



**VILLAGE OF
BELCARRA**

Long-Term Financial Plan & Draft 2026 Budget



**Public Budget Consultation Meeting
October 20, 2025
5:00 pm at Municipal Hall**

Content

- ▶ **Financial Plan**
- ▶ **Guiding Budget Principles**
- ▶ **Asset Replacements**
- ▶ **Operating Funds (General, Water & WARD)**
- ▶ **Capital Plans – 5 year and Long Term**
- ▶ **Reserve & Surplus Projections**
- ▶ **Financial Sustainability Indicators**
- ▶ **Historical & Proposed 2026 Increases**
- ▶ **Tax Collected by All Taxing Authorities**
- ▶ **Next Steps**

Long Term Financial Plan

- ▶ **Financial Sustainability Report**
- ▶ **Asset Management Plan**
- ▶ **Limited resources, competing priorities, affordability**
- ▶ **Rising costs, increased service responsibilities, aging infrastructure**
- ▶ **Limited options for growth/development**
- ▶ **Prudent spending and controlling costs**

Guiding Budget Principles

- ▶ **Operating - ensure delivery of core services and maintain assets**
- ▶ **Capital - prioritize funding for the replacement of existing assets before new assets**
- ▶ **Reserve funds – incrementally build reserves**
- ▶ **Mitigate tax and fee increases - identify cost savings and operational efficiencies, and spend within means**
- ▶ **Reduce external legal and consulting costs by developing & supporting staff to deliver work in-house**

Services

- ▶ **Administration**
- ▶ **Accounting**
- ▶ **Information Technology**
- ▶ **Support Services**
- ▶ **Building Inspections**
- ▶ **Bylaw Enforcement**
- ▶ **Emergency Management**
- ▶ **Drainage**
- ▶ **Environment**
- ▶ **Transportation**
- ▶ **Water Distribution & Treatment**
- ▶ **Waste & Recycle Depot (WARD)**



Asset Replacements

- ▶ **Sustainable annual funding levels**
- ▶ **Large infrastructure replacements - loans, levies, grants**
- ▶ **Fire hall replacements – scope, costs, funding plan**
- ▶ **Focus on essential safety and functional upgrades**

General Operating Fund

CORE BUDGET CHANGES IN GENERAL OPERATING FUND			
(from 2025 approved budget to 2026 draft budget)			
	2026 Draft Budget Changes		
Revenue/Recovery Increases (-) and Decreases (+)	Budget Dollars	% Property Tax Impact	Comments & Notes
Reduction in development revenue	29,633	2.5%	Loss of revenue related to new accounting standard where building permit revenue is recognized over time as inspections are completed
Net increase in other revenue/recoversies	(5,062)	-0.4%	
Total Revenue/Recovery Increases over Prior Year	\$24,571	2.1%	
Expenditure Increases (+) and Decreases (-)			
Wages & benefits	56,771	4.7%	Cost of living wage adjustments, cost increases by health benefit provider, and statutory increases (CPP, EI and pension)
Reduction in legal costs	(18,000)	-1.5%	Based on use of more in-house resources
Reduction in consulting/contracting costs	(28,885)	-2.4%	Based on use of more in-house resources
Increase in information technology (IT) costs	11,074	0.9%	Based on detailed review of IT services & costs
Change in cost allocations to MRN, Water & WARD	2,057	0.2%	Based on small reduction in overall General Operating Fund expenditures
Change in vehicle & equipment costs	(3,701)	-0.3%	Based on detailed review including movement to fleet insurance
Other cost reductions	(14,119)	-1.2%	Result from detailed budget review and analysis of historical spending and future cost estimates
Total Expenditure Increases over Prior Year	\$5,197	0.4%	
Other Increases (+) and Decreases (-)			
Estimated new construction revenue	(3,500)	-0.3%	Estimated revenue from non-market value changes
Loss in interest revenue	62,872	5.2%	Based on lower interest rates
Reduced transfers to reserves based on lower interest revenue	(56,585)	-4.7%	90% of interest revenue is transferred to reserves (non-surplus portion) and is not used to fund operations
Total Other Increases (Decreases) over Prior Year	\$2,787	0.2%	
Net Changes to General Operating Fund Core Budget	\$32,555	2.7%	Net increase from all general core operating budget changes

General Operating Fund

	General Operating Fund 5-Year Plan				
	2026	2027	2028	2029	2030
Proposed Tax Increases					
General Property Tax Increases	3.0%	4.0%	4.0%	4.0%	4.0%
Transfers to General Fund Reserves & Surplus	\$697,505	\$739,483	\$771,663	\$809,800	\$849,492
General Fund Reserve & Surplus Balances	\$3.347M	\$3.48M	\$3.522M	\$4.052M	\$4.651M

Water Operating Fund

CORE BUDGET CHANGES IN WATER OPERATING FUND			
(from 2025 approved budget to 2026 draft budget)			
	2026 Draft Budget Changes		
Revenue/Recovery Increases (-) and Decreases (+)	Budget Dollars	% Property Tax Impact	Comments & Notes
Service connection & miscellaneous water fees	(1,100)	-0.2%	Increase in minor fees projected
Total Revenue Increases over Prior Year	(\$1,100)	-0.2%	
Expenditure Increases (+) and Decreases (-)			
Wages & benefits	4,255	0.9%	Increase in allocated Public Works wages & benefits
Allocation of centralized support costs	(1,109)	-0.2%	Reduction in General Operating Fund costs allocated
Water purchases & infrastructure costs	5,660	1.1%	Increase based on Metro Vancouver & District of North Vancouver charges
Water operating costs	0	0.0%	Increase in all other operating costs
Total Expenditure Increases over Prior Year	\$8,806	1.8%	
Other Increases (+) and Decreases (-)			
Loss in interest revenue	2,000	0.4%	Based on lower interest rates
Reduced transfers to reserve based on lower interest revenue	(1,800)	-0.4%	90% of interest revenue is transferred to reserve (non-surplus portion) and is not used to fund operations
Total Other Increases (Decreases) over Prior Year	\$0	0.0%	
Net Changes to General Operating Fund Core Budget	\$7,706	1.6%	Net increase from all general core operating budget changes

Water Operating Fund

	Water Operating Fund 5-Year Plan				
	2026	2027	2028	2029	2030
Proposed Rate Increases					
Water Rate Increases	4.0%	4.0%	4.0%	4.0%	4.0%
Transfers to Water Fund Reserves & Surplus	\$104,549	\$117,937	\$128,609	\$140,337	\$152,732
Water Fund Reserve & Surplus Balances	\$ 339,855	\$ 448,790	\$ 516,789	\$ 654,936	\$ 819,823

WARD Operating Fund

CORE BUDGET CHANGES IN WARD OPERATING FUND

(from 2025 approved budget to 2026 draft budget)

	2026 Draft Budget Changes		
	Budget Dollars	% Property Tax Impact	Comments & Notes
Revenue/Recovery Increases (-) and Decreases (+)			
Total Revenue/Recovery Increases over Prior Year	\$0	0.0%	
Expenditure Increases (+) and Decreases (-)			
Wages & benefits	2,090	0.8%	Increase in allocated Public Works & WARD wages & benefits
Allocation of centralized support costs	(555)	-0.2%	Reduction in General Operating Fund costs allocated
Waste, recycling & organics disposal	(8,000)	-3.2%	Reduction based on operational efficiencies implemented
Other WARD operating costs	549	0.2%	Increase in other operating costs
Total Expenditure Reductions over Prior Year	(\$5,916)	-2.4%	
Other Increases (+) and Decreases (-)			
Internal loan repayment	TBD	TBD	Loan repayment to General Operating Fund Surplus depend on surplus available
Surplus transfer	TBD	TBD	Transfer required to build up surplus which has a negative balance
Total Other Increases (Decreases) over Prior Year	\$0	0.0%	
Net Changes to General Operating Fund Core Budget	(\$5,916)	-2.4%	Net increase from all general core operating budget changes

WARD Operating Fund

	WARD Operating Fund 5-Year Plan				
	2026	2027	2028	2029	2030
Proposed Rate Increases					
WARD Rate Increases	5.0%	4.0%	4.0%	4.0%	4.0%
Transfers to WARD Fund Surplus	\$30,545	\$40,943	\$38,086	\$42,252	\$46,663
WARD Surplus Balances	\$ 8,520	\$ 125,898	\$ 83,624	\$129,019	\$180,253

Capital Plans

- ▶ **5 year and long term**
- ▶ **Focus on asset replacements**
- ▶ **Scheduling and phasing**
- ▶ **Project Delivery**
- ▶ **Maximizing asset life**
- ▶ **Prudent spending on new assets**
- ▶ **Grant funding**

5-Year Capital Plan

		5-Year Capital Financial Plan				
		Draft Capital Budget 2026	Draft Capital Plan 2027	Draft Capital Plan 2028	Draft Capital Plan 2029	Draft Capital Plan 2030
Page 1 of 4	Funding Sources					
GENERAL CAPITAL						
General & Information Technology						
Computers	GCR	14,800	9,000	4,000	-	10,689
Network Equipment & Perpetual Licenses	GCR	3,876	1,176	1,176	1,176	1,397
Server	GCR	-	-	3,000	15,000	-
Server Licensing	GCR	1,163	4,503	-	-	5,348
Peripherals	GCR	-	-	1,140	1,140	1,354
Power & UPS	GCR	2,754	-	8,188	8,188	9,724
Subtotal General		22,593	14,679	17,504	25,504	28,512
Public Works & Municipal Hall						
Generator Replacement (for Municipal Hall & Public Works)	GCR			50,000		
Public Works Equipment Shelter (New)	GCR	100,000				
Public Works Driveway Repaving	GCR		50,000			
Public Works Fuel Station Replacement - geotechnical assessment, security system assessment	VECR	10,000				
Public Works Fuel Station Replacement (above ground fuel tank, pump)	VECR		60,000			
Public Works Equipment	CAP					
Public Works Equipment	VECR	5,000	5,000	5,000	5,000	5,000
Municipal Hall Septic System Replacement	CWGTR	75,000				
Municipal Computer Room Upgrade	GCR			10,000		
Public Works Air Conditioning System	GCF	10,000				
Municipal Hall Appliance Replacements	GCR		7,000			
Public Works - Small Portable Generator Replacement	GCR			6,000		
Subtotal Public Works		\$200,000	\$122,000	\$71,000	\$5,000	\$5,000
Vehicles & Equipment						
2023 Kubota Replacement	VECR					45,000
2022 Plow Replacement	VECR		8,000			
2024 Plow Replacement	VECR				8,000	
Chipper Replacement	VECR	55,000				
Subtotal Vehicle & Attachments		\$55,000	\$8,000	\$0	\$8,000	\$45,000

5-Year Capital Plan

Page 2 of 4		Funding Sources	5-Year Capital Financial Plan				
			Draft Capital Budget 2026	Draft Capital Plan 2027	Draft Capital Plan 2028	Draft Capital Plan 2029	Draft Capital Plan 2030
GENERAL CAPITAL							
Transportation Infrastructure (Non-MRN)							
Belcarra Bay Rd Paving (stop sign to Turtlehead Rd); 2026 interim drainage works, 2027 design, 2028 construction	TIR	15,000	30,000	150,000			
Belcarra Bay Rd Paving (stop sign to Turtlehead Rd); 2026 interim drainage works, 2027 design, 2028 construction	GCF			150,000			
Belcarra Bay Rd Paving (Turtlehead Rd to Whiskey Cove Lane); 2027 turnaround paving, 2028 remainder	TIR		50,000		150,000		
Young Rd Rehabilitation; 2029 design, 20230 construction	TIR				10,000	100,000	
Senkler Bridge Inspections and Replacement	TIR		5,000			5,000	
Tatlow Station Access Rd.	TIR	70,000					
Subtotal Non-MRN Roads			\$85,000	\$85,000	\$300,000	\$160,000	\$105,000
Transportation Infrastructure (MRN)							
Bedwell Bay Upgrade Project (BBUP) - Construction	GMRNB	700,000					
Bedwell Bay Upgrade Project (BBUP) - Construction	GCF	500,000					
Gabion wall replacement - Kelly Ave at Bedwell Bay Rd (construction)	GMRNB		375,000				
Gabion wall replacement - Kelly Ave at Bedwell Bay Rd (construction)	CWGTR		125,000				
Gabion wall replacement - Main Ave at Bedwell Bay Rd (construction)	GMRNB			375,000			
Gabion wall replacement - Main Ave at Bedwell Bay Rd (construction)	GCR			125,000			
Subtotal MRN Roads			\$1,200,000	\$500,000	\$500,000	\$0	\$0
Drainage							
Creek Surveys - location and classification	CAP	20,000					
Storm Main/Culvert Upgrades - design	CWGTR	50,000					
750mm Culvert Replacement under Turtlehead Rd (west of Belcarra Bay/Turtlehead Rd intersection) - 2026 design; 2027 construction	GCR	10,000	150,000				
Kelly Road Catch Basin Replacements	GCR			80,000			
Storm Sewer & Catch Basin Replacements	GCR	-	-	-	15,000	15,000	
Subtotal Storm Sewer			\$80,000	\$150,000	\$80,000	\$15,000	\$15,000
Parks & Recreation							
Replace small pedestrian trail bridge at end of Salish Rd	TIR		10,000				
Three (3) Trails from Marine Avenue to Beach (3400 block) Marine – wooden stairs down to beach; 3700 block – divers’ trail; 3900 block Marine – cement staircase	TIR	50,000					
Subtotal Parks & Recreation			\$50,000	\$10,000	\$0	\$0	\$0
TOTAL GENERAL CAPITAL			\$1,692,593	\$889,679	\$968,504	\$213,504	\$198,512

5-Year Capital Plan

		5-Year Capital Financial Plan				
		Draft Capital Budget 2026	Draft Capital Plan 2027	Draft Capital Plan 2028	Draft Capital Plan 2029	Draft Capital Plan 2030
Page 3 of 4	Funding Sources					
WATER CAPITAL						
Water Equipment Replacements	WCR	10,000	10,000	10,000	10,000	10,000
Tatlow Reservoir Water Pump Replacement	WCR			55,000		
SCADA System	WCR		10,000		10,000	
TOTAL WATER CAPITAL		\$10,000	\$20,000	\$65,000	\$20,000	\$10,000
WASTE & RECYCLE DEPOT (WARD) CAPITAL						
WARD Minor Equipment Replacements	GCR	8,000	5,000		5,000	5,000
Security system replacement - WARD, Public Works, Municipal Hall	GCR	10,000				
WARD electric gate and components replacement	VECR	9,500				
Bin A Replacement - Wasteline Porta Pak 3032 compactor and container	VECR		50,000			
Bin C Replacement - Universal UP200 compactor and container	VECR			40,000		
Bin B Replacement - Wasteline Storage container	VECR				30,000	
Mobile Office	GCF	30,000				
Bin Lids	VECR					
TOTAL WARD CAPITAL		\$57,500	\$55,000	\$40,000	\$35,000	\$5,000
TOTAL CAPITAL EXPENDITURES - ALL FUNDS		\$1,760,093	\$964,679	\$1,073,504	\$268,504	\$213,512

5-Year Capital Plan

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Funding
Sources

5-Year Capital Financial Plan

Draft Capital Budget 2026	Draft Capital Plan 2027	Draft Capital Plan 2028	Draft Capital Plan 2029	Draft Capital Plan 2030
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CAPITAL FUNDING SOURCES

Canada Community-Building Fund Reserve	CWGTR	125,000	125,000	-	-	-
General Capital Reserve	GCR	150,593	226,679	288,504	45,504	48,512
Vehicle & Equipment Capital Reserve	VECR	79,500	123,000	45,000	43,000	50,000
Transportation Infrastructure Reserve	TIR	135,000	95,000	150,000	160,000	105,000
Growing Communities Fund Reserve	GCF	540,000	-	150,000	-	-
Water Capital Reserve	WCR	10,000	20,000	65,000	20,000	10,000
Climate Action Plan Funds	CAP	20,000	-	-	-	-
Grant - Major Road Network and Bike Upgrades (MRNB), Bicycle Infrastructure Capital Cost Share (BICCS) and the Walking Infrastructure to Transit (WITT) TransLink funding programs	GMRNB	700,000	375,000	375,000	-	-
TOTAL FUNDING SOURCES		\$1,760,093	\$964,679	\$1,073,504	\$268,504	\$213,512

5-Year Capital Plan

ALL OF THE VILLAGE'S RESERVES AND SURPLUSES	2025	2026	2027	2028	2029	2030
GENERAL FUND						
<u>Reserve Funds</u>						
General Capital Reserve Fund	1,231,051	1,334,831	1,381,231	1,407,464	1,639,663	1,890,440
Vehicle & Equipment Capital Reserve Fund	311,230	363,197	381,892	487,806	607,740	733,359
Stabilization Reserve Fund	232,425	235,866	269,212	277,288	315,127	325,196
Transportation Infrastructure Reserve Fund	837,387	847,538	907,890	921,692	964,064	1,074,530
Subtotal Capital Reserve Funds	\$ 2,612,093	\$ 2,781,432	\$ 2,940,225	\$ 3,094,250	\$ 3,526,594	\$ 4,023,525
<u>Grant Funds Directed to Reserves</u>						
BC Growing Communities Fund	675,962	148,141	152,585	4,913	5,060	5,212
Canada Community-Building Reserve Fund	120,327	63,679	7,996	16,618	87,092	160,379
	\$ 796,289	\$ 211,820	\$ 160,581	\$ 21,531	\$ 92,152	\$ 165,591
<u>Unrestricted & Restricted Funds</u>						
Unrestricted General Operating Fund Surplus	306,728	353,638	379,472	406,081	433,488	461,718
Subtotal Unrestricted & Restricted Accumulated Surplus	\$ 306,728	\$ 353,638	\$ 379,472	\$ 406,081	\$ 433,488	\$ 461,718
GENERAL FUND TOTALS	\$ 3,715,110	\$ 3,346,890	\$ 3,480,278	\$ 3,521,862	\$ 4,052,234	\$ 4,650,834
WATER UTILITY FUND						
<u>Reserve Fund</u>						
Water Capital Reserve Fund	112,177	204,803	300,535	354,851	468,670	608,415
<u>Appropriated Water Surplus</u>						
Restricted Water Debt Repayment	12,969	11,023	9,077	7,131	5,185	3,239
<u>Unrestricted Accumulated Surplus</u>						
Unrestricted Water Operating Fund Surplus	114,273	124,029	139,178	154,807	181,081	208,169
WATER UTILITY FUND TOTALS	\$ 239,419	\$ 339,855	\$ 448,790	\$ 516,789	\$ 654,936	\$ 819,823
WASTE & RECYCLING DEPOT FUND						
<u>Unrestricted Accumulated Surplus</u>						
Unrestricted Waste & Recycling Operating Fund Surplus	-	8,520	43,657	83,624	129,019	180,253
WASTE & RECYCLING UTILITY FUND TOTALS	\$ -	\$ 8,520	\$ 43,657	\$ 83,624	\$ 129,019	\$ 180,253
GRAND TOTAL ALL RESERVES AND SURPLUSES	\$ 3,954,529	\$ 3,695,265	\$ 3,972,725	\$ 4,122,275	\$ 4,836,189	\$ 5,650,910

Financial Indicators

SUMMARY OF FINANCIAL INDICATORS							
Indicators	2020	2021	2022	2023	2024	Explanation	Trend
Sustainability							
Financial assets to financial liabilities	63.9%	75.3%	84.5%	115.9%	125.3%	Ability to cover obligations or liabilities	Improving
Total surplus & reserve funds per household	5,198	6,740	7,524	12,427	13,046	Indication of savings for future expenditures & ability to minimize new debt	Improving
Total operating expenses as a % of taxable assessment	0.36%	0.36%	0.31%	0.31%	0.30%	Ability to cover operating cost with tax base	Improving
Operating reserve & unrestricted surpluses as a % of operating expenses	20.30%	21.04%	20.12%	18.91%	20.97%	Indicates the ability to offset unexpected revenue losses or excess expenses	Improving
Flexibility							
Municipal residential taxes per house	2,893	3,119	3,295	3,445	3,804	Increase in tax burden per household; expected increase based on little growth	Improving
Total long-term debt per water user	14,372	13,758	13,126	12,437	11,725	Remaining debt burden on each water user	Improving
Average residential taxation as a percentage of average after tax household income	2.1%	Not available	Not available	Not available	Not available	Impact of property taxation on households	Not available
Total taxation as a % of total assessment	0.14%	0.15%	0.13%	0.13%	0.13%	Ability to sustain tax revenue	No Trend
Debt servicing costs (interest and principal) as a % of water revenues	42.2%	39.8%	37.6%	37.8%	34.0%	Ability to cover debt costs; have dedicated parcel tax to cover debt costs	Improving
Net book value of tangible capital assets as a percentage of historical cost of tangible capital assets	75.5%	73.6%	72.0%	70.8%	70.1%	Indication of remaining life of assets or % consumed	Expected decline
Vulnerability							
Operating grants as a % of total revenues	10.0%	10.9%	12.8%	7.2%	8.9%	Degree of reliance on assistance for core operations; 2022 & 2024 affected by one-time top up in grants	Less Reliance
Capital grants as a % of total capital expenditures	0.0%	26.9%	0.0%	16.9%	23.0%	Ability to tap into grants for capital projects	No Trend

Historical Increases

HISTORICAL & PROPOSED 2026 PROPERTY TAXES & USER FEES

Description of Taxes & Fees	2020	2021	2022	2023	2024	2025	2026 Proposed
Home Value (average home)	1,987,068	1,994,671	2,208,300	2,412,568	2,553,462	2,595,849	TBD
Property Taxes	2,842	3,063	2,939	3,027	3,314	3,581	3,688
WARD Fee	332	372	417	467	560	672	706
Water - Connected							
Water Fee (Connected)	1,119	1,253	1,403	1,543	1,852	1,982	2,061
Water Parcel Tax	973	973	973	1,110	1,110	1,110	1,110
Total Water Fee (Connected) & Parcel Tax	2,092	2,226	2,376	2,653	2,962	3,092	3,171
Water - Not Connected Fee							
Water Fee (Non-Connected)	785	879	984	1,082	1,298	1,389	1,445
Water Parcel Tax	973	973	973	1,110	1,110	1,110	1,110
Total Water Fee (Not Connected) & Parcel Tax	1,758	1,852	1,957	2,192	2,408	2,499	2,555
Total Taxes & Fees (Connected to Water System)	5,266	5,661	5,732	6,147	6,836	7,345	7,565
Total Taxes & Fees (Not Connected to Water System)	4,932	5,287	5,313	5,686	6,282	6,752	6,949
Property Taxes - % change	15%	7%	5%	3%	10%	8%	3%
Refuse & Recycling Fee - % change	5%	12%	12%	12%	20%	20%	5%
Refuse & Recycling Fee - \$ change	16	40	45	50	93	112	34
Water Connected Fee - % change	9%	12%	12%	10%	20%	7%	4%
Water Connected Fee - \$ change	90	134	150	140	309	130	79
Water Not Connected Fee - % change	9%	12%	12%	10%	20%	7%	4%
Water Not Connected Fee - \$ change (total)	71	94	105	98	216	91	56

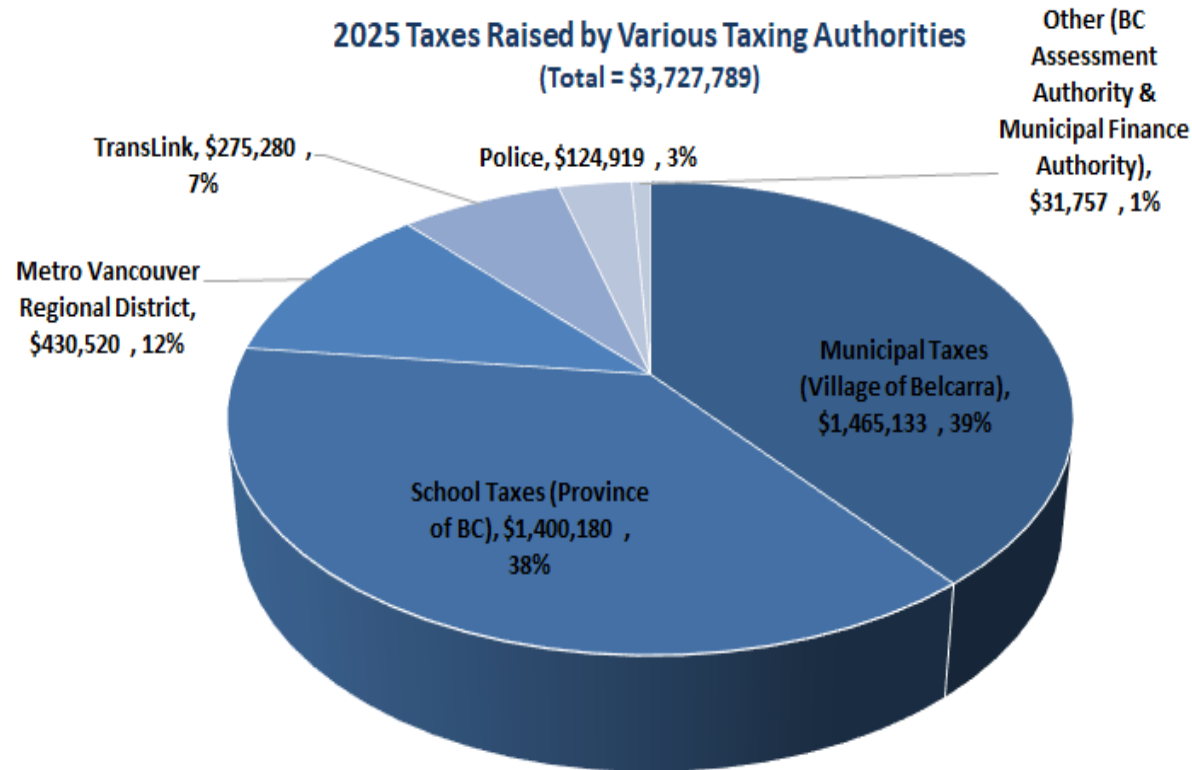
2026 Tax and Utility Rates

Proposed 2026 Increases in Municipal Property Taxes & User Rates

Based on Estimated Average Value Home used in 2024 adjusted to Market value in 2025 = \$2,595,849

		Proposed 2026 Increases (3% increase in property taxes, 4% increase in water user rates, 5% increase in WARD user rates)		
FOR AVERAGE ASSESSED VALUE RESIDENTIAL CLASS PROPERTY	2025 Actual	\$ Levies	% Increase	\$ Increase
<u>For Homes Connected to Water System</u>				
Property Taxes	3,581	3,688	3.0%	107
Water User Fee (connected to water system)	1,982	2,061	4.0%	79
Water Parcel Tax	1,110	1,110	0.0%	0
Waste & Recycle Depot (WARD) User Fee	672	706	5.0%	34
Total Property Taxes, User Rates & Parcel Tax	7,345	7,565	3.0%	220
<u>For Homes Not Connected to Water System</u>				
Property Taxes	3,581	3,688	3.0%	107
Water User Fee (not connected to water system)	1,389	1,445	4.0%	56
Water Parcel Tax	1,110	1,110	0.0%	0
Waste & Recycle Depot (WARD) User Fee	672	706	5.0%	34
Total Property Taxes, User Rates & Parcel Tax	6,752	6,949	2.9%	197

Taxing Authorities



Next Steps



DATE(S)	EVENT/TASK
Sept 15, 2025	Financial Plan Schedule Presentation and approval of the financial plan schedule.
Oct 6, 2025	Draft 2026-2030 Financial Plan Presentation, review and approval of proposed operating and capital budgets and five-year financial plan. Review of property tax and utility rate increase scenarios to fund the operating and capital budgets and decision on proposed increases for public consultation.
Oct 20, 2025	Tax and Utility Rates - Public Consultation Presentation of draft financial plan and proposed property tax and utility rate increases to the public for feedback.
Nov 3, 2025	Tax and Utility Rates - Finalization Consideration of public consultation feedback and determination of final property tax and utility rate increases for the 2026-2030 financial plan and 2026 user rate bylaws.
Dec 1, 2025	Financial Plan and User Rate Bylaws – First 3 Readings Presentation of the 2026-2030 financial plan and 2026 user rate bylaws for first three readings.
Dec 15, 2025	Financial Plan and User Rate Bylaws - Adoption Presentation of the 2026-2030 financial plan and 2026 user rate bylaws for adoption.
By Apr 30, 2026	Tax Rate Bylaw – First 3 Readings Presentation of the 2026 tax rates bylaw for first three readings.
By May 15, 2026	Tax Rate Bylaw - Adoption Adoption of the 2026 tax rates bylaw

Questions/Comments

