

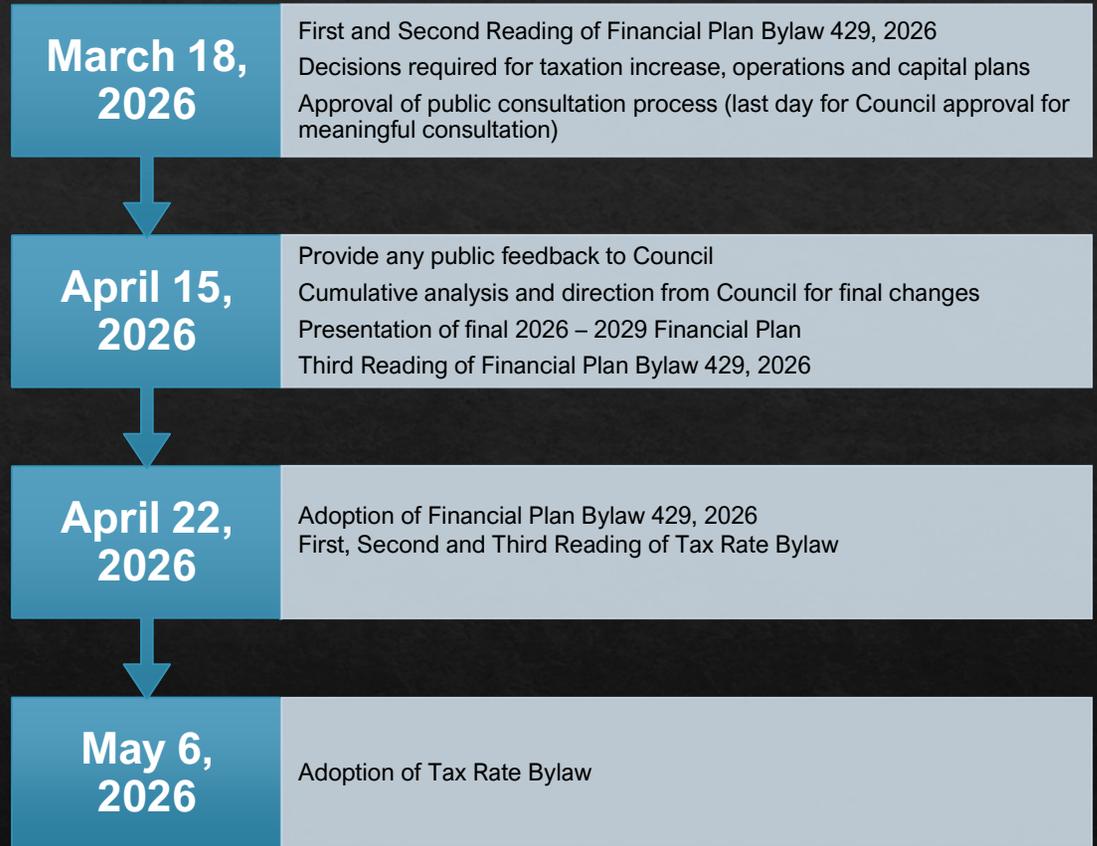
# 2026-2030 Financial Plan Presentation

Council Decision Items

March 18, 2026



# Financial Plan Bylaw 429, 2026 Timeline for Final Adoption



# Previous direction from Council

- ◇ C26-30 MOVED AND SECONDED, THAT Council direct Staff to prepare the budget with the property tax NOT less than 4 percent and not more than 5 percent.
- ◇ CARRIED
  
- ◇ C26-31 MOVED AND SECONDED, THAT Council direct Staff to increase the water user rate by 5% in 2026.
- ◇ CARRIED UNANIMOUSLY
  
- ◇ C26-32 MOVED AND SECONDED, THAT Council direct Staff to increase the sewer rate by 3% in 2026.
- ◇ CARRIED UNANIMOUSLY

# Previous direction from Council

- ◇ C26-35            MOVED AND SECONDED, THAT Council approves the following capital items and their funding proposed for the District of Lantzville 2026 to 2029 Financial Plan as described on page 131 of the January 28, 2026, agenda:
  
- ◇ • Alger Road Asphalt/Culvert Replacements 700 000
- ◇ • Dickinson Road Rehabilitation 1 250 000
- ◇ • Lantzville Road Bloods Creek Culvert Replacement 420 000
- ◇ • North Road 25 000
- ◇ • Rumming Road Culvert Replacement 377 685
- ◇ • Phantom Road Chipseal overlay 350 000
- ◇ • Pierce Woods Marine Park – Safety Works 25 000
- ◇ • Harper Beach Road End Improvements 50 000
- ◇ • Decontamination Washing Machine 45 000
- ◇ • Rescue Turnout Gear 50 000
- ◇ • New Fire Engine 1 200 000
- ◇ • Radio Replacement 7 500
- ◇ • Tires for Engines 9 000
- ◇ • Computer Replacements 25 000
- ◇ • Lift Station Odor Control 42 500
- ◇ • T Valve at Ware Rd Reservoir 75 000
- ◇ • Watermain Replacement-Millard, Lynn, Lantzville Road 865 820
- ◇ • Winds Area Water System Expansion 9 296 506
- ◇ • Well field Automatic Transfer Switch Phase Two 50 000
- ◇ • Scada System Upgrade 38 500
- ◇ • Hydrant Replacement/Maintenance Program 25 000
- ◇ • Annual Water System Node Maintenance 45 000
- ◇ • New Fire Hall Construction- Grant dependent 13 713 000
- ◇ • Harwood Water Reservoir Expansion – Grant dependent 3 700 000
  
- ◇ AND FURTHER THAT, Eastwind Drive Asphalt Replacement 459 500, be referred until 2028.
- ◇ CARRIED UNANIMOUSLY

# Previous direction from Council

- ◇ February 11, 2026
- ◇ Capital Plan Budget Items
- ◇ MOVED AND SECONDED, THAT Public Works Shop for \$1,200,000 be referred to next Regular meeting of Council for budget consideration to be discussed with the Public Works location at Clark Drive West.
- ◇ CARRIED UNANIMOUSLY
- ◇ MOVED AND SECONDED, THAT Council direct staff to provide a report on different options to replace the website regarding the Capital Line item “Website Upgrade Project of \$125,000” with various price points available with the capacity and features that could be achieved and outlined at each price point option; AND FURTHER, THAT this be considered for either the 2026 or 2027 part of the budget considerations at a future Regular meeting of Council.
- ◇ CARRIED UNANIMOUSLY
- ◇ MOVED AND SECONDED, THAT the Storm Master Plan and Study for \$75,000 be referred to a future Regular meeting of Council for discussion with Koers.
- ◇ CARRIED UNANIMOUSLY
- ◇ MOVED AND SECONDED, THAT the Asset Management Plan Updates for \$100,000 be retained in the budget to meet inspection requirements to be included as part of the budget process.
- ◇ CARRIED UNANIMOUSLY
- ◇ MOVED AND SECONDED, THAT the Facility Needs Study for \$75,000 be deferred until 2027
- ◇ CARRIED UNANIMOUSLY

# Previous direction from Council

- ◇ MOVED AND SECONDED, THAT the Well Field Security and Protection Enhancement for \$110,300 be retained in the budget to meet inspection requirements.
- ◇ CARRIED
  
- ◇ MOVED AND SECONDED, THAT funds of \$110,300 be immediately released from the water reserve funds for the wellhead security and protection enhancement project.
- ◇ CARRIED
  
- ◇ Tennis Court Rehabilitation
  
- ◇ MOVED AND SECONDED, THAT line item LL40 Tennis Court Rehabilitation for \$127,000 be approved and scheduled for 2026 and that Council directs staff to get a cost estimate for quality resurfacing to be funded by the upcoming Grant application and/or the Community Works Reserve Fund (Gas Tax); AND FURTHER THAT, the cost estimate to come back to council for final decision for moving forward and funding.
- ◇ CARRIED UNANIMOUSLY
  
- ◇ Reflective Address Sign Program
  
- ◇ MOVED AND SECONDED, THAT another batch of reflective signs be offered to residents in 2026, with \$10,000 funded by the Council One Time Projects Reserve or grant funds if received.
- ◇ CARRIED UNANIMOUSLY
  
- ◇ Green Infrastructure Plan
  
- ◇ MOVED AND SECONDED, THAT the line item NT7 Green Infrastructure Plan for \$75, 000 be scheduled for 2026 and approved for the 2026 to 2030 District of Lantzville Financial Plan, to be funded by either the current Federal "Adaptation in Action Feasibility Study" Grant for \$70,000 if successful, or the Local Government Climate Action Program.
- ◇ CARRIED UNANIMOUSLY

# Previous direction from Council

- ◇ Lantzville Office Expansion
  
- ◇ MOVED AND SECONDED, THAT line item 8D10-001 District of Lantzville Office Expansion 275 000 be approved pending Council approval of the renovation layout proposal and pending assurance from staff such renovations will not impede or delay the completion of Council's outstanding projects and motions.
- ◇ CARRIED
  
- ◇ SECTION 131 RECONSIDERATION OF AMENDMENT
  
- ◇ MOVED AND SECONDED, THAT line item 8D10-001 District of Lantzville Office Expansion 275 000 be approved.
- ◇ CARRIED
  
- ◇ MOVED AND SECONDED, THAT Council approve the layout in the agenda for line item 8D10-001 District of Lantzville Office Expansion \$275,000 and an immediate release of funds.
- ◇ CARRIED

# 2026-2030 Financial Plan Focus

- ◆ Prepare 5-year budget (Council Strategic goal 18)
  - ◆ Establish strategic infrastructure supports and renewals (Council Strategic goals 20 and 21)
    - ◆ Road Maintenance Program, Water Annual Maintenance Program (fire hydrants, valves, meters, etc.)
    - ◆ Road Renewals – Dickinson Road, Alger Road, Phantom Road
    - ◆ Facilities – New Fire Hall – Grant Dependent, Public Works Facility, District Office Expansion within the current footprint
    - ◆ Fire Departments equipment planned renewals – Fire Truck, Turnout Gear, Decontamination Machine
    - ◆ Huddlestone Park Accessible Playground installation including pathway and bathroom accessible door
    - ◆ Water Infrastructure improvements – Lynn Millard Water Line, Harwood Reservoir Expansion – Grant Dependent, Winds Water System, Wellfield Security and Protection Enhancement
    - ◆ Sewer Infrastructure improvement – Lift Station Odor Control
    - ◆ Stormwater Drainage Culvert replacement (2026 Rumming Road, 2026 Lantzville Rd Bloods Creek, 2026 Alger Rd Bloods Creek, 2027 Dickinson Road Bloods Creek)
  - ◆ Continue Asset Management Plan that supports informing future budgets (Council Strategic goal 16)
    - ◆ Lantzville Infrastructure Mapping Update (Roads, Water, Sewer, Stormwater Drainage & Walking/Cycling Networks)
    - ◆ Key infrastructure study updates to inform the Asset Management Plan
  - ◆ Continuation of Active Transportation Plan (Council Strategic goal 13)

# 2026-2030 Proposed Financial Plan Revenue Summary by Type

	2026	2027	2028	2029	2030
Property Taxes	3,526,771	3,750,020	3,825,020	3,939,770	4,097,360
Payments in Lieu	62,727	63,350	63,980	64,620	65,270
Parcel Taxes	598,276	598,276	598,276	598,276	598,276
Sale of Services	1,654,169	1,684,880	1,716,200	1,748,160	1,780,760
Government Transfers	14,602,430	792,594	1,011,894	813,404	824,114
Other Revenue	3,197,120	1,456,641	1,381,047	1,405,933	1,430,627
<b>Total Revenues</b>	<b>23,641,494</b>	<b>8,345,761</b>	<b>8,596,417</b>	<b>8,570,163</b>	<b>8,796,407</b>

# 2026-2030 Proposed Financial Plan Funding Sources as a Percentage of Total Revenue

	2026	2027	2028	2029	2030
Property Taxes	15%	45%	44%	46%	47%
Payments in Lieu	0%	1%	1%	1%	1%
Parcel Taxes	3%	7%	7%	7%	7%
Sale of Services	7%	20%	20%	20%	20%
Government Transfers	62%	9%	12%	9%	9%
Other Revenue	14%	17%	16%	16%	16%
<b>Total Revenues</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

# 2026-2030 Proposed Financial Plan Operating Expenses – Summary by Department

	2026	2027	2028	2029	2030
General Government Services	2,015,735	1,995,888	2,024,800	2,073,810	2,161,250
Building Inspection Services	245,403	251,880	258,540	264,550	269,840
Bylaw Enforcement	81,400	83,030	84,690	86,390	88,120
Community and Development Services	369,178	371,980	382,430	391,620	399,430
Protective Services	679,133	811,831	828,070	844,634	866,542
Environmental Services	352,632	359,690	366,880	374,220	381,700
Public Works and Transportation Services	937,952	958,740	980,080	1,000,100	1,018,630
Recreation and Cultural Services	260,507	266,747	274,420	271,095	276,310
Sewer	311,336	320,330	329,610	337,680	344,440
Water	849,807	858,680	874,970	868,120	885,450
Interest on Debt	39,130	39,130	39,130	39,130	39,130
Amortization	1,130,500	1,130,500	1,130,500	1,130,500	1,130,500
<b>Total Expenses</b>	<b>7,272,712</b>	<b>7,448,426</b>	<b>7,574,120</b>	<b>7,681,849</b>	<b>7,861,342</b>

# 2026-2030 Proposed Financial Plan Capital Expenses – Summary by Fund

	2026	2027	2028	2029	2030
General Capital	19,567,949	4,809,200	1,995,500	24,000	15,000
Sanitary Sewer capital	380,000	-	-	-	125,000
Water Capital	14,618,626	295,000	1,554,000	70,000	70,000
<b>Total Capital Expenses</b>	<b>34,566,575</b>	<b>5,104,200</b>	<b>3,549,500</b>	<b>94,000</b>	<b>210,000</b>

# 2026-2030 Proposed Financial Plan Reserve Activities Summary

	2026	2027	2028	2029	2030
Transfers to Reserves/Surplus	1,901,729	1,918,059	1,933,201	2,007,382	2,053,281
Transfer from Reserves/Surplus	(7,390,144)	(3,459,551)	(3,540,500)	(294,000)	(410,000)
<b>Transfer to (from ) Reserve Funds</b>	<b>(5,488,414)</b>	<b>(1,541,492)</b>	<b>(1,607,299)</b>	<b>1,713,382</b>	<b>1,643,281</b>

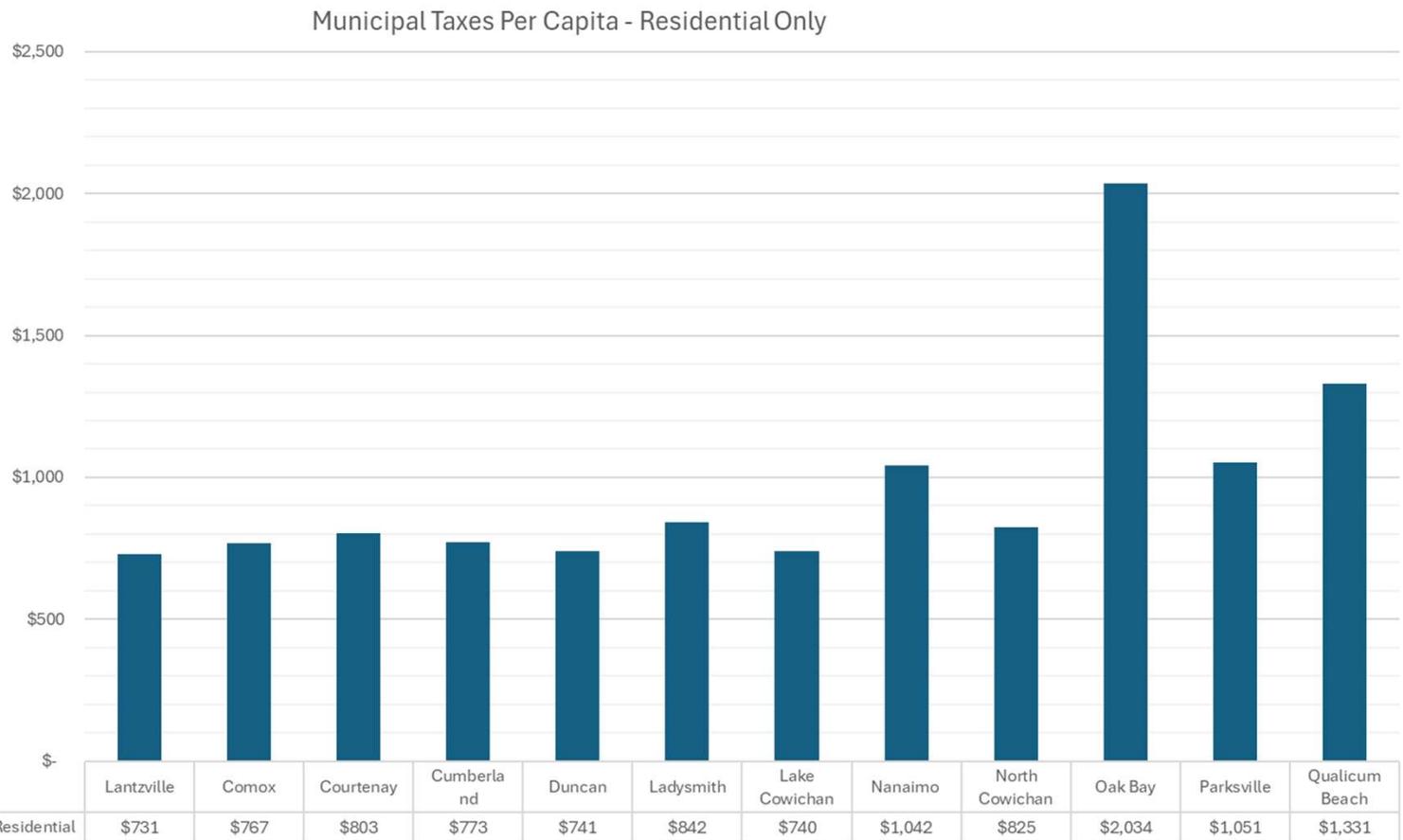
# Taxation and Utility Rates- Impact on an Average Single Residential Dwelling

## 2026 Annual Increase to Municipal Property Taxes, User Rates and parcel Taxes Based on Average Value Home in 2025 = 1,128,654

		5% Increase to Taxes, 5% Water Increase, 3% Sewer Increase, 5% Sanitary Waste Increase		
Average Assessed Value Residential Class Property	2025 Actual	\$ Levies	% Increase	\$ Increase
Municipal Property Taxes	1,620	1,701	5.0%	81
Water User Fee	371	390	5.0%	19
Water Parcel Tax	355	355	0.0%	-
Sewer User Fee	608	626	3.0%	18
Sewer Parcel Tax Phase 2	248	248	0.0%	-
Sewer Parcel Tax Phase 3	483	483	0.0%	-
Residential Solid Waste Collection (Garbage, Recyclables & Organics) based on 240 L	190	200	5.0%	10
<b>Total Property Taxes, User Rates &amp; Parcel Taxes (if not in Phase 2 or 3 Sewer Parcel Tax Area)</b>	<b>3,144</b>	<b>3,271</b>	<b>4.0%</b>	<b>127</b>
<b>Total Property Taxes, User Rates &amp; Parcel Taxes (in Phase 2 Sewer Parcel Tax Area)</b>	<b>3,392</b>	<b>3,519</b>	<b>3.8%</b>	<b>127</b>
<b>Total Property Taxes, User Rates &amp; Parcel Taxes (in Phase 3 Sewer Parcel Tax Area)</b>	<b>3,627</b>	<b>3,754</b>	<b>3.5%</b>	<b>127</b>

# 2025 Comparison of Municipal Taxes per Capita

(Source [Municipal general and financial statistics - Province of British Columbia](#))



# 2025 Comparison of % Total Tax and % Total Assessment – Residential

(Source [Municipal general and financial statistics - Province of British Columbia](#))

## 2025 Comparison of % of Total Taxes and % of Total Assessment - Residential

