



2026-2030 Pre-Budget Presentation



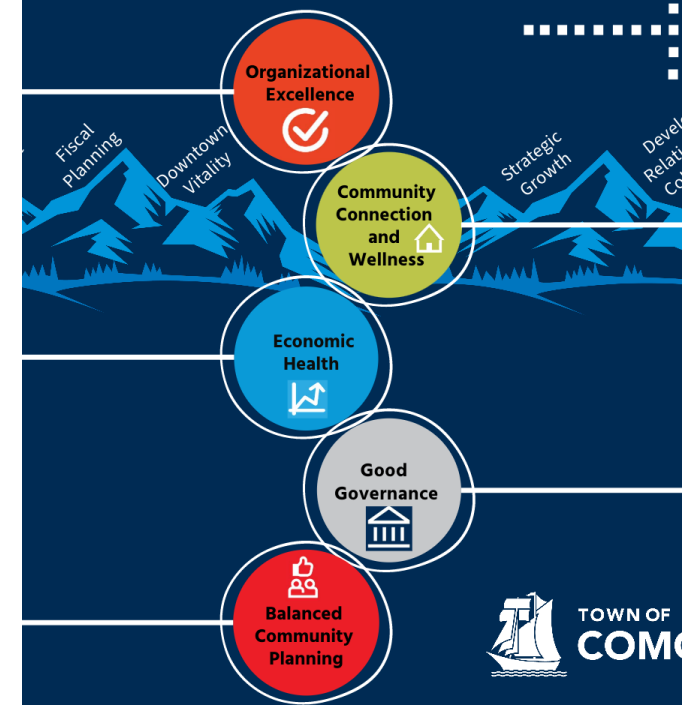
TOWN OF
COMOX

Strategic Plan – Vision Statement

The Town of Comox is committed to maintaining and enhancing the quality of life for all residents, businesses and visitors through investment in active transportation, infrastructure, parks, recreation, arts and culture.

We aim to provide a vibrant, safe, sustainable environment and community with disciplined urban planning and communications.

Town's Strategic Plan



Strategic Priorities



Organizational Excellence

We will modernize and create stability to ensure high quality service delivery over time.



Community Connection and Wellness

We believe in fostering community connection and enhancing individual and collective wellness.



Economic Health

We support a strong and vibrant business community to provide stability to our local economy.



Good Governance

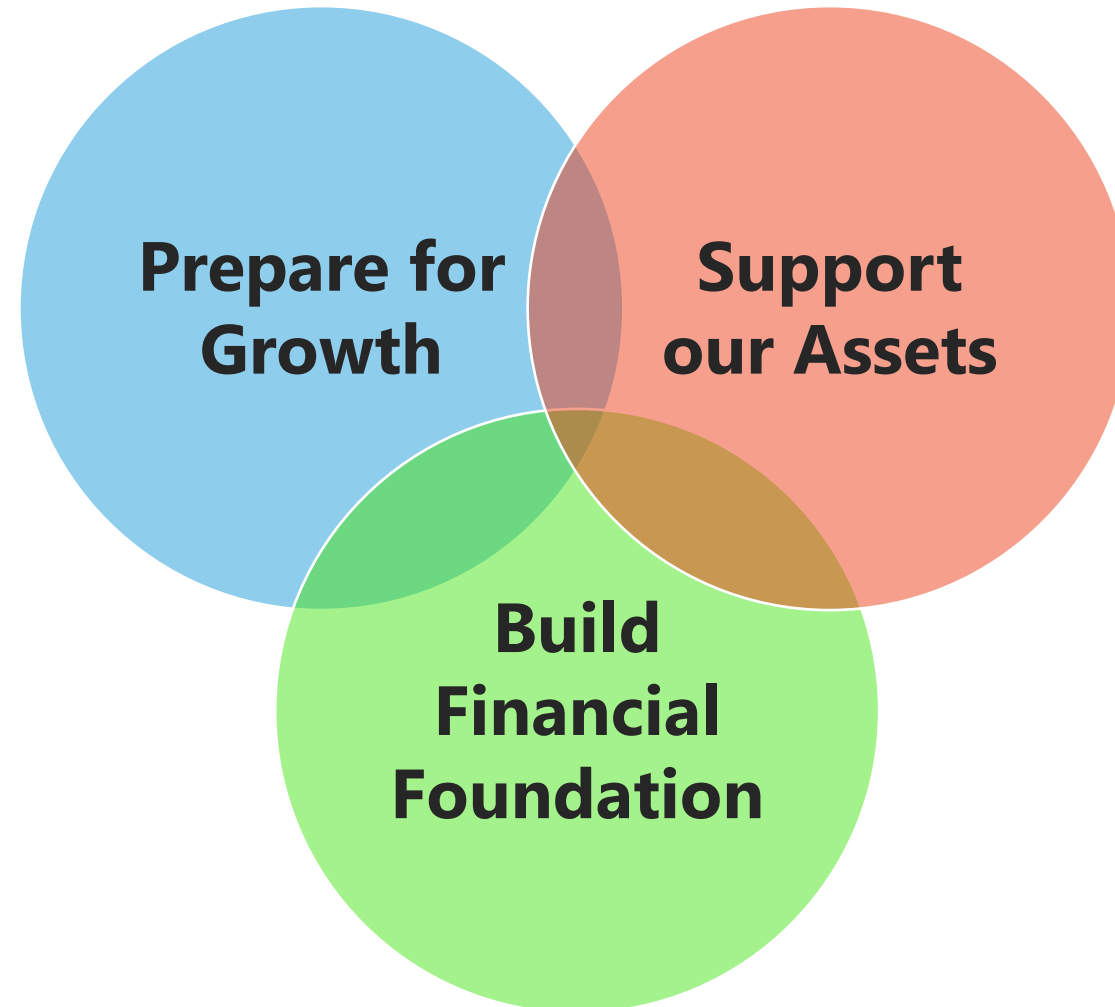
We believe that good organizational governance provides stable decision-making and management of our community.



Balanced Community Planning

We will ensure responsible and thoughtful growth to enhance a well-balanced community.

Budget Focus and Principles



Prepare for Growth

- **Official Community Plan Update**

- Establishes community objectives and broad policy statements to guide Council's decisions about land use, zoning and development
- 20-year vision for the Town that includes the approximate location, type and density of residential, commercial, industrial and institutional development
- Policies related to social needs, environmental protection and affordable housing

- **Parks and Trails Master Plan**

- **Development Cost Charges and Amenity Cost Charges**

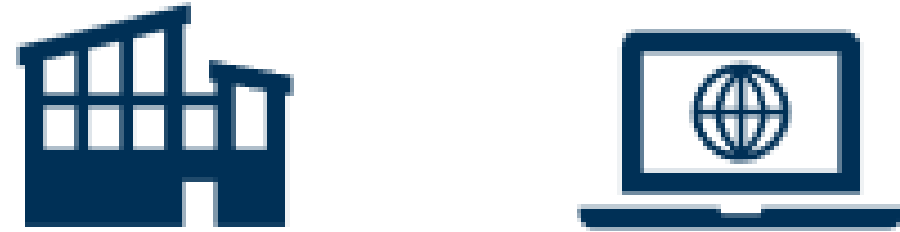
- Accumulate funds so that growth pays for growth
- Limit dependency on property taxes as revenue source

Support Our Assets



People

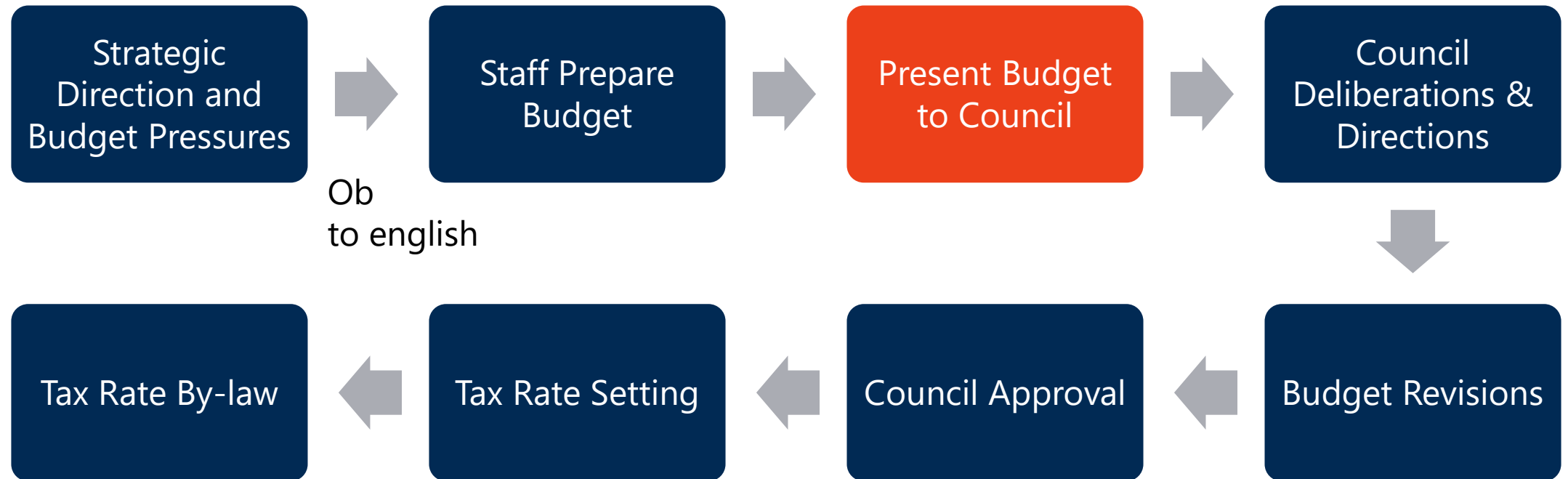
- Health and Safety
- Education & Training
- Supports and Resources to complete work



Capital

- Develop Facility Maintenance Standards
- Business Continuity & Disaster Recovery
- Improve Asset Management Tracking
- Infrastructure Renewal Funding

Budget Process



2026 – 2030 Budget Schedule

- **September 10 – Pre-budget Presentation and Strategic Planning update**
- October 15 – Presentation of Operating and Capital Budget
- November 5 – Review and recommendation for approval in principle of Budget
- November 19 – Extra budget deliberation, if required
- November 5/19 – Readings of Water, Sewer, Solid Waste rates bylaws, if needed
- November 19/Dec 3 – Adoption of Water, Sewer, Solid Waste rates bylaws, if needed
- April – Presentation of tax rates report
- April/May – Adoption of Financial Plan Bylaw and Tax Rate Bylaw

Budget Focus and Principles

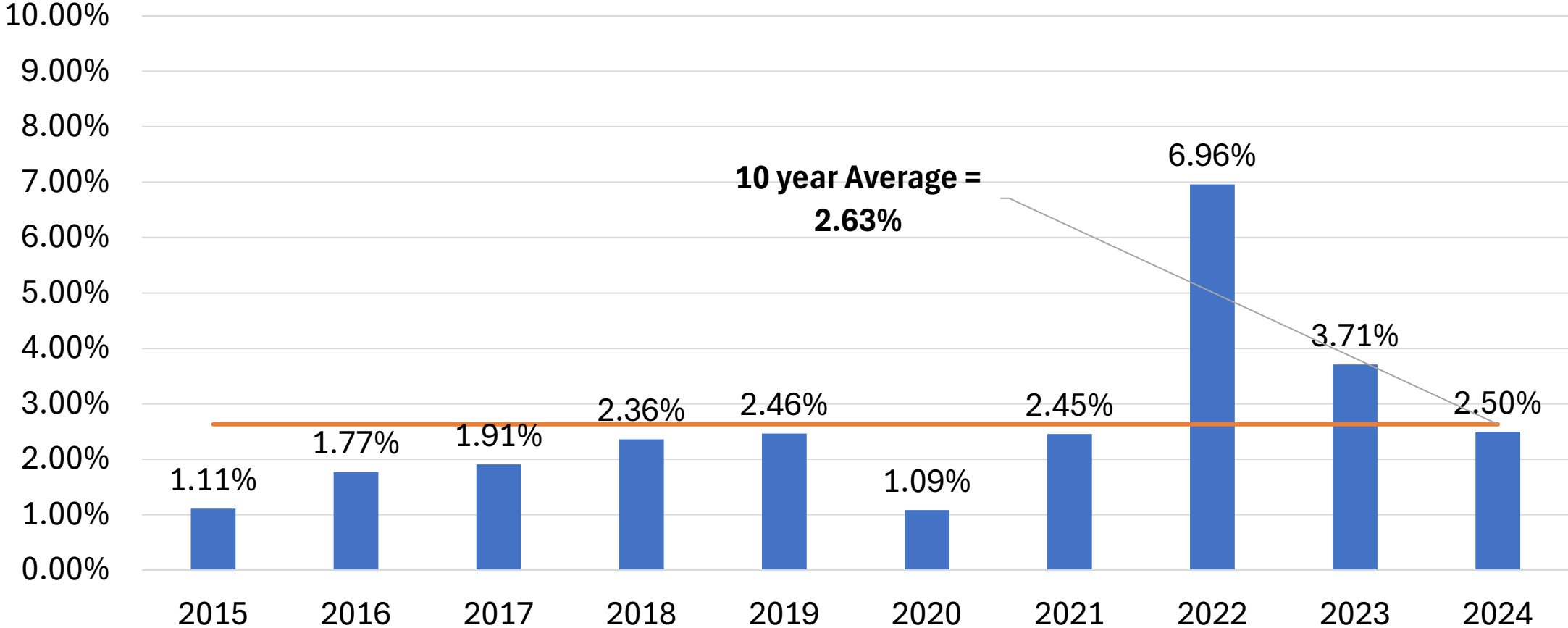
- Prepare 5-year budget
 - Future years forecast to permit more predictable budgeting
- Maintain current service levels
 - Add new services or increase existing services approved by Council
- Addition of new staff positions, where required
- Use reserves, where available
- Examine areas to find efficiencies
- Effort to flatten the long-term levy increases
- 1% tax levy increase is \$127,034 (2025)

Impacts of Inflation

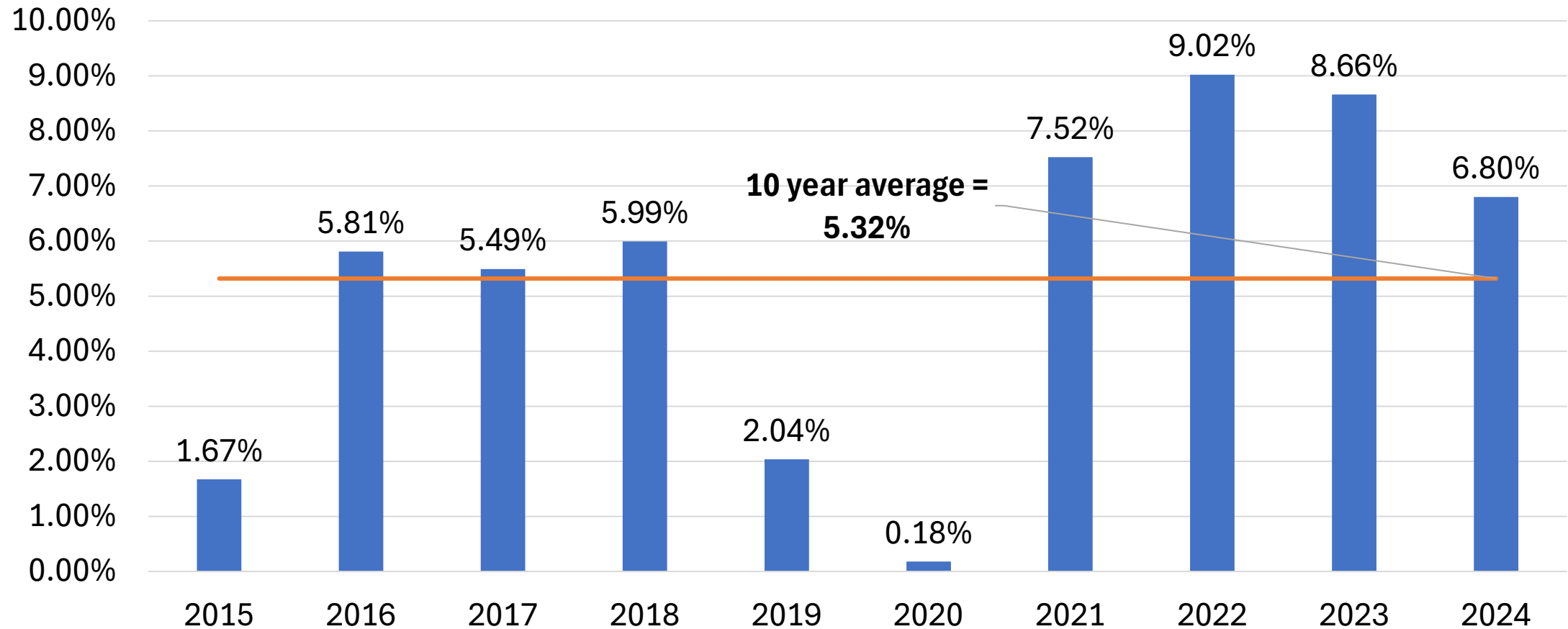
- **CPI** (Consumer Price Index) measures:
 - food, gasoline, shelter, clothing, transportation, health and personal care, etc.
 - 10-year average = 2.63%
- **NRBCPI** (Non-Residential Building Construction Price Index) measures:
 - building construction labour, construction materials – lumber, concrete, steel, sub-contractors
 - 10-year average = 5.32%
- Tax increases at or below Consumer Price Index inflation are actually tax cuts



Consumer Price Index (CPI) – Vancouver Island

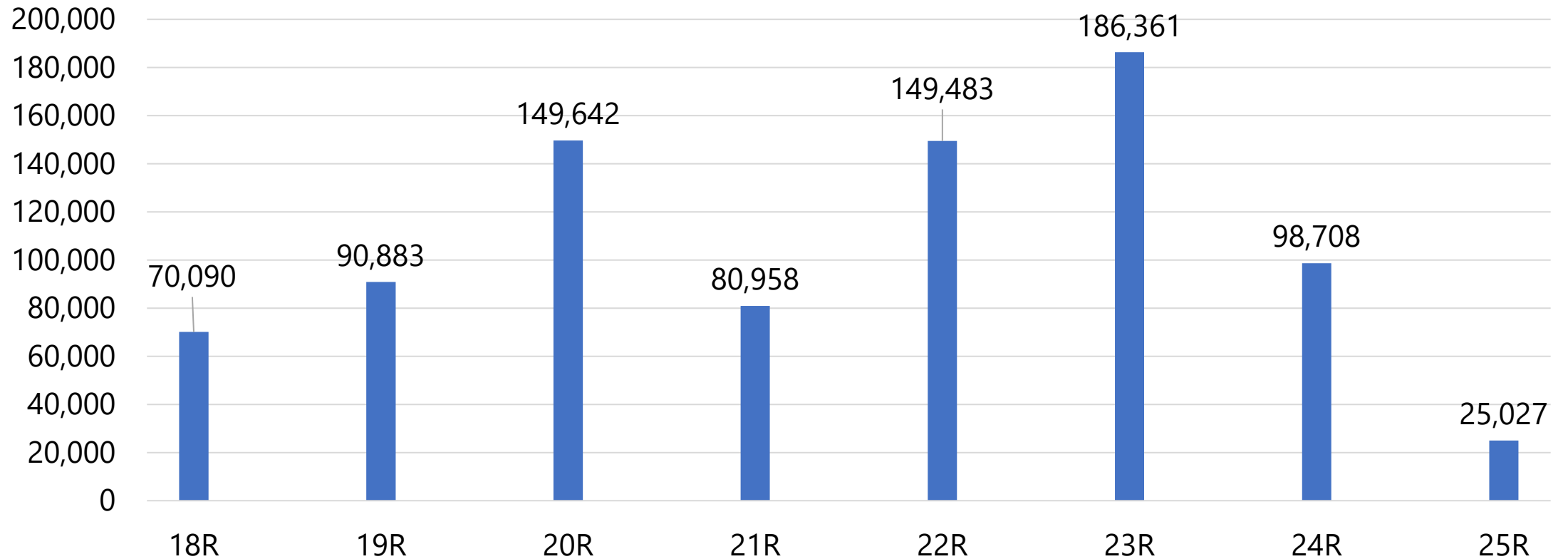


Non-Residential Building Construction Price Index (NRBCPI)



2026 Assessment Growth Forecast

New Growth Tax Revenue



Support our Infrastructure Assets



- **Build Reserves**

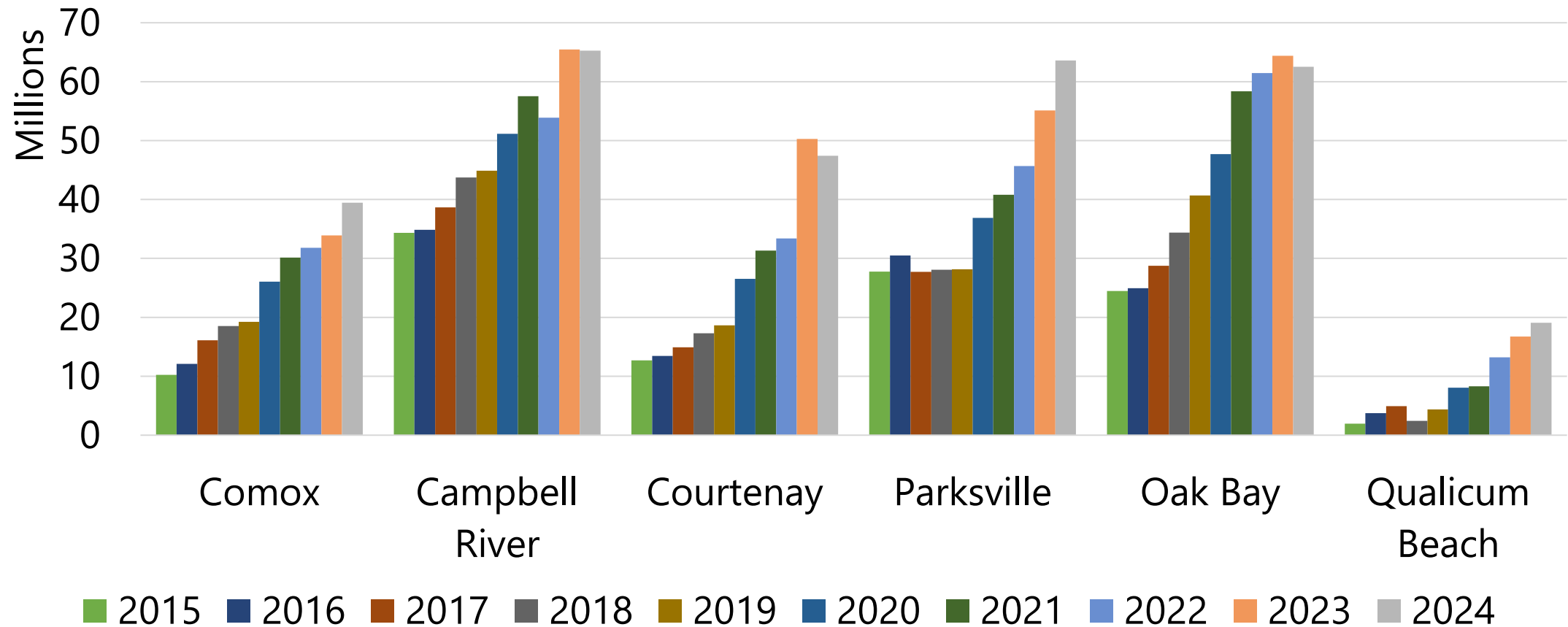
- Define target reserve levels and identify approach for funding
- Review reserves to simplify management and support efficient usage
- Gradually set funds aside for expected purchases when possible



- **Net Financial Position**

- Continue to improve net asset position
- Reflects an ability to pay for liabilities
- Stronger position reduces need for debt by saving in advance
- Shown on financial statement as Net Financial Assets or Net Financial Debt if amount is negative

Net Financial Position Comparison





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2026-2030 Budget Considerations

Action Plan for Infrastructure Assets

- **Asset Management Plan (AMP)**
 - Developed in 2018 and updated in 2023 and an Infrastructure Renewal Fund approved in 2024
 - AMP covers core and non-core assets
 - Approved 10-year plan to close the municipal infrastructure gap
 - Annual increase of approximately \$51.79 per average residential home over 10 years when it reaches \$517.90 per year
 - 2026 will be 3rd year of 10-year plan
- **AMP future updates**
 - Ongoing updates to review and refine estimates for next Council term
 - Include new and improved infrastructure
 - Refine data and reliability with new asset management software

Key Data

2023 Asset Management Plan

Replacement cost of
infrastructure
\$270 million

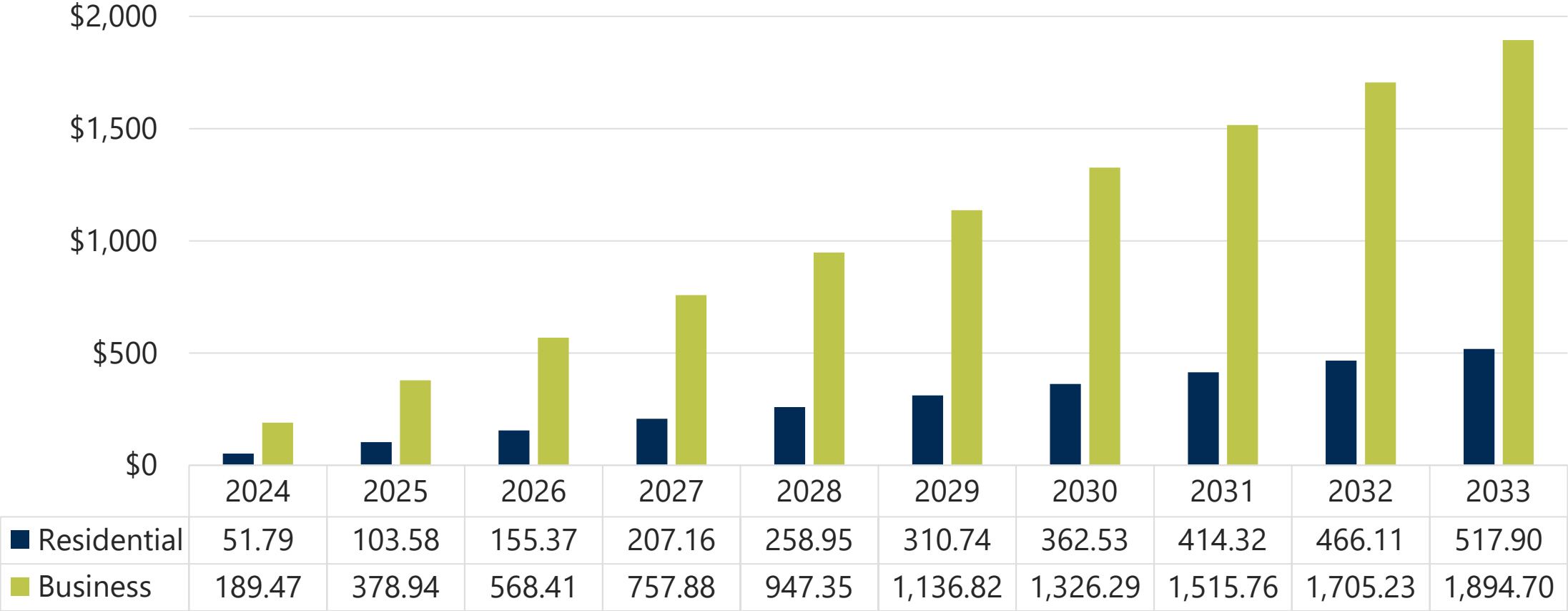
Replacement cost per
household
\$40,467

Annual capital
infrastructure deficit
\$2.5 million

Timeframe for eliminating
infrastructure deficit
10 years

Estimated annual increase in Infrastructure Renewal Fund
per average residential home
\$51.79

Infrastructure Renewal Fund Charge for Avg. Residential and Bus. Properties



Increasing RCMP Costs

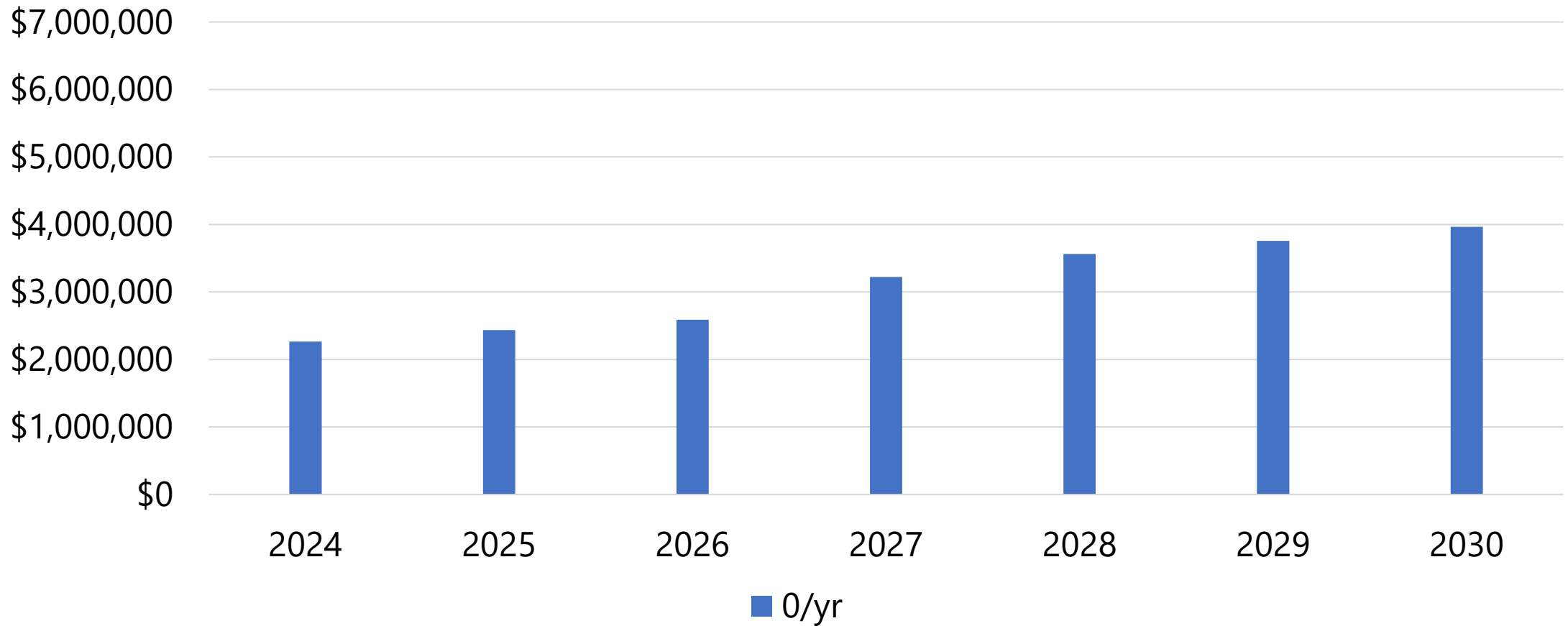
- Reduction in provincial funding from 30% to 10%
 - Effective April 1, 2027
 - RCMP budget year April 1 to March 30
 - Changes when Comox population increases above 15,000 people
- Request for additional uniformed officers
 - Cost per additional officer is \$260,421 (excluding overtime)
 - 1 additional officer is approximately 2.2% tax increase
- Proposed new police headquarters
 - Cost to Comox and payment details not yet known

Increasing RCMP Costs

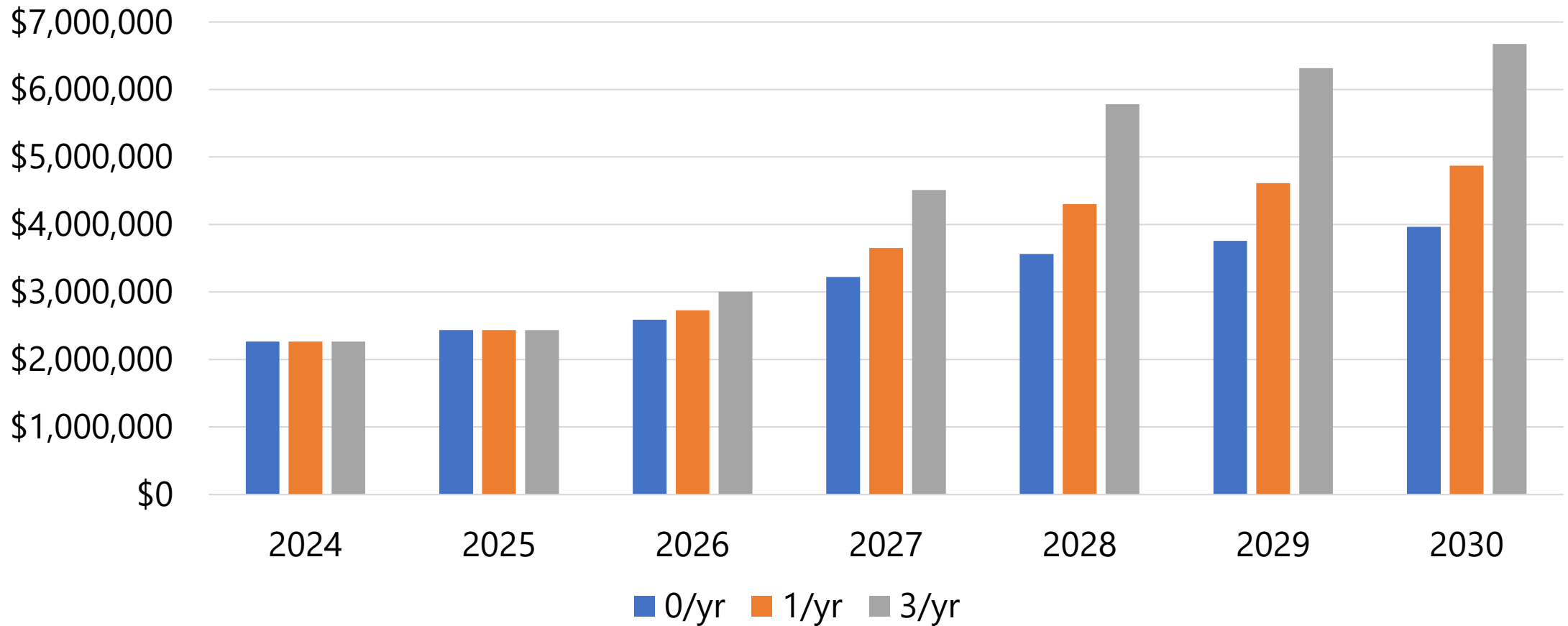
- RCMP request for additional uniformed officers
 - 2025 proposal 3 new officers over 3 years (2026, 2027, 2028)
 - 2026 proposal 9 new officers over 3 years (2026, 2027, 2028)
 - Council formally requesting no discussion on staffing changes until after 2027

Year	2024	2025	2026	2027	2028	2029	2030
FTE 0/yr	11.3	11.3	11.3	11.3	14.3	14.3	14.3
FTE 1/yr	11.3	11.3	12.3	13.3	14.3	14.3	14.3
FTE 3/yr	11.3	11.3	14.3	17.3	20.3	20.3	20.3
% of cost	70%	70%	70%	90%	90%	90%	90%

RCMP Budget – no staff increase



RCMP Proposed Budget +1/year and +3/year proposals



Financial Cost of Staffing Increase and Reduction in Provincial funding

RCMP Add Staffing	2024	2025	2026	2027	2028	2029	2030	\$ Increase from 2024
0/yr	2,267,043	2,434,196	2,589,417	3,222,909	3,562,662	3,758,959	3,966,607	175%
1/yr	2,267,043	2,434,196	2,728,266	3,653,109	4,303,851	4,613,245	4,871,334	215%
3/yr	2,267,043	2,434,196	3,005,964	4,511,250	5,780,721	6,315,268	6,675,227	294%

Estimated Tax Increases Required

RCMP	2026	2027	2028	2029	2030
0/yr	1.2%	4.7%	2.4%	1.3%	1.3%
1/yr	2.3%	6.9%	4.6%	2.1%	1.7%
3/yr	4.5%	11.3%	9.1%	3.6%	2.3%

***Excludes cost of new police headquarters**

Follow-up for RCMP Staffing Hold

- Second Set of letters required
- Due April 21, 2026
- Forward confirmation letter for 2026/2027 budget to:
 - Director of Finance, RCMP Pacific Region
 - Assistant Deputy Minister and Director of Police Services

DCCs and ACCs

Taxation funding required

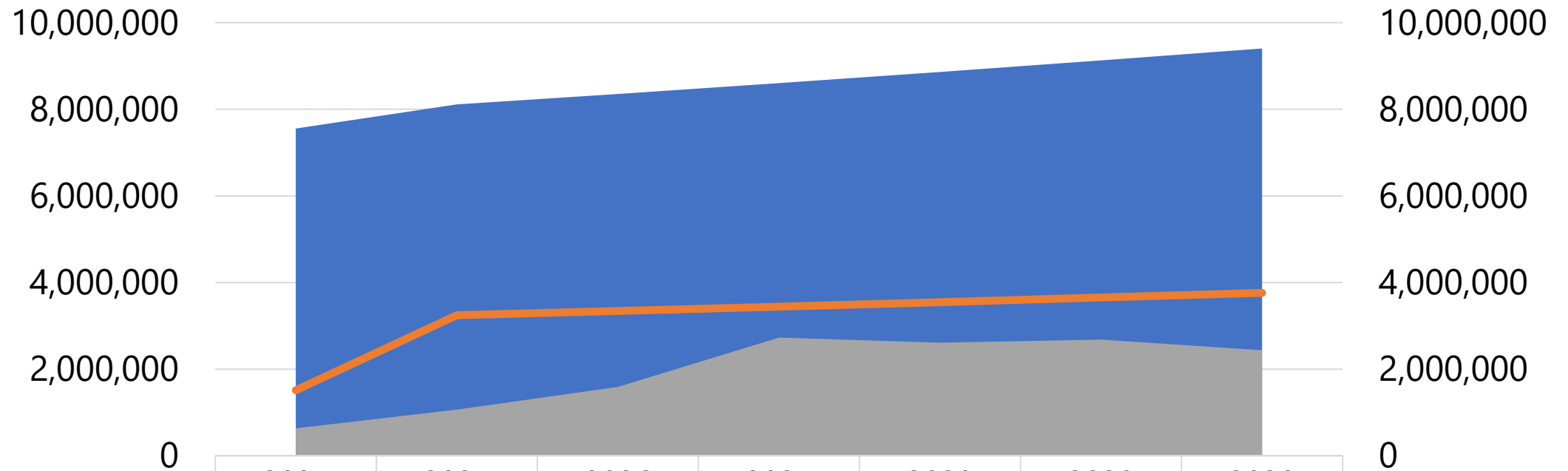
- DCC Background Study identifies projects that can be funded by DCCs and ACCs
- DCC or ACC benefit allocation for the projects ranges from 20% to 100%. The remainder to be funded by municipality.
- \$680,035 is the average estimated municipal responsibility per year
- Council and Staff to work on a strategy to identify annual funding for Municipal Responsibility portion of funds
- Additional information coming later in 2025

Proposed Construction Projects

- Fire Hall expansion: \$6.2M (2026)
- Replace Town Hall: \$15.0M (Date T.B.D)
- Community Centre Fitness Studio expansion: \$4.20M (2028)
- Budgeted costs noted are preliminary and will be updated as consultation, needs assessments, and drawings are developed.
- Project funding will be developed during pre-construction phase.
- Funding will be mixture of DCCs and/or ACCs (where applicable), reserves, grants and borrowing.



Debt Capacity based on Annual Borrowing Payment



	2024	2025	2026	2027	2028	2029	2030
■ Borrowing Limit	7,555,783	8,110,653	8,353,972	8,604,591	8,862,729	9,128,611	9,402,469
■ Projected payments	632,419	1,064,043	1,586,346	2,727,813	2,610,218	2,682,529	2,434,604
— Approval Free Limit	1,511,157	3,244,261	3,341,589	3,441,836	3,545,092	3,651,444	3,760,988



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Thank you

Questions?