

A scenic winter landscape of a lake. In the foreground, a long wooden dock is covered in snow and extends into the dark water. The middle ground shows a shoreline with snow-covered evergreen trees and a few houses with snow on their roofs. In the background, large mountains are covered in snow and partially shrouded in mist. The sky is a clear, bright blue with some light clouds.

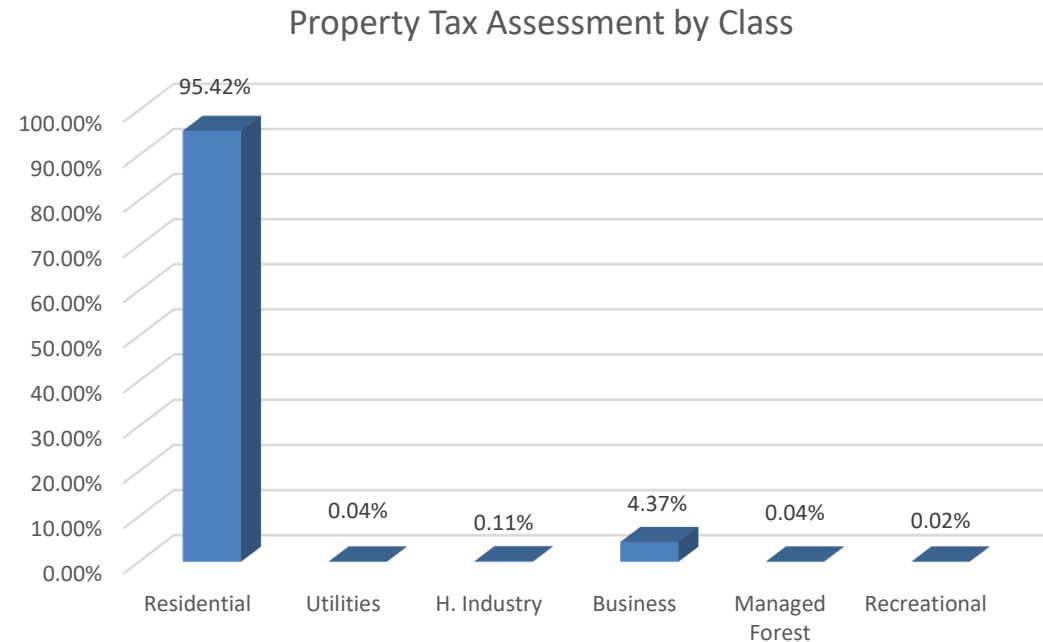
Town of Lake Cowichan

2026 Draft Budget
Presentation

2026 Property Assessment Information

- There are 1966 properties on Lake Cowichan’s assessment roll (2025 – 1950 properties)
- 1842 of the folios are taxable and 114 are exempt
- Completed roll assessed value for 2026 - \$1,126,420,550
- 2025 assessments: \$ 1,103,688,750
- Property Classifications:

Residential	1,074,844,300	95.42%
Utilities	399,600	0.04%
H. Industry	1,188,000	0.11%
Business	49,168,650	4.37%
Managed Forest	427,000	0.04%
Recreational	393,000	0.02%
Total Assessed Value	1,126,420,550	100.00%



BC Assessment Data – Central Island Market Trends

These examples demonstrate market trends for **single-family residential properties** by geographic area:*

Single Family Homes Changes by Community	2025 Typical Assessed Value as of July 1, 2024	2026 Typical Assessed Value as of July 1, 2025	% Change
Central Island			
Town of Ladysmith	\$710,000	\$723,000	+2%
Town of Lake Cowichan	\$589,000	\$606,000	+3%
City of Duncan	\$568,000	\$592,000	+4%
District of North Cowichan	\$727,000	\$733,000	+1%
District of Lantzville	\$942,000	\$944,000	0%
City of Nanaimo	\$760,000	\$769,000	+1%
Town of Qualicum Beach	\$920,000	\$904,000	-2%
City of Parksville	\$750,000	\$774,000	+3%
District of Tofino	\$1,511,000	\$1,496,000	-1%
District of Ucluelet	\$746,000	\$784,000	+5%
City of Port Alberni	\$500,000	\$485,000	-3%

BC Assessment – property’s value changes and the property tax impact

	Your Property's Value Change	Property Tax Impact
1.	 LOWER than Average Change for Property Class	Taxes Likely DECREASE*
2.	 SIMILAR to the Average Change for Property Class	Taxes Likely DO NOT CHANGE*
3.	 HIGHER than Average Change for Property Class	Taxes Likely INCREASE

* assumes there are no changes in the distribution of budget funding between property class for your taxing jurisdiction and/or any other taxing agency.

<https://info.bccassessment.ca/property-information-trends/property-assessment-of-bc/province-wide>

Town of Lake Cowichan – Consolidated 2026 Draft Budget

	General	Sewer	Water	Draft Consolidated Budget
Revenues				
Property Tax, Parcel Tax Revenue	2,999,380	590,850	650,300	4,240,530
User Fees and Charges	1,682,800	750,000	887,700	3,320,500
Recreation Facilities	814,600	-	-	814,600
Conditional Grants and transfers	605,000	4,399,800		5,004,800
Unconditional Grants and transfer	476,900	-	-	476,900
Total Revenues	6,578,680	5,740,650	1,538,000	13,857,330
Expenditures				
Administration/General Government	1,564,000	208,000	309,500	2,081,500
Development Services	541,500	-	-	541,500
Protective Services	1,031,700	-	-	1,031,700
Public Works transportation	595,000	-	-	595,000
Solid Waste	630,000	-	-	630,000
Parks and recreation	1,217,500	-	-	1,217,500
Treatment and Collection	-	685,000	695,500	1,380,500
Total Expenses	5,579,700	893,000	1,005,000	7,477,700
Annual Surplus before capital	998,980	4,847,650	533,000	6,379,630
Capital Expenditures	(3,762,000)	(6,100,000)	(450,000)	(10,312,000)
Transfer to Reserve Funds	(336,000)	-	-	(336,000)
Equipment Reserves	965,000	-	-	965,000
Unrestricted reserves	1,080,000	-	-	1,080,000
Transfer (to) from Acc. Surplus	1,054,020	1,252,350	(83,000)	2,223,370
	-	-	-	-

Notes:

The budget numbers are presented with:

- 0% tax increase - property tax revenues
- No increase in sewer and water parcel taxes for 2025

General Fund - Five Year Budget (2026 – 2030)

- The tax rate increases for 2026, and future years will need to be set by Council.
- Revenue estimates below are based on the rates in the financial bylaws including the Fees and Charges Bylaw; passed by Council on January 27, 2026.

REVENUES	2026	2027	2028	2029	2030
	Budget	Budget	Budget	Budget	Budget
(Tax Rate Increase)	0.0%	3%	3%	3%	3%
Taxes	2,937,380	3,025,600	3,116,400	3,209,800	3,306,000
Grants-in-Lieu	62,000	62,100	62,300	62,500	62,700
	2,999,380	3,087,700	3,178,700	3,272,300	3,368,700
Penalties and Interest on Taxes	74,000	75,500	77,000	78,500	80,100
Licenses and Permits	138,200	141,000	143,800	146,700	149,600
Solid Waste Revenues	518,000	559,000	581,000	604,000	628,000
Lakeview Campsite Revenues	286,400	295,000	304,000	313,000	322,000
CLEC Revenues	528,200	538,800	555,000	571,700	588,900
Lease Revenues	74,000	75,500	77,000	78,500	80,100
Interest on Investments	400,000	410,000	420,000	300,000	200,000
Other Revenue	28,600	28,000	29,000	30,000	31,000
Unconditional Transfers	476,900	486,400	496,100	506,000	516,100
Conditional Transfers	605,000	250,000	400,000	400,000	600,000
Fire Service to CVRD	450,000	474,000	489,000	504,000	518,000
Total Revenues	6,578,680	6,420,900	6,750,600	6,804,700	7,082,500

EXPENDITURES	2026	2027	2028	2029	2030
	Budget	Budget	Budget	Budget	Budget
General Government Services	1,564,000	1,580,000	1,596,000	1,612,000	1,628,000
Fire Department	1,031,700	1,052,000	1,084,000	1,117,000	1,151,000
Development Services	541,500	552,000	569,000	586,000	604,000
Public Works	595,000	607,000	625,000	644,000	663,000
Solid Waste Disposal	630,000	643,000	662,000	682,000	702,000
Parks	405,000	413,000	425,000	438,000	451,000
Lakeview Campsite Expenses	264,500	270,000	278,000	286,000	295,000
CLEC Expense	548,000	559,000	570,000	581,000	593,000
Total Expenditures	5,579,700	5,676,000	5,809,000	5,946,000	6,087,000
Annual Surplus before capital	998,980	744,900	941,600	858,700	995,500
Capital Expenditures	(3,762,000)	(1,950,000)	(1,395,000)	(1,316,000)	(1,178,000)
Transfer to Reserve Fund	(336,000)	(341,000)	(346,000)	(351,000)	(356,000)
Transfers From Reserve Funds	2,045,000	735,000	190,000	285,000	285,000
Transfer from Surplus	1,054,020	811,100	609,400	523,300	253,500
	-	-	-	-	-

General Fund 2026

- Note: The 2025 YTD Actual numbers have not yet been finalized and will change as a result of year-end and audit adjustment.

	2024 YTD Actual	2025 Budget	2025 YTD Actual	2026 Budget		2024 YTD Actual	2025 Budget	2025 YTD Actual	2026 Budget
REVENUES					EXPENDITURES				
Taxes	2,666,508	2,937,380	2,937,028	2,937,380	General Government Services	724,566	1,066,000	994,281	1,564,000
Grants-In-Lieu	57,632	62,000	61,698	62,000	Fire Department	568,020	677,500	574,887	794,700
Penalties and Interest on Taxes	92,804	60,000	101,661	74,000	FD Grant Program Expenses	109,941	125,000	205,854	200,000
Business Licences	23,340	22,000	26,470	23,000	Lease expenses	12,299	16,000	18,235	37,000
Building and Other Permits	100,336	50,100	132,622	112,100	Public Works Administration	114,175	79,000	78,314	115,000
Dog Tags and Fines	3,695	2,700	3,385	3,100	Public Works Roads	328,614	445,000	326,401	480,000
Interest on Investments	850,343	200,000	582,191	400,000	Public Works - Equip & Charges	(244,554)	-	(232,127)	-
Fire Service to CVRD	423,278	461,000	447,923	450,000	Garbage Expenses	521,102	607,000	604,548	630,000
Garbage Revenues	481,278	483,000	515,993	518,000	Development Services Expenses	183,350	369,500	167,919	541,500
Other Revenue	35,752	38,600	61,715	28,600	Visitor Information Centre	42,185	55,000	50,327	55,000
Ambulance Building Lease	49,114	50,000	55,597	55,000	Parks	306,028	309,000	280,063	350,000
Public Health Lease	16,684	16,800	19,465	19,000	CLEC Expense	476,799	479,000	563,051	548,000
Clec Revenues	485,237	449,000	506,143	528,200	Lakeview Park	227,630	245,000	228,404	259,500
Lakeview Revenues	257,203	250,000	267,933	286,400	Lakeview Road	5,568	5,000	2,969	5,000
Unconditional Transfers	723,970	481,900	476,384	476,900	Debt Charges - Interest	33,615	-	-	-
Conditional Transfers	351,488	515,000	42,687	385,000	Amortization	887,953	-	-	-
Firesmart Community Grant	319,026	125,000	89,614	200,000	Total Expenditures	4,297,291	4,478,000	3,863,126	5,579,700
Grants - Visitor Centre	23,750	23,000	20,000	20,000	Annual Surplus before Capital	2,664,147	1,749,480	2,485,382	998,980
Total Revenue	6,961,438	6,227,480	6,348,508	6,578,680	Capital	(1,226,420)	(3,199,000)	(1,003,386)	(3,762,000)
					Transfers To Reserve Funds	(202,307)	(326,000)	(325,000)	(336,000)
					Equipment Reserves	-	625,000	-	965,000
					Unrestricted Reserves	-	-	-	1,080,000
					Transfer (to) from Acc. Surplus	(1,235,420)	1,150,520	(1,156,996)	1,054,020
						-	-	-	-

2026 Budget - General Fund Capital Expenditures

Department	Capital & Special Projects	2025 Budget Carry Fwd	2026 Budget	CFW	Grants Confirmed	Grant Dependent	External Funds	Equip Reserves	Unrestricted Reserves	Surplus	Debt	General Fund	Total Funding Sources	Funding Source
General	Bell Tower School Railings and windows	70,000	-	-	-	-	-	-	-	-	-	-	-	
Admin.	Computer Equipment Admin, PW, FD	-	30,000	-	-	-	-	-	30,000	-	-	-	30,000	Covid Grant
	Emer Operations Centre Generator	120,000	120,000	90,000	-	30,000	-	-	-	-	-	-	120,000	UBCM
	Kaatza Health Unit bldg Indoor Renovation	-	250,000	-	-	-	-	-	250,000	-	-	-	250,000	Lease pymt recovery
	Office Equipment	-	10,000	-	-	-	-	-	-	-	-	10,000	10,000	
	Town Website	-	40,000	-	-	-	-	-	-	-	-	40,000	40,000	
	Total General Admin	190,000	450,000	90,000	-	30,000	-	-	280,000	-	-	50,000	450,000	
Cow Lake	Flooring (dormitory)	-	15,000	-	-	-	-	-	-	-	-	15,000	15,000	
Education Centre	Interpretive Trail	25,000	25,000	-	-	-	25,000	-	-	-	-	-	25,000	Camp Yes
	Mattresses	-	5,000	-	-	-	-	-	-	-	-	5,000	5,000	
	Roof (log cabin)	-	10,000	-	-	-	-	-	-	-	-	10,000	10,000	
	Waterfront Dock	-	-	-	-	-	-	-	-	-	-	-	-	
	Total CLEC	25,000	55,000	-	-	-	25,000	-	-	-	-	30,000	55,000	-
Lakeview Park	Resurfacing Campsites	-	5,000	-	-	-	-	-	-	-	-	5,000	5,000	
	Total Lakeview Park	-	5,000	-	-	-	-	-	-	-	-	5,000	5,000	-
Fire Department	Total Budget Includes #14 Tender	-	925,000	-	-	-	-	820,000	-	-	-	105,000	925,000	FD Equip Reserve
	Compressor	-	40,000	40,000	-	-	-	-	-	-	-	-	40,000	Com. Works Funds
	Total Fire Department	-	965,000	40,000	-	-	-	820,000	-	-	-	105,000	965,000	
Public Works	Used Grader	-	120,000	-	-	-	-	120,000	-	-	-	-	120,000	Equipment reserve
	Pay Parking Parking meters	-	45,000	-	-	-	-	-	-	-	-	45,000	45,000	
	Paving program	-	-	-	-	-	-	-	-	-	-	-	-	
	Fern Road open to Point Ideal Drive	-	-	-	-	-	-	-	-	-	-	-	-	
	PW office building	600,000	800,000	-	-	-	-	-	800,000	-	-	-	800,000	GCF-Grow. Com Fund
	PW Truck Shed	150,000	-	-	-	-	-	-	-	-	-	-	-	Delayed to 2027
	Land Acquisition	-	1,100,000	-	-	-	-	-	-	1,074,020	-	25,980	1,100,000	
	Security Alarms/Cameras Various locations	-	32,000	-	-	-	-	-	-	-	-	32,000	32,000	
	Sidewalks	-	80,000	-	-	-	-	-	-	-	-	80,000	80,000	
	Storm Upgrades Pine St & Cowichan Ave	-	50,000	-	-	-	-	-	-	-	-	50,000	50,000	
	Valve Exercise Equipment	-	25,000	-	-	-	-	25,000	-	-	-	-	25,000	
	Total Public Works	750,000	2,252,000	-	-	-	-	145,000	800,000	1,074,020	-	232,980	2,252,000	
Parks	Greendale Trestle Decking replacement	40,000	20,000	-	-	-	-	-	-	-	-	20,000	20,000	
	Pickleball Courts Resurface courts	-	15,000	-	-	-	-	-	-	-	-	15,000	15,000	
	Total Parks	40,000	35,000	-	-	-	-	-	-	-	-	35,000	35,000	
	Total General Fund	1,005,000	3,762,000	130,000	-	30,000	25,000	965,000	1,080,000	1,074,020	-	457,980	3,762,000	

2026 Budget - Sewer and Water Capital Expenditures

Department	Capital & Special Projects	2025 Budget		CWF	Grants Confirmed	Grant Dependent	External Funds	Equip Reserves	Unrestricted Reserves	Surplus	Debt	Sewer / Water Funds	Total Funding Sources	Funding Source
		Carry Fwd	2026 Budget											
	Total General Fund	855,000	3,762,000	130,000	-	30,000	25,000	965,000	1,080,000	1,100,000	-	432,000	3,762,000	
Sewer Fund	WWTP Upgrade - Design & Pre-const Equip. Purchase	1,500,000	6,000,000	-	4,399,800	-	-	-	-	1,252,350	-	347,850	6,000,000	
	Liftstations 1, 3 and 4 Upgrades	100,000	100,000	-	-	-	-	-	-	-	-	100,000	100,000	
	Total Sewer Fund	1,600,000	6,100,000	-	4,399,800	-	-	-	-	1,252,350	-	447,850	6,100,000	
Water Fund	Raw Water Pump Station Replacement	-	100,000	-	-	-	-	-	-	-	-	100,000	100,000	
	Watermain Design Reservoir to South Shore Rd	-	150,000	-	-	-	-	-	-	-	-	150,000	150,000	
	Watermain Upgrade - Maple Avenue	-	200,000	-	-	-	-	-	-	-	-	200,000	200,000	
	Total Water Fund	-	450,000	-	-	-	-	-	-	-	-	450,000	450,000	
	Total all funds	2,455,000	10,312,000	130,000	4,399,800	30,000	25,000	965,000	1,080,000	2,352,350	-	1,329,850	10,312,000	

Optional Capital Items – not included in Budget



The following are optional capital items that have NOT been included in the capital budget (\$420,000):

- \$30,000 Bell Tower School – railings and windows
- \$50,000 Dock at CLEC (conditional on \$25,000 contribution from Yes Camp)
- \$250,000 Maple Avenue paving budget
- \$90,000 Fern Road connection to Point Ideal Drive

The optional capital budget items can be included in current or future budgets.

General Fund – 5 Year Capital

	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
General					
Computer Equipment	30,000	15,000	10,000	8,000	10,000
Copier	-	-	-	18,000	-
Asset Appraisal	-	-	-	-	28,000
Asset Management Plan	-	200,000	-	-	-
Emergency Operations Centre	120,000	-	-	-	-
Kaatza Health Unit building	250,000	-	-	-	-
Office Equipment	10,000	10,000	10,000	10,000	10,000
Town Website	40,000	-	-	-	-
	<u>450,000</u>	<u>225,000</u>	<u>20,000</u>	<u>36,000</u>	<u>48,000</u>
CLEC					
Building - New	-	-	450,000	-	-
Flooring (for dormitory)	15,000	-	-	20,000	-
Replace Mattresses	5,000	-	-	-	-
Roof for Log Cabin	10,000	-	-	-	20,000
Steel Roof for old dormitory	-	-	-	-	65,000
Septic System Upgrade	-	65,000	-	-	-
Trail - Interpretive	25,000	-	-	-	-
	<u>55,000</u>	<u>65,000</u>	<u>450,000</u>	<u>20,000</u>	<u>85,000</u>
Fire Department					
Misc Fire Equipment	965,000	160,000	160,000	165,000	170,000
	<u>965,000</u>	<u>160,000</u>	<u>160,000</u>	<u>165,000</u>	<u>170,000</u>
Public Works					
Ride on Mower	-	-	90,000	-	-
Used grader	120,000	-	-	-	-
Truck	-	85,000	-	85,000	85,000
Valve Exercise Equipment	25,000	-	-	-	-
Compact Garbage Truck	-	650,000	100,000	200,000	200,000
	<u>145,000</u>	<u>735,000</u>	<u>190,000</u>	<u>285,000</u>	<u>285,000</u>

	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
Public Works					
Active Transportation Plan	-	-	200,000	-	-
Lighting	-	20,000	-	-	20,000
North Shore Road Eng/Construction	-	-	-	600,000	-
Pay Parking	45,000	-	-	-	-
Paving Program (North Shore Rd)	-	300,000	250,000	-	400,000
Public Works Office Building	800,000	-	-	-	-
Public Works Truck Shed Roof	-	150,000	-	-	-
Land Acquisition	1,100,000	-	-	-	-
Security Alarms and Cameras	32,000	-	-	-	-
Sidewalks	80,000	65,000	75,000	75,000	75,000
Storm Upgrades	50,000	30,000	20,000	60,000	20,000
	<u>2,107,000</u>	<u>565,000</u>	<u>545,000</u>	<u>735,000</u>	<u>515,000</u>
Lakeview Park					
Electricity & Water Service - 15 Sites	-	150,000	-	-	-
Lakeview Renovations	-	-	20,000	20,000	20,000
Resurfacing Campsites - Gravel/Sand	5,000	-	-	-	-
	<u>5,000</u>	<u>150,000</u>	<u>20,000</u>	<u>20,000</u>	<u>20,000</u>
Parks					
Centennial Park Washrooms	-	25,000	-	30,000	30,000
Duck Pond Improvements	-	10,000	-	20,000	20,000
Greendale Trestle Refurb & Lighting	20,000	-	-	-	-
Pickleball Court Park	15,000	-	-	-	-
Saywell Park - Parking Stalls	-	15,000	-	-	-
Trails Edge Park	-	-	10,000	5,000	5,000
	<u>35,000</u>	<u>50,000</u>	<u>10,000</u>	<u>55,000</u>	<u>55,000</u>
Total General Fund Capital	3,762,000	1,950,000	1,395,000	1,316,000	1,178,000

General Fund Expenditure Review by Department



The 2025 comparative amounts have not been finalized and are subject to change. The 2025 year-end is in progress.

The 2026 budget numbers presented are draft and will change from Council decisions/directives during the budget process.

General Government Expenses

	2024 Actual	2025 Budget	2025 Actual	2026 Budget	Increase (Decrease)
Mayor and Council Indemnities	95,187	101,000	102,988	120,000	19,000
Mayor and Council Expenses	29,456	37,000	41,589	52,500	15,500
Municipal Hall	59,853	27,000	22,515	28,000	1,000
Office Wages	507,333	780,000	908,970	750,000	(30,000)
Office Expenses	65,137	145,000	181,255	114,000	(31,000)
Data Processing	41,806	42,000	37,774	73,500	31,500
Legal Expense	20,661	40,000	55,699	60,000	20,000
Audit	27,329	31,000	23,663	31,000	-
Contingency Expense	-	-	-	385,000	385,000
Elections	-	4,000	-	40,000	36,000
Insurance	159,527	180,000	184,724	220,000	40,000
Interest	8,624	6,000	7,160	7,000	1,000
Grants-in-Aid	3,500	5,000	5,000	5,000	-
Ohtaki Expense	-	5,000	4,650	15,000	10,000
Payroll Benefits Clearing	23,153	-	(241,198)	-	-
Insurance and Admin Recovery	(317,000)	(337,000)	(337,000)	(337,000)	-
Total General Government	724,566	1,066,000	997,789	1,564,000	498,000

Budget Highlights:

- Council indemnities have been increased to reflect rates in Bylaw 1126-2025; council expenses have been increased to include new council orientation costs.
- The 2025 office wages budget was increased due to staffing changes. In 2026, three office staff have been increased to full time resulting in an additional five days per week (or the equivalent of one additional person).
- Contingency budget for emergency.
- Legal expenses have been increased to reflect operational requirements.
- Data processing includes IT contract costs.
- Elections budget increased to cover estimated elections costs.
- Insurance costs increased due to higher asset appraisal costs and rising premiums.

Fire Department Expenses

Fire Department	2024	2025	2025	2026	Increase
	Actual	Budget	Actual	Budget	Decrease
Firefighters' Indemnities	129,951	135,000	118,045	150,000	15,000
Other Wage Costs	155,356	121,500	160,398	200,000	78,500
Officer Duty	-	18,000	16,920	25,000	7,000
Firehall Operations and Maintenance	170,173	230,000	181,428	238,200	8,200
Fire Vehicles & Equipment	112,540	153,000	96,014	151,500	(1,500)
Community Wildfire Protection Plan	-	20,000	2,081	30,000	10,000
Firesmart Grant Program Expenses	109,941	125,000	205,854	200,000	75,000
Lease Expenses	12,299	16,000	18,235	37,000	21,000
Total Fire Department	690,260	818,500	798,976	1,031,700	213,200

Budget Highlights:

- Other wage costs includes a \$70,000 budget for succession planning.
- The Firesmart grant program expenses have been budgeted for the remaining grant funds available. This \$75,000 increase has a corresponding increase in the CRI grant revenue.
- An additional \$20,000 has been included in lease expenses due to anticipated repairs at the ambulance building.

Bylaw and Development Services

	2024 Actual	2025 Budget	2025 Actual	2026 Budget	Increase (Decrease)
Bylaw Enforcement/Animal Control	20,232	25,000	22,601	28,000	3,000
Building Inspection	46,962	68,000	69,985	82,000	14,000
Development Services	28,641	76,000	35,563	231,000	155,000
Planning Contract - HAF Grant	39,070	100,000	35,721	100,000	-
Planning Contract - Dev Approval Process	-	100,000	2,625	100,000	-
Emer Mngt Indigenous Engagement & other	48,446	500	1,424	500	-
	183,350	369,500	167,919	541,500	172,000

Budget Highlights

- The building inspector/bylaw enforcement officer hours will increase to full time – an additional one day per week.
- A new position, the Director of Bylaws and Development Services is included in the development services budget.

Public Works Administration

	2024 Actual	2025 Budget	2025 Actual	2026 Budget	Increase (Decrease)
PW Administration					
Shop and Yard	127,483	100,000	97,120	100,000	-
Administration Wages	267,215	275,000	281,637	290,000	15,000
Firecalls, Safety, Training & Other	22,477	31,000	26,557	37,000	6,000
Small Tools and Equipment	-	-	-	15,000	15,000
Office Administration Charge	18,000	20,000	20,000	20,000	-
Recovery from Utilities	(321,000)	(347,000)	(347,000)	(347,000)	-
Road Maintenance	328,614	445,000	326,401	480,000	35,000
	<u>442,789</u>	<u>524,000</u>	<u>404,715</u>	<u>595,000</u>	<u>71,000</u>
Garbage Collection	<u>521,102</u>	<u>607,000</u>	<u>604,548</u>	<u>630,000</u>	<u>23,000</u>
PW Equipment Costs	241,688	-	263,288	-	-
Equipment Charges	(486,242)	-	(495,416)	-	-
	<u>(244,554)</u>	<u>-</u>	<u>(232,128)</u>	<u>-</u>	<u>-</u>

Budget Highlights

- Administration wage budget increased by \$15,000
- Small tools and equipment budget moved from capital budget
- Road maintenance budget increased to reflect projected wage costs. Public Works was short staffed in 2025 due to staff turnover
- Increase in tipping fees and recycling costs

Visitor Centre, Parks, Lakeview Park Campground and Cowichan Lake Education Centre

	2024 Actual	2025 Budget	2025 Actual	2026 Budget	Increase (Decrease)
Visitor Information Centre	42,185	55,000	50,327	55,000	-
Parks	306,028	309,000	280,063	350,000	41,000
	348,214	364,000	330,390	405,000	41,000
Lakeview Park Campsite	227,630	245,000	228,404	264,500	14,500
Cowichan Lake Educ Centre	476,799	484,000	563,051	548,000	69,000

Budget Highlights

- \$20,000 budget for Lakeview Park Public beach added to Parks
- \$20,000 budget increase to parks for Central Park repairs and maintenance
- \$60,000 budget added to CLEC to cover succession planning costs

Sewer and Water Funds

Utility Rate Increases and Usage Charges

Sanitary Sewer Utility Service Bylaw 1113-2024	2025	2026
Monthly rate increase in fees	4%	4%
Charge for use over monthly threshold (m ³)	0.52	0.53

Water Regulations and Rates Bylaw 1112-2024	2025	2026
Monthly rate increase in fees	4%	4%
Charge for use over monthly threshold (m ³)	0.59	0.60

2026 Utility Billing for Single Family Home

For a typical single-family home, the combined annual cost for water, sewer, and solid waste services will increase by **\$38.16**, from **\$981.36 in 2025 to \$1,019.52 in 2026**.

With the existing 10% early-payment discount applied, the net annual increase is **\$34.35**, resulting in a discounted total of **\$917.57**.

Annual Utility Billing - Single Family Home

Service	2025	2026	Increase	%
Water	412.20	428.64	16.44	4.0%
Sewer	362.76	377.28	14.52	4.0%
Garbage, Organics and Recycling	206.40	213.60	7.20	3.5%
Total Before Discount	981.36	1,019.52	38.16	3.9%
Early Payment Discount (10% if paid by Feb. 28)	- 98.14	- 101.95	- 3.81	
Total After Discount	883.22	917.57	34.35	3.9%

Sewer and Water Parcel Taxes

- 2026 Parcel taxes for water and sewer remain unchanged from last year.

Parcel Tax Bylaws	2010	2013	2016	2020	2023	2025	2026
Sanitary Sewer Parcel Tax Bylaw 1116-2025	50	100	100	150	250	325	325
Water Parcel Tax Bylaw 1117-2025	-	100	140	200	300	350	350
Total Parcel Tax per Property (by PID)	50	200	240	350	550	675	675

- Number of parcels subject to sewer and water parcel tax
 - Water Fund – 1839 (2025 – 1833)
 - Sewer Fund – 1802 (2055 - 1796)
 - There are properties within Lake Cowichan that are not on the sanitary sewer system (for example Greendale Road)

Sewer Fund – Five Year Plan (2026-2030)

Budget Highlights:

- The Sewer Treatment Plant project is budgeted at \$6,000,000 in 2026 and \$3,226,265 in 2027 with grant covering 73.33% of the costs
- The budget estimates include a parcel tax increase of \$100 in 2028.
- Sewer user fees rate increases will need to be determined by Council starting in 2028.
- 5% increases have been used for information only purposes for 2028 to 2030.

	2026	2027	2028	2029	2030
	Budget	Budget	Budget	Budget	Budget
Parcel Tax	\$325	\$325	\$425	\$425	\$425
REVENUES					
Sewer User Fees	690,000	724,500	760,700	798,700	838,600
Connection Fees and Other	39,000	40,000	40,000	40,000	40,000
Penalties and Other Interest	6,000	6,500	7,000	7,500	8,000
Grant Revenue	4,399,800	2,365,820	-	-	-
Parcel Tax	590,850	596,375	782,000	785,400	788,375
Contribution from Others	15,000	15,000	15,000	15,000	15,000
Total Revenues	5,740,650	3,748,195	1,604,700	1,646,600	1,689,975
EXPENDITURES					
Administration	208,000	214,200	220,600	227,200	236,300
Treatment and Collection	685,000	705,600	733,800	755,800	786,000
Total Expenditures	893,000	919,800	954,400	983,000	1,022,300
Annual Surplus before Capital	4,847,650	2,828,395	650,300	663,600	667,675
Capital	(6,100,000)	(3,281,265)	(535,000)	(600,000)	(600,000)
Transfer from (to) Acc. Surplus	1,252,350	452,870	(115,300)	(63,600)	(67,675)
	-	-	-	-	-

	2026	2027	2028	2029	2030
	Budget	Budget	Budget	Budget	Budget
SEWER CAPITAL					
Sewer Treatment Plant	6,000,000	3,226,265	400,000	-	-
Lagoon Expansion	-	-	-	600,000	600,000
Liftstation Upgrades	100,000	-	50,000	-	-
Sewer Modelling	-	30,000	-	-	-
Maintain Sanitary RoWs	-	25,000	25,000	-	-
Riverside Force Main	-	-	60,000	-	-
Total Sewer Fund Capital	6,100,000	3,281,265	535,000	600,000	600,000

Sewer Fund Budget - 2026

	2025 Budget	2025 YTD Actual	Draft 2026 Budget	Budget Inc (Decr)
Revenues				
User Rates	658,000	680,055	690,000	32,000
Connection Fees	4,000	10,125	2,000	(2,000)
Penalties And Other Interest	5,000	6,287	6,000	1,000
Sani Disposal Revenues	37,000	37,060	37,000	-
Sewer Facilities Grant	1,099,950	471,488	4,399,800	3,299,850
Parcel Tax	585,325	589,875	590,850	5,525
Contribution from Others	30,000	-	15,000	(15,000)
Total Revenues	2,419,275	1,794,890	5,740,650	3,321,375

Budget Highlights

- Sewer Treatment Capital upgrades - \$6,000,000 budgeted cost with the grant covering \$4,399,800 of the costs
- Infiltration and inflow \$100,000 budget moved to operations, previously a capital budget
- General maintenance and sewer lagoon maintenance budget increases in the sewer fund

	2025 Budget	2025 YTD Actual	Draft 2026 Budget	Budget Inc (Decr)
Expenditures				
Administration	3,000	1,550	3,000	-
Office Administration	90,000	90,000	90,000	-
PW Administration	115,000	115,000	115,000	-
Discounts	51,000	51,933	53,000	2,000
Connections Maintenance	8,000	649	8,000	-
Chlorination	15,000	7,647	10,000	(5,000)
General Maintenance	170,000	164,106	195,000	25,000
Infiltration and Inflow	-	-	100,000	100,000
New Connections	2,000	1,304	2,000	-
Safety and Training	1,000	-	1,000	-
Sani Disposal Expenses	10,000	5,134	11,000	1,000
Sewer Flushing	10,000	5,383	10,000	-
Sewer Pump Maintenance	75,000	52,379	65,000	(10,000)
Sewer Lagoon Maintenance	175,000	220,037	230,000	55,000
Total Expenditures	725,000	715,122	893,000	168,000
Annual Surplus before Capital	1,694,275	1,079,768	4,847,650	3,153,375
Capital	(1,825,000)	(767,850)	(6,100,000)	(4,275,000)
Transfer from (to) Acc. Surplus	130,725	- 311,918	1,252,350	1,121,625
	-	-	-	-

Sewer and Water Fund Capital 2025/2026

	2025 Budget	2025 YTD Actual	Draft 2026 Budget	Budget Inc (Decr)
SEWER CAPITAL				
Lift station 1, 3 and 4 Upgrades	100,000	14,380	100,000	-
Sanitary RoW Maintenance	50,000	-	-	(50,000)
Sanitary Line 35 North Shore Rd	55,000	52,119	-	(55,000)
Sewer Inflow & Infiltration	120,000	2,783	-	(120,000)
Sewer Treatment Plant Upgrades	1,500,000	698,552	6,000,000	4,500,000
Total Sewer Fund Capital	1,825,000	767,834	6,100,000	4,275,000

	2025 Budget	2025 YTD Actual	Draft 2026 Budget	Budget Inc (Decr)
WATER CAPITAL				
Raw Water Pump Station Upgrade	-	-	100,000	100,000
Watermain Design from Reservoir	100,000	-	150,000	50,000
Watermain Design	125,000	1,350	-	(125,000)
Watermain Upgrades	210,000	119,207	200,000	(10,000)
Total Water Fund Capital	435,000	120,557	450,000	15,000

Water Fund – Five Year Plan 2026 - 2030

	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
Parcel Tax	\$350	\$350	\$350	\$350	\$350
REVENUES					
Water User Fees	836,200	878,000	921,900	968,000	1,016,400
Connection Fees and Other	30,000	31,000	32,000	33,000	34,000
Penalties and Other Interest	6,500	6,800	7,000	7,200	7,400
Contribution from Others	15,000	15,000	15,000	15,000	15,000
Parcel Tax	650,300	654,150	655,900	657,650	659,400
Total Revenues	1,538,000	1,584,950	1,631,800	1,680,850	1,732,200
EXPENDITURES					
Administration	309,500	318,800	328,400	338,300	348,400
Treatment and Collection	695,500	716,400	737,900	760,000	782,800
Total Expenditures	1,005,000	1,035,200	1,066,300	1,098,300	1,131,200
Annual Surplus before capital	533,000	549,750	565,500	582,550	601,000
Capital	(450,000)	(400,000)	(410,000)	(430,000)	(450,000)
Transfer to Acc. Surplus	(83,000)	(149,750)	(155,500)	(152,550)	(151,000)
	-	-	-	-	-

Budget Highlights:

- The budget estimates do not include a parcel tax increase from 2026 to 2030
- Next year water user fees for 2028 and future years will need to be set by Council.
- For information purposes 5% increases are shown for the years 2028 to 2030.

	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
WATER CAPITAL					
Waterline Design from Reservoir to South Shore Rd	150,000	-	-	-	-
Watermain Upgrades (Maple Ave)	200,000	400,000	410,000	430,000	450,000
Raw Water Pump Station Upgrade	100,000	-	-	-	-
Total Water Fund Capital	450,000	400,000	410,000	430,000	450,000

Water Fund Budget - 2026

	2025 Budget	2025 YTD Actual	2026 Budget	Budget Inc (Decr)
Revenues				
User Rates	795,000	822,103	836,200	41,200
Connection Fees	5,000	43,760	20,000	15,000
Fire Hydrant Revenue and Other	10,000	27,083	10,000	-
Other Penalties and Interest	6,000	7,200	6,500	500
Contribution from Others	30,000	1,200	15,000	(15,000)
Parcel Tax	644,000	649,250	650,300	6,300
Total Revenues	1,490,000	1,550,596	1,538,000	48,000

Budget Highlights

- In 2025, a one-time contribution was made to Ts'uubaa-Asatx First Nation's water reservoir, which will benefit and Town and will be operated by the Town.*
- There are no other significant changes in the budget.*

	2025 Budget	2025 YTD Actual	2026 Budget	Budget Inc (Decr)
Expenditures				
Administration	3,500	1,346	3,500	-
Office Administration	136,000	136,000	136,000	-
PW Administration	170,000	170,000	170,000	-
Discounts	63,000	63,507	63,000	-
Safety and Training	4,500	1,763	4,500	-
Flushing	14,000	3,544	14,000	-
Reservoir	3,000	1,077	3,000	-
General Maintenance	115,000	79,902	115,000	-
Hydrants	26,000	1,830	26,000	-
New Connections	10,000	4,829	10,000	-
Connection Maintenance	75,000	63,263	75,000	-
Water Meters	35,000	46,873	53,000	18,000
Pump House Maintenance	50,000	48,407	50,000	-
Booster Pumps Maintenance	12,000	9,801	12,000	-
Slopes Water Pump Station	10,000	8,400	10,000	-
Water Treatment Plant	260,000	277,142	260,000	-
Contribution to TFN Water Reservoir	731,000	731,000	-	(731,000)
Total Expenditures	1,718,000	1,648,684	1,005,000	(713,000)
Annual Surplus before Capital	(228,000)	(98,088)	533,000	761,000
Capital	(435,000)	(120,557)	(450,000)	(15,000)
Transfer from (to) Acc. Surplus	663,000	218,645	(83,000)	(746,000)
	-	-	-	-

Cash and Reserve Balances

Unrestricted Reserves

	2025	Add	Use	2026
General Equipment	1,315,724	-	(145,000)	1,170,724
Capital Expenditure Reserve	4,602	-	-	4,602
Firehall Equipment	666,823	200,000	(820,000)	46,823
Firehall Reserve	410,846	35,000	-	445,846
Parks Capital Improvement Reserve	38,640	1,000	-	39,640
Growing Communities Funds	800,765	-	(800,000)	765
Sewer General Reserve	2,027	-	-	2,027
Water General Reserve	9,974	-	-	9,974
Covid Restart Funds	59,472	-	(30,000)	29,472
Snow Removal Reserve	119,334	-	-	119,334
Road Reserve Fund	120,127	-	-	120,127
Municipal Hall Reserve	557,592	100,000	(250,000)	407,592
	<u>4,105,926</u>	<u>336,000</u>	<u>(2,045,000)</u>	<u>2,396,926</u>

Grants Received

Grant funds received included in Cash:

Community Works Funds	449,408
CMHC Grant Funds	403,805
Development Approval Grant	149,007
LG Cap Funds	126,750
	<u>1,128,970</u>

Restricted Reserves

	2025	Add	Use	2026
Parks Dedication Reserve	357,159	-	-	357,159
DCC Roads	678,965	-	-	678,965
DCC Water	1,466,014	-	-	1,466,014
DCC Sewer	479,547	-	-	479,547
Land Acquisition Reserve	119,122	-	-	119,122
DCC Parks Reserve	16,513	-	-	16,513
DCC Stormwater Reserve	19,452	-	-	19,452
	<u>3,136,773</u>	<u>-</u>	<u>-</u>	<u>3,136,773</u>

Note:

- *2025 reserve balances as presented have not been finalized. The balances are subject to change as a result of audit and year end adjustments.*

Cash Balances

Cash and Reserve Fund Balances at: **December 31, 2025**

Restricted and non-restricted reserves	7,456,168
Grant funds received	1,128,970
Unrestricted cash balance	18,375,204
<u>Total funds held with Municipal Finance Authority</u>	<u>26,960,342</u>

Setting 2026 Tax Rate Increase: 2%

REVENUES	2026	2027	2028	2029	2030
	Budget	Budget	Budget	Budget	Budget
(Tax Rate Increase)	2%	3%	3%	3%	3%
Taxes	2,996,127	3,086,000	3,178,600	3,273,900	3,372,100
Grants-In-Lieu	62,000	62,100	62,300	62,500	62,700
	3,058,127	3,148,100	3,240,900	3,336,400	3,434,800
Penalties and Interest on Taxes	74,000	75,500	77,000	78,500	80,100
Licenses and Permits	138,200	141,000	143,800	146,700	149,600
Solid Waste Revenues	518,000	559,000	581,000	604,000	628,000
Lakeview Campsite Revenues	286,400	295,000	304,000	313,000	322,000
CLEC Revenues	528,200	538,800	555,000	571,700	588,900
Lease Revenues	74,000	75,500	77,000	78,500	80,100
Interest on Investments	400,000	410,000	420,000	300,000	200,000
Other Revenue	28,600	28,000	29,000	30,000	31,000
Unconditional Transfers	476,900	486,400	496,100	506,000	516,100
Conditional Transfers	605,000	250,000	400,000	400,000	600,000
Fire Service to CVRD	450,000	474,000	489,000	504,000	518,000
Total Revenues	6,637,427	6,481,300	6,812,800	6,868,800	7,148,600
	2026	2027	2028	2029	2030
	Budget	Budget	Budget	Budget	Budget
EXPENDITURES	5,579,700	5,676,000	5,809,000	5,946,000	6,087,000
Annual Surplus before capital	1,057,727	805,300	1,003,800	922,800	1,061,600
Capital Expenditures	(3,762,000)	(1,950,000)	(1,395,000)	(1,316,000)	(1,178,000)
Transfers to Reserve Funds	(336,000)	(341,000)	(346,000)	(351,000)	(356,000)
Transfers From Reserve Funds	2,045,000	735,000	190,000	285,000	285,000
Transfer from Surplus	995,273	750,700	547,200	459,200	187,400
	-	-	-	-	-

Setting 2026 Tax Rate Increase: 4%

REVENUES	2026	2027	2028	2029	2030
	Budget	Budget	Budget	Budget	Budget
(Tax Rate Increase)	4%	3%	3%	3%	3%
Taxes	3,054,876	3,146,500	3,240,800	3,338,000	3,438,100
Grants-In-Lieu	62,000	62,100	62,300	62,500	62,700
	3,116,876	3,208,600	3,303,100	3,400,500	3,500,800
Penalties and Interest on Taxes	74,000	75,500	77,000	78,500	80,100
Licenses and Permits	138,200	141,000	143,800	146,700	149,600
Solid Waste Revenues	518,000	559,000	581,000	604,000	628,000
Lakeview Campsite Revenues	286,400	295,000	304,000	313,000	322,000
CLEC Revenues	528,200	538,800	555,000	571,700	588,900
Lease Revenues	74,000	75,500	77,000	78,500	80,100
Interest on Investments	400,000	410,000	420,000	300,000	200,000
Other Revenue	28,600	28,000	29,000	30,000	31,000
Unconditional Transfers	476,900	486,400	496,100	506,000	516,100
Conditional Transfers	605,000	250,000	400,000	400,000	600,000
Fire Service to CVRD	450,000	474,000	489,000	504,000	518,000
Total Revenues	6,696,176	6,541,800	6,875,000	6,932,900	7,214,600
	2026	2027	2028	2029	2030
	Budget	Budget	Budget	Budget	Budget
EXPENDITURES	5,579,700	5,676,000	5,809,000	5,946,000	6,087,000
Annual Surplus before capital	1,116,476	865,800	1,066,000	986,900	1,127,600
Capital Expenditures	(3,762,000)	(1,950,000)	(1,395,000)	(1,316,000)	(1,178,000)
Transfers to Reserve Funds	(336,000)	(341,000)	(346,000)	(351,000)	(356,000)
Transfers From Reserve Funds	2,045,000	735,000	190,000	285,000	285,000
Transfer from Surplus	936,524	690,200	485,000	395,100	121,400
	-	-	-	-	-

Setting 2026 Tax Rate Increase: 6%

REVENUES	2026	2027	2028	2029	2030
	Budget	Budget	Budget	Budget	Budget
(Tax Rate Increase)	6%	3%	3%	3%	3%
Taxes	3,113,623	3,207,100	3,303,200	3,402,300	3,504,300
Grants-In-Lieu	62,000	62,100	62,300	62,500	62,700
	3,175,623	3,269,200	3,365,500	3,464,800	3,567,000
Penalties and Interest on Taxes	74,000	75,500	77,000	78,500	80,100
Licenses and Permits	138,200	141,000	143,800	146,700	149,600
Solid Waste Revenues	518,000	559,000	581,000	604,000	628,000
Lakeview Campsite Revenues	286,400	295,000	304,000	313,000	322,000
CLEC Revenues	528,200	538,800	555,000	571,700	588,900
Lease Revenues	74,000	75,500	77,000	78,500	80,100
Interest on Investments	400,000	410,000	420,000	300,000	200,000
Other Revenue	28,600	28,000	29,000	30,000	31,000
Unconditional Transfers	476,900	486,400	496,100	506,000	516,100
Conditional Transfers	605,000	250,000	400,000	400,000	600,000
Fire Service to CVRD	450,000	474,000	489,000	504,000	518,000
Total Revenues	6,754,923	6,602,400	6,937,400	6,997,200	7,280,800
	2026	2027	2028	2029	2030
	Budget	Budget	Budget	Budget	Budget
EXPENDITURES	5,579,700	5,676,000	5,809,000	5,946,000	6,087,000
Annual Surplus before capital	1,175,223	926,400	1,128,400	1,051,200	1,193,800
Capital Expenditures	(3,762,000)	(1,950,000)	(1,395,000)	(1,316,000)	(1,178,000)
Transfers to Reserve Funds	(336,000)	(341,000)	(346,000)	(351,000)	(356,000)
Transfers From Reserve Funds	2,045,000	735,000	190,000	285,000	285,000
Transfer from Surplus	877,777	629,600	422,600	330,800	55,200
	-	-	-	-	-

Setting 2026 Tax Rate Increase: 8%

REVENUES	2026	2027	2028	2029	2030
	Budget	Budget	Budget	Budget	Budget
(Tax Rate Increase)	8%	3%	3%	3%	3%
Taxes	3,172,370	3,267,400	3,365,400	3,466,300	3,570,300
Grants-In-Lieu	62,000	62,100	62,300	62,500	62,700
	3,234,370	3,329,500	3,427,700	3,528,800	3,633,000
Penalties and Interest on Taxes	74,000	75,500	77,000	78,500	80,100
Licenses and Permits	138,200	141,000	143,800	146,700	149,600
Solid Waste Revenues	518,000	559,000	581,000	604,000	628,000
Lakeview Campsite Revenues	286,400	295,000	304,000	313,000	322,000
CLEC Revenues	528,200	538,800	555,000	571,700	588,900
Lease Revenues	74,000	75,500	77,000	78,500	80,100
Interest on Investments	400,000	410,000	420,000	300,000	200,000
Other Revenue	28,600	28,000	29,000	30,000	31,000
Unconditional Transfers	476,900	486,400	496,100	506,000	516,100
Conditional Transfers	605,000	250,000	400,000	400,000	600,000
Fire Service to CVRD	450,000	474,000	489,000	504,000	518,000
Total Revenues	6,813,670	6,662,700	6,999,600	7,061,200	7,346,800
	2026	2027	2028	2029	2030
	Budget	Budget	Budget	Budget	Budget
EXPENDITURES	5,579,700	5,676,000	5,809,000	5,946,000	6,087,000
Annual Surplus before capital	1,233,970	986,700	1,190,600	1,115,200	1,259,800
Capital Expenditures	(3,762,000)	(1,950,000)	(1,395,000)	(1,316,000)	(1,178,000)
Transfers to Reserve Funds	(336,000)	(341,000)	(346,000)	(351,000)	(356,000)
Transfers From Reserve Funds	2,045,000	735,000	190,000	285,000	285,000
Transfer from (to) Surplus	819,030	569,300	360,400	266,800	(10,800)
	-	-	-	-	-

Summary Table of Rate Increases

% Increase	2026			2027 - 3%	2028 - 3%	2029 - 3%	2030 - 3%	Total Tax Revenue over 5 years
	2026	Incremental Increase	2026 Total Increase					
0%	2,937,380	-	-	3,025,600	3,116,400	3,209,800	3,306,000	15,595,180
2%	2,996,127	58,747	58,747	3,086,000	3,178,600	3,273,900	3,372,100	15,906,727
4%	3,054,876	58,749	117,496	3,146,500	3,240,800	3,338,000	3,438,100	16,218,276
6%	3,113,623	58,747	176,243	3,207,100	3,303,200	3,402,300	3,504,300	16,530,523
8%	3,172,370	58,747	234,990	3,267,400	3,365,400	3,466,300	3,570,300	16,841,770

Note:

- *A one percent tax rate increase raises tax revenue by \$29,374*

Final Notes:

Council will need to finalize the following items:

- Approve any addition(s) or removal of capital projects
- Determine of the 2026 tax rate increase
- Identification of any other changes required to the budget
- Next budget meeting February 24, 2026
- Confirm when the draft budget is ready for public consultation