

Directors Report Jan 2026

2026 Budget and Taxes

The Board did approve the 2026 budget at the Regional Board Meeting on Jan 28th 2026.

At my **Townhall** meeting on **March 7th 2026** I will be doing an in depth review of our 2026 taxes and an in depth review of Area D's finances as we head into the fall election.

One of the things that did strike me during the financial conversations at the board table is that Area D did see an increase in property assessments which were above the "**Regional Average**". SRD staff did work very hard on Area D's finances this year and even with the increase in property assessments the potential tax increases have been greatly minimized on SRD and Area D cost of services.

This screen captures very well that despite increases in property assessments, taxes per home remains the same as last year for SRD and Area D services.

Property Tax Requisition Summary		Based on BC Assessment Completed Roll (March 2025)						
Estimated 2025 to 2026 Tax Rate Change		Requisition			Estimated Tax (per \$100K)			
Function	2025 Actual	2026 Budget	\$ Change	% Change	2025 Actual	2026 Budget	\$ Change	
Corporate Services:								
110 - Administration and General Government	\$ 71,275	\$ 147,946	\$ 76,671	107.6 %	\$ 3.57	\$ 7.17	\$ 3.60	
Regional Services:								
149 - Regional Broadband	7,708	8,032	325	4.2 %	0.39	0.39	0.00	
150 - Regional Feasibility Studies	1,499	4,469	2,970	198.1 %	0.08	0.22	0.14	
272 - Strathcona Emergency Program	49,689	51,083	1,394	2.8 %	2.49	2.48	(0.01)	
275 - 911 Emergency Answering Service	68,655	71,740	3,085	4.5 %	3.44	3.48	0.04	
450 - Regional Housing	33,558	33,566	8	0.0 %	1.68	1.63	(0.05)	
451 - Just Like Home	10,933	16,542	5,609	51.3 %	0.55	0.80	0.25	
510 - Planning Non Part 26	-	11	11	100.0 %	-	0.00	0.00	
Electoral Areas:								
130 - Electoral Area Administration	829,701	718,353	(111,348)	(13.4)%	41.53	34.82	(6.71)	
340 - Liquid Waste Management	262	(25,113)	(25,375)	(9,668.1)%	0.01	1.22	(1.23)	
500 - Planning	252,727	263,580	10,853	4.3 %	12.65	12.78	0.13	
630 - Vancouver Island Regional Library	314,776	326,218	11,442	3.6 %	15.75	15.81	0.06	
Electoral Area D:								
123 - Area D Grants in Aid	4,544	(7,761)	(12,305)	(270.8)%	0.23	0.38	(0.60)	
154 - Area D Feasibility Studies	24,750	10,038	(14,712)	(59.4)%	1.24	0.49	(0.75)	
210 - Campbell River Fire ^	639,279	658,456	19,177	3.0 %	67.97	67.34	(0.63)	
285 - Building Inspection	114,378	116,427	2,049	1.8 %	5.72	5.64	(0.08)	
290 - Area D Animal Control	69,622	83,057	13,435	19.3 %	3.48	4.03	0.54	
295 - Noise Control	111	1,014	903	813.5 %	0.01	0.05	0.04	
296 - Area D Flood Protection ^	7,643	8,350	707	9.3 %	2.29	2.35	0.06	
298 - Unightly Premises	37	494	457	1,235.1 %	0.00	0.02	0.02	
319 - Electoral Area D Water ^	499,482	291,495	(207,987)	(41.6)%	48.44	27.13	(21.31)	
342 - Liquid Waste Management - Area D	-	25,113	25,113	100.0 %	-	1.22	1.22	
362 - Electoral Area D Wood Debris Removal	-	54,635	54,635	100.0 %	-	2.65	2.65	
533 - Area D House Numbering	358	349	(9)	(2.5)%	0.02	0.02	(0.00)	
614 - Area D Parks	234,939	237,709	2,770	1.2 %	11.76	11.52	(0.24)	
750 - Area D Street Lighting ^	39,010	39,717	707	1.8 %	7.65	7.34	(0.31)	
785 - Area D Transit	279,397	326,104	46,707	16.7 %	13.98	15.81	1.82	
790 - Oyster River Bank Protection ^ *	728	2,793	2,065	283.7 %	2.30	8.35	6.05	
Strathcona Gardens:								
640 - Strathcona Gardens	1,378,734	1,604,107	225,373	16.3 %	69.01	77.75	8.74	
Total Requisition	\$ 4,933,796	\$ 5,068,526	\$ 134,730	2.7 %	\$ 313.92	\$ 301.32	\$ (12.60)	

^ specified area

* - Function 790 removed from total as the service only applies to 35 homes and materially lowered the overall estimated change.

Average Residential Property Value:	\$ 756,885	\$ 790,693
Estimated Tax Per Average Residential Property	\$ 2,404.89	\$ 2,404.89

Strathcona Gardens Update

To address the concerns of both the public comments and the user group comments the Gardens Commission has been taking the time to review all options before proceeding with any new construction.

At this time those conversations have been happening (in camera) and I do expect that perhaps in late Feb 2026 the Gardens Commission will have public announcements regarding the Strathcona Gardens and the Ice Rinks.

Meanwhile construction work on the new Aquatic Center continues on budget and the expected ***opening date is in eight months.***

What a milestone that will be once completed!

As SRD staff are ramping up after the holidays it has been busy month and I expect that same energy will continue into the summer.

For Area D specifically the following items are being worked on

1. Master Plan for Area D parks that will guide decision making for the next how many years.
2. Public survey on the proposed Active Transportation that will help guide a vision for the next 20 years is currently underway. Take the time to complete this important survey which can be found at... srd.ca/area-d-ntp
3. Meeting with staff and our MLA to address storm water management issues in the community and to reinforce the need for the Ministry of Transportation and Infrastructure to cooperate with local government.
4. Traffic study for highway 19A has resumed with the province and I am hopeful that there will be a conclusion to this study over the next few months.