

---

**District of Lantzville**

**REPORT TO CHIEF ADMINISTRATIVE OFFICER**

---

**Meeting Date:** March 18, 2026

**SUBJECT: 2026 – 2030 Financial Plan Bylaw**

---

**PURPOSE**

The purpose of this report is to present the District of Lantzville’s 2026-2030 Financial Plan Bylaw (Bylaw) for first two readings.

**RECOMMENDATIONS**

1. THAT “District of Lantzville 2026 - 2030 Financial Plan Bylaw No. 429, 2026” receive first reading.
2. THAT “District of Lantzville 2026 - 2030 Financial Plan Bylaw No. 429, 2026” receive second reading.
3. THAT “District of Lantzville 2026 - 2030 Financial Plan Bylaw No. 429, 2026” be advertised for public input until April 10, 2026.

**BACKGROUND/RELEVANT HISTORY**

**Council Motions**

*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**

*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**

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**

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**

### **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**

## **ANALYSIS/RATIONALE**

Attached are the detailed 2026-2030 Financial Plan details for operating and capital. Changes reflected since the previously submitted plans are as follows:

- Per motion of council, the tax increase is reflected at 5% for 2026
- The proposed administration position has been removed
- Addition of \$25,000 to Administration Contracted Services for review of corporate documentation to ensure legislative requirements of historical documents
- Reallocation of interest transfers to reserves based on updated balances
- Addition of “LA40-001 Land Development” to address carry forward and ongoing subdivision related costs at 7099 Lantzville Rd and 6852 Wiles Rd
- Allocation of available Development Cost Charges (DCCs) toward:
  - Dickinson Road and Alger Road rehabilitation
  - Bloods Creek culvert replacements (Dickinson, Alger, and Lantzville Roads)
  - Harwood Reservoir (grant dependent)
- Consolidation of ES55-003 Dickinson Rd project and the ES55-008 Dickinson Rd Bloods Creek culvert into a single project as the design prepared for Council included both the road and culvert. The original amounts for the budgets were \$4.85 and \$0.75M, respectively, which totaled \$5.55M in the previously presented capital budget. The budget was set to \$5.0M as there is additional information that will be presented to Council as part of the recommendations that are coming forward from Koers Engineering to address ongoing drainage issues.
- Revised borrowing strategy for ES55-003 Dickinson Road in order to facilitate the project taking place over 2 years. A borrowing bylaw to be presented to Council with an estimated \$3.025M. The borrowing remains within the 10% liability servicing limit
- Revised LI10-001 Church/Community Use Building B to \$50,000 as a placeholder in 2027 pending public input
- Revised LI40-001 Pearce Woods Marine Park – Safety Work to \$25,000 to reflect the completion of the study and cost of protecting the site. Additional information needed to plan future park direction in 2026/27

Pursuant to Council’s direction and motion the District of Lantzville’s 2026 – 2030 Financial Plan Bylaw has been prepared on the following basis:

### **Property Taxes:**

- 5% increase in property taxes in 2026, with the additional funds generated to be used to fund inflationary changes to wages, contracted services, and increase to reserve savings;

### **Sewer User Fees:**

- 3% increase in sewer user rates 2026;
- 2% increases in sewer user rates in each year from 2026 – 2029 inclusive (all sewer rate increases in 5-year Financial Plan after 2026 are subject to review and change in the next budget cycle in 2027);

### **Water User Fees:**

- 5% increase in water user rates in 2025;
- 2% increases in water user rates in each year from 2026 – 2029 inclusive (all water rate increases in 5-year Financial Plan after 2026 are subject to review and change in the next budget cycle in 2027).

The Bylaw attached hereto for Council’s consideration reflects the above noted Council motions. The Bylaw consists of two (2) Schedules, as follows:

- Schedule “A” – 2026 – 2030 Consolidated Financial Plan Summary
- Schedule “B” - Statement of Objectives and Policies

The Community Charter allows financial plans to be amended by bylaw after adoption.

### **Impact to Ratepayer**

The 2026–2030 Financial Plan reflects Council’s direction to maintain service levels, address infrastructure renewal, and strengthen reserve contributions while managing inflationary pressures.

#### **Property Taxes**

A 5% property tax increase in 2026 results in the following estimated impacts:

For a home assessed at \$1,128,654 (example average residential value) in 2025, the municipal portion of property taxes would increase by approximately \$81 annually (approximately \$6.75 per month).

The exact impact will vary depending on assessed value changes and property classification.

The additional revenue generated will primarily fund:

- Inflationary wage and benefit increases
- Increased contracted service costs
- Enhanced reserve contributions to support future infrastructure replacement
- Debt servicing for approved capital works (e.g., Dickinson Road rehabilitation)

#### **Sewer User Fees**

3% increase in 2026

For a typical residential user, this equates to approximately \$18 annually, depending on consumption and parcel type.

#### **Water User Fees**

5% increase in 2026

For a typical residential user, this equates to approximately \$19 annually, depending on consumption.

- Water rate increases support:
- Ongoing water system maintenance

- Regulatory compliance and inspection requirements
- Asset replacement planning
- Major capital investments including watermain replacement, well field security enhancements, and reservoir expansion (grant dependent)

**Overall Estimated Household Impact (Typical Residential Property)**

For an average single-family residential property, the combined impact of property tax and utility increases in 2026 is estimated at:

Approximately \$127 annually (\$11 per month)

Actual impacts will vary depending on assessment changes and utility consumption.

**ATTACHMENTS**

1. District of Lantzville 2026 - 2030 Financial Plan Bylaw No. 429, 2026
2. District of Lantzville 2026 – 2030 Detailed Financial Plan (Operating and Capital)

**SUSTAINABILTIY IMPLICATIONS**

The 2026–2030 Financial Plan includes strategic investments in infrastructure renewal and reserve contributions intended to address known asset needs and regulatory requirements.

While future financial pressures cannot be eliminated, proactive planning may help reduce the likelihood of unexpected service disruptions, significant emergency repairs, or more substantial rate increases in later years.

Ongoing monitoring of infrastructure condition, grant opportunities, and financial capacity will continue to inform future budget decisions.

Prepared by:

Approved for submission to Council:

Julia Seppola  
 Director of Financial Services

Prab Lashar  
 Chief Administrative Officer

Date: February 23, 2026

<b>REVIEWED WITH:</b>			
<input type="checkbox"/> Corporate Administration	<input type="checkbox"/> Fire Rescue	<input type="checkbox"/> Public Works/Engineering	<input type="checkbox"/> RCMP
<input checked="" type="checkbox"/> Financial Services	<input type="checkbox"/> Planning	<input type="checkbox"/> Solicitor	<input type="checkbox"/> Committee:
<input type="checkbox"/> Other:			

<b>COUNCIL AGENDA INFORMATION:</b>		
<b>Meeting Type</b>	<b>Date</b>	<b>Agenda Item #</b>
Regular		
Closed (In-Camera)		
Special	March 18, 2026	