

Village of Tahsis
Bylaw No 677, 2026
2026-2030 Financial Plan

SCHEDULE "A"

Operational Revenues	2026	2027	2028	2029	2030
Taxation					
Property taxes	\$ 1,153,726	\$ 1,211,412	\$ 1,271,983	\$ 1,335,582	\$ 1,402,361
Grants in lieu of taxes	82,100	86,205	90,515	95,041	99,793
Fees					
User fees and charges	240,025	244,825	249,722	254,716	259,810
Water	249,195	254,179	259,262	264,448	269,737
Sewer	302,220	235,034	244,735	249,630	254,622
Environmental health	221,600	226,032	230,553	235,164	239,867
Other sources					
Grants/other governments	799,446	890,766	868,676	860,751	864,119
Own Reserves	-	-	-	-	-
Investment income	107,900	110,058	112,259	114,504	116,794
Other	6,000	6,120	6,242	6,367	6,495
	\$ 3,162,212	\$ 3,264,631	\$ 3,333,947	\$ 3,416,202	\$ 3,513,598
Operational Expenditures					
General government	\$ 1,285,677	1,311,391	1,337,619	1,364,371	1,391,659
Protective services	252,745	257,800	262,956	268,215	273,580
Environmental health	138,946	141,725	144,560	147,451	150,400
Public works services	428,646	437,219	445,964	454,883	463,981
Recreation, cultural & dev. services	328,749	335,324	342,031	348,871	355,849
Water services	199,195	203,179	207,242	211,387	215,615
Sewer services	272,220	277,665	283,218	288,882	294,660
Amortization of tangible capital asset:	449,800	504,676	591,984	603,824	615,901
	\$ 3,355,980	\$ 3,469,009	\$ 3,615,575	\$ 3,687,885	\$ 3,761,643
Net operating surplus / (deficit)	\$ (193,768)	\$ (204,378)	\$ (281,627)	\$ (271,683)	\$ (248,045)
Adjust for Non-Cash Item					
Amortization of tangible capital asset:	449,800	504,676	591,984	603,824	615,901
Debt, Capital and Reserve/Surplus Transfers					
Capital expenditures	\$ (5,271,151)	\$ (4,410,194)	\$ (3,947,000)	\$ (410,000)	\$ (340,000)
Transfers to other funds	\$ (325,532)	\$ (335,298)	\$ (345,357)	\$ (357,142)	\$ (367,856)
Proceeds from debt	-	289,215	-	-	-
Capital grants	3,747,151	3,880,979	3,205,000	410,000	-
Reserves for Capital projects	909,000	240,000	742,000	-	340,000
Net Transfers from Reserves	34,500	-	-	-	-
Net proceeds from Land Sales	615,000	-	-	-	-
Transfer from Surplus	35,000	35,000	35,000	25,000	-
Financial Plan Surplus / (Deficit)	\$0	\$0	\$0	\$0	\$0

Village of Tahsis
2026-2030 Financial Plan – Bylaw No. 677, 2026
Financial Plan Statement
Schedule “B”

In accordance with Section 165 (3.1) of the *Community Charter*, the Village of Tahsis is required to include in its 5-year Financial Plan (2026-2030):

- A) The objectives and policies of the municipality for the 5-year planning period in relation to each of the funding sources and the proportion of total revenue from each funding source; and
- B) The distribution of property value taxes among the property classes that may be subject to taxes; and
- C) The Use of permissive tax exemptions.

A. Proportion of Total Revenues by Source

Objective

The Village will continue to review the proportion of revenue that is received from each source and seeks to balance the sources by seeking out new user fees, available grants and maximizing investment returns.

Policies

The Village continues to review user-fees and charges to ensure that they adequately reflect the full cost of recovery within each utility. Where possible, the Village endeavours to supplement revenues from user fees and charges, rather than taxation, to lessen the burden on a limited tax base. Additionally, alternate revenue sources are continually examined to reduce the reliance on property taxes as the major source of funding.

Table 1: Funding Sources, 2026

<u>Revenue Source</u>	<u>Value</u>	<u>% of Revenue</u>
Property Taxation	\$1,235,826	39.1%
User Fees & Charges	1,013,040	32.0%
Grants	799,446	25.3%
Investment Income	107,900	3.4%
Other	6,000	0.2%
Total	\$3,162,212	100.0%

B. Distribution of Property Taxes Across Property Classes

Objective

To ensure an equitable distribution of tax burden across all property classes.

Policies

Over the term of the plan, municipal property taxes are distributed across six property tax classes as per Table 2 below. The Village regularly reviews the class distribution and makes adjustments when necessary, with the goal to attracting and sustaining economic development.

Table 2: Distribution of Village of Tahsis Property Taxes, 2026

Class 1 - Residential	74,436,900	93.0%
Class 2 - Utilities	1,061,200	1.3%
Class 5 - Light Industrial	618,300	0.8%
Class 6 - Business/Other	3,664,300	4.5%
Class 7 - Managed Forest Land	90,400	0.1%
Class 8 - Recreation/Non Profit	209,900	0.3%
Total	\$80,081,000	100.0%

C. Permissive Tax Exemptions

Objective

Council may utilize its authority under the *Community Charter* to provide permissive exemptions to property owners who contribute to the community's social and environmental well-being, for example, greenhouse gas reduction, affordable housing, and Village revitalization.

Policies

Permissive exemptions are granted to not-for-profit organizations that form a valuable part of and provide services to the community. In 2018 the Village, through Bylaw No. 609, granted a tax exemption, through to 2030, to the property located at 744 Nootka Road, the Bishop of Victoria, for 50% of the land value with estimated tax to be \$1,639.48 in 2025.