



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, April 27, 2026

Re: 2026 Fees and Charges Bylaw Amendments

RECOMMENDATION(S):

- 1. That Central Saanich Fees and Charges Bylaw 2229 be introduced and read a first time,*
- 2. That Central Saanich Fees and Charges Bylaw 2229 be read a second and third time,*

BACKGROUND:

The purpose of this report is to provide proposed 2026 changes to the Fees and Charges Bylaw based on the annual review process included in Council Policy 09. Finance User Fees.

In accordance with the policy, each Department was consulted and asked to review its respective fees and charges and identify recommended amendments to reflect current service delivery, administrative practices, cost-recovery objectives, and legislative requirements.

The Fees and Charges Bylaw was previously amended [April 28th, 2026](#).

In addition, Council considered the proposed 2026 water and sewer utility budgets on March 31, and staff have included the 2026 rates in the bylaw revisions. In order to process interim and first trimester utility bills using the new rates for 2026, approval of rates is required in April.

DISCUSSION:

In accordance with Policy 09. Fin User Fees, the District performs an annual review process of the User Fee and Charges Bylaw, whereby each Department is consulted and asked to provide recommendations for amendments to the bylaw.

By updating fees on a periodic basis, changes are smoothed rather than having uneven impacts after several years. Comparing to public need and local practice also helps to ensure that the appropriate quality and price point of the service continues to meet actual demand. This benchmarking of individual fees and charges with those charged by comparable or neighboring local governments provides context when setting rates and service levels.

The proposed 2026 Fees and Charges amendments include a combination of:

- Updates to water and sewer rates both representing increases from 2025.

- Housekeeping and administrative adjustments, such as clarifying language, restructuring fees, or removing fees where administration is no longer justified;
- Cost-recovery amendments, where fees are introduced or adjusted to better reflect staff time, regulatory review, or inspection effort;
- Fee additions, where services are provided but not previously reflected in the bylaw; and
- Fee removals, where revenues are minimal and do not justify ongoing administration.

Most fees remain the same, with some restructured for convenience, reduced or streamlined, and others increased for cost recovery or benchmarking. The attached summary indicates all changes as removals, amendments, or additions.

2026 Budgeted Water and Sewer Rates

The 2026 Water Utility Budget is based on a water rate of \$2.214 per cubic metre and a fixed charge of \$141 annually. A 6.08% increase over the 2025 rate. For an average residence this would be a combined total of \$680 based on a median consumption of 244 cubic metres; a \$39 increase over 2026.

The 2026 Sewer Utility Budget is based on a sewer rate of \$2.409 per cubic metre. This is an increase of 7.2% and for an average residence or an increase of \$29 over 2025 (\$432 annually).

The water delivery model and pricing to First Nation communities is being reviewed by the CRD but has not yet been completed. Should this change in 2026, staff will amend the water budget and rates accordingly and bring back to Council for review and approval.

1903 Mount Newton Cross Road – Fee Discounts

As part of the 1903 Mt. Newton redevelopment process, and part of the financial model of the project, the District can waive Building Permit Fees and Development Permit Fees associated with a future development project on the site. Waiving these fees may enable the project to achieve amenities that have been discussed through the civic redevelopment process.

At this time, the proposed amendment would not specifically waive the Building Permit and Development Permit Fees but would instead include a provision in the Fee’s and Charges Bylaw that the District can waive these fees through a Council resolution, instead of through the bylaw amendment process.

This approach would signal to proponents that fees may be waived as part of a development proposal and would establish a more streamlined approach for waiving fees through Council. The approach also allows the fee waiver value to be flexible, as no specific fee waiver value is included.

CONCLUSION:

The proposed fees and charges amendments are recommended for Council approval as presented in the amendment summary.

Adoption of the bylaw is recommended.

Report written by:	Kristin Tryon, Chief Financial Officer
--------------------	--

Concurrence by:	Christine Culham, Chief Administrative Officer
-----------------	--

ATTACHMENTS:

Appendix A - 2026 User Fees and Charges Amendment Summary

Appendix B - 2229 Fees and Charges Amendment Bylaw