

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

