

5. **2025 FINANCIAL PLAN, TAX RATES, PARCEL TAX AND BORROWING BYLAWS AND RESOLUTION**

To give final reading to

- “Financial Plan Bylaw, 2025, No. 10160” to approve the Financial Plan 2025-2029.
- “Tax Rates Bylaw, 2025, No. 10161” to establish the 2025 tax rates for municipal and regional purposes pursuant to the Financial Plan and the Capital Regional District requisition.
- “CRD Onsite Sewage System Parcel Tax Bylaw, 2008, Amendment Bylaw, 2025, No. 10162” to establish the annual parcel tax for the regional district onsite sewage septic systems service.

**THE CORPORATION OF THE DISTRICT OF SAANICH**

**BYLAW NO. 10160**

**TO ADOPT THE FINANCIAL PLAN FOR THE PERIOD 2025 TO 2029**

---

WHEREAS the Municipal Council has caused to be prepared the Financial Plan for the period 2025 to 2029 in accordance with the provisions of Section 165 of the Community Charter;

NOW THEREFORE the Municipal Council of The Corporation of the District of Saanich enacts as follows:

1. The Financial Plan for the period 2025 to 2029 being Schedule “A” - General; Schedule “B” - Water Utility; Schedule “C” - Sewer Utility; and, Schedule “D” – Revenue and Tax Policy Disclosure; all attached to this Bylaw, is hereby adopted.
2. This Bylaw may be cited for all purposes as the “**FINANCIAL PLAN BYLAW, 2025, NO. 10160**”.

Read a first time this 5<sup>th</sup> day of May, 2025.

Read a second time this 5<sup>th</sup> day of May, 2025.

Read a third time this 5<sup>th</sup> day of May, 2025.

Adopted by Council, signed by the Mayor and Corporate Officer and sealed with the Seal of the Corporation on the

---

Corporate Officer

---

Mayor

**THE CORPORATION OF THE DISTRICT OF SAANICH**

**FINANCIAL PLAN  
BYLAW NO. 10160  
SCHEDULE "A"  
GENERAL**

	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
	\$	\$	\$	\$	\$
<b>REVENUES</b>					
<b>TAXATION</b>					
Property Taxes	190,040,600	201,307,900	217,320,900	236,873,600	257,951,300
Parcel Taxes	20,000	20,000	20,000	20,000	20,000
Utilities & Other	1,865,000	1,902,300	1,940,300	1,979,100	2,018,700
	<u>191,925,600</u>	<u>203,230,200</u>	<u>219,281,200</u>	<u>238,872,700</u>	<u>259,990,000</u>
Fees and Charges	42,041,600	42,462,000	42,886,600	43,315,500	43,748,700
Sub Regional Parks	250,000	-	-	-	-
Development Cost Charges	6,602,700	2,503,700	1,751,300	2,919,700	2,564,300
Other Revenues	30,591,400	24,032,800	23,853,800	24,947,300	25,004,700
<b>TOTAL</b>	<b><u>271,411,300</u></b>	<b><u>272,228,700</u></b>	<b><u>287,772,900</u></b>	<b><u>310,055,200</u></b>	<b><u>331,307,700</u></b>
<b>EXPENSES</b>					
Operating Purposes	244,452,400	243,580,000	257,425,900	272,464,400	288,079,400
Debt Interest	3,823,300	4,904,700	5,361,600	5,997,100	8,264,600
<b>TOTAL</b>	<b><u>248,275,700</u></b>	<b><u>248,484,700</u></b>	<b><u>262,787,500</u></b>	<b><u>278,461,500</u></b>	<b><u>296,344,000</u></b>
<b>OPERATING SURPLUS</b>	<b>23,135,600</b>	<b>23,744,000</b>	<b>24,985,400</b>	<b>31,593,700</b>	<b>34,963,700</b>
<b>ADD BACK NON CASH ITEM</b>					
Amortization Expense	20,079,000	20,882,200	21,717,500	22,586,300	23,489,800
<b>CASH SURPLUS</b>	<b><u>43,214,600</u></b>	<b><u>44,626,200</u></b>	<b><u>46,702,900</u></b>	<b><u>54,180,000</u></b>	<b><u>58,453,500</u></b>
<b>Borrowing Proceeds</b>	<b>55,354,000</b>	<b>18,960,000</b>	<b>18,070,000</b>	<b>92,450,000</b>	<b>39,450,000</b>
<b>Transfers from</b>					
Reserve Funds	80,178,900	27,700,900	21,908,000	10,348,200	12,134,000
Reserve for Future Expenditures	51,626,000	2,925,400	2,925,400	2,925,400	2,925,400
	<u>187,158,900</u>	<u>49,586,300</u>	<u>42,903,400</u>	<u>105,723,600</u>	<u>54,509,400</u>
<b>Capital Purposes</b>	<b>207,060,000</b>	<b>69,466,400</b>	<b>63,096,100</b>	<b>130,288,300</b>	<b>77,991,000</b>
<b>Debt Principal Repayment</b>	<b>4,450,600</b>	<b>7,589,200</b>	<b>8,749,300</b>	<b>10,539,300</b>	<b>15,951,300</b>
<b>Transfers to Reserve Funds</b>					
Public Safety and Security	869,900	887,300	905,000	923,100	941,600
Carbon Neutral	253,900	259,000	264,200	269,500	274,900
Equipment Replacement	4,261,800	3,080,400	3,142,000	3,204,800	3,268,900
Capital Works	5,602,600	5,602,600	5,602,600	6,421,000	6,199,200
Commonwealth Pool HP Repair	10,000	10,000	10,000	10,000	10,000
DCC Assist Reserve	600,000	600,000	600,000	600,000	600,000
Facilities Major Repair & Replacement	3,500,000	2,800,000	2,800,000	2,800,000	2,800,000
Computer Hardware & Software	3,614,700	3,317,600	3,687,100	4,097,600	4,176,000
	<u>230,373,500</u>	<u>94,212,500</u>	<u>89,606,300</u>	<u>159,903,600</u>	<u>112,962,900</u>
<b>NET TRANSFERS TOTAL</b>	<b>(43,214,600)</b>	<b>(44,626,200)</b>	<b>(46,702,900)</b>	<b>(54,180,000)</b>	<b>(58,453,500)</b>
<b>FINANCIAL PLAN BALANCE</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**THE CORPORATION OF THE DISTRICT OF SAANICH**

**FINANCIAL PLAN  
BYLAW NO. 10160  
SCHEDULE "B"  
WATER UTILITY**

<b>REVENUES</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
	\$	\$	\$	\$	\$
Other Revenue	958,100	958,100	958,100	958,100	958,100
Grants	235,700	-	-	-	-
Fees and Charges	30,447,800	32,487,400	36,179,400	40,154,000	42,492,500
Development Cost Charges	39,900	30,000	30,000	30,000	30,000
<b>TOTAL</b>	<b>31,681,500</b>	<b>33,475,500</b>	<b>37,167,500</b>	<b>41,142,100</b>	<b>43,480,600</b>
<b>EXPENSES</b>					
Operating Purposes	24,243,800	25,810,400	28,120,100	30,315,000	32,623,600
<b>TOTAL</b>	<b>24,243,800</b>	<b>25,810,400</b>	<b>28,120,100</b>	<b>30,315,000</b>	<b>32,623,600</b>
<b>OPERATING SURPLUS</b>	<b>7,437,700</b>	<b>7,665,100</b>	<b>9,047,400</b>	<b>10,827,100</b>	<b>10,857,000</b>
<b>ADD BACK NON CASH ITEM</b>					
Amortization Expense	2,717,500	2,826,200	2,939,200	3,056,800	3,179,100
<b>CASH SURPLUS</b>	<b>10,155,200</b>	<b>10,491,300</b>	<b>11,986,600</b>	<b>13,883,900</b>	<b>14,036,100</b>
Transfers from					
Reserve Funds	235,700	550,000	-	-	-
Reserve for Future Expenditures	22,512,600	-	-	-	-
Accumulated Surplus	350,000	350,000	350,000	350,000	350,000
	23,098,300	900,000	350,000	350,000	350,000
Capital Purposes	33,253,500	11,391,300	12,336,600	14,233,900	14,386,100
<b>NET TRANSFERS TOTAL</b>	<b>(10,155,200)</b>	<b>(10,491,300)</b>	<b>(11,986,600)</b>	<b>(13,883,900)</b>	<b>(14,036,100)</b>
<b>FINANCIAL PLAN BALANCE</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**THE CORPORATION OF THE DISTRICT OF SAANICH**

**FINANCIAL PLAN  
BYLAW NO. 10160  
SCHEDULE "C"  
SEWER UTILITY**

	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
<b>REVENUES</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Other Revenue	982,900	758,200	765,800	773,500	781,200
Fees and Charges	32,697,200	36,690,100	38,668,800	41,290,400	43,789,200
Development Cost Charges	75,000	30,000	30,000	30,000	30,000
<b>TOTAL</b>	<b>33,755,100</b>	<b>37,478,300</b>	<b>39,464,600</b>	<b>42,093,900</b>	<b>44,600,400</b>
<b>EXPENSES</b>					
Operating Purposes	28,549,500	30,006,400	31,509,700	32,646,100	34,169,700
Debt Interest	324,200	373,200	373,200	373,200	373,200
<b>TOTAL</b>	<b>28,873,700</b>	<b>30,379,600</b>	<b>31,882,900</b>	<b>33,019,300</b>	<b>34,542,900</b>
<b>OPERATING SURPLUS</b>	<b>4,881,400</b>	<b>7,098,700</b>	<b>7,581,700</b>	<b>9,074,600</b>	<b>10,057,500</b>
<b>ADD BACK NON CASH ITEM</b>					
Amortization Expense	2,753,000	2,835,600	2,920,700	3,008,300	3,098,500
<b>CASH SURPLUS</b>	<b>7,634,400</b>	<b>9,934,300</b>	<b>10,502,400</b>	<b>12,082,900</b>	<b>13,156,000</b>
Borrowing Proceeds	1,400,000	-	-	-	-
Transfers from					
Reserve Fund	-	2,000,000	550,000	-	-
Reserve for Future Expenditures	23,917,900	-	-	-	-
Accumulated Surplus	150,000	150,000	150,000	150,000	150,000
	<b>25,467,900</b>	<b>2,150,000</b>	<b>700,000</b>	<b>150,000</b>	<b>150,000</b>
Capital Purposes	31,974,500	10,825,800	9,951,900	10,969,000	12,042,100
Transfers to Capital Reserve	417,300	472,700	464,700	478,100	478,100
Debt Principal	710,500	785,800	785,800	785,800	785,800
	<b>33,102,300</b>	<b>12,084,300</b>	<b>11,202,400</b>	<b>12,232,900</b>	<b>13,306,000</b>
<b>NET TRANSFERS TOTAL</b>	<b>(7,634,400)</b>	<b>(9,934,300)</b>	<b>(10,502,400)</b>	<b>(12,082,900)</b>	<b>(13,156,000)</b>
<b>FINANCIAL PLAN BALANCE</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**THE CORPORATION OF THE DISTRICT OF SAANICH**

**FINANCIAL PLAN  
BYLAW NO. 10160  
SCHEDULE "D"**

**REVENUE AND TAX POLICY DISCLOSURE**

**Proportions of Total Revenue**

<u>Funding Sources</u>	
Property Taxes	33.19%
Fees and Charges	18.37%
Borrowing Proceeds	9.91%
Other Sources	38.53%
	100.00%

The Municipality will continue to pursue revenue diversification to minimize the overall percentage of revenue raised from property taxes wherever possible. The objective is to continue maintaining a reasonable tax burden by maximizing other revenue sources, lowering the cost of municipal services and shifting the burden to user fees and charges where feasible.

**Distribution of Property Taxes**

<u>Property Class</u>	
1 Residential	76.33%
2 Utilities	0.34%
3 Supportive Housing	0.00%
4. Major Industry	0.00%
5 Light Industry	0.15%
6 Business & Other	23.06%
7 Managed Forest	0.00%
8 Rec/Non-Profit	0.12%
9 Farm	0.00%
	100.00%

The Municipality will continue to set tax rates to ensure tax stability by maintaining uniform annual tax increases between the classes.

**Non-market Change Revenue**

Non-market change revenue reported on by BC Assessment will be allocated first to fund additional development-related staff and costs starting which will be used to support further growth and new construction in the District, with any remaining funds applied to reduce property taxes across all classes.

**Permissive Tax Exemptions**

The District of Saanich will continue to support local organizations through permissive tax exemptions. The objective is to consider exemptions individually on their merits, in context with the Saanich Strategic Plan, consistent with the other Saanich policies and the principles of accountability, reasonableness, equality/fairness, inclusiveness, and accessibility.

**THE CORPORATION OF THE DISTRICT OF SAANICH**  
**BYLAW NO. 10161**  
**FOR THE LEVYING OF RATES AND TAXES FOR THE YEAR 2025**

---

The Council of The Corporation of the District of Saanich, in open meeting assembled, enacts as follows:

1. The following rates are hereby imposed and levied for the year 2025:
  - (a) For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "A" of the Schedule attached hereto and forming a part hereof.
  - (b) For purposes of the Capital Regional District on the assessed value of land and Improvements taxable for general municipal purposes, rates appearing in column "B" of the Schedule attached hereto and forming a part hereof.
  - (c) For hospital purposes on the assessed value of land and improvements taxable for Regional Hospital District purposes, rates appearing in column "C" of the Schedule attached hereto and forming a part hereof.
  - (d) For purposes of the expenses related to the Cadboro Bay Village Business Improvement Association and referred to in Bylaw No. 9985 on the assessed value of all land and improvements that fall into Class 6 of the assessments within the designated business improvement area as defined in Bylaw No. 9985 and referred to as the Cadboro Bay Village Business Improvement Area, \$1.11210 per \$1,000 taxable value.
2. The aforesaid rates and taxes shall be considered to have been imposed on and from the First (1st) day of January 2025. Such rates and taxes are not deemed to be paid until payment is received in the office of the Collector of The Corporation at 770 Vernon Avenue, Victoria, B.C.
3. This bylaw may be cited for all purposes as the "**TAX RATES BYLAW, 2025, NO. 10161**".

Read a first time this 5<sup>th</sup> day of May, 2025.

Read a second time this 5<sup>th</sup> day of May, 2025.

Read a third time this 5<sup>th</sup> day of May, 2025.

Adopted by Council, signed by the Mayor and Corporate Officer and sealed with the Seal of the Corporation on the

---

Corporate Officer

---

Mayor

**2025  
SCHEDULE**

Tax Rates (dollars of tax per \$1000 taxable value)

Property Class	A		B	C	
	Municipal General	Police Services	Municipal Total	Regional District	Regional Hospital District
(1) Residential	2.25079	0.86517	3.11596	0.22169	0.12297
(2) Utilities	17.86813	6.86782	24.73595	1.75614	0.43040
(3) Supportive Housing	2.25079	0.86518	3.11597	0.22169	0.12297
(4) Major Industry	3.18000	1.22223	4.40224	0.31319	0.41810
(5) Light Industry	3.18000	1.22223	4.40224	0.31319	0.41810
(6) Business/Other	10.30724	3.96173	14.26896	1.01525	0.30128
(7) Managed Forest	15.46086	5.94259	21.40345	1.52288	0.36891
(8) Recreational/Non Profit	8.52076	3.27520	11.79596	0.83925	0.12297
(9) Farm	0.36117	0.13883	0.50000	0.03557	0.12297

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 10162

TO AMEND BYLAW NO. 8915,  
BEING THE “CRD ONSITE SEWAGE  
SYSTEMS SERVICE PARCEL TAX BYLAW, 2008”

---

The Municipal Council of The Corporation of the District of Saanich in open meeting assembled enacts as follows:

1. Bylaw No. 8915 being the “CRD Onsite Sewage Systems Service Parcel Tax Bylaw, 2008” is hereby amended as follows:
  - (a) By deleting Section 3 and substituting therefor the following:

“3. Imposition of Parcel Tax

A parcel tax in the amount of \$18.23 is hereby imposed on each parcel in the Corporation of the District of Saanich that appears on the authenticated CRD Onsite Sewage Systems Service Parcel Tax Roll.”
  - (b) By deleting Section 4 and substituting therefor the following:

“4. Term

The parcel tax imposed under this Bylaw will be imposed for the year 2025.”
2. This Bylaw may be cited for all purposes as the “**CRD ONSITE SEWAGE SYSTEMS SERVICE PARCEL TAX BYLAW, 2008, AMENDMENT BYLAW, 2025, NO. 10162**”.

Read a first time this 5<sup>th</sup> day of May, 2025.

Read a second time this 5<sup>th</sup> day of May, 2025.

Read a third time this 5<sup>th</sup> day of May, 2025.

Adopted by Council, signed by the Mayor and Corporate Officer and sealed with the Seal of the Corporation on the

---

Corporate Officer

---

Mayor