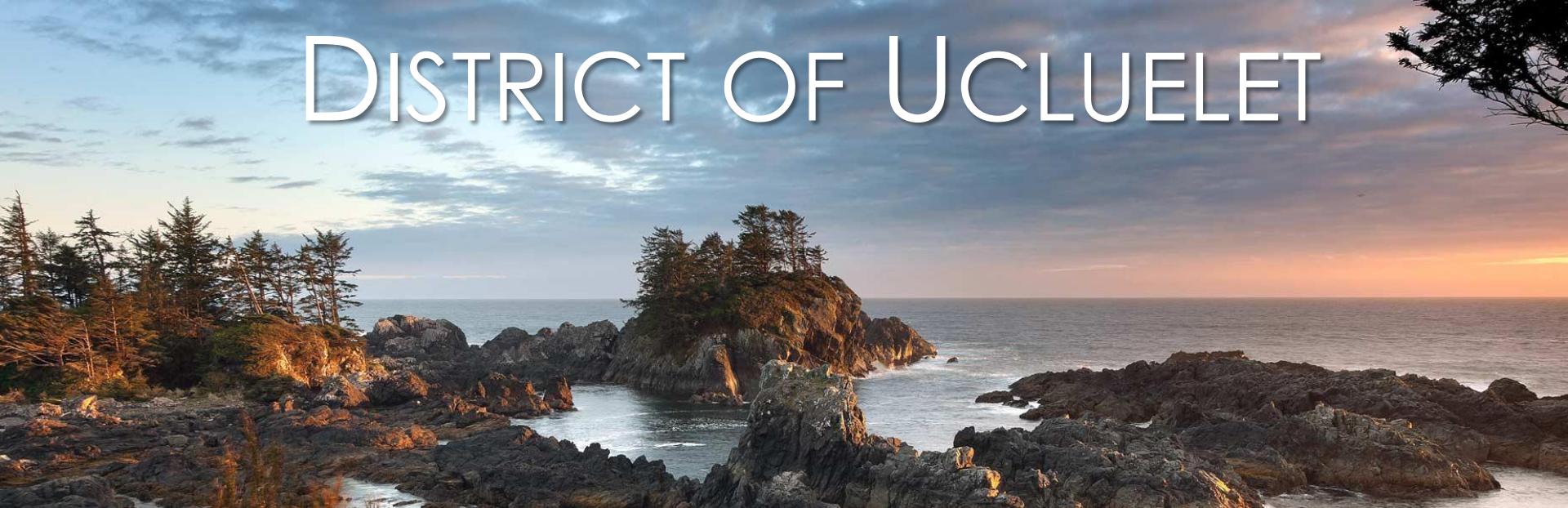


DISTRICT OF UCLUELET



2026 BUDGET AND PROPERTY TAX IMPLICATIONS

JANUARY 26TH, 2026



2026-2030 FINANCIAL PLAN DATES

Staff Update of
Operational and
Capital Budgets

Nov - Dec

Presentation of
Draft Budget
And Open House

January 26/26

Revised Budget

February 10/26

Official Public
Engagement
Period

February 11 -
March 11/26

Adoption of 5
Year Financial
Plan & Tax Rates
Bylaws

March 17/26

2026 BUDGET HIGHLIGHTS

- Water Treatment Plant Construction.
- Sanitary Sewer Upgrades.
- Boat Launch Extension.
- Skateboard Park Upgrades.
- Hard Surface Sports Facility Planning and Construction.
- Water Utility Master Plan.
- Fire and Emergency Services Master Plan.
- Lot 13 Affordable Housing Project.
- Significant Planning and Development Procedural Updates.
- Increased Volunteer Firefighter Benefits and Stipends.

PROPOSED PROPERTY TAX CHANGES

Property Class	Mill Rate	% Change
Residential	3.50455	5.34%
Utilities	31.97896	36.68%
Light Industrial	18.55741	2.40%
Business	12.79159	1.61%
Recreational/ Non-Profit	14.39818	54.29%
Total Increase		4.58%

CLASS 8 – RECREATION / NON-PROFIT

- Thirteen taxable properties.
- Eight of these properties have a 0.18% property tax decrease.
- Four properties see between a 4.21% and an 7.76% increase depending on assessment change.
- One property experiences a 270% assessment increase which is why the overall percentage change is so drastic.

Property Class	Mill Rate	% Change
Recreational/ Non-Profit	14.39818	54.29%

CLASS 5 – LIGHT INDUSTRIAL

- Only three Class 5 Properties.
- Two properties see a 2.05% increase and one will see a 2.46% increase.

Property Class	Mill Rate	% Change
Light Industrial	18.55741	2.40%

CLASS 2 - UTILITIES

- Only seven Class 2 properties.
- BC Hydro and Telus properties related to the 1% tax are exempt.
- Class 2 Properties have a cap that must not exceed the greater of:
 - \$40 per \$1000 of assessed value.
 - 2.5 times the rate of Class 6 Properties.

Property Class	Mill Rate	% Change
Utilities	31.97896	36.68%



CLASS 6 - BUSINESS

- There are 130 existing Class 6 properties in the District.
- Existing Class 6 Properties see an increase of 5.53%
- Majority see an increase of 0 – 3%.

Property Class	Mill Rate	% Change
Business	12.79159	1.61%

# of Properties	% of Properties	\$ Change
6	4.62	<\$0
43	33.08	<\$100
30	23.08	<\$200
12	9.23	<\$300
10	7.69	<\$500
13	10.00	<\$1,000
16	12.30	>\$1,000

MIXED USE CLASS 1 & 6

- There are 206 existing taxable mixed used properties.
- Existing properties experience a 4.56% tax decrease.
- A significant reduction in commercial assessments with some increase to residential.

# of Properties	% of Properties	\$ Change
150	72.82	<\$0
14	6.80	<\$100
9	4.37	<\$200
5	2.43	<\$300
7	3.40	<\$500
21	10.18	>\$500



CLASS 1 - RESIDENTIAL

- There are 1,236 existing residential properties exclusive of mixed class.
- Existing residential property tax increase of 3.89%
- 39 New residential properties account for the remaining increase

# of Properties	% of Properties	\$ Change
253	20.47	<\$0
375	30.34	<\$100
284	22.98	<\$200
184	14.89	<\$300
98	7.93	<\$500
42	3.39	>\$500

Property Class	Mill Rate	% Change
Residential	3.50455	5.34%

OPERATIONAL HIGHLIGHTS

Revenue

- 2.93% decrease in total budgeted operating revenues.
- The District is reviewing fire service agreements this year.
- The 2026 budget includes a 50% reduction in interest revenue.
- Utility rates and fees and charges review scheduled for 2026.

Expense

- 10.79% increase in operating expenses inclusive of debt.
- 2.65 % of this increase is from current wages.
- .65% is from a proposed recreation position
- 2.51% is from water treatment plant debt.
- 4.98% is the remaining operating increase.



OPERATIONAL CHANGES

Summary of Operations	2025	2026	\$ Change	% Change
Operating				
Revenues	-3,345,069	-3,247,037	98,032	-2.93%
Taxes	-6,332,693	-6,624,716	-292,023	4.61%
Expenses	7,968,061	8,827,753	859,692	10.79%
Total	-\$1,709,701	-\$1,044,000	\$665,701	-38.94%



SUMMARY OF OPERATIONS

Summary of Operations	2026	2027	2028	2029	2030
Operating					
Revenues	-3,247,037	-3,397,202	-3,458,829	-3,522,405	-3,587,685
Taxes	-6,624,716	-6,887,015	-7,093,101	-7,305,361	-7,523,981
Expenses	8,827,753	9,198,717	9,434,801	9,683,094	9,933,439
Total	-\$1,044,000	-\$1,085,500	-\$1,117,129	-\$1,144,672	-\$1,178,227

OPERATIONAL REVENUES

Operational Revenues	2025	2026	% change	2027	2028	2029	2030
Recreation	-525,760	-538,381	2.40%	-549,030	-559,890	-570,969	-582,268
Emergency services	-81,280	-131,566	61.87%	-131,857	-132,155	-132,758	-133,372
Cemetery	-4,080	-3,432	-15.87%	-3,501	-3,571	-3,642	-3,715
Parks	-7,000	-7,000	0.00%	-7,000	-7,000	-7,000	-7,000
Planning	-378,067	-387,921	2.61%	-395,580	-403,391	-411,359	-419,486
Admin	-45,339	-50,976	12.43%	-80,101	-82,289	-84,541	-86,859
Small Communities Grant	-355,000	-355,000	0.00%	-355,000	-355,000	-355,000	-354,999
Interest	-468,943	-221,847	-52.69%	-225,314	-228,880	-232,548	-236,322
Water	-866,000	-883,300	2.00%	-965,347	-984,634	-1,004,306	-1,024,373
Sewer	-613,600	-667,614	8.80%	-684,472	-702,019	-720,282	-739,291
TOTAL	-\$3,345,069	-\$3,247,037	-2.93%	-\$3,397,202	-\$3,458,829	-\$3,522,405	-\$3,587,685

TAXES

Taxes	2025	2026	% change	2027	2028	2029	2030
GENERAL PURPOSES	-6,127,005	-6,407,392	4.58%	-6,663,688	-6,863,598	-7,069,506	-7,281,591
TELUS 1% TAX	-4,352	-3,132	-28.04%	-3,132	-3,132	-3,132	-3,132
BC HYDRO 1% TAX	-42,803	-42,192	-1.43%	-43,036	-43,897	-44,774	-45,670
FEDERAL PROPERTIES	-92,034	-90,000	5.00%	-92,700	-95,481	-98,345	-101,296
CURRENT TAX PENALTY	-50,000	-65,000	30.00%	-66,949	-68,957	-71,027	-73,158
INTEREST ON DELINQUENT	-3,500	-4,000	14.29%	-4,120	-4,244	-4,371	-4,502
INTEREST ON ARREARS	-13,000	-13,000	0.00%	-13,390	-13,792	-14,206	-14,632
TOTAL	-\$6,332,694	-\$6,624,716	4.61%	-\$6,887,015	-\$7,093,101	-\$7,305,361	-\$7,523,981

OPERATIONAL EXPENSES

Operational Expense	2025	2026	% change	2027	2028	2029	2030
Recreation	1,297,596	1,416,642	9.17%	1,455,847	1,496,232	1,537,834	1,580,694
Emergency services	551,070	623,115	13.07%	640,805	658,379	676,441	695,003
Cemetery	22,720	16,086	-29.20%	16,498	16,921	17,354	17,799
Parks	813,495	838,165	3.03%	863,928	890,521	917,973	946,311
Public Works	809,689	856,506	5.78%	857,850	882,784	908,464	934,914
Planning	733,119	703,011	-4.11%	724,791	747,276	770,488	794,453
Bylaw	145,767	127,558	-12.49%	131,843	136,274	140,855	145,593
Admin	1,622,367	1,961,047	20.88%	2,010,467	2,068,159	2,127,664	2,189,041
Council	348,998	355,326	1.81%	327,711	330,106	337,738	340,230
Debt	119,669	319,669	167.13%	566,295	566,295	566,295	566,295
Water	907,548	975,567	7.49%	976,290	1,000,697	1,025,714	1,051,357
Sewer	596,024	635,061	6.55%	626,392	641,157	656,273	671,749
TOTAL	\$7,968,062	\$8,827,753	10.79%	\$9,198,717	\$9,434,801	\$9,683,093	\$9,933,439

WHERE ARE MY TAXES GOING?

Summary of Operations	2025	2026	2027	2028	2029	2030
Recreation	771,834	878,260	906,817	936,341	966,866	998,426
Emergency services	469,790	491,550	508,948	526,225	543,683	561,630
Cemetery	18,640	12,653	12,997	13,350	13,712	14,084
Parks	806,495	831,165	856,928	883,521	910,973	939,311
Public Works	809,689.	856,506	857,850	882,784	908,464	934,914
Planning	355,053	315,090	329,212	343,885	359,129	374,967
Bylaw	145,767	127,559	131,843	136,274	140,855	145,593
Admin	1,577,029	1,910,071	1,930,366	1,985,870	2,043,123	2,102,182
Council	348,998	355,326	327,711	330,106	337,738	340,230
Debt	119,669	319,669	566,295	566,295	566,295	566,295
Water	41,548	92,267	10,943	16,063	21,408	26,986
Sewer	-17,576	-32,552	-58,081	-60,862	-64,009	-67,542
TOTAL	\$5,446,936	\$6,157,562	\$6,381,829	\$6,559,852	\$6,748,237	\$6,937,076

* This does not reflect the small communities grant or interest revenue



HARBOUR

Summary of Harbour	2026	2027	2028	2029	2030
Revenues					
Main Street Wharf	-17,360	-17,708	-18,062	-18,423	-18,791
52 Steps	-16,320	-16,646	-16,979	-17,319	-17,665
Small Craft Harbour	-441,586	-450,418	-459,426	-468,614	-477,988
Total	-475,266	-484,772	-494,467	-504,356	-514,444
Expenses					
Main Street Wharf	24,444	24,933	25,432	25,941	26,459
52 Steps	20,200	20,604	21,016	21,436	21,865
Small Craft Harbour	364,854	372,388	380,080	387,935	395,957
Total	409,498	417,925	426,528	435,312	444,281
Surplus/deficit	-\$65,768	-\$66,847	-\$67,939	-\$69,044	-\$70,163

* Harbour is 100% funded through harbour fees and charges. Any surplus at year end is transferred to the harbour reserve.



CAPITAL PROJECTS

- Projects are funded through:
 - Grants
 - Property Taxes
 - Reserves
 - Debt



RMI Projects	2025	2026	2027
Wayfinding	40,183		
DDF Washroom Project	254,217		
Directional, Wild Pacific Trail and Heritage Signage	40,000	40,000	
Metrics	21,000		
Outdoor Amenities	55,000	8,724	
Amphitrite House & Park Phase 3	75,000		
Wild pacific trail projects	95,000	80,000	
First Nations Projects		95,202	54,539
Village Green Revitalization Phase 3 Event Space		100,000	
Skatepark expansion		339,861	
Hard Surface Sports Facility		432,002	
First Nations Projects Phase 2			100,000
Village Green Revitalization Phase 4 Gathering Space			300,000
Peninsula Road Improvement			160,000
TOTAL	\$580,400	\$1,095,789	\$614,539

HOUSING ACCELERATOR FUND

HAF Projects	2024	2025	2026	2027
Website Rebuild	15,115	39,000		
Emergency Services Master Plan		30,500	109,299	
DCC Bylaw Update	52,587	50,181	43,287	
P&R Master Plan		40,000	20,000	
Subdivision Servicing		8,470	126,530	
Victoria Road Lift station		202,366	27,634	
Comprehensive Zoning Bylaw		9,675	130,325	
Gentle Density Pre-zoning		10,791	36,109	
Multi-Family Pre-zoning		11,262	32,338	
Short-term Rentals		9,111	34,589	
Storm Drain Tie-In			532,300	
Duplicate Reservoir at HWY				523,823
TOTAL	\$67,702	\$411,356	\$1,092,411	\$523,823



PROPERTY TAX FUNDED PROJECTS

Unfunded projects	2026	2027	2028	2029	2030
Asset Retirement Obligations	20,000				
Lyche Building Renos	175,000		50,000		
UCC Generator	120,000				
DoU Office server Replacement	15,000				
Mini-pumper		600,000			
UCC interior painting		20,000		20,000	
UCC Equipment Furnishings		44,000			
Edna Park Playground		140,000			
Bike lane Matterson-Coast Guard			50,000		
Paving Program				300,000	
PW Manager Vehicle		50,000			
Secondary Dump Truck		75,000			
UCC Exterior painting					60,000
UCC floor refinishing					50,000
TOTAL	\$330,000	\$929,000	\$100,000	\$320,000	\$110,000

RESERVE FUNDED PROJECTS

Reserve Funded	2026	2027	2028	2029	2030
Paving		300,000			
Affordable Housing (lot 13)	325,000				
Hard Surface Sports Facility	1,100,000				
TOTAL	\$1,425,000	\$300,000			

HARBOUR FUNDED PROJECTS

Harbour Reserve	2026	2027	2028	2029	2030
Boat Launch	\$80,000				
TOTAL	\$80,000				

SEWER PROJECTS

Sewer projects	2026	2027	2028	2029	2030
Sani 5	5,000,000	4,000,000	5,000,000		
PEN RD OTTER TO MARINE SANI				820,000	
PEN RD AT SEAPLANE BASE RD	50,000				
LAGOON SLUDGE BUDGET	275,000				
FORCEMAIN DISCHARGE GRIT REMOVAL			1,100,000		
Emergency Power Generator			160,000	160,000	160,000
Electrical/Controls Kiosk Replacement				420,000	420,000
BAY ST AREA SEWER MAIN REPLACEMENT				500,000	2,000,000
Gravity Sewer Main Replacement (other areas)				357,143	357,143
Septage Receiving Station			1,100,000		
Bay St, Peninsula Rd to 1800 Bay St			75,000		
Peninsula Rd, 1620 Pen Rd to Bay Street				702,000	
Upgrading of 100 mm and 150 mm Dia. Mains				620,000	620,000
TOTAL	\$5,325,000	\$4,000,000	\$6,260,000	\$4,052,143	\$4,259,143

WATER PROJECTS

Water projects	2026	2027	2028	2029
WATER TREATMENT & CAPACITY UPGRADES	9,379,022			
Infrastructure assessment	50,000			
Matterson Reservoir Valve Chamber	46,000			
Highway Reservoir Check Valve			35,000	
Duplicate Reservoir at HWY		2,500,000		
Total	\$9,475,022	\$2,500,000	\$35,000	\$0



CURRENT DEBT

- Current borrowing
 - Fire Truck - \$182,222.49 expires 2032
 - UCC - \$1,001,113.12 expires 2036
 - Water Treatment Plant - \$13,000,000 in approved debt



DEBT SERVICING

- Total Revenues = \$9,799,065
- Servicing limit ($\wedge^*.25$)= \$2,449,766
- Actual debt servicing cost = \$132,044
- Estimated cost of unissued debt = \$1,184,300

- Liability Servicing Capacity Available = \$1,133,422
- This is roughly \$15.5 million dollars of debt assuming 25-year term at the current 25-year rate.

PROPERTY TAX IMPACT OF DEBT

- Every 1% increase in property taxes collected is roughly \$60,000 in additional revenue.
- Every \$1,000,000 of debt at current rates is roughly \$63,804 of debt servicing at current interest rates.

OTHER LARGE PROJECTS

Unfunded projects				
Firehall	\$10,000,000			
TOTAL	\$10,000,000			

COMPILED SUMMARY

Total Summary	2026	2027	2028	2029	2030
Operating					
Revenues	-3,247,037	-3,397,202	-3,458,829	-3,522,405	-3,587,685
Taxes	-6,624,716	-6,887,015	-7,093,101	-7,305,361	-7,523,981
Expenses	8,827,753	9,198,717	9,434,801	9,683,094	9,933,439
Total	-\$1,044,000	-\$1,085,500	-\$1,117,129	-\$1,144,672	-\$1,178,226
Capital					
Revenue	-17,979,435	-7,454,539	-5,580,915	-3,462,107	-3,207,192
Expense	18,813,435	8,418,539	6,575,000	4,482,143	4,259,143
Total	\$834,000	\$964,000	\$994,085	\$1,020,036	\$1,051,951
HR/Legal Reserve	\$210,000	\$121,500	\$123,045	\$124,636	\$126,275



NEXT STEPS

Next Steps 2026 budgeting:

- Receive input from Council and Open House.
- Revise budget if necessary for the February 10th meeting
- Bring forward 5-year financial plan.
- Bring forward the Property Tax Bylaw.

Strategic Next Steps:

- Complete capital/master plans
- Review utility rates
- Create inclusive 20-year capital plan

