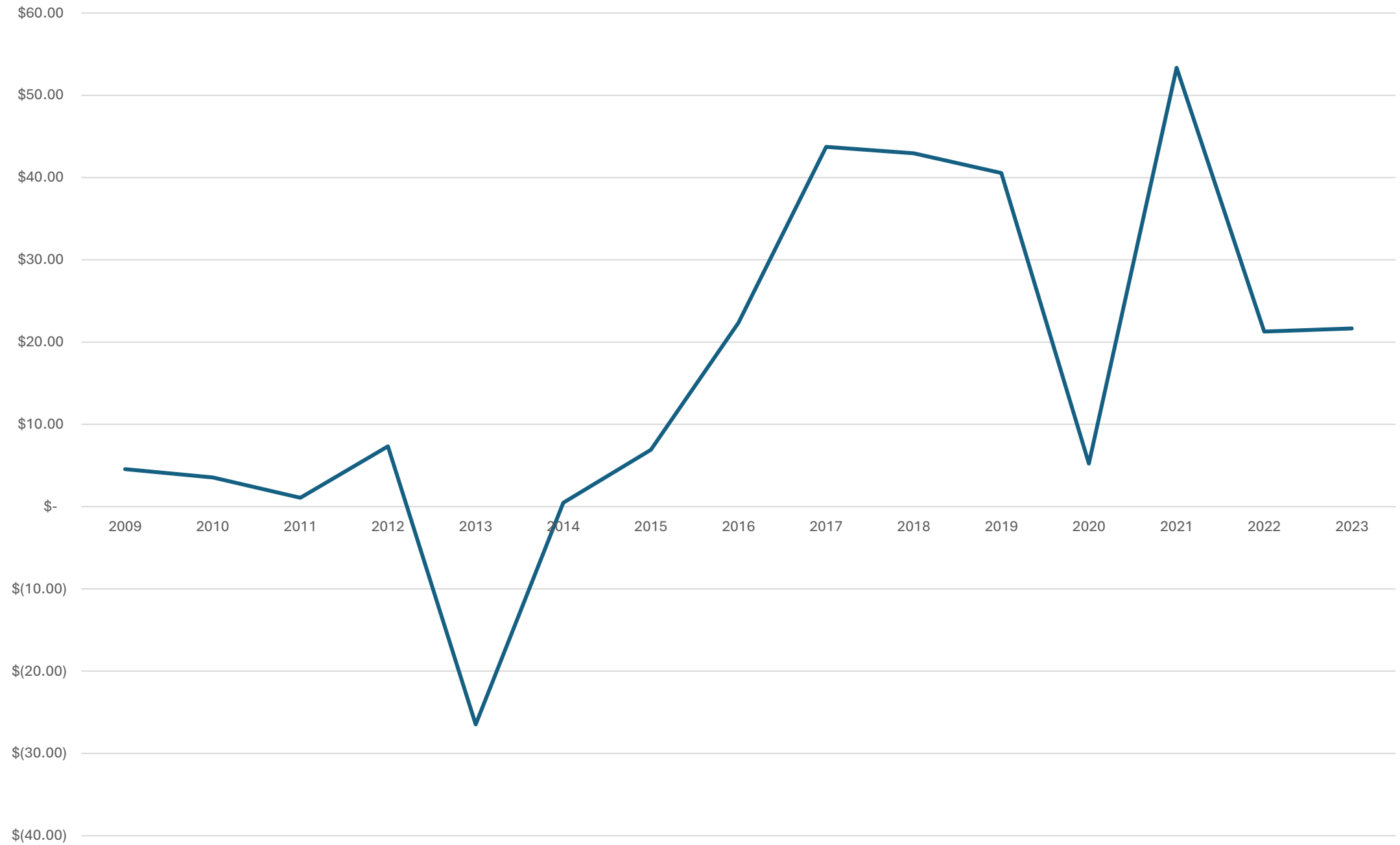


Hazards of the Lumber Market

- Highly variable, subject to cyclical market, tariffs, and ever-decreasing marketplace competition. Over 1/3 of major sawmills have closed in the last 10 years
- Community Forests pay stumpage under tabular rates, and a regulatory framework that is driven by Provincial Government decisions



Net Earnings \$/m3



Community Forest Risks

- Market
- Regulatory
- Fire
- Climate Change



How do we address Risks?

Wildfire risk mitigation

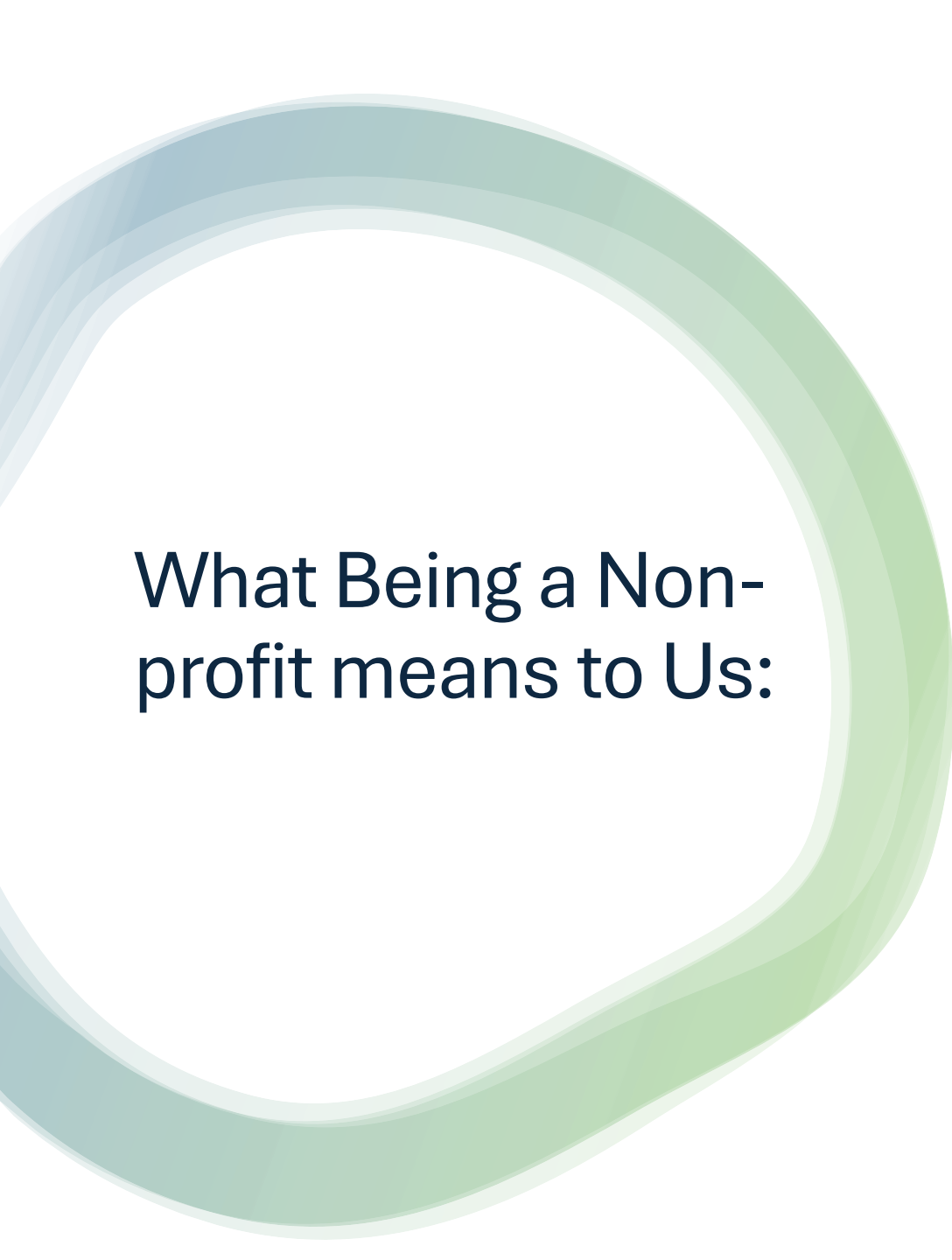
Protect communities

Forward funding of all
silviculture obligations

Set aside money for the future,
to be able to invest in Groups
and Communities through good
times and bad.

Invest in people: Education,
students, sustainability





What Being a Non-profit means to Us:

- Being prepared for an uncertain future
- Looking after our communities, people, volunteer organizations, and institutions.
- Volunteer Board, representing McLure to Squaam Bay to Little Fort
- Total Amount of monies paid in Wages, Stipends, Fees, Per Diems etc to any of the Board since inception:
- **\$0.00**

Our Objectives:

Keep a tight rein on expenses

Grow funds for the future in an uncertain world

Continue to strategically maximize our investment in the Valley, where we live, in our home communities

Which is why we are applying for permissive exemption to the District of Barriere for property taxes for the Barkley Road Office

