



Village of Lytton

Annual Plan

APRIL 2026

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Introduction

The Village of Lytton’s (VOL) Annual Plan includes the six strategic priorities established by Council in February 2023 and reaffirmed in October 2024, as well as key strategies and measures for reporting on the priorities. Staff report back to Council and the community on key targets quarterly and update the plan annually.

Key Priorities

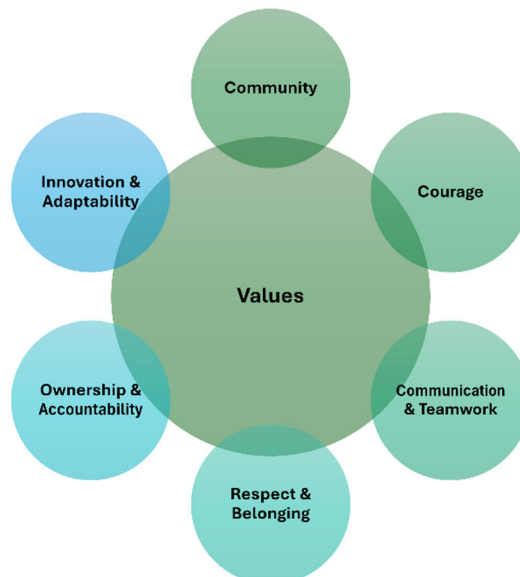
Council priorities for the Village of Lytton are:



Council reaffirmed these strategic priorities in the Village’s [2024–2026 Strategic Plan](#).

Values

In April 2023, the Village identified the following organizational values, as part of establishing Council’s code of conduct. These values, which Council reconfirms annually, communicate the purpose and guide the actions of Council and staff:



Key Performance Indicators

The following key performance indicators (KPIs) with timelines reflect Council’s priorities and will be used to report on progress to Council and the community:

Area	Target	Timeline
Rebuilding		
Homes occupied in the Village	25	December 2026
Commercial buildings under construction	5	December 2026
Total residential building permits issued	30	December 2026
Incremental Village water system investment	\$3,000,000 spent	December 2026
Incremental Village sewer system investment	\$5,000,000 spent	December 2026
Community Hub	Construction of pool underway	Fall 2026
	Tender award for construction completed	Fall 2026
Village Office	Begin construction	Spring 2026
Fire Hall	Complete design	December 2026
Organizational Excellence		
Property tax, utility charges policy	Develop a bylaw amendment for water sewer charges including consideration of parcel taxes	June 2026
Relationships		
Lytton Chamber of Commerce	Work with the Chamber to develop materials aimed at attracting new business to Lytton	June 2026
Lytton First Nation	Continue to meet with Lytton First Nation Chief and Council, identify areas to work together	December 2026
	Memorandum of Understanding in place	December 2026

Skuppah, Siska, Nicomen, Kanaka Bar	Continue to reach out to meet with Chief and Council to discuss common interests and identify ways to work together Memoranda of Understanding in place	December 2026 December 2026
Project Advisory Committee – Community Hub	Develop business model and provide input to business plan for operations of Hub building and pool	June 2026
Official Community Plan	Complete OCP update including amended bylaws	December 2026
Economic Growth		
Destination Development Plan	Implement recommendations for year 2 of Destination Development Plan	December 2026
Housing	Construction of 2 homes under Housing for Essential Services	December 2026
Economic Development Plan	Complete economic development plan focussing on tourism and other long term economic opportunities	September 2026
Safety and Sustainability		
Regional emergency management organization and approach	Establish a regional Emergency Management Organization, potentially including mutual aid agreements to formalize	September 2026
Fire and Emergency Services Centre	Participate in planning functional elements of new Fire and Emergency Services Centre	September 2026
Advocacy		
Health Services	Continue to participate at Health Planning Table to encourage rebuild in Lytton by 2030.	December 2026

Key Priority Areas

Rebuilding

The Village began rebuilding activities in July 2023 with backfilling properties. All Village remediation and rebuilding activities on individual properties have been completed.

In 2026, the Village will focus on the following areas:

- Supporting residents and businesses as they continue to rebuild, and
- Rebuilding the Village’s core infrastructure, including:
 - Water system upgrades
 - Sewer system upgrades
 - Community buildings

WATER SYSTEM UPGRADES

The Village of Lytton has \$6.3 million available for water upgrades through a grant received from the Union of BC Municipalities (UBCM) under the Strategic Priorities Fund.

On February 10, 2026, Council approved the list below of re-profiled water projects to be submitted to UBCM.

Existing and Ongoing Water Projects

Project	Total Expected Cost / Revised Budget \$
<i>Completed Projects</i>	
Leak on Ponderosa	28,504
Replace line, 2nd and Fraser	288
SCADA system upgrade	160,660
Replace pipe WTP	8,533
Major Leak – PW Yard and 1st	381,113
East of Main – 6th / 7th streets	700,000
Subtotal	\$1,279,098
<i>Projects started, some work remaining</i>	
Gabion Wall / Primary Catchment /creek intake	185,500
Resurrect Well #1	550,000
Subtotal	\$735,500
<i>Projects not yet started</i>	
New Water Main / PRV - HWY 12 watermain	1,800,000
5 Water Sampling Stations	50,000
Cooling in Well #2 Kiosk	30,000
West Lane watermain Loop and watermain on Centre Lane from 6th to 7th	425,000
Watermain on 6th Street between Main and Fraser	150,000
Loring Way Watermain and highway crossing	1,250,000

Ponderosa neighbourhood watermain	750,000
Decommission abandoned watermains	70,325
Subtotal	\$4,525,325
Total of all Projects	\$6,539,923

SEWER SYSTEM UPGRADES

The 2024 Archimedes Consulting report identified several critical sewer repair areas. In 2025, The Village completed removal and replacement of the sewer south of 1st Street on River Road, and some improvements along Alonzo Way and 4th Street alongside the East of Main water works.

Major upgrades continue:

- **West of Main Sewer Replacement (2026)** – Council approved a contract to Extreme Excavating Ltd. for this project in February 2026, funded by the Investing in Canada Infrastructure Program (ICIP).
- **Loring Way Sewer Planning (2026)** – Planning and design work for the Loring Way area sewer improvements begins this year.
- **Wastewater Treatment Plant Upgrades** – The ICIP includes funding to rehabilitate and upgrade the treatment plant, including SCADA monitoring, backup power, and treatment system enhancements. These upgrades address damage from the 2021 fire and support long-term rebuilding.

COMMUNITY BUILDINGS

The following is an overview of progress on several community buildings:

- **Public Works Building** – The building was completed and a ribbon cutting took place in summer 2025.
- **Village Office** – The Village Office construction firm has been selected, and construction is expected to start this spring. The estimated construction time frame is 12 months.
- **Community Hub** – Schematic designs have been approved by Council and presented to the Project Advisory Committee (PAC) and the public. The architects and consulting team will complete construction drawings in the spring and a Request for Proposal for a contractor will be issued, likely later in the summer. The PAC has been engaged in a discussion about the business model for the facility and the Village is working on a business plan and budget, as information becomes available about the facility.
- **Fire Hall** – In 2025, the federal government approved funding under the Green and Inclusive Community Buildings (GICB) Program, and the Village signed a contribution agreement for \$23.1 million to build a Fire and Emergency Services Centre at 200 Loring Way. An RFP for an architect to complete the design is being prepared and will be posted this spring.

FINAL RECOVERY PROJECTS

The Village continues to have dedicated staff available to assist property owners with the rebuilding process including planning and permitting for developments, working with PacifiCan, accessing additional funding resources (Red Cross) and understanding archaeological requirements. Proponents of several commercial developments have been working with staff for months and should be ready to start construction in 2026.

Village staff have completed work with property owners on backfilling. There are potential geotechnical issues to be addressed on the slope east of Main Street and assessment work is planned for 2026. In 2026, further recovery projects (for example replacing sidewalks destroyed during remediation) will be discussed to use the remaining EMCR funding.

Organizational Excellence

In 2026, the Village will continue to focus on Council’s function and continual improvement within the organization, including using communication tools, updating bylaws, and establishing accounting and human resources processes. Most of these items are routine but are critical to have in place for Lytton once the organization is beyond the recovery funding.

There has been discussion about the structure of the organization for 2027 and beyond, once the recovery funding for Lytton is finished. The organization will be challenged to cover the costs of performing all the required functions without increases in taxes, water and sewer fees. Although the population is small, Lytton is still required to follow all the same legislated procedures as a larger municipality. There are water and sewer requirements, environmental considerations, planning and development rules and finance and reporting requirements.

TAXATION

Historically, the taxes in Lytton have been comparatively low and up until this point, including in 2025, Council have made decisions to keep them that way.

The table below provides compares municipal taxes in Lytton with neighbouring communities for a house with a \$500,000 assessment. This is based on 2025 municipal tax rate published on the Province of B.C. website. The property taxes for a Lytton property, based on the current proposed tax rate, is also included for comparison.

Community	Property Taxes	Water Rates	Sewer Rates
Lytton (2026)	\$1,500.00	\$399.00	\$414.00
Lytton	\$1,314.90	\$399.00	\$414.00
Ashcroft	\$1,564.55	\$577.50.00	\$530.25
Lillooet	\$1,712.90	\$564.00 + \$275 Parcel Tax	\$350.00 = \$275 Parcel Tax
Cache Creek	\$1,987.45	\$352.00	\$428.00
Merritt	\$2,339.85	\$439.71	\$351.77

One of the challenges for Lytton is the lack of large, industrial tax base. Typically, a community will collect a significant amount of taxes from larger industrial taxpayers. This keeps the taxes lower for residential and small business taxpayers.

For 2026, Council has directed staff to prepare the Five-Year Financial Plan incorporating a 14% increase in tax revenue for all property classes without legislated rate caps. Properties in Class 2, Utilities, are limited to a tax rate of 40.00 so there is no change proposed for that class. Based on the Five-Year financial plan presented for 2026–2030, with a return to normal operations for 2027–30, tax revenues are increased by 30%, 20%, 10% and 10% over the next four years.

This can be achieved with a combination of additional assessments (new builds), increasing property values and increasing tax rates. Council would also have the option of not increasing tax rates and instead using reserves to offset any shortfall in overall revenues.

An initial outreach to surrounding communities to partner on key municipal functions did not yield any results; however, the conversations will continue. The Village collaborates with surrounding communities on emergency management, and in 2025, Lytton reinstated its historical relationship with the TNRD for Building Official services to issue building permits. Additional opportunities for shared services may include water and sewer operations, financial leadership, planning and development services, and bylaw development and enforcement.

Relationships

The relationships with surrounding communities are critical to the future success of the Village and remain a focus in 2026.

- **Community Hub** – The Project Advisory Committee continues to meet and provide perspective on topics relating to the Community Hub project. In 2025, an Engagement Manager was hired to help gather feedback from Nlaka’pamux communities. On-reserve engagement sessions provided opportunities to share their vision and ideas for the facility. Ongoing meetings and discussions with local band leadership are essential to understanding the priorities of the surrounding communities and identifying how Lytton can play a supporting role in achieving those priorities.
- **Municipal Type Service Agreements (MTSAs)** – In 2026, there will be a focus in getting agreements in place for fire protection, water and sewer services.
- **The Official Community Plan (OCP) Update** – The Village’s Official Community Plan Update is an opportunity to hear from all residents in the region. Although the Nlaka’pamux Chiefs and Councils have declined to participate at a government-to-government level, there have been community members attending the OCP sessions and participating in shaping the future of Lytton. The recent participation in the OCP Update Community Conversations demonstrates the interest in the Village by residents of all communities.
- **Not-for-profit sector and volunteers** – Historically, much of what was required to enhance the quality of life in Lytton was provided by not-for-profit organizations and their

volunteers. The enhancements to Pocket Park in 2025 are an example of the Village working collaboratively with the Two Rivers Community Services Society to achieve a beautiful upgrade to the park. Many community projects and events are supported by collaborations with not-for-profit organizations and community volunteers. One addition to the plan for 2026 is the recommended participation in National Volunteer Week to recognize the contributions of volunteers in Lytton.

Economic Growth

Enhancing Lytton’s economic growth begins with supporting businesses looking to return to the Village. To help reestablish Lytton’s business core, the Village is focussed on:

- Reestablishing reliable water and sewer services;
- Providing efficient planning and development procedures;
- Offering assistance with other rebuilding requirements, such as archaeology requirements and building permits;
- Advancing opportunities to provide essential housing for Lytton’s workforce; and
- Collaborating with the Lytton & District Chamber of Commerce to support returning and attract new businesses to Lytton.

In 2026, to support economic growth, key activities include the following:

- **Updating Lytton’s Official Community Plan (OCP)** — Council is reviewing the OCP supported by extensive public consultation and community engagement, recognizing that the OCP is a guiding document to shape Lytton’s long-term economic future. The OCP will drive economic development by:
 - Creating clear, modern land-use designations that offer predictability for investors and developers;
 - Identifying commercial, mixed use, and tourism focused zones that support business growth and guide future investment;
 - Integrating infrastructure planning—particularly water, sewer, transportation, and hazard resilient design—with projected commercial and residential needs;
 - Supporting tourism development, cultural heritage, artisan sectors, and downtown revitalization, aligning with recommendations in the 2023 and 2024 strategies; and
 - Positioning Lytton as a destination community with strong regional relationships and leveraging OCP engagement to attract new services and amenities.

As such, the OCP functions as the Village’s economic development blueprint, ensuring that rebuilding and investment decisions support long-term prosperity, resilience, and community identity.

- **Developing an updated economic development strategy** — The OCP Update will include direction to complete an updated economic development strategy for Lytton that considers

tourism and long-term economic growth. This will build on three economic development strategies:

- Essentially Lytton: Tourism Economic Development Plan (2024)
- Lytton and Region Economic Recovery Work Plan and Recovery Needs (2023)
- Lillooet–Lytton Tourism Diversification Project (2005)

Essentially Lytton is a three-year phased plan with a goal of being fully prepared to welcome and host visitors when the Village is rebuilt and community amenities, like parks and the pool, are reestablished and open to the public. In 2025, the Village completed initiatives listed in year one. Year two initiatives are included in this 2026 plan.

The 2023 economic recovery strategy focussed first on economic recovery generated from the community's needs with longer term strategies for tourism development. These include positioning Lytton as an artisan community, attracting remote workers, and possibly becoming a hub for the Fraser Canyon.

- **Supporting organizational capacity for economic development** — To help implement these strategies, the Village hired a Director of Development, whose role includes advancing the recommendations in the economic development plans. The position works closely with the Chamber of Commerce and individual business owners to identify and resolve obstacles preventing businesses from returning—ranging from permitting and zoning issues to infrastructure needs and provincial recovery requirements.

Together, the economic development strategies, community aligned OCP, and expanded organizational capacity provide Lytton with a coordinated framework to renew its economic base and foster sustainable long-term growth.

Safety and Sustainability

Lytton's unique geography is one of the truly remarkable features of the area, but it also holds challenges. Threats from natural events, such as wildfires and floods are ever present and the Village must maintain a focus on emergency management and response to be prepared in the event of a disaster. In addition to emergency preparedness and response, the Village is focussed on environmental sustainability.

Key activities related to safety and sustainability include the following:

- **Supporting regional relationships** — Regional relationships are essential to building capacity, equipment and supplies should an emergency occur in the area. In 2026, the Village will work to establish a regional Emergency Management Organization. Additionally, the Village will continue to work collaboratively to plan for the new Fire and Emergency Services building and to support TLKEmchEEn FireSmart Collective activities.
- **Considering climate change impacts** —The Village is considering opportunities for rebuilding and operations to limit energy use and climate change impacts. In 2025, the Village purchased an electric vehicle for Public Works.

- **Developing rigorous operating procedures for water and wastewater** — Upgrades to the Village’s water and wastewater treatment management continue to be a focus for the Village into 2026. Significant improvement has been made in the consistency of testing and monitoring. Technology upgrades have made it possible to conduct much of this work remotely. Operators conduct testing in person, but can monitor systems, check alarms and determine the appropriate response based on the new Supervisory Control and Data Acquisition (SCADA) system installed at the water treatment plant. In 2026, completing the addition of the wastewater monitoring to the SCADA system will extend the remote monitoring to that system as well.

Advocacy

The Village plays a key roll in advocating for residents and taxpayers in the Village. Some of the potential issues that have been identified for advocacy in 2026 include the following:

- **Providing financial and legislative support** for residents rebuilding
- **Developing a reasonable approach to archaeology requirements** in the Village going forward from recovery and rebuilding
- **Continuing to meet with Interior Health** to request that health services return to the Village at a level at least equivalent to what was available at the time of the fire
- **Extending the PacifiCan programs** until program funds are fully committed
- **Working with the railways to reduce fuel** within the railway right-of-way

Council is regularly engaged with the provincial government, federal representatives and leaders from other organizations to keep Lytton’s issues top of mind and to advocate for change and support for smaller communities.

Staffing

The staffing planned for 2026 and funding sources are included in the table below. Not all staff positions are full-time.

Position	Funding Source	Individual
Chief Administrative Officer / Chief Financial Officer	Recovery Surge Funding	Diane Mombourquette
Corporate Officer	Recovery Surge Funding	Lisa Storoshenko
Accounting Manager	Regular Operations	Lisa McIntosh
Project Accountant	EMCR Recovery Funding	Gloria Addario
Accounts Payable	Regular Operations	Kathy Walters
Accounts Receivable PT	Regular Operations	Sam Walters
Reception / Admin	Regular Operations	Angela Hollaus
Capital Projects	EMCR Recovery Funding	Brian Baxter
Municipal Engineer	EMCR Recovery Funding	Darrell Axani

Senior Water / Wastewater Operator	Recovery Surge Funding	Kevin Vilac
Public Works Lead Hand	Regular Operations	
Public Works Maintenance Tech	Regular Operations	Gene McArthur
PW General Labourer	Regular Operations	Edmund Justice
Construction Advisor	EMCR Recovery Funding / HICC funding	Brendan Nobes
Communications Advisor	EMCR Recovery Funding	Melissa Darou
Director of Development	EMCR Recovery Funding	Caroline Lamont
Planning Assistant	Recovery Surge Funding	Maggie Cross
Building Official	Recovery Surge Funding	TNRD
Building Inspector	EMCR Recovery Funding	Grey Wolf
Manager, Operations	Recovery Surge Funding	Tonya Peterkin

Additional positions may be considered for the summer in Public Works to continue with Village clean-up, FireSmart activities and repairs. As well, once the Village Office and /or the Community Hub project are under construction, it will be necessary to hire a Project Coordinator to be on the ground, managing all aspects of the projects. The obligations for the Village under the Contribution Agreement with Canada are significant and a resource will be required to manage them (paid for by the HICC funding).

Financial Summary

The Village is using grant proceeds from several sources to achieve the initiatives listed in the plan.

This table will be updated in the final plan – we are awaiting final December 31, 2025, numbers.

Department / Grant	Initial Amount	Remaining to be spent
Municipal Affairs – Wildfire Recovery Grant	\$6,260,000	\$1,329,578
Emergency Management and Climate Readiness (EMCR) Recovery Grant	\$19,017,431	\$7,275,305
Ministry of Forests – Economic Development	\$1,000,000	\$445,998
Municipal Affairs – Operations	\$4,200,000	1,772,471
Water Grant	\$6,539,923	\$4,928,141
Sewer Grant	\$9,910,947	\$ 8,817,019
Total	\$46,928,301	\$24,568,512

In addition, the Village has been allocated \$64 million through the Infrastructure Canada Program that will be accessed to build most of the community buildings. Under this program, the Community Hub and Fire and Emergency services Centre for \$25.9 and \$23.1 million respectively have been approved and are proceeding through the design stage. The remaining funds - \$15 million - have been re-directed to a project that is being spearheaded by Kanaka Bar Band to rebuild the Elder’s Lodge on a portion of the former Interior Health site on Main Street.

The following are descriptions of the grants:

- **Municipal Affairs Wildfire Recovery Grant** – This grant is used to cover any unforeseen consulting expenses, office expenses, technology, Council, and some asset replacements (like the Village’s dump truck).
- **Ministry of Emergency Management and Climate Readiness (EMCR) Recovery Grant** – this funding was provided to the Village for expenditures under the following categories:
 - Site readiness (backfilling and other site preparation costs)
 - Recovery support (staffing)
 - Housing for essential workers (apartments in the Community Hub and 2 small houses)
 - Public Works building (completed in 2025)

A monthly report is presented to Council prior to submission to EMCR for costs incurred under this grant.

- **Ministry of Forests** – This was given to the Village shortly after the fire. There was \$500,000 for economic development which has been allocated for a Tourism Economic Development Plan, Economic Development Officer, Visitor Centre (cabinets, counter, etc.), and downtown signage and wayfinding. The Tourism Economic Development Plan was completed in 2024, and the remaining priorities continue to be refined as the Village rebuilds.
- **Ministry of Municipal Affairs** – \$4.2 million has been given to Lytton to support the extra operational expenses incurred during the recovery phase, recognizing the Village’s limited capacity to raise funds through taxes and fees. The funding is allocated as \$700,000 for 2022, 2023, and 2024 and \$1,050,000 for 2025 and 2026. This covers expenses such as a full-time CAO/CFO and Corporate Officer, who would not normally be hired by the Village, office rent that is being incurred, as well as additional technology expenses for additional positions.
- **Water Grant** – This includes several specific projects as listed earlier in the plan.
- **Sewer Grant** – A grant of \$5.5 million was approved for Lytton based on a 2/3 funding model from the federal and provincial governments. The Province then gave Lytton \$2.9 million as the 1/3 contribution required. In addition, \$1.5 million was contributed by the Province to Lytton to pay for archaeology costs associated with sewer repairs. These funds have been allocated to specific projects as approved by Council in May 2025.