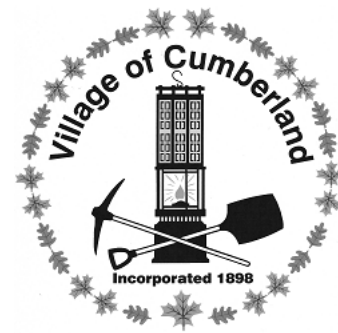


The Corporation of the Village of Cumberland
Regular Council Meeting Agenda

Monday, April 27, 2026, 5:30 p.m.
Cultural Centre
2674 Dunsmuir Avenue



We are honoured to gather on the unceded traditional territory of the K'ómoks First Nation.
The public may view the meeting live on the [Village of Cumberland YouTube channel](#)

	Pages
1. Call To Order	
2. Agenda	
2.1 Agenda for Regular Council Meeting, April 27, 2026	
Recommendation:	
THAT Council approve the agenda for the Regular Council Meeting, April 27, 2026.	
3. Minutes	
3.1 Adoption of Minutes	5
Recommendation:	
THAT Council adopt the following minutes:	
• Regular Council Meeting, April 13, 2026; and,	
receive the following minutes:	
• Heritage Committee, March 19, 2026	
4. Delegations	
4.1 Experience Comox Valley, Municipal and Regional District Tax (MRDT) Application update	13
Presentation by Tanya Massa, Tourism Development Specialist, Experience Comox Valley	
Recommendation:	
THAT Council receive the delegation from Experience Comox Valley regarding the Municipal and Regional District Tax (MRDT) Application Update.	
5. Correspondence	
5.1 Experience Comox Valley, Request for support for Regional Municipal and Regional Tax (MRDT) application excluding the Town of Comox	14

Recommendation:

That Council support the Comox Valley Regional District application to the Province of British Columbia for Municipal and Regional District Tax (MRDT) in the following accommodation areas: Comox Valley Regional District Electoral Area A (excluding Denman and Hornby Islands, Electoral Area B, Electoral Area C (excluding Mount Washington), the City of Courtenay, and Village of Cumberland.

- 5.2 Town of Comox, Community Labour Market Partnership, Request Letter of Support 15

Recommendation:

THAT Council receive the correspondence from the Town of Comox regarding Community Labour Market Partnership, Letter of Support Request.

6. Unfinished Business

- 6.1 Municipal Protected Areas Program, BC Nature, Canadian Protected and Conserved Areas Database 19

Recommendation:

THAT Council support the addition of Village of Cumberland parks and protected areas into the Canadian Protected and Conserved Areas Database and direct the Director of Community Services to work with BC Nature to finalize details and related public announcements.

7. Reports

- 7.1 2025 Audited Financial Statements 21
Prepared by Annie Bérard-Ball, Director of Corporate Services

Recommendation:

THAT Council receive Cory Vanderhorst, CPA, CA from MNP to present the auditor's report to Council for the year ended December 31, 2025; and, THAT Council approve the Village of Cumberland Audited Financial Statements for the year ended December 31, 2025.

- 7.2 Cumberland Recreation Center Roof Repair Project 65
Prepared by Jason Wallace, Manager of Municipal Projects

Recommendation:

THAT Council authorize staff to proceed with the Cumberland Recreation Centre roof full restoration including the heat trace line installation, for a combined estimated cost of \$235,000 plus applicable taxes, to be funded from the 2026 Facility Asset Renewal Reserve, as approved in the 2026 budget.

- 7.3 Solid Waste Collection: Transition from Manual to Automated Waste Collection 69
Prepared by Annie Bérard-Ball, Director of Corporate Services

Recommendation:

THAT Council give formal written notice to the City of Courtenay that the Village intends to join their existing contract with Emterra Environmental in the automated collection of garbage, recycling, and organics waste spring 2027; and,
THAT Council direct Staff to proceed with the communication as early as summer 2026, aligned with the Comox Valley Regional District for the Royston area; and,
THAT Council confirm the cart selection option allowing residents to choose their cart size prior to the transition to the automated waste collection service; and,
THAT Council confirm the option allowing the Village to provide additional cart when requested by residents in some specific instances, to be identified and approved by the Director of Public Works and Engineering; and,
THAT Council direct staff to maintain the current manual collection service with Emterra Environmental until the transition has been implemented; and,
THAT Council authorize staff to subsequently enter into good faith negotiations on automated waste collection with Emterra Environmental; and,
THAT Council direct staff to bring forward an amendment to the “Solid Waste Bylaw No. 1003, 2014” to include automated collection of solid waste; and,
THAT Council approve the additional expenditures to support transition for an amount of \$35,000 to be funded through the General Financial Stabilization Reserve funds earmarked for solid waste and THAT Council direct staff to bring forward an amendment to the adopted 2026-2030 Financial Plan Bylaw to include those expenditures and funding.

- 7.4 Bridge Agreement for Comox Valley Farmers’ Market Prepared by Mayor Brown 90

Recommendation:

THAT Council direct staff to draft develop a Bridge Agreement with the Comox Valley Farmers’ Market for 2026/27 that includes: annual funding of \$1100, storage of their equipment trailer on site at Village Square, continued provision of electrical and washroom facilities and the use of the parking spaces adjacent to Village Square; and,

THAT Council refer this Bridge Agreement to the 2027 strategic planning session to consider a multi year Community Service Partnership agreement.

8. Bylaws

- 8.1 2026 Property Tax Rates Bylaw Prepared by Annie Bérard-Ball, Director of Corporate Services 92

Recommendation:

THAT Council give first, second and third reading to “2026 Property Tax Rates Bylaw No. 1260, 2026”.

9. New Business

10. Notices, Motions and Announcements

Matters considered here may include notices or motions to hold a meeting of the Committee of the Whole, a Village Hall meeting, a Public Hearing, and noticed of motion introduced by a Council Member. Check cumberland.ca/meetings to confirm meetings.

- Nothing at this time

11. Question Period

A member of the public may only inquire about items included on the agenda for that meeting during a question period.

- Please send questions by email to info@cumberland.ca using subject line “Question Period”; Note: please limit to questions only - comments will not be read.

12. Closed Portion

Recommendation:

THAT Council close the meeting to the public pursuant to Section 90 (1) of the *Community Charter* to consider:

- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- (l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [*annual municipal report*];

13. Adjournment

Recommendation:

THAT Council adjourn the meeting.

The Corporation of the Village of Cumberland

Regular Council Meeting Minutes

April 13, 2026, 5:30 p.m.

Cultural Centre

2674 Dunsmuir Avenue



Council Present: Mayor Vickey Brown
Councillor Neil Borecky
Councillor Sean Sullivan
Councillor Troy Therrien
Councillor Nick Ward

Staff Present: Michelle Mason, Chief Administrative Officer
Courtney Simpson, Director of Development and Bylaw Services
David Dougherty, Director of Engineering & Public Works
Kevin McPhedran, Director of Community Services
Rachel Parker, Corporate Officer
Seamus McConville, Planner 1

1. Call To Order

Mayor Brown called the meeting to order at 5:30 p.m. and recognized the unceded traditional territory of the K'ómoks First Nation and offered gratitude for the care and stewardship of this land since time immemorial.

2. Agenda

2.1 Agenda for Regular Council Meeting, April 13, 2026

Motion 26-089

Moved by: Therrien

Seconded by: Sullivan

THAT Council approve the agenda for the April 13, 2026 Regular Council Meeting.

Carried Unanimously

3. Minutes

3.1 Adoption of Minutes

Motion 26-090

Moved by: Ward
Seconded by: Borecky

THAT Council adopt the following minutes:

- Committee of the Whole Meeting, March 16, 2026
- Committee of the Whole Meeting, March 23, 2026
- Regular Council Meeting, March 23, 2026

Carried Unanimously

4. Delegations

- 4.1 Municipal Protected Areas Program, BC Nature, Canadian Protected and Conserved Areas Database

Motion 26-091

Moved by: Sullivan
Seconded by: Therrien

THAT Council receive the delegation from BC Nature regarding Canadian Protected and Conserved Areas Database.

Carried Unanimously

5. Correspondence

- 5.1 Island Coastal Economic Trust (ICET) - Request Letter of Support

Motion 26-092

Moved by: Borecky
Seconded by: Therrien

THAT Council receive correspondence from Island Coastal Economic Trust (ICET) regarding advancing legislation to modernize the ICET governance and renewed capital; and THAT Council support for legislation to modernize the Island Coastal Economic Trust governance and renewed capital.

Carried Unanimously

6. Unfinished Business

None

7. Reports

7.1 Multiple Development Applications for Subdivision - Bevan Road (PID 032-030-525)

Motion 26-093

Moved by: Ward

Seconded by: Borecky

THAT Council approve development permit DP2601 which amends development permit 2024-04-DP for the property described Lot A Section 34 Township 10 Comox District Plan EPP130046.

THAT Council approve the development variance permit (DVP2514) for the purpose of a sixteen-lot subdivision of the lot legally described as Lot A Section 34 Township 10 Comox District Plan EPP130046; and,

THAT Council authorize a covenant with the owner to defer required servicing as per Subdivision and Development Bylaw No. 948, 2012 until development proceeds on the created lots.

Carried Unanimously

7.2 Committee Meeting Spaces

Motion 26-094

Moved by: Sullivan

Seconded by: Therrien

THAT Council approve holding advisory committee, Advisory Planning Commission, and Board of Variance meetings at Cumberland Museum and Archives, 2680 Dunsmuir Avenue, in addition to other previously designated meeting spaces until the Council Chamber meeting room is available for use.

Carried Unanimously

7.3 2026 Property Tax Rates Additional Information

Motion 26-095

Moved by: Ward

Seconded by: Therrien

THAT Council direct staff to adjust the tax ratios for 2026 from 2025 tax ratios as follows with adjustments to Class 5 and 6 to create a balanced budget:

Property Classes	2025 Tax Ratios (Multiples of Class1)	2026 Tax Ratios (Multiples of Class 1)
Class 1 (residential)	1.00	1.00
Class 2 (utilities)	21.67	Capped to 7.2 X Class 6
Class 5 (light industry)	3.01	X.XX
Class 6 (business/other)	3.01	X.XX
Class 7 (managed forest)	25.00	19
Class 8 (rec/non-profit)	1.00	1
Class 9 (farm)	1.00	1

Carried Unanimously

7.4 Council Members Monthly Reports

Motion 26-096

Moved by: Therrien

Seconded by: Sullivan

THAT Council accept the member monthly reports for March 2026.

Carried Unanimously

8. Bylaws

None

9. New Business

None

10. Notices, Motions and Announcements

Matters considered here may include notices or motions to hold a meeting of the Committee of the Whole, a Village Hall meeting, a Public Hearing, and noticed of motion introduced by a Council Member. Check cumberland.ca/meetings to confirm meetings.

- Notice of Motion: THAT Council direct staff to draft develop a Bridge Agreement with the Comox Valley Farmers' Market for 2026/27 that includes: annual funding of \$1100, storage of their equipment trailer on site at Village Square, continued provision of electrical and washroom facilities and the use of the parking spaces adjacent to Village Square;
And that Council refer this Bridge Funding agreement to the 2027 strategic planning session to consider a multi year Community Service Grant Partnership agreement.
- Heritage Committee meeting on Thursday, April 16 at 4:00 pm at the Cultural Centre

11. Question Period

There were no questions.

12. Closed Portion

Motion 26-097

Moved by: Sullivan

Seconded by: Ward

THAT Council close the meeting at 6:37 pm to the public pursuant to Section 90 of the *Community Charter* to consider:

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

(j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the [*Freedom of Information and Protection of Privacy Act*](#);

(c) labour relations or other employee relations;

Carried Unanimously

13. Adjournment

Motion 26-098

Moved by: Borecky

Seconded by: Ward

THAT Council adjourn the meeting at 8:12 p.m.

Carried Unanimously

Mayor

Certified Correct by Corporate Officer

**The Corporation of the Village of Cumberland
Heritage Committee**

March 19, 2026 at 4:00 p.m.

Firehall, 4724 Cumberland Road, Cumberland, BC



Members Present: Meaghan Cursons, Chair
Marianne Bell, Secretary
Eric Pattison
Lois Harris
Councillor Neil Borecky
Jillian Roberts, Museum representative

Regrets: Kaili Zevenbergen
Hugh McLean

Staff: Karin Albert, Senior Planner

Consultant (JCLP): Elana Zysblat (via video conference)

The chair called the meeting to order at 4:02 pm

1. Approval of Agenda

Moved by: Borecky
Seconded by: Pattison

THAT the agenda for March 19, 2026 meeting be approved.

Carried Unanimously

2. Minutes

Moved by: Pattison
Seconded by: Harris

THAT the minutes of the January 15, 2026 meeting be adopted with the following correction:

4.2 add "where graves exist" to second bullet.

Carried Unanimously

3. Unfinished Business

None.

4. New Business

4.1 Heritage Register Additions Project.

Ms. Albert reviewed the project to evaluate heritage resources for addition to the heritage register. Heritage consultant Ms. Zysblat will research and add short descriptions and value statements for up to 25 heritage resources. Yellow highlighted heritage resources are presented as a starting point for discussion of 25 possible candidates for the project.

Discussion

- Question around process to come up with 25.
- A lot of data. How can committee workshop this review?
- Which ones are the most important sites? E.g. veteran housing was not highlighted but may be more important than some of the highlighted resources.
- Do buildings with plaques have some kind of heritage protection?
 - No. Plaques are a recognition, no special protection status.
- Suggest picking just three criteria and reviewing the list.
- Are any criteria more important than others?
- Important to not only look at the physical features but also the story of a heritage resource.
- Level of threat very important.
- To help deal with large amount of information, simplify spreadsheet:
 - include just the first five questions/selection criteria. Those are the most important, the others are supplemental. Elana can review the other six criteria for the top ones.
 - take off duplicates or those already on the heritage register. Reduces the total to 72.
 - put the ones on the register in a separate list down below.
 - organize by the three categories: engineering works, cultural landscapes and buildings.
 - delete highlighting.
- To help with review, set up a shared document online.
- Committee members to look at the list before the next meeting.
- At next meeting, review and select together.

5. Adjournment

The meeting adjourned at 5:35 pm.

Rachel Parker

To: Tanya Massa
Subject: RE: Delegation Request April 27

From: Tanya Massa
Sent: April 14, 2026 12:26 PM
To: Rachel Parker
Subject: Re: Delegation Request April 27

Hi Rachel,

Our request is for an updated letter of support for our Regional MRDT application boundaries (see attached letter for updated wording). Since the Town of Comox voted to pursue an independent MRDT application for within it's municipality, it is no longer part of the CVRD's application. The financial impact of Comox not joining the regional MRDT is minimal, approximately \$60k of an estimated \$900k total General MRDT, meaning our budget remains robust and capable of enacting the 5-Year MRDT Strategic Business Plan and 10-Year Tourism Strategy.

Cheers,
Tanya

From: Tanya Massa
Sent: April 13, 2026 11:13 AM
To: Village of Cumberland
Subject: Delegation Request April 27

Hi Rachel,

I'm hoping to make a delegation request to appear at Council for the April 27 meeting for another MRDT update (5-10 mins). Lisa had a meeting with the CAOs about it so Michelle should be aware of this.

Cheers,

Tanya

--



POWERED BY
**4EVER
STRATEGIES**

Tanya Massa (she/her)
Tourism Development Specialist

Visitor Centre: 250-400-2882
3607 Small Rd, Cumberland, BC, V9N 3Z8

Experience Comox Valley respectfully acknowledges that the land we gather on is on the Unceded traditional territory of the K'ómoks First Nation, the traditional keepers of this land.

Office: [778-400-0198](tel:778-400-0198)

[MUNICIPAL LETTERHEAD & LOGO]

Comox Valley Regional MRDT

LETTER OF SUPPORT

[DATE]

Comox Valley Regional District (CVRD)
Chair Cole-Hamilton and Directors
770 Harmston Ave, Courtenay, BC, V9N 0G8

Subject: Letter of Support for the expansion and increase of MRDT collection within the Comox Valley Regional District

Dear CVRD Board of Directors,

The [MUNICIPALITY] Council at its regular meeting of [DATE] provided support to the Comox Valley Regional District's (CVRD) application to the Province of BC for the new Municipal and Regional District Tax (MRDT) application in the following designated accommodation area: Comox Valley Regional Electoral Areas A (excluding Denman & Hornby Islands), B & C (excluding Mount Washington), the City of Courtenay, and Village of Cumberland.

General MRDT, collected at a rate of 3%, will be used to support Experience Comox Valley marketing, visitor servicing, industry training, and destination development efforts. MRDT revenue collected from Online Accommodation Platforms (OAP) will be used for affordable housing initiatives.

Sincerely,

[MUNICIPALITY CONTACT NAME & CONTACT INFO]

Subject: FW: Labour Market Partnership Letter of Support Request
Attachments: 20260330 CLMP Letter of Support Request.pdf; LMP Partner Letter of Support Template.docx

From: Jordan Wall <jwall@comox.ca>
Sent: Monday, March 30, 2026 9:21 AM
To: Garbutt, Geoff <ggarbutt@courtenay.ca>; Michelle Mason <mmason@cumberland.ca>; jwarren <jwarren@comoxvalleyrd.ca>
Subject: Labour Market Partnership Letter of Support Request

Hi,
As part of a recommendation from North Island's College's Learning Council the Town is submitting a grant to conduct a regional Community Labour Market Partnership. The project would support NIC's program development as well as Economic Development across the valley. These studies can range in the cost of \$100,000-\$150,000. It is our hope that we will get the majority of this covered by grants then seek to share the rest of the costs across our different local governments.

Please see attached a request for a letter of support as well as a sample template you could use. Let me know if you have any questions.

Thanks,



Jordan Wall
Chief Administrative Officer
Town of Comox
250-339-2202 Comox.ca
[Facebook](#) | [Bluesky](#) | [Instagram](#) |

To: Comox Valley Local Governments

Re: INVITATION TO PARTICIPATE & REQUEST FOR LETTER OF SUPPORT- CLMP

The Town of Comox is submitting a grant for a Community Labour Market Partnership (CLMP) initiative in collaboration as part of a recommendation from North Island College's (NIC) Learning Council to develop data that will support NIC's course preparation, increase workforce participation, address sector workforce pressures, and improve long-term labour market resilience across the Comox Valley.

This project responds to workforce challenges affecting employers and residents throughout the region, including labour shortages, skills mismatches, succession pressures, housing and transportation constraints, and barriers that limit workforce participation. Key sectors experiencing workforce pressures include marine and seafood industries, defence-related and aviation services, housing and construction trades, tourism and hospitality, agriculture and food systems, and emerging digital and broadband infrastructure services.

The CLMP initiative will produce an implementation-ready workforce framework that aligns employer needs, training pathways, and participation supports. Through collaborative engagement, labour market analysis, workforce pathway mapping, and training alignment planning, the project will identify practical actions that strengthen workforce supply, improve participation, and support long-term economic stability.

The Town is working in partnership with North Island College through the Comox Valley Learning Council and with Indigenous partners, local governments, employers, and workforce organizations to ensure the initiative reflects regional realities and supports inclusive workforce participation. We invite all Comox Valley local governments to participate as a project partner by contributing expertise during stakeholder engagement sessions, participating in sector advisory discussions and validation workshops, sharing workforce insights and operational perspectives, supporting the development of implementation strategies, and identifying opportunities to strengthen workforce pathways and participation.

Tel: 250-339-2202
Fax: 250-339-7110
Email: town@comox.ca

Address:
1809 Beaufort Avenue
Comox, B.C. V9M 1R9

We respectfully acknowledge that the land on which we gather and work is on the unceded traditional territory of the K'ómoks First Nation, the traditional keepers of this land.

To support the project's funding application, we respectfully request a letter of support confirming your organization's interest in participating and or supporting the application.

A template letter is attached below for your convenience; however, you may modify the language to reflect your organization's perspective.

If you have questions or would like to discuss participation, please contact:

Jordan Wall
Chief Administrative Officer
Town of Comox
250-339-2202
jwall@comox.ca

Thank you for your leadership and commitment to strengthening the Comox Valley workforce.

Sincerely,

Jordan Wall
Chief Administrative Officer
Town of Comox

Partner Letter of Support Template

(To be placed on organization letterhead)

Date

Town of Comox
1809 Beaufort Avenue
Comox, BC

Attention: Jordan Wall, Chief Administrative Officer

Re: Community Labour Market Partnership Project – Letter of Support

Dear Mr. Wall,

On behalf of [Organization Name], I am pleased to express our support for the Town of Comox Community Labour Market Partnership initiative.

Our organization recognizes the workforce challenges affecting the Comox Valley, including labour shortages, skills gaps, succession pressures, participation barriers, and the evolving workforce needs associated with marine industries, aviation and defence services, housing and construction, tourism and food systems, agriculture, and digital infrastructure.

We support the project's collaborative approach to strengthening workforce participation and aligning training pathways, employer needs, and workforce supports across the region.

[Organization Name] is committed to participating in the initiative by contributing sector expertise and workforce insights, participating in stakeholder engagement sessions and advisory discussions, supporting the identification of skills gaps and workforce pathways, and assisting in the validation of workforce priorities and implementation strategies.

We believe this initiative will strengthen workforce resilience, improve access to employment, and support long-term economic stability across the Comox Valley.

Thank you for the opportunity to contribute to this important regional initiative.

Sincerely,

Name
Title
Organization
Contact Information



March 19, 2026

To: Village of Cumberland Mayor and Council

From: Andrew Banks and Molly Tilden, BC Nature - Municipal Protected Areas Program

Subject: Participation in the Municipal Protected Areas Program

Dear Mayor and Council,

I am writing to you on behalf of BC Nature to introduce the Municipal Protected Areas Program (MPAP) and to respectfully seek permission for Village staff to engage with BC Nature to assess the Village of Cumberland's parks and protected lands for potential inclusion in the federal conservation database, the Canadian Protected and Conserved Areas Database (CPCAD).

The MPAP is inspired by Canada's commitment to conserve 30% of Canadian lands and waters by 2030 (the 30x30 commitment) made at the 2022 United Nations Biodiversity Conference. To achieve this ambitious commitment, the federal government is compiling a comprehensive record of federal, provincial, and local government protected lands that are rich in biodiversity within the CPCAD. The federal government has recognized that local government protected lands are currently underreported in this database. Consequently, the MPAP aims to support local governments in assessing and registering their biodiverse-rich protected areas in CPCAD.

The MPAP offers a unique opportunity for municipalities like yours to gain national recognition for your existing conservation efforts and play a vital role in Canada's 30x30 commitment. By participating, the Village of Cumberland can validate its conservation policies, existing protections, and management strategies, significantly raising the profile of your local conservation work. Furthermore, it enhances local knowledge and public awareness of these ecologically significant areas and positions your municipality favorably for future support and resources for conservation activities.

Please see the following links to Metro Vancouver and the Village of Lion's Bay media articles for their recent participation in CPCAD:

[Protected land in Lions Bay, B.C., added to nationwide conservation database](#)

[Maple Ridge parks added to national conservation database](#)



BC Nature, with the financial support of Environment and Climate Change Canada, is undertaking the assessment and registration process for local governments at no cost. This involves a desktop assessment of existing parks and protected areas, considering both ecological value and the policy strength of protective mechanisms. BC Nature handles the assessment and registration process to alleviate capacity constraints for local governments, necessitating only minimal time commitment from municipal staff, usually only a few meetings.

We can also leverage the valuable local knowledge and monitoring data from our local conservation clubs, if available, which assists with the program's success.

We've conducted a preliminary review of the Village of Cumberland parks and protected areas. The Cumberland Community Forest, Coal Creek Historic Park, and Cumberland Lake Park, among several other parks, appear to be strong candidates for registration in CPCAD.

Please see attached a PDF with more detailed information on the MPAP, including the criteria and benefits for registering lands in CPCAD.

BC Nature would be pleased to provide further detailed information or to address any questions that you may have regarding the MPAP or the assessment process.

Thank you for your time and consideration of this request.

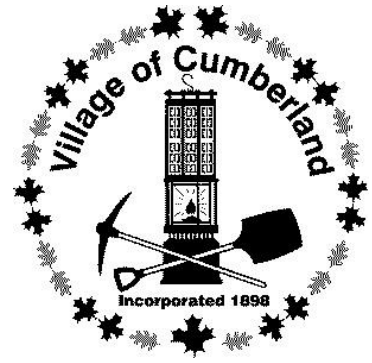
Regards,

Molly Tilden, Project Lead, BC Nature

Andrew Banks, Project Manager, BC Nature

Attachment: MPAP Overview

COUNCIL REPORT



REPORT DATE: 4/16/2026
MEETING DATE: 4/27/2026

File No. 1680

TO: Mayor and Councillors
FROM: Annie Bérard-Ball, Director of Corporate Services
SUBJECT: 2025 Audited Financial Statements

RECOMMENDATIONS

- i. THAT Council receive Cory Vanderhorst, CPA, CA from MNP to present the auditor's report to Council for the year ended December 31, 2025.
- ii. THAT Council approve the Village of Cumberland Audited Financial Statements for the year ended December 31, 2025.

PURPOSE

The purpose of this report is to present the Village of Cumberland Audited Financial Statements for the year ended December 31, 2025 to Council for approval.

PREVIOUS COUNCIL DIRECTION

N/A

BACKGROUND

The Community Charter requires that financial statements be prepared by the municipal financial officer and presented to Council. It also requires that the municipal auditor report to Council on the annual financial statements. Council is responsible for the review and acceptance of the financial statements. Audited financial statements must be submitted to the Province by May 15th each year.

The financial statements for the year ended December 31, 2025 were prepared by staff in accordance with generally accepted accounting principles for local governments, as recommended by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants Canada. These principles have been applied on a basis consistent with that of the preceding year.

The Village maintains a system of internal accounting controls designed to safeguard its assets and to provide reliable financial information. These systems are reviewed and tested on a cyclical basis by an independent auditor.

The audit firm of MNP LLP was appointed by Council to perform the independent audit for the 2025 year. Under the terms of their engagement, the interim audit work was undertaken in November 2025 and audit work was completed in March and early April 2026. The financial statements and auditor's report will be presented to Council on April 27, 2026.

DISCUSSION

The Financial Statements, notes and schedules as well as the auditor's report to members of Council and management are attached to this report. These are a representation of the audited financial activities of the municipality as at December 31, 2025 and consist of the following:

- Statement of Financial Position (Statement A)
- Statement of Operations and Accumulated Surplus (Statement B)
- Statement of Change in Net Financial Assets (Statement C)
- Statement of Cashflows (Statement D)
- Notes that provide supplementary information to the financial statements
- Schedule of Tangible Capital Assets (Schedule 1)
- Schedule of Debenture and Long-Term Debt (Schedule 2)
- Schedule of Segment Disclosure (Schedule 3)
- Schedule of Segment Disclosure with Budget Information (Schedule 4)

Schedules 3 and 4 (segment disclosures) provide Council with revenue and expenditure details for the various types of municipal services provided.

While the attached financial statements and auditor's report provide detailed information regarding the financial activities of the organization, particular items of note are outlined below for Council.

Changes in accounting policies

There were no changes in accounting policies for the year 2025.

Accumulated Surplus

The Statement of Financial Position reports the accumulated surplus balance of \$93.5 million as at December 31, 2025. The largest component of this balance shows tangible capital assets (\$87.7 million) at cost and net of amortization which appears to be a large surplus and doesn't show the details of the surplus balance. Therefore, staff recommends that Council focuses on Note 18 to the financial statements which presents the accumulated surplus by type and fund. Accumulated surplus is comprised of equity in tangible capital assets (\$76.9 million), which reflects amounts already spent on land, park and facility infrastructure, roads, and utility assets (net of the debt related to these assets); reserve funds established by bylaw (\$14.1 million), and operating funds (\$2.5 million).

Annual Surplus

The combined annual surplus as presented in the *Statement of Operations and Accumulated Surplus* was \$2.88 million in 2025 compared to \$4.91 million in 2024. The annual surplus for 2025 is mostly composed of:

- \$7.14 million for tangible capital assets net amortization and disposal (includes \$8.8 million for the wastewater upgrade project).
- \$ (3.14) million decrease in reserve balances.
- \$ (1.09) million increase in debt (new debt issued less debt repaid).
- \$ (0.15) million decrease in operating surplus.

In comparison to 2024, the 2025 annual surplus is lower mainly due to the internal funding from reserves used for the Wastewater upgrades project.

The revenue and expenses presented in the *Statement of Operations and Accumulated Surplus* does not include debt principal reductions or proceeds of debt (net proceeds \$1,085,457) or the actual acquisition of Village assets during the year (\$9,239,466). And the statement includes the annual amortization of all tangible capital assets (\$2,055,847).

As Cumberland continues to advance its asset replacement plan, the difference between the amortization expense and the tangible capital asset acquisitions will increase the annual surplus for year-end reporting purposes. While reporting for financial planning purposes isn't required by generally accepted accounting standards for year-end reporting, Council receives this useful information quarterly.

Net Financial Assets

The *Statement of Change in Net Financial Assets* presents a total net financial assets of \$5.5 million, which indicates the Village's financial assets exceed liabilities. This number is decreasing from 2024 (\$9.8 million), mostly due to the internal funding used towards the Wastewater upgrades project in 2025. A positive net financial assets balance provides the Village with the ability to finance future operations and limit the amount that future revenues will be required to pay for past transactions and events. Local governments can be in a net debt financial position if debt is regularly used to finance capital acquisitions. Local governments must consider the amount current and future taxpayers are contributing to the assets that they use, and this amount can be different for each organization.

FINANCIAL IMPLICATIONS

Total fees of \$30,000 are expected to be charged to the Village for audit services.

OPERATIONAL IMPLICATIONS

The Audited Financial Statements are a statutory requirement and are included in core staff duties. Significant staff time is used for this process each year.

CLIMATE CHANGE IMPLICATIONS

While presentation of the audited financial statements to Council does not directly relate to climate change mitigation, many of the expenditures that the statements report on did and would have been considered during the activities themselves.

ALTERNATIVES

1. Council can direct staff to bring additional information back before accepting the 2025 audited Financial Statements.

STRATEGIC OBJECTIVE

- Diverse & Healthy Community
- Sustainable Service Delivery & Asset Management
- Community Planning

ATTACHMENTS

1. 2025 Draft Financial Statements.
2. 2025 Audit Findings Report to Mayor and Council.

CONCURRENCE

none

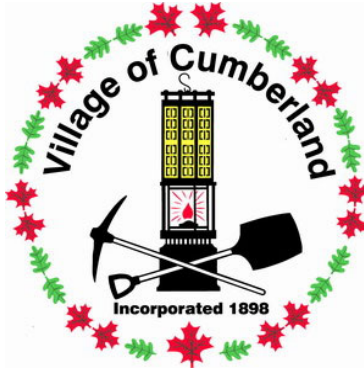
Respectfully submitted,

A. Bérard-Ball

Annie Bérard-Ball
Director of Corporate Services

M. Mason

Michelle Mason
Chief Administrative Officer



**THE CORPORATION OF THE
VILLAGE OF CUMBERLAND**

FINANCIAL STATEMENTS

DECEMBER 31, 2025

**THE CORPORATION OF THE
VILLAGE OF CUMBERLAND**

Index to Financial Statements

For the year ended DECEMBER 31, 2025

MANAGEMENT'S RESPONSIBILITY

INDEPENDENT AUDITOR'S REPORT

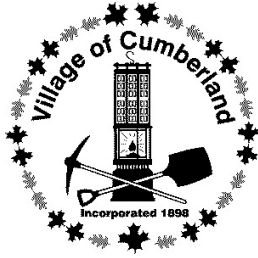
STATEMENTS

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Corporation of the Village of Cumberland

2673 Dunsmuir Avenue
P.O. Box 340
Cumberland, BC V0R 1S0
Telephone: 250-336-2291
Fax: 250-336-2321
cumberland.ca

Management's Responsibility for Financial Reporting

The financial statements have been prepared by management in accordance with Canadian public sector accounting standards and are outlined under "Significant Accounting Policies" in the notes to the financial statements. Management is responsible for the integrity and objectivity of these statements and schedules.

Management maintains a system of internal controls to provide reasonable assurance that assets are safeguarded and that transactions are authorized, recorded and reported properly. Management also maintains a program of proper business compliance.

Council is responsible for reviewing and approving the financial statements and for ensuring that management fulfils its responsibilities for financial reporting and internal control.

MNP LLP, Chartered Professional Accountants, the Village's independent auditors, have conducted an examination of the financial statements in accordance with Canadian generally accepted auditing standards and have expressed their opinion in a report accompanying this statement.

Annie Bérard-Ball, CPA, CMA, MBA
Director of Corporate Services, Chief Financial Officer,
pursuant to Section 149 of the Community Charter
April XX, 2026

Independent Auditor's Report

To the Mayor and Council of the Corporation of the Village of Cumberland:

Opinion

We have audited the financial statements of the Corporation of the Village of Cumberland (the "Municipality"), which comprise the statement of financial position as at December 31, 2025, and the statements of operations and accumulated surplus, changes in net financial assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Municipality as at December 31, 2025, and the results of its operations, changes in its net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Municipality in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

Management is responsible for the other information, consisting of an annual report, which is expected to be made available to us after the date of this auditor's report.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the annual report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Municipality's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless management either intends to liquidate the Municipality or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Municipality's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Municipality's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Municipality's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Municipality to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Nanaimo, British Columbia

April 27, 2026

MNP LLP

Chartered Professional Accountants

THE CORPORATION OF THE VILLAGE OF CUMBERLAND
Statement of Financial Position
As at December 31, 2025

	<u>2025</u>	<u>2024</u>
Financial Assets		
Cash and cash equivalents	\$ 17,617,180	\$ 17,987,407
Property taxes receivable	342,556	349,299
Accounts receivable (Note 2)	2,980,566	2,212,733
Investments (Note 3)	5,775,598	7,317,255
	<u>26,715,900</u>	<u>27,866,694</u>
Financial Liabilities		
Accounts payable and accrued liabilities (Note 4)	4,066,185	2,413,551
Asset retirement obligation liabilities (Note 13)	264,448	297,097
Service and other deposits (Note 5)	1,179,190	1,122,347
Deferred revenue (Note 7)	5,135,833	4,696,735
Debenture and long term-debt (Note 9, Schedule 2)	10,526,330	9,507,276
	<u>21,171,986</u>	<u>18,037,006</u>
Net Financial Assets	<u>5,543,914</u>	<u>9,829,688</u>
Non-financial Assets		
Tangible capital assets (Schedule 1)	87,694,085	80,549,848
Inventories	177,410	173,718
Prepaid expenses	101,350	86,420
	<u>87,972,845</u>	<u>80,809,986</u>
Accumulated Surplus (Note 18)	<u>\$ 93,516,759</u>	<u>\$ 90,639,674</u>
Contingent liabilities (Note 8)		
Contractual rights (Note 19)		

See accompanying notes to the financial statements

Approved by:

Vickey Brown
Mayor

Annie Bérard-Ball
Director of Corporate Services,
Chief Financial Officer

THE CORPORATION OF THE VILLAGE OF CUMBERLAND
Statement of Operations and Accumulated Surplus
For The Year Ended December 31, 2025

	2025 Budget (Note 15)	2025 Actual	2024 Actual
Revenue			
Property taxes	\$ 4,753,160	\$ 4,881,928	\$ 4,421,228
Payments in lieu of taxes	59,330	61,286	59,383
Frontage taxes	808,730	827,473	771,824
Sale of services	3,029,540	3,087,087	2,819,532
Transfers from other governments	1,598,910	3,390,488	4,097,698
Services to other governments	518,060	597,327	508,925
Other Revenue	930,490	1,674,702	1,955,048
Development cost charges	99,010	91,393	458,394
Contributed assets	-	-	99,069
	<u>11,797,230</u>	<u>14,611,684</u>	<u>15,191,101</u>
Expenses			
General government services	1,437,820	1,489,189	1,238,991
Transportation services	2,158,760	2,389,920	2,129,698
Protective services	1,113,790	1,127,940	1,123,207
Environmental health services	3,416,830	3,493,500	3,011,717
Public health services	40,750	32,050	29,219
Environmental planning and development	1,107,380	1,232,324	885,531
Recreation and cultural services	2,003,160	1,969,676	1,866,207
	<u>11,278,490</u>	<u>11,734,599</u>	<u>10,284,570</u>
Annual Surplus	<u>518,740</u>	<u>2,877,085</u>	<u>4,906,531</u>
Accumulated Surplus, Beginning of Year	<u>90,639,674</u>	<u>90,639,674</u>	<u>85,733,143</u>
Accumulated Surplus, End of Year	<u>\$ 91,158,414</u>	<u>\$ 93,516,759</u>	<u>\$ 90,639,674</u>

See accompanying notes to the financial statements

THE CORPORATION OF THE VILLAGE OF CUMBERLAND
Statement of Changes in Net Financial Assets
For The Year Ended December 31, 2025

	2025 Budget	2025 Actual	2024 Actual
	(Note 15)		
Annual Surplus	\$ 518,740	\$ 2,877,085	\$ 4,906,531
Amortization of tangible capital assets	1,779,520	2,055,847	1,928,045
Change in supplies inventories	-	(3,692)	(12,196)
Change in prepaid expense	-	(14,930)	(17,957)
Loss on disposal of tangible capital assets	-	39,382	85,350
Acquisition of tangible capital assets	<u>(2,507,770)</u>	<u>(9,239,466)</u>	<u>(6,673,006)</u>
Change In Net Financial Assets	<u>(209,510)</u>	<u>(4,285,774)</u>	<u>216,767</u>
Net Financial Assets, Beginning Of Year	<u>9,829,688</u>	<u>9,829,688</u>	<u>9,612,921</u>
Net Financial Assets, End Of Year	<u><u>\$ 9,620,178</u></u>	<u><u>\$ 5,543,914</u></u>	<u><u>\$ 9,829,688</u></u>

See accompanying notes to the financial statements

STATEMENT D

THE CORPORATION OF THE VILLAGE OF CUMBERLAND
Statement of Cash Flows
For The Year Ended December 31, 2025

	<u>2025</u>	<u>2024</u>
Cash Flows From Operating Transactions		
Annual surplus	\$ 2,877,085	\$ 4,906,531
Non-cash items		
Amortization	2,055,847	1,928,045
Contributed assets	-	(99,069)
Long-term debt actuarial reduction	(66,403)	(56,738)
Loss on disposal of tangible capital assets	39,382	85,349
Change in prepaid expense	(14,930)	(17,957)
Change in inventories	(3,692)	(12,196)
Change in deferred revenue	439,098	(801,091)
Change in working capital		
Change in property taxes receivable	6,743	(37,095)
Change in accounts receivable	(767,833)	(171,850)
Change in accounts payable	1,652,634	(667,379)
Change in asset retirement obligation liability	(32,649)	35,208
Change in service and other deposits	56,843	(37,379)
Cash provided by operating transactions	<u>6,242,125</u>	<u>5,054,379</u>
Cash Flow From Capital Transactions		
Purchase of tangible capital assets	<u>(9,239,466)</u>	<u>(6,573,936)</u>
Cash applied to capital transactions	<u>(9,239,466)</u>	<u>(6,573,936)</u>
Cash Flow From Financing Transactions		
New debt issued	1,534,000	1,577,214
Long-term debt repaid	<u>(448,543)</u>	<u>(443,573)</u>
Cash provided by (applied to) financing transactions	<u>1,085,457</u>	<u>1,133,641</u>
Cash Flow From Investing Transactions		
Change in investments	<u>1,541,657</u>	<u>(2,200,926)</u>
Cash provided by investing transactions	<u>1,541,657</u>	<u>(2,200,926)</u>
Decrease in Cash and Cash Equivalents	(370,227)	(2,586,842)
Cash and Cash Equivalents, Beginning Of Year	<u>17,987,407</u>	<u>20,574,249</u>
Cash and Cash Equivalents, End Of Year	<u><u>\$ 17,617,180</u></u>	<u><u>\$ 17,987,407</u></u>
Interest Included In Operating Transactions		
Interest received in the year	\$ 928,821	\$ 1,340,534
Interest paid in the year	\$ (289,910)	\$ (299,395)

See accompanying notes to the financial statements

The Corporation of the Village of Cumberland (the “Municipality”) was incorporated in 1898 under the provisions of the *British Columbia Municipal Act* and is subject to the provisions of the Community Charter and related legislation. Its principal activities are the provision of local government services to the residents of the Municipality.

1. SIGNIFICANT ACCOUNTING POLICIES

- a) It is the Municipality’s policy to follow Canadian public sector accounting standards (PSAS) as developed by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.
- b) In accordance with PSAS, the Municipality reports a combination of all funds. The financial statements reflect the removal of internal transactions and balances.
- c) Tangible capital assets and other non-financial assets are accounted for as non-financial assets by the Municipality because they can be used to provide municipal services in future periods. These assets do not normally provide resources to discharge liabilities unless they are sold.
- d) Cash and cash equivalents include short-term deposits held both with the Municipal Finance Authority (in its Money Market Fund), First Credit Union, Coastal Community Credit Union and Canaccord Genuity Wealth Management and are carried at cost, which approximates market value. The short-term deposits have maturities of less than 90 days at the time of purchase and/or can be liquidated on demand.
- e) The Municipality recognizes its financial instruments when the Municipality becomes party to the contractual provisions of the financial instrument. All financial instruments are initially recorded at fair value. At initial recognition, the Municipality may irrevocably elect to subsequently measure any financial instrument at fair value. The Municipality has not made such an election during the year.

The Municipality subsequently measures investments in equity instruments quoted in an active market and all derivative instruments, except those that are linked to, and must be settled by delivery of unquoted equity instruments of another entity, at fair value. Fair value is determined by published price negotiations. Transactions to purchase or sell these items are recorded on the trade date. Net gains and losses arising from changes in fair value are recognized in the statement of remeasurement gains and losses. Interest income is recognized in the statement of operations. Investments in equity instruments not quoted in an active market and derivatives that are linked to, and must be settled by delivery of unquoted equity instruments of another entity, are subsequently measured at cost. With the exception of those instruments designated at fair value, all other financial assets and liabilities are subsequently measured at amortized cost using the effective interest rate method.

Transaction costs directly attributable to the origination, acquisition, issuance or assumption of financial instruments subsequently measured at fair value are immediately recognized in annual surplus. Conversely, transaction costs are added to the carrying amount for those financial instruments subsequently measured at cost or amortized cost.

All financial assets except derivatives are tested annually for impairment. Any impairment which is not considered temporary is recorded in the statement of operations. Write-downs of financial assets measured at cost or amortized cost, to reflect losses in value, are not reversed for subsequent increases in value. Reversals of any net measurements of financial assets measured at fair value are reported in the statement of remeasurement gains and losses.

The Municipality has not presented a statement of remeasurement gains and losses as it does not have any items giving rise to remeasurement gains or losses.

- f) Inventories are valued at the lower of cost and replacement value.
- g) Sources of Funds for the Municipality
 - i) Tax revenues are recognized in the year that they are levied.
 - ii) Government transfers are recognized as revenues when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Restricted grants are recognized when the related expenses are incurred and when collection is reasonably assured.
 - iii) Sales of services and other revenue from own sources are recognized when the performance obligation has been satisfied and when the amount can be estimated, and collection is reasonably assured. Sewer and water fees are recognized when the commodity has been used by the customer.
 - iv) Restricted revenues from collections of development cost charges are deferred and then recognized as revenue in the year that an expenditure, authorized by bylaw, is incurred.
- h) The Municipality is statutorily obligated to collect and transmit the tax levies of the following bodies:
 - i) Provincial Government – Schools;
 - ii) Provincial Government – Police;
 - iii) Comox Valley Regional District;
 - iv) Regional Hospital District of Comox Strathcona;
 - v) British Columbia Assessment Authority;
 - vi) Municipal Finance Authority; and
 - vii) Vancouver Island Regional Library.

Such levies are not included in the revenues of the Municipality.

- i) Expenses are recorded in the period in which the goods or services are acquired and a liability is incurred.
- j) The preparation of financial statements in conformity with PSAS requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements, as well as the reported amounts of revenue and expenditures during the reporting period. Significant areas requiring the use of estimates include the ability to collect property taxes receivable and accounts receivable, obsolete or damaged inventory, amortization of tangible capital assets, post employment benefits, and asset retirement obligation liabilities. Actual results may vary from the estimates and adjustments, if any, will be reported and reflected in operations, as they become known.

- k) The Municipality recognizes the expenses relating to employee benefits in the period in which the employees render the services in return for the benefits, including compensated employee absences that accumulate but do not vest. Absences due to employee illness are paid when an injury or illness occurs, but entitlement to such compensation arises as employees render service. Entitlement to compensated absence due to illness or injury is measured as the expected future utilization of this benefit.
- l) Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

Buildings	25-40
Equipment, furniture and vehicles	5-15
Water and waste water plant and networks	
Underground networks	60-100
Plants and lift stations	50-100
Pumping stations and reservoirs	100
Other infrastructure	50-100
Transportation	
Road surfaces	15-25
Road base structure	75
Poles and luminaries	100
Parks and other	
Land improvements	10-40
Playing fields and trails	15-20
Parking lots	10-20

Contributions of tangible capital assets are recorded as an asset at their fair value at the date of receipt and as revenue.

Leases are classified as capital or operating leases. Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as capital leases and the associated asset is recorded at the lower of the present value of future minimum lease payments or fair value.

m) Liability For Contaminated Sites

Contaminated sites are a result of contamination of a chemical, organic or radioactive material or live organism that exceeds an environmental standard, being introduced into soil, water or sediment. The liability is recorded net of any expected recoveries. A liability for remediation of contaminated sites is recognized when all of the following criteria are met:

- i) an environmental standard exists;
- ii) contamination exceeds the environmental standard;
- iii) the Municipality is directly responsible or accepts responsibility; and
- iv) is directly responsible; or
- v) accepts responsibility; and

vi) a reasonable estimate of the amount can be made.

As at December 31, 2025 and 2024 the Municipality has reported no liabilities related to contaminated sites.

n) Asset Retirement Obligations

A liability for an asset retirement obligation is recognized at the best estimate of the amount required to retire a tangible capital asset (or component thereof) at the financial statement date when there is a legal obligation for the Village to incur retirement costs in relation to a tangible capital asset (or component thereof), the past transaction or event giving rise to the liability has occurred, it is expected that future economic benefits will be given up, and a reasonable estimate of the amount can be made. The best estimate of the liability includes all costs directly attributable to asset retirement activities, based on information available at December 31, 2025. The best estimate of an asset retirement obligation incorporates a present value technique, when the cash flows required to settle or otherwise extinguish an asset retirement obligation are expected to occur over extended future period.

When a liability for an asset retirement obligation is initially recognized, a corresponding asset retirement cost is capitalized to the carrying amount of the related tangible capital asset (or component thereof). The asset retirement cost is amortized over the useful life of the related asset.

At each financial reporting date, the Village reviews the carrying amount of the liability. The Village recognizes the period-to-period changes to the liability due to the passage of time as accretion expense. Changes to the liability arising from revisions to either the timing, the amount of the original estimate of undiscounted cash flows or the discount rate are recognized as an increase or decrease to the carrying amount of the related tangible capital asset.

The Village continues to recognize the liability until it is settled or otherwise extinguished. Disbursements made to settle the liability are deducted from the reported liability when they are made.

2. ACCOUNTS RECEIVABLE

Accounts receivable is comprised of the following:

	<u>2025</u>	<u>2024</u>
Due from federal government	\$ 1,343,695	\$ 690,864
Due from provincial government	472,510	85,650
Due from other governments	56,156	219,798
Other receivables	1,108,205	1,216,421
	<u>\$ 2,980,566</u>	<u>\$ 2,212,733</u>

3. INVESTMENTS

Investments are comprised of the following:

	<u>2025</u>	<u>2024</u>
First Credit Union Term Deposits with interest rate of 4.90% in 2024; matured August 9, 2025	\$ -	\$ 2,000,000
Coastal Community Credit Union Investment with interest rate of 5.30%; matured September 7, 2025	-	2,214,031
First Credit Union Term Deposits with interest rate of 4.75%; matures February 9, 2026	1,047,449	1,000,000
First Credit Union Term Deposits with interest rate of 3.30% (2024 - 5.55%); matures March 17, 2026	2,219,699	2,103,224
Canaccord Genuity Wealth Management Investment with interest rate of 3.70%; matures July 15, 2026	254,283	-
Canaccord Genuity Wealth Management Investment with interest rate of 3.60%; matures July 15, 2026	254,167	-
First Credit Union Term Deposits with interest rate of 3.55% (2024 – Nil); matures February 18, 2027	2,000,000	-
	<u>\$ 5,775,598</u>	<u>\$ 7,317,255</u>

4. ACCOUNTS PAYABLE

Account payable is comprised of the following:

	<u>2025</u>	<u>2024</u>
Due to federal government	\$ 4,984	\$ 5,082
Due to provincial government	2,439	134,706
Due to other government	5,065	8,662
Salaries, wages and benefits payable (Note 11)	566,032	431,573
Other payables	3,487,665	1,833,528
	<u>\$ 4,066,185</u>	<u>\$ 2,413,551</u>

5. SERVICE AND OTHER DEPOSITS

Service and other deposits are securities and deposits held by the Municipality to ensure performance of requirements under contract or for approval of development or subdivision applications, or to safeguard against damages to facilities and infrastructure. The balance includes deposits collected for building, plumbing and development permits, subdivision and landscaping performance bonds and park and facility rentals.

6. BANK INDEBTEDNESS

The Municipality has an available secured line of credit of \$2 million from the First Credit Union bearing interest at prime. No balance was drawn on the line of credit as at December 31, 2025 (2024 – nil).

7. DEFERRED REVENUE

Included in deferred revenue are contributions from developers collected under the Development Cost Charges (DCC) Bylaw. These contributions will be recognized as revenue in future years when these funds are used for expenditures as permitted by the Development Cost Charges Bylaw and the relevant sections of the Local Government Act, unless otherwise authorized by the Ministry of Housing and Municipal Affairs.

The category Other Deferred includes miscellaneous deferred revenues, grants and donations.

	Balance 31-Dec-24	Collections	Recognized As Revenue	Interest Income	Balance 31-Dec-25
Deferred Revenue – DCC					
Parks	\$ 973,476	\$ 22,216	\$ (4,337)	\$ 32,439	\$ 1,023,794
Roads	328,953	188,589	-	14,467	532,009
Sanitary Sewer	843,263	128,626	(46,127)	31,002	956,764
Storm Drainage	401,808	41,174	(30,600)	13,569	425,951
Waterworks	1,025,620	89,742	(10,329)	35,671	1,140,704
	<u>3,573,120</u>	<u>470,347</u>	<u>(91,393)</u>	<u>127,148</u>	<u>4,079,222</u>
Other Deferred Revenue	1,123,615	1,086,565	(1,189,200)	35,631	\$ 1,056,611
	<u>\$ 4,696,735</u>	<u>\$ 1,556,912</u>	<u>\$ (1,280,593)</u>	<u>\$ 162,779</u>	<u>\$ 5,135,833</u>

8. CONTINGENT LIABILITIES

- a) The Municipality’s loan agreements with the Comox Valley Regional District and the Municipal Finance Authority provide that if at any time the scheduled payments required are not sufficient to meet obligations in regards to borrowings, the resulting deficiency becomes a joint and several liability of the Municipality and the other member Municipalities.
- b) The Municipality is involved with a number of legal actions, the outcomes of which cannot be determined at this time. Management has determined that any potential liabilities arising from these outstanding claims are either not significant or will be recovered through property taxes.
- c) As at December 31, 2025, the Municipality has no record of any significant assessment appeals pending with respect to properties.
- d) The Municipality is a Subscribed member of the Municipal Insurance Association of British Columbia (the “Exchange”) as provided by Section 3.02 of the Insurance Act of the Province of British Columbia. The main purpose of the Exchange is to pool the risks of liability so as to lessen the impact upon any Subscriber. Under the Reciprocal Insurance Exchange Agreement the Municipality is assessed a premium and specific deductible for its claims based on population. The obligation of the Municipality with respect to the Exchange and/or contracts and obligations entered into by the Exchange on behalf of its Subscribers in connection with the Exchange are in every case several, and not joint and several.

e) In 2019, the Municipality received a notice from the Ministry of Environment and Climate Change Strategy (MOE) notifying the Municipality that the MOE was considering imposing a number of administrative penalties. The Municipality entered into a consent order with MOE in 2020 and paid \$15,000 that represents a portion of the administration penalties. As per the consent order, if registration under the Municipal Wastewater Regulation or an Operational Certificate under an approved Liquid Waste Management Plan (LWMP) is not complete by December 31, 2025, unless any delay beyond that date is affected by a material change in circumstances not caused or contributed to by the appellant, \$40,000 shall forthwith be paid to the Minister of Finance. The consent order compliance deadline was extended to December 31, 2026 and the Municipality submitted a LWMP in August 2025 and is awaiting MOE to complete its review. The Municipality believes there is a good probability that the registration will take place in 2026.

9. LONG-TERM DEBT

- a) The Municipality is party to several equipment loans financed through the Municipal Finance Authority for the acquisition of vehicles and operating equipment. Loan terms are five years or less. The vehicles and equipment under these loans have a carrying value of \$494,008 (2024 - \$802,811) and are recorded as non-financial assets in the statement of financial position.
- b) The following is a schedule of future minimum principal payments under the equipment financing loans with various expiry dates to 2030 together with the balance of the obligations under the loans, which is included in the debenture and long-term debt as detailed in Schedule 2:

2026	\$	109,583
2027		100,968
2028		82,339
2029		31,097
2030		17,261
2031		1,292
	\$	342,540

c) Principal payments on debenture and long-term debt over the next five years are as follows:

2026	\$	297,259
2027		297,259
2028		297,259
2029		297,259
2030		297,259
Thereafter		8,697,495
	\$	10,183,790

Total balance for equipment loans, debenture and long-term debt equal \$10,526,330 (2024 - \$9,507,276).

10. DEPOSITS AND RESERVES – MUNICIPAL FINANCE AUTHORITY

Under borrowing arrangements with the Municipal Finance Authority (MFA), the Municipality is required to lodge security by means of demand notes and interest-bearing cash deposits based on

the amount of the borrowing. As the debt principal is retired, demand notes are released and the cash deposits are refunded and recorded as operating income in the period received.

As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA as a debt reserve fund. These deposits, which are contingent in nature, are held by the MFA to act as security against the possibility of debt repayment default, and together with the demand notes are not recorded in the accounts. If the debt is repaid without default, the deposits are refunded to the Municipality.

Cash deposits at December 31, 2025 equal to \$106,016 (2024 - \$102,934) and are not reported elsewhere in these financial statements.

11. EMPLOYEE BENEFITS LIABILITY

Union Employees who retire qualify for a one-time payout of up to 72 days of their accumulated unused sick leave bank after 10 years of service. The Municipality calculates the value of this liability for employees based on review of the total vested and non-vested accrued time to date. Probabilities of 10 – 100% are assigned based on years of service and length of time to retirement and inflated at 4.00% (2024 – 2.60%) and discounted at 3.73% (2024 – 4.44%). At December 31, 2025, the value of sick leave for all vested employees is calculated at \$67,310 (2024 - \$57,189). The total estimated employee retirement benefit liability at December 31, 2025 is \$336,363 (2024 - \$293,708). Employee retirement benefit amounts are being funded by an accounting charge on sick time accrued during the year and are included in the accounts payable and accrued liabilities. (Note 4)

12. PENSION LIABILITY

The Municipality and its employees contribute to the Municipal Pension Plan (the “Plan”), a jointly trustee pension plan. The Board of trustees, representing Plan members and employers, is responsible for administering the Plan, including investment of the assets and administration of benefits. The pension plan is a multi-employer defined benefit pension plan. Basic pension benefits provided are based on a formula. As at December 31, 2024, the Plan has approximately 273,000 active members and approximately 133,000 retired members. Active members include approximately 47,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the Plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the Plan. The actuary’s calculated contribution rate is based on the entry age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the Plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation for the Municipal Pension Plan as at December 31, 2024, indicated a \$2,675 million funding surplus for basic pension benefits on a going concern basis.

The next valuation will be as at December 31, 2027, with results available later in 2028. Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is

because the Plan records accrued liabilities and accrued assets for the Plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

The Municipality paid \$293,580 (2024 - \$257,102) for employer contributions while employees contributed \$267,404 (2024 - \$236,462) to the Plan in fiscal 2025.

13. ASSET RETIREMENT OBLIGATION

The Municipality has the following asset retirement obligations associated with assets it owns and operates:

Well Decommissioning Obligation:

The Groundwater Protection Regulation provides specific guidelines for decommissioning wells which give rise to a retirement obligation. The Municipality must recognize an asset retirement obligation related to two wells owned by the Village that will be required to be decommissioned at the end of life. The value of this obligation is reevaluated every year resulting in a reduction of \$1,239 (2024 – increase of \$3,174) in the asset retirement liability and equal decrease in the historical cost of the wells.

Asbestos Abatement Obligation:

Asbestos and other designated hazardous materials represent a health hazard upon disturbance and as a result carry a legal obligation to be removed when a facility undergoes a significant renovation or demolition. The Municipality owns and operates several facilities that are known to have asbestos and as a result recognized an obligation relating to the removal of the hazardous materials upon adoption of the PS 3280 Asset Retirement Obligations. The value of this obligation is reevaluated every year resulting in a reduction of \$42,465 (2024 – increase of \$32,034) in the asset retirement liability and an equal decrease in the historical cost of the associated building assets. Most of the reduction is related to some asbestos abatement work completed in Council Chamber.

Changes to the asset retirement obligations in the year are as follows:

	Balance 31-Dec-24	Addition	Accretion Expense	Reduction	Balance 31-Dec-25
Asset Retirement Obligation					
Well Decommissioning	\$ 25,859	\$ -	\$ 1,086	\$ (1,239)	\$ 25,706
Municipal Facilities					
Asbestos Abatement	271,238	-	9,969	(42,465)	238,742
	\$ 297,097	\$ -	\$ 11,055	\$(43,704)	\$ 264,448

14. TRUST FUNDS

Cash and cash equivalents and investments at December 31, 2025 held in trust by the Municipality for cemetery care equal to \$118,059 (2024 - \$104,346). Neither the assets nor related liabilities have been recorded in the financial statements.

15. ANNUAL BUDGET

Budget figures are based on the *2025-2029 Financial Plan Bylaw No. 1216, 2024* approved by Council on January 13, 2025. Figures are presented on the basis used for actual results and were adjusted as follows to comply with financial statement presentation:

Surplus per 2025 – 2029 Financial Plan	\$ -
Remove proceeds from borrowing	(360,000)
Remove principal payments on debt	523,060
Add back amortization	(1,779,520)
Remove capital acquisitions	2,507,770
Transfer to reserves	(372,570)
Surplus restated for financial statement purposes	<u><u>\$ 518,740</u></u>

During the year, the adopted budget can be amended and Council will adopt a new bylaw to reflect the approved amendments. A reconciliation between the original financial plan adopted by Council by May 15th of each year and the final amended financial plan bylaw is as follows:

	Original Financial Plan Bylaw 1216	Final Amended Financial Plan Bylaw 1235 & 1252	Difference
Revenues	\$ (11,698,220)	\$ (19,985,780)	\$ (8,287,560)
Expenses			
General government services	1,437,820	1,622,260	184,440
Transportation services	2,158,760	2,195,400	36,640
Protective services	1,113,790	1,123,850	10,060
Environmental health services	3,416,830	4,007,200	590,370
Public health services	40,750	40,750	-
Environmental planning and development services	1,107,380	1,201,800	94,420
Parks, recreation and cultural services	2,003,160	2,173,930	170,770
	<u>11,278,490</u>	<u>12,365,190</u>	<u>1,086,700</u>
Net (Revenues) Expenses	<u>(419,730)</u>	<u>(7,620,590)</u>	<u>(7,200,860)</u>
Adjustments	891,310	13,830,990	12,939,680
Transfers (from) to reserves	(372,570)	(5,943,370)	(5,570,800)
Development costs charges	(99,010)	(267,030)	(168,020)
	<u>419,730</u>	<u>7,620,590</u>	<u>7,200,860</u>
Transfer to/(from) accumulated surplus	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

16. COMMUNITY WORKS FUNDS

Community Works Funds (CWF) Agreement funding is provided by the Government of Canada. The use of the funding is established by a funding agreement between the local government and the Union of British Columbia Municipalities. CWF Agreement funding may be used towards designated categories that include public transit, community energy, water, wastewater, solid waste, transportation, tourism, sports, culture and recreation infrastructure, disaster mitigation and capacity building projects, as specified in the funding agreements.

Revenues under the CWF program will be recognized when allocated to the Municipality. The Municipality continues to track the unspent amounts in the Community Works Funds Reserve. The continuity of this fund is presented in the table below:

	<u>2025</u>	<u>2024</u>
Opening balance of unspent funds	\$ 965,750	\$ 1,405,961
Add:		
Amounts received during the year	265,901	265,901
Interest on funds	33,563	74,083
Less:		
Amounts allocated to projects during the year	(250,254)	(780,195)
Closing balance unspent funds	<u>\$ 1,014,960</u>	<u>\$ 965,750</u>

17. GROWING COMMUNITIES FUNDS

Growing Communities Funds (GCF) is provided by the Province of British Columbia and may be used to help communities prepare for future growth and build the amenities needed to increase the pace and scale of housing supply.

Revenues under the Growing Communities Funding Program have been recognized when allocated to the Municipality. The Municipality continues to track the unspent amounts in a separate dedicated reserve fund. The continuity of this fund is presented in the table below:

	<u>2025</u>	<u>2024</u>
Opening balance of unspent funds	\$ 2,347,898	\$ 2,273,170
Add:		
Amounts received during the year	-	-
Interest on funds	81,027	120,502
Less:		
Amounts allocated to projects during the year*	(1,840,000)	(45,774)
Closing balance unspent funds	<u>\$ 588,925</u>	<u>\$ 2,347,898</u>

*** 2025 Allocations:**

An amount of \$1,840,000 was allocated under the eligible criteria: wastewater conveyance and treatment facilities. The funding was used to fund part of phase 1 of the wastewater treatment upgrade project.

18. ACCUMULATED SURPLUS

Operating Funds - comprise the principal operating activities of the Municipality and are separated into General, Water, and Sanitary Sewer Funds.

Reserve Funds - created to hold cash, and investments for specific future requirements.

Equity In Tangible Capital Assets - used to record the acquisition and disposal of tangible capital assets and related financing and similarly separated into General, Water and Sanitary Sewer Funds.

Accumulated Surplus:	2025	2024
Operating Funds:		
General Fund	\$ 1,670,753	\$ 2,037,392
Water Fund	271,919	262,382
Sanitary Sewer Fund	578,059	366,117
	<u>2,520,731</u>	<u>2,665,891</u>
Reserve Funds:		
Community Works Funds Reserve (Note 16)	1,014,960	965,750
Emergency & Safety Reserve	3,189,120	2,680,018
Fire Vehicles & Protective Equipment Replacement	369,924	271,070
General Financial Stabilization Reserve	2,037,871	1,609,321
General Municipal Facility Assets Reserve	644,722	515,156
General Village Assets Reserve	216,960	184,326
Growing Communities Funds Reserve (Note 17)	588,925	2,347,898
Host Amenity Funds Reserve	151,918	156,357
Linear Infrastructure Asset Renewal Reserve	2,650,163	2,414,758
Land Sale Reserve	1,411	1,367
Parkland Reserve	198,941	168,568
Sewer Stabilization Reserve	79,410	992,116
Water Meter Renewal Reserve	1,072,017	953,552
Water Stabilization Reserve	716,176	586,177
Water & Sewer Infrastructure Asset Renewal Reserve	1,160,203	3,381,873
	<u>14,092,721</u>	<u>17,228,307</u>
Equity In Tangible Capital Assets:		
General Fund	28,378,081	29,266,571
Water Fund	17,370,329	17,638,035
Sanitary Sewer Fund	31,154,897	23,840,870
	<u>76,903,307</u>	<u>70,745,476</u>
Accumulated Surplus	<u>\$ 93,516,759</u>	<u>\$ 90,639,674</u>

19. CONTRACTUAL RIGHTS

Following is a breakdown of the contractual rights at December 31, 2025:

Contractual Right with	Description of Contractual Right	2026	2027	2028	2029	2030	Total
Coal Valley Estates	Developer Amenity Funds	\$74,971	-	-	-	-	\$74,971
Comox Valley Regional District	Fire Protection to the Royston Service Area	\$263,280	\$250,090	\$311,430	\$315,930	\$318,660	\$1,459,390
Comox Valley Regional District	Amenities for hosting a landfill within jurisdiction	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000

20. FINANCIAL INSTRUMENTS

The Municipality is exposed to various risks through its financial assets and liabilities. The following analysis provides an assessment of those risks at December 31, 2025. There have been no changes to exposure of these risks from the prior year.

a) Credit Risk

Credit risk primarily arises from cash, investments and accounts receivable. The risk exposure is limited to their carrying amounts as at the date of the statement of financial position.

Accounts receivable primarily consist of amounts receivable from other government organizations and residents. To reduce the risk, the Municipality regularly reviews the collectability of its accounts receivable and if needed, will establish an allowance based on its best estimate of potentially uncollectible amounts. As at December 31, 2025, the amount of allowance for uncollectible amounts was nil (2024 - nil). The Municipality historically has not had difficulty collecting receivables, nor have counterparties defaulted on any payments.

b) Interest Rate Risk

Interest rate risk arises when the fair value or future cash flows of a financial instrument fluctuate because of changes in market interest rates. Investments bear some interest rate risk but these risks are mitigated through the diversification of the portfolio.

c) Market Risk

Market risk arises when the value of an investment fluctuates as a result of changes in market prices, whether those changes are caused by factors specific to the individual investment, or factors affecting all securities traded in the market.

The Municipality manages its market risk by holding cash balances with top rated Canadian Schedule I financial institutions. Investments are managed following the provisions of the Community Charter. The Municipality periodically reviews its investments and is satisfied that the investments are being managed in accordance with the legislation.

d) Liquidity Risk

Liquidity risk is the risk that the Municipality will not be able to meet its obligations as they become due. The Municipality manages liquidity risk by monitoring actual and forecasted cash

flows and maintaining adequate levels of working capital to ensure all its obligations can be met when they fall due.

21. SEGMENTED INFORMATION

The Municipality is a diversified local government institution that provides a wide range of services to its citizens, including the provision of water, sewer, garbage disposal, recreation, parks, and cemetery services. The services and functions of the Municipality have been segregated or grouped based on factors such as delivery method, similarity in regulations, restrictions or cost recovery and the nature of the service as voluntary or essential services. Consideration has been given to comparability to other Municipal bodies.

The segments are categorized and described as follows:

General Government Services

This segment includes activities pertaining to the general administration and governance of the organization and those services that are provided on a centralized basis for all other segments and departments of the organization. Council, management, corporate and financial services are included as are other general costs which are not easily allocated to individual activity areas.

Transportation Services

This segment includes general roadway maintenance and upgrade, street lighting, sidewalk, and other general duties of the Public Works department. The Department is responsible to ensure transportation infrastructure is safe and well maintained.

Protective Services

This segment includes fire protection services, emergency preparedness, bylaw enforcement and animal control. The function's mandate is to ensure the safety of the lives and property of citizens and preserve peace and good order.

Environmental Health Services

The Water and Waste segment consists of three distinct utilities: sewerage and drainage, water, and solid waste disposal. The department provides collection and treatment of sewage and storm water, treatment and delivery of drinking water and contracts garbage collection and recycling services. Ensuring environmental and public safety standards are the key concern for the functions within this segment.

Public Health Services

The Municipality owns and/or operates three cemeteries. Although some of the maintenance activities are similar to those provided in the Parks function, a larger portion of the cost and activity is specific to performing cemetery services. The function has been segregated due to the unique regulatory requirements and because these services would be delivered as a separate business function in the private sector. The administrative and maintenance services for this function are divided between two departments but costs for administration are not substantial nor easily attributed to this function and are, therefore, not reallocated from General Government.

Environmental Planning and Development Services

The Planning Department manages land use planning, building and development functions. The department is responsible for ensuring that these functions are planned and managed to address environmental and building regulations, heritage matters and community and public concerns.

Recreation and Cultural Services

This segment captures all activities relating to the health and well-being of the citizens and community. The function includes recreational services such as a fitness centre and gym, facilities rentals and contributions to community and cultural events as well as provision and maintenance of parks and park facilities. The services in this category are not considered essential services but are important for economic and community development.

For each reported segment, revenues represent both amounts that are directly attributable to the segment and amounts that are allocated on a reasonable basis. Property taxes, payments in lieu and the small community grant funds are apportioned based on budget with any variance in actual revenue being attributed back to General Government. All other revenues can be directly attributed to a particular segment. With the exception of some general fiscal services and centralized supply and services charged directly to the General Government function, all other costs are instigated for and charged directly to the specific segments when incurred.

THE CORPORATION OF THE VILLAGE OF CUMBERLAND
Tangible Capital Assets
For the Year Ended December 31, 2025

	Land	Building	Equipment / Furniture / Vehicles	Engineering Structures			Land Improvements	Assets Under Development	2025 Total	2024 Total
				Water	Sewer / Drainage	Roads				
Cost										
Opening balance	\$ 11,189,493	\$ 10,777,079	\$ 5,812,381	\$ 18,365,453	\$ 22,160,609	\$ 29,036,246	\$ 3,535,763	\$ 10,130,325	\$ 111,007,349	\$ 104,608,673
Add: Additions	-	23,193	227,527	36,715	-	27,402	6,300	8,918,329	9,239,466	6,673,006
Less: disposals	-	(89,642)	(40,995)	(1,361)	-	-	-	(131,998)	(131,998)	(274,330)
Closing balance	11,189,493	10,710,630	5,998,913	18,400,807	22,160,609	29,063,648	3,542,063	19,048,654	120,114,817	111,007,349
Accumulated Amortization										
Opening balance	-	2,734,521	3,822,002	3,856,845	4,168,635	13,871,301	2,004,196	-	30,457,501	28,718,436
Add: amortization	-	336,182	380,231	176,729	238,414	816,534	107,757	-	2,055,847	1,928,045
Less: disposals	-	(51,585)	(40,995)	(36)	-	-	-	-	(92,616)	(188,980)
Closing balance	-	3,019,118	4,161,238	4,033,538	4,407,049	14,687,835	2,111,953	-	32,420,732	30,457,501
Net Book Value, December 31, 2025	\$ 11,189,493	\$ 7,691,512	\$ 1,837,675	\$ 14,367,269	\$ 17,753,560	\$ 14,375,813	\$ 1,430,110	\$ 19,048,654	\$ 87,694,085	
Net Book Value, December 31, 2024	\$ 11,189,493	\$ 8,042,558	\$ 1,990,379	\$ 14,508,608	\$ 17,991,974	\$ 15,164,945	\$ 1,531,567	\$ 10,130,325		\$ 80,549,848

THE CORPORATION OF THE VILLAGE OF CUMBERLAND
Debenture and Long-Term Debt
As at December 31, 2025

	2025	2024
General Capital Fund		
Equipment Financing Loans with various expiry dates interest charged at a floating rate (December 31, 2025 at 2.91%) secured by equipment with carrying value of \$494,008 (2024 - \$802,811)	\$ 342,540	\$ 345,848
Debenture Debt Fire Hall Bylaw #1122, due 2041 interest charged at 2.41% annual principal payment of \$168,597	3,502,509	3,682,744
	3,845,049	4,028,592
Water Capital Fund		
Debenture Debt Water Supply Improvements Bylaw #981, due 2040 interest charged 0.91% annual principal payment of \$14,691	349,438	369,659
Water Supply Improvements Bylaw #1063, due 2040 interest charged 0.91% annual principal payment of \$34,503	820,685	868,173
	1,170,123	1,237,832
Sewer Capital Fund		
Interim Construction Financing Temporary Borrowing Bylaw #1106 interest charged at floating rate (December 31, 2025 at 2.85%)	4,400,000	3,000,000
Debenture Debt Sanitary Sewer Improvements Bylaw #781, due 2036 interest charged at 1.53% annual principal payment of \$15,797	448,865	480,867
Sanitary Sewer Improvements Bylaw #914, due 2031 interest charged at 1.47% annual principal payment of \$63,671	662,293	759,985
	5,511,158	4,240,852
Total Debenture and Long-Term Debt	\$ 10,526,330	\$ 9,507,276

THE CORPORATION OF THE VILLAGE OF CUMBERLAND
 Segment Disclosure
 For the Year Ended December 31, 2025

	General government services		Transportation services		Protective services		Environmental health services		Public health services		Environmental planning and development services		Recreation and cultural services		Total	
	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
Revenue																
Tax revenue	\$ 1,490,626	\$ 1,369,890	\$ 1,262,331	\$ 1,167,522	\$ 789,329	\$ 687,706	\$ 827,473	\$ 771,824	\$ 1,000	\$ 2,000	\$ 358,339	\$ 336,040	\$ 1,041,589	\$ 917,453	\$ 5,770,687	\$ 5,252,435
Sale of services	-	-	-	-	237,382	260,507	3,041,446	2,673,754	34,921	31,674	-	-	370,665	362,522	3,684,414	3,328,457
Transfer from other governments	721,177	980,848	128,337	343,849	165,561	192,883	1,772,766	2,219,421	-	-	463,716	226,057	138,931	134,640	3,390,488	4,097,698
Other revenues and contributions	914,923	1,246,704	171,984	664,216	54,744	41,795	237,443	176,399	64	34	250,118	205,042	136,819	178,321	1,766,095	2,512,511
Total revenues	3,126,726	3,597,442	1,562,652	2,175,587	1,247,016	1,182,891	5,879,128	5,841,398	35,985	33,708	1,072,173	767,139	1,688,004	1,592,936	14,611,684	15,191,101
Expenses																
Wages, salaries and benefits	1,475,625	1,330,738	812,656	749,417	483,440	445,702	435,711	441,178	17,621	16,159	611,007	488,063	1,030,739	911,778	4,866,799	4,383,035
Good and services	(74,959)	(149,865)	586,623	473,458	291,454	313,201	2,226,945	1,699,609	11,128	9,850	621,317	397,468	838,539	863,719	4,501,047	3,607,440
Debt expense	-	-	11,008	12,958	98,943	106,432	161,574	161,311	-	-	-	-	-	-	271,525	280,701
Amortization	54,827	58,118	979,633	866,898	254,103	257,872	667,946	651,237	3,301	3,210	-	-	96,037	90,710	2,055,847	1,928,045
Loss/(Gain) on disposal of assets	33,696	-	-	26,967	-	-	1,324	58,382	-	-	-	-	4,361	-	39,381	85,349
Total Expenses	1,489,189	1,238,991	2,389,920	2,129,698	1,127,940	1,123,207	3,493,500	3,011,717	32,050	29,219	1,232,324	885,531	1,969,676	1,866,207	11,734,599	10,284,570
Annual Surplus (Deficit)	\$ 1,637,537	\$ 2,358,451	\$ (827,268)	\$ 45,889	\$ 119,076	\$ 59,684	\$ 2,385,628	\$ 2,829,681	\$ 3,935	\$ 4,489	\$ (160,151)	\$ (118,392)	\$ (281,672)	\$ (273,271)	\$ 2,877,085	\$ 4,906,531

THE CORPORATION OF THE VILLAGE OF CUMBERLAND
 Segment Disclosure With Budget Information
 For the Year Ended December 31, 2025

	General government services		Transportation services		Protective services		Environmental health services		Public health services		Environmental planning and development services		Recreation and cultural services		Total	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Revenue																
Tax revenue	\$ 1,490,626	\$ 1,362,140	\$ 1,262,331	\$ 1,261,560	\$ 789,329	\$ 788,790	\$ 827,473	\$ 808,730	\$ 1,000	\$ 1,000	\$ 358,339	\$ 358,100	\$ 1,041,589	\$ 1,040,900	\$ 5,770,687	\$ 5,621,220
Sale of services	-	-	-	-	237,382	238,060	3,041,446	2,963,090	34,921	34,550	-	-	370,665	311,900	3,684,414	3,547,600
Transfer from other governments	721,177	718,280	128,337	144,040	165,561	137,860	1,772,766	214,000	-	-	463,716	264,310	138,931	120,420	3,390,488	1,598,910
Other revenue and contributions	914,923	215,440	171,984	151,660	54,744	32,070	237,443	142,400	64	2,100	250,118	238,860	136,819	246,970	1,766,095	1,029,500
Total revenue	3,126,726	2,295,860	1,562,652	1,557,260	1,247,016	1,196,780	5,879,128	4,128,220	35,985	37,650	1,072,173	861,270	1,688,004	1,720,190	14,611,684	11,797,230
Expenses																
Wages, salaries and benefits	1,475,625	1,479,110	812,656	899,310	483,440	487,510	435,711	581,000	17,621	21,300	611,007	583,400	1,030,739	1,016,720	4,866,799	5,068,350
Good and services	(74,959)	(75,490)	586,623	465,660	291,454	281,090	2,226,945	1,993,550	11,128	16,350	621,317	523,980	838,539	861,240	4,501,047	4,066,380
Debt expense	-	-	11,008	15,590	98,943	105,490	161,574	243,160	-	-	-	-	-	-	271,525	364,240
Amortization	54,827	34,200	979,633	778,200	254,103	239,700	667,946	599,120	3,301	3,100	-	-	96,037	125,200	2,055,847	1,779,520
Loss/(Gain) on disposal of assets	33,696	-	-	-	-	-	1,324	-	-	-	-	-	4,361	-	39,381	-
Total expenses	1,489,189	1,437,820	2,389,920	2,158,760	1,127,940	1,113,790	3,493,500	3,416,830	32,050	40,750	1,232,324	1,107,380	1,969,676	2,003,160	11,734,599	11,278,490
Annual Surplus (Deficit)	\$ 1,637,537	\$ 858,040	\$ (827,268)	\$ (601,500)	\$ 119,076	\$ 82,990	\$ 2,385,628	\$ 711,390	\$ 3,935	\$ (3,100)	\$ (160,151)	\$ (246,110)	\$ (281,672)	\$ (282,970)	\$ 2,877,085	\$ 518,740



Corporation of the Village of Cumberland

2025 Audit Findings

Report to Mayor and Council

December 31, 2025

Cory Vanderhorst, CPA, CA

T: 250.734.4319

E: cory.vanderhorst@mnt.ca



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April 27, 2026

Mayor and Council of the Corporation of the Village of Cumberland

Dear Mayor and Members of Council:

We are pleased to submit to you this report for discussion of our audit of the financial statements of Corporation of the Village of Cumberland (the "Municipality") as at December 31, 2025 and for the year then ended. In this report we cover those significant matters which, in our opinion, you should be aware of as members of Council.

We have substantially completed our audit of the financial statements of the Municipality which has been carried out in accordance with Canadian generally accepted auditing standards.

Unless unforeseen complications arise, our Independent Auditor's Report will provide an unmodified opinion to the Mayor and Council of the Municipality. A draft copy of our proposed Independent Auditor's Report is included in the draft financial statements.

This report is intended solely for the information and use of Council and management and should not be distributed to or used by any other parties than these specified parties.

The matters raised in this and other reports that will flow from the audit are only those which have come to our attention arising from or relevant to our audit that we believe need to be brought to your attention. They are not a comprehensive record of all the matters arising, and in particular we cannot be held responsible for reporting all risks in your business or all control weaknesses. This report has been prepared solely for your use and should not be quoted in whole or in part without our prior written consent. No responsibility to any third party is accepted as the report has not been prepared for, and is not intended for, any other purpose.

We would like to express our appreciation for the excellent cooperation we have received from management and employees with whom we worked.

We appreciate having the opportunity to meet with you and to respond to any questions you may have about our audit, and to discuss any other matters that may be of interest to you.

Sincerely,



MNP LLP

Chartered Professional Accountants

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Introduction

As auditors, we report to the Mayor and Council on the results of our examination of the financial statements of Corporation of the Village of Cumberland (the "Municipality") as at and for the year ended December 31, 2025. The purpose of this Audit Findings Report is to assist you, as members of Council, in your review of the results of our audit. To facilitate in your understanding of our findings, Appendix A to this report summarizes our audit process.

Our report will discuss the status of our engagement, as well as communicate to you significant audit, accounting and reporting matters arising from our procedures.

We hope that this report is of assistance to you, and we look forward to discussing our findings and answering your questions.

Engagement Status

We have substantially completed our audit of the financial statements of the Municipality and are prepared to sign our Independent Auditor's Report subsequent to completion of the following procedures:

- Discussion of fraud, including how fraud could occur, the risk of fraud and misstatement, and any actual or suspected fraud;
- Discussion of laws and regulations, including any instances of actual or suspected non-compliance;
- Mayor and Council review and approval of the financial statements

Independent Auditor's Report

We expect to have the above procedures completed and to release our Independent Auditor's Report on April 27, 2026.

Unless unforeseen complications arise, our Independent Auditor's Report will provide an unmodified opinion to the Mayor and Council of the Municipality. A draft copy of our proposed Independent Auditor's Report has been included under separate cover.

Significant Audit, Accounting and Reporting Matters

Audit and Reporting Matters

The following significant matters arose during the course of audit that we wish to bring to your attention.

Area	Comments
<p>Changes from Audit Service Plan</p>	<p>There were no deviations from the Audit Service Plan previously presented to you.</p>
<p>Difficulties Encountered</p>	<p>No significant limitations were placed on the scope or timing of our audit.</p>
<p>Identified or Suspected Fraud</p>	<p>Due to the inherent limitations of an audit and the nature of fraud, including attempts at concealment through forgery or collusion, an audit conducted in accordance with Canadian generally accepted auditing standards cannot be relied upon to detect fraud.</p> <p>While our audit cannot be relied upon to detect all instances of fraud, no incidents of fraud, or suspected fraud, came to our attention in the course of our audit.</p>
<p>Identified or Suspected Non-Compliance with Laws And Regulations</p>	<p>Nothing has come to our attention that would suggest any non-compliance with laws and regulations that would have a material effect on the financial statements.</p>
<p>Matters Arising in Connection With Related Parties</p>	<p>No significant matters arose during the course of our audit in connection with related parties of the Municipality.</p>
<p>Significant Deficiencies in Internal Control</p>	<p>Our audit process focuses on understanding the controls utilized in management's reporting systems, including for estimates, to the extent necessary to identify overall and specific financial reporting risks. This risk assessment allows us to concentrate our audit procedures on high risk areas and, where possible, place reliance on controls within the financial reporting system to reduce the extent of our testing.</p> <p>It is important to note that our assessment was not, nor was it intended to be, sufficient to comment or conclude on the sufficiency of internal controls.</p>

Area	Comments
	<p>We are required under Canadian generally accepted auditing standards to communicate all significant deficiencies identified during an audit to Council on a timely basis. However, we may not be aware of all significant deficiencies that do, in fact, exist.</p> <p>While our review of controls was not sufficient to express an opinion as to their effectiveness or efficiency, no significant deficiencies in internal control have come to our attention</p>
Matters Arising from Discussions With Management	<p>We would like to formally acknowledge the cooperation and assistance we received from the management and staff of the Municipality.</p> <p>There were no significant matters discussed, or subject to correspondence, with management that in our judgment need be brought to your attention.</p>
Significant Differences	<p>No significant differences were proposed to management with respect to the December 31, 2025 financial statements.</p>
Other Information	<p>Pursuant to our responsibilities under Canadian generally accepted auditing standards, we have reviewed other financial and non-financial information included in documents containing the financial statements and our Independent Auditor's Report thereon. We review these documents for the purpose of ensuring their content does not contradict information derived from our audit procedures.</p>
Final Materiality	<p>Materiality is a concept used to assess the significance of misstatements or omissions that are identified during the audit and is used to determine the level of audit testing that is carried out. The scope of our audit work is tailored to reflect the relative size of operations of the Municipality, and is affected by our assessment of materiality and audit risk.</p> <p>Final materiality used for our audit was \$720,000 for December 31, 2025 and \$700,000 for December 31, 2024.</p>

Auditor's Views of Significant Accounting Practices

The application of Canadian public sector accounting standards allows and requires the Municipality to make accounting estimates and judgments regarding accounting policies and financial statement disclosures.

As auditors, we are uniquely positioned to provide open and objective feedback regarding your Municipality's accounting practices, and have noted the following items during the course of our audit that we wish to bring to your attention.

Area	Comments
Accounting Policies	The accounting policies used by the Municipality are appropriate and have been consistently applied.
Financial Statement Disclosures	The disclosures made in the notes to the financial statements appear clear, neutral and consistent with our understanding of the entity and the amounts presented in the financial statements.

Other Matters

Management Representations

We have requested certain written representations from management, which represent a confirmation of certain oral representations given to us during the course of our audit. This letter, provided by management, has been included as additional material to this report.

Auditor Independence

We confirm to Council that we are independent of the Municipality. Our letter to Council discussing our independence is attached to this report.

Appendix A - MNP Audit Process

Our audit was carried out in accordance with Canadian generally accepted auditing standards, and included a review of all significant accounting and management reporting systems, with each material year end balance, key transaction and other events considered significant to the financial statements considered separately.

Our audit process focused on understanding the controls utilized in management's reporting systems to the extent necessary to identify overall and specific financial reporting risks. This risk assessment enabled us to concentrate our audit procedures on the areas where differences were most likely to arise. Our assessment was not, nor was it intended to be, sufficient to conclude on the effectiveness or efficiency of internal controls.

During the course of our audit, we have:

- Examined, on a test basis, evidence supporting the amounts and disclosures in the financial statements;
- Assessed the accounting principles used and significant estimates made by management;
- Obtained an understanding of the Municipality and its environment, the applicable financial reporting framework and the Municipality's system of internal control (regardless of whether we relied on them for the purpose of the audit), sufficient to identify and assess the risks of material misstatement of the financial statements and to design and perform audit procedures;
- Reviewed and assessed those accounting systems deemed necessary to support our audit opinion;
- Evaluated the overall financial statement presentation;
- Performed a subsequent events review with management;
- Reviewed and assessed the status of contingencies, commitments and guarantees; and
- Reviewed and assessed exposure to environmental liabilities.

We have obtained written representations from management, included as additional materials following this report, in order to confirm oral representations given to us and reduce the possibility of misunderstanding. Specifically, we have obtained written confirmation of significant representations provided on matters that are:

- Directly related to items that are material, either individually or in the aggregate, to the financial statements;
- Not directly related to items that are material to the financial statements, but are significant, either individually or in the aggregate, to the engagement; and
- Matters relevant to management judgments or estimates that are material, either individually or in the aggregate, to the financial statements.

Appendix B - Significant Risk Areas and Responses

Significant Risk Areas and Responses

Significant Risk Area	Response and Conclusion
Management override of internal controls	<p>To respond to the overall risk of material misstatement due to fraud regarding management's override of controls, we performed the following procedures:</p> <ol style="list-style-type: none">1. Tested the appropriateness of journal entries recorded in the general ledger and other adjustments made in the preparation of the financial statements2. Reviewed accounting estimates for biases and evaluated whether the circumstances producing the bias, if any, represent a risk of material misstatement due to fraud, if applicable3. Evaluated the rationale behind significant transactions that are not in the normal course of business and whether they have been entered into to engage in fraudulent financial reporting or to conceal misappropriation of assets

Independence Communication

April 27, 2026

Mayor and Council
Corporation of the Village of Cumberland
2673 Dunsmuir Avenue, Box 340
Cumberland, BC V0R 1S0

Dear Sirs/Mesdames:

We have been engaged to audit the financial statements of Corporation of the Village of Cumberland (the "Municipality") as at December 31, 2025 and for the year then ended.

CAS 260 *Communication With Those Charged With Governance* requires that we communicate with you matters that are significant to our engagement. One such matter is relationships between the Municipality and its related entities or persons in financial reporting oversight roles at the Municipality and MNP LLP and any affiliates ("MNP") that, in our professional judgment, may reasonably be thought to bear on our independence. In determining which relationships to report, the Standard requires us to consider relevant rules and related interpretations prescribed by the appropriate professional accounting body and applicable legislation, covering such matters as:

- (a) Holding a financial interest, either directly or indirectly, in a client;
- (b) Holding a position, either directly or indirectly, that gives the right or responsibility to exert significant influence over the financial or accounting policies of a client or a related entity;
- (c) Personal or business relationships of immediate family, close relatives, partners or retired partners, either directly or indirectly, with a client or a related entity;
- (d) Economic dependence on a client; and
- (e) Provision of non-assurance services in addition to the audit engagement.

We are not aware of any relationship between the Municipality and MNP that, in our professional judgment, may reasonably be thought to bear on our independence, which have occurred from January 1, 2025 to the date of this letter.

We hereby confirm that MNP is independent with respect to the Municipality within the meaning of the Code of Professional Conduct of the Chartered Professional Accountants of British Columbia as of the date of this letter.

This report is intended solely for the use of Mayor and Council, management and others within the Municipality and should not be used for any other purposes.

We look forward to discussing with you the matters addressed in this letter as well as other matters that may be of interest to you. We are prepared to answer any questions you may have regarding our independence as well as other matters.

Sincerely,



MNP LLP

Chartered Professional Accountants

MADE ^{IN} CANADA

And proud of it!

At MNP we're proud to be the national accounting, consulting and tax firm that is 100% Made in Canada.

Our history defines who we are and our approach to business. Being a Canadian firm has helped shape our values, our collaborative approach, and the way we work with our clients, engaging them every step of the way.

We have a unique perspective. Our decisions are made here – decisions that drive Canadian business and help us all achieve success — and we know the impact that our choices have on the cities and towns we call home.

Throughout our six decades of work, we've seen our communities are more than just a place we do business in. They're a place where our families live, play, and thrive, and we work to make them the best places they can be.

Being 100% Canadian is something we wear proudly. This country provides us with great opportunities, and we're here to help our clients seize the opportunities so we can create a brighter future for the generations to come.



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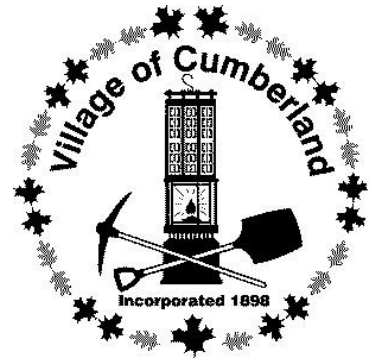
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COUNCIL REPORT



REPORT DATE: April 8, 2026
MEETING DATE: April 27, 2026

File No. 0810-20

TO: Mayor and Councillors
FROM: Jason Wallace, Manager of Municipal Projects
SUBJECT: Cumberland Recreation Center Roof Repair Project

RECOMMENDATION

THAT Council authorize staff to proceed with the Cumberland Recreation Centre roof full restoration including the heat trace line installation, for a combined estimated cost of \$235,000 plus applicable taxes, to be funded from the 2026 Facility Asset Renewal Reserve, as approved in the 2026 budget.

PURPOSE

The purpose of this report is to seek Council approval to proceed with a roof restoration at the Cumberland Recreation Centre, and to authorize the associated expenditure from the 2026 Recreation Capital Budget.

The Recreation Centre roof has been experiencing active leaking across multiple locations. Staff have obtained professional assessments and contractor quotes and are bringing forward the information for Council's consideration.

PREVIOUS COUNCIL DIRECTION

Date	Resolution
Jan 26, 2026	THAT Council approve changing the funding for the CRI roof repairs and / or replacement project included in the 2026 budget to have \$200,000 funded from the Facility Asset Renewal Reserve instead of the Growing Communities Fund

BACKGROUND

The Cumberland Recreation Centre is a key community facility. The building's metal roof has been experiencing active leaking at multiple locations. The building was built in 1938 and the roof would be approximately 35 years old. Staff engaged Weatherproofing Technologies Canada (WTC/Tremco), through the Kinetic Group Purchasing Opportunity (GPO) cooperative purchasing contract, to conduct a site assessment and provide repair options. Staff also obtained a budget-

level estimate from Garland Canada Inc. for a full roof replacement to ensure Council has a complete picture of the range of options available.

Options Considered

Option 1 – Full Roof Replacement (Not Recommended at This Time): Garland Canada Inc. provided a budget-level estimate for a complete structural and roofing system replacement. A full Standing Seam Metal Roof system, including structural assessment and deck replacement, is estimated at \$1.5 to \$1.8 million. A shorter-term Asphalt Shingle replacement option was estimated at \$500,000 to \$600,000. Both options significantly exceed the available 2026 budget of \$300,000, and given the age of the building, Council has previously indicated that a large-scale capital investment is not the preferred approach at this time.

Option 2 – Targeted Repairs Only (\$54,581.16 + taxes): This option includes pressure washing the full roof, tightening or replacing fasteners, and applying Solargard Acrylic Sealer at all fasteners, laps, and penetrations. While the lowest cost option, it addresses only the most immediate leak sources and is unlikely to provide significant increase to service life that staff are seeking, given the difficulty in accurately locating all leak areas on this style of roof.

Option 3 – Full Roof Restoration with Acrylic Coating and 10-Year Warranty (\$225,092.59 + taxes) – Recommended: This option provides a comprehensive restoration of the full 13,160 SF metal roof. The scope of work includes pressure washing, tightening or replacing fasteners, applying Solargard Acrylic Sealer at all fasteners, laps, and penetrations, spot-applying Solargard Rust Primer in rusted areas, applying Solargard Hy-Build coating at 2 GL/SQ, and installing a new ridge cap with Tremco self-adhered underlayment. The products being applied will be coloured to closely match the current existing paint that is on the roof. This approach addresses the entire roof surface rather than targeting individual known leak points, which is particularly important given that not all leak areas can be accurately located in advance. Critically, this option includes a 10-year restoration warranty (with inspections in Years 2 and 5), providing the multi-year service life sought by staff and Council. The contract price is \$225,092.59 plus applicable taxes, well within the \$300,000 budget available in the 2026 Recreation Capital Budget.

Heat Trace Line Add-On (\$5,385.47 + taxes) – Recommended: A separate proposal has been received for the supply and installation of a heat trace line (8m industrial, 40 ft hot + 24 ft cold lead) to address ice damming concerns at the Recreation Centre. Staff recommend including this add-on in conjunction with the roof restoration to address a known area of concern and to take advantage of contractor mobilization. The cost is \$5,385.47 plus applicable taxes.

Staff Recommendation

Staff recommend proceeding with Option 3 (Full Roof Restoration) combined with the heat trace line installation. This approach represents a prudent interim investment that extends the serviceable life of the Recreation Centre roof by a minimum of 10 or more years, consistent with Council's direction to seek cost-effective solutions for an aged building rather than committing to a full replacement. This contract will be procured through the Kinetic GPO cooperative purchasing agreement, satisfying the Village's procurement requirements. All work is to be performed by Weatherproofing Technologies Canada (WTC/Tremco).

Staff have also made note of the risk associated with a full roof removal on aged infrastructure and feel that moving forward with a less invasive solution would be beneficial at this time.

FINANCIAL IMPLICATIONS

The total estimated project cost is \$230,478.06 plus applicable taxes, broken down as follows: Roof Restoration (Option 3) – \$225,092.59; Heat Trace Installation – \$5,385.47. The 2026 Recreation Capital Budget includes \$300,000 for this facility funded from the Facility Asset Renewal Reserve, providing sufficient funding for both contracts with a contingency of approximately \$70,000 for any unforeseen scope adjustments or change orders. Both contracts are fixed lump-sum prices under the Kinetic GPO cooperative purchasing contract.

OPERATIONAL IMPLICATIONS

The active roof leaks at the Recreation Centre pose an ongoing risk to the building’s interior, equipment, and programming. Proceeding with the restoration will eliminate existing water ingress issues, extend the serviceable life of the roof by 10 or more years, and reduce the frequency and cost of reactive maintenance. The roof restoration can generally be scheduled to minimize disruption to Recreation Centre operations; staff intend to schedule the work in summer/early fall 2026, subject to contractor availability project timeline once started is estimated at approximately 4 weeks.

CLIMATE CHANGE IMPLICATIONS

Maintaining the building envelope of the Recreation Centre through this restoration directly supports the long-term operational efficiency of the facility. A properly sealed and coated roof reduces heat loss and moisture infiltration, contributing to lower energy consumption. The acrylic reflective coating applied also provides a modest reduction in solar heat gain during summer months.

ALTERNATIVES

1. THAT Council direct staff to proceed with targeted repairs.
2. THAT Council direct staff to proceed with further review into a full roof replacement.
3. Not proceed with any action at this time.

STRATEGIC OBJECTIVE

- Diverse & Healthy Community
- Sustainable Service Delivery & Asset Management
- Community Planning

ATTACHMENTS

No attachments at this time.

CONCURRENCE

David Dougherty, Director of Engineering and Public Works **DD**

Kevin McPhedran, Director of Community Services **KM**

Annie Bérard-Ball, Director of Corporate Services **ABB**

Respectfully submitted,

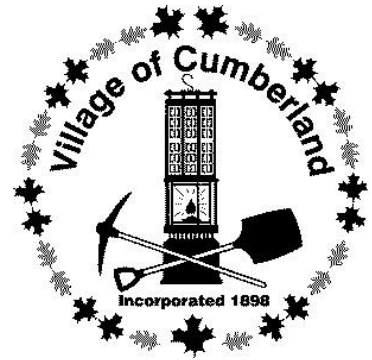
J. Wallace

Jason Wallace
Manager of Municipal Projects

M. Mason

Michelle Mason
Chief Administrative Officer

COUNCIL REPORT



REPORT DATE: April 8, 2026
MEETING DATE: April 27, 2026

TO: Mayor and Councillors

File No. 1820

FROM: Annie Bérard-Ball, Director of Corporate Services

SUBJECT: Solid Waste Collection: Transition from Manual to Automated Waste Collection

RECOMMENDATIONS

THAT Council give formal written notice to the City of Courtenay that the Village intends to join their existing contract with Emterra Environmental in the automated collection of garbage, recycling, and organics waste spring 2027; and,

THAT Council direct Staff to proceed with the communication as early as summer 2026, aligned with the Comox Valley Regional District for the Royston area; and,

THAT Council confirm the cart selection option allowing residents to choose their cart size prior to the transition to the automated waste collection service; and,

THAT Council confirm the option allowing the Village to provide additional cart when requested by residents in some specific instances, to be identified and approved by the Director of Public Works and Engineering; and,

THAT Council direct staff to maintain the current manual collection service with Emterra Environmental until the transition has been implemented; and,

THAT Council authorize staff to subsequently enter into good faith negotiations on automated waste collection with Emterra Environmental; and,

THAT Council direct staff to bring forward an amendment to the "Solid Waste Bylaw No. 1003, 2014" to include automated collection of solid waste; and,

THAT Council approve the additional expenditures to support transition for an amount of \$35,000 to be funded through the General Financial Stabilization Reserve funds earmarked for solid waste and THAT Council direct staff to bring forward an amendment to the adopted 2026-2030 Financial Plan Bylaw to include those expenditures and funding.

PURPOSE

This report is to provide an update to Council on the automated waste collection regional initiative and seek Council direction for Staff to prepare for a transition from manual to automated waste collection spring of 2027.

There is language in the current City of Courtenay Solid Waste Collection Contract that allows for the Village of Cumberland (and others) to enter into a contract for similar services on substantially the same terms and conditions. The Comox Valley Regional District for the Royston area plans to participate in the automated collection program and expects to launch in the second quarter of 2027. Emterra has given verbal assurance that if Cumberland decides to transition from manual to automated waste collection that they will extend 2026 pricing for the interim period between December 31, 2026, and the 'go live' date in spring 2027.

This report is intended to summarize the main implications of a transition to an automated waste collection service. Should Council support this transition, relevant information will be gathered and presented to Council in the fall.

PREVIOUS COUNCIL DIRECTION

In November 2022, Council approved a solid waste collection user rate structure that would allow the Village to transition to an automated solid waste cart collection service.

BACKGROUND

Manual curbside waste collection

Emterra Environmental (Emterra) currently provides manual solid waste collection services for the Village of Cumberland residents and some commercial properties under contract. As detailed in the Solid Waste Bylaw No. 1003, 2014, the current Village service includes:

For residential:

- Weekly collection of organics (unlimited)
- Bi-weekly collection of garbage (limited to one container*)
- Bi-weekly collection of recycling (unlimited)

For commercial (56 properties):

- Weekly collection of garbage (limited to three containers*)
- Bi-weekly collection of recycling (unlimited)

*Container of not more than 120 litres in volume, with carrying handles and waterproof cover.

The current manual solid waste collection contract with Emterra expires on December 31, 2026, and Emterra confirmed there were no issues extending the existing contract for a few months to allow a transition to the automated collection if Council makes that decision.

The waste hauling industry across North America is increasingly moving from manual curbside collection to automated service. This shift is driven by challenges such as staffing recruitment and retention, adverse weather conditions, and staff health and safety. Automation offers several benefits, including increased efficiency and reduced physical strain on workers. It is unlikely that manual collection will remain viable in the coming years, necessitating a transition to an automated service.

This trend was observed when the Village proceeded to a joint request for proposals with CVRD for the Royston area for manual curbside waste collection service, in winter 2023, which resulted in a single proposal which came from Emterra. Their proposal included a significant cost increase explained by difficulty to hire labour, general wage increase and maintenance of an aging fleet.

In this context, it is reasonable to estimate the cost for manual service to remain comparable or higher to the automated service in the future.

In 2021 the City of Courtenay began an automated, curbside waste collection program, and contracted with Emterra after a competitive procurement process. The Town of Comox also participates in the program. Language was included in the City of Courtenay 2022 request for proposal documents and service contract to allow the Village of Cumberland and the Comox Valley Regional District for the Royston area to join into the service at a future date in a separate contract on substantially the same terms and conditions.

If Council chooses to transition to automated collection, the Village needs to give formal notice of intent to participate in the automated collection program. Formal notice will enable Village staff to move forward with public engagement, cart size selection, cart ordering and delivery, and the logistics around cart placement and storage.

Automated curbside waste collection

The automated curbside waste collection uses standardized wheeled carts for each residence and a collection vehicle with an automated arm that picks up the carts. Labourers would no longer be required to pick up the waste bins. Residents would wheel their carts to the curb or collection point on collection day, and an automated truck would empty the contents. Similar to the current collection service, residents would continue to be responsible for storing and cleaning the carts, sorting materials, and rolling carts to the collection area.

Garbage, recycling and organics collection would be limited to the specific cart size (small, medium, or large). This would represent a change for residents from unlimited volume currently collected for recycling and organics. It would be expected for residents to take their excess waste to the regional waste management centre, where it could be properly disposed of (landfill, yard waste or recycling).

Collection schedule

The Village switched to the add-a-day collection schedule in 2022 to align with the other communities in the Comox Valley and to improve the reliability of the collection service. The add-a-day system advance collection by one day after each statutory holiday. Is it proposed for both the Village and Royston to keep the same add-a-day schedule when considering a transition to the automated collection service.

Proposed schedule would remain the same with garbage and recycling collected alternating every second week and organics collected every week. In most cases, a household would have two carts at the curb on collection day (either garbage and organics or recycling and organics).

Collection Trucks and Access

To offer the automated collection service in the Comox Valley, Emterra purchased eight new electric trucks in 2024. An electric fleet wasn't a procurement requirement in the request for proposals issued in 2022 and was an initiative led by Emterra. Providing the service to the Village of Cumberland and Royston would require Emterra to purchase additional trucks, which could be diesel or electric.

Automated collection trucks are larger than manual collection trucks and they have a limited turning radius making it difficult to access some areas. Emterra representative confirmed that automated collection would be possible for all streets in the Village. However, in some instances:

- Residents may have to roll their carts further away from their driveway, when access is limited.
- Collection may have to be done in the alley if the truck cannot access a street or a section of the street. Those alleys would have to be maintained and kept clear to allow truck access.
- Where there is a designated bike lane, residents would have to roll their carts past the bike lane.

Information would be shared with residents about appropriate cart placement prior to the proposed transition.

As part of the automated collection, Emterra also offers an assistance set-out service option, where an Emterra employee can roll the carts to the curb for an additional fee. It is recommended to limit this option to senior or disabled residents.

Staff understand a transition to an automated collection service would require additional information shared with the public and additional bylaw support during the transition. Emterra is also cognisant of the impact of such change and Emterra’s employees regularly cooperate with residents during the first few months of the transition.

Carts

Each residential unit would have three carts, one for each stream: recycling, organics, and garbage. The recommended sizes are presented below:

<i>Residential</i>	<i>Recycling</i>	<i>Organics</i>	<i>Garbage</i>
Single Family Dwelling (SFD), Duplex Dwelling	360 L	360 L	120 L
Secondary Suites inside a SFD	240 L	120 L	120 L
Townhouse Mobile Home in a MHP Ground-oriented Triplex or Fourplex	240 L	120 L	120 L

Based on feedback provided by other municipalities and keeping with the plan that is intended for Royston residents, Staff would recommend allowing the residents to choose their cart size prior to the transition. Size of the cart may also be considered if cart storage is an issue for some residents. This would allow for early public engagement in the transition and reduce to cart exchange post transition. Another option is to provide residents carts based on the recommended size per type of household and allow for changes after the transition to the automated service.

Council could choose to allow some residents to have more than one cart for each stream in some specific instances, such as young families with babies in diapers (additional garbage cart) or resident maintaining a large garden (additional organics cart). There would be additional charges for extra carts, therefore, an additional fee could be considered for those instances.

Bear proof locks can be installed at an additional cost on organic carts if required in some areas in the Village. A review of past years bear activity in the Village would help inform the need for bear

proof locks across the Village. Carts would be owned by Emterra and paid on a 'rent-to-pay' system and become the Village property at the end of the recommended 10-year contract term. Emterra would be responsible to maintain and repair the carts during the 10-year contract period.

The number of carts ordered should be sufficient for expected growth over the next 10 years and up-front cost as well as storage for those additional carts would be temporarily burdened by the Village.

Emterra mentioned carts could be ordered just a few months before the transition to the automated service.

Other municipalities organized the pickup and disposal of old garbage containers where residents could opt to dispose of their old containers. Containers were collected and first offered to the public (mostly farmers) and then sent to a plastic recycling facility on the mainland. Staff would look into organizing a similar collection to facilitate the disposal of the old containers.

Commercial

Manual collection service is currently offered to 56 commercial properties mostly located along Dunsmuir Avenue for garbage and recycling. Recycling is collected separately from residential for reporting purposes, as requested by Recycle BC. Automated collection service for garbage, recycling and also organics could be offered to those commercial properties.

Staff proposes to review with Emterra the long-term options available for commercial properties and report back to Council. The three options are:

- Enrollment to the automated solid waste collection service,
- Status quo (manual collection),
- Discontinue the solid waste collection service and request commercial properties to initiate their own private contracts for solid waste services.

Further consultation with the Dunsmuir Avenue business community would take place prior to Staff recommending any changes to the services for commercial properties.

Of note, City of Courtenay recommended that for an automated collection program, collection service to commercial and multi-family properties be discontinued. Regional District of Nanaimo doesn't provide collection service to commercial and multi-family properties through their automated collection services. Town of Comox continues to provide manual collection to commercial and multi-family properties for garbage and recycling, while providing residential automated collection service. Campbell River currently provides manual curbside garbage, organics and recycling collection service to single-family and duplex homes.

Recycle BC

The Village has an agreement with Recycle BC for the residential curbside collection of recycling and resident education in exchange of a flat fee per household. This agreement expires on December 31, 2029 and provided an annual funding of just over \$95,000 for 2025. The agreement states that when a change is proposed to the type of collection container used for curbside collection, a detailed transition plan must be submitted to Recycle BC a minimum of six months prior to the scheduled change, subject to approval in writing by Recycle BC. The detailed transition plan would include for the most part: rationale for the proposed change, confirmation of collection provider and collection schedules, proposed change to operational requirements (including cart selection and size, cart placement on collection days, collection routes, monitoring

and enforcement...) and communication plan (including education material about transition to new automated service and accepted recyclable items).

The flat fee paid by Recycle BC for an automated cart collection is slightly lower and would reduce the annual funding to approximately \$92,000.

Recycling contamination often increases when there is a change to an automated cart system, since garbage and organics are limited to the cart size. Recycle BC expects a municipality to provide additional education and compliance support around acceptable recycled materials when transitioning to an automated cart system.

Staff Capacity

This transition would require additional capacity to facilitate the change. After a first review of the workplans, Staff believe that building adequate internal capacity to plan for and support the transition, led by staff who understand local resident needs, would be the most effective approach. Following are the key tasks identified:

- Coordination of the communication plan and public engagement,
- Coordination of the cart size selection, ordering, storage and distribution,
- Coordination of the disposal of the old garbage, recycling and organics containers (optional for the residents),
- Confirm the collection points with Emterra for areas with limited truck access,
- Coordinate the intake process for the assistance set-out service,
- Update of the solid waste bylaw,
- Coordination with Recycle BC and preparation of a transition plan,
- Council updates,
- Respond to public inquiries (when not directed to Emterra).

In addition, an analysis of the commercial collection service needs to take place. Staff will proceed with a deeper analysis of the implication of doing this work internally along with other Council priorities and capital initiatives that have been delayed to due resource limitations and will report this analysis to Council with recommendations.

Communication Plan

CVRD may be launching their communication plan for the Royston area as early as summer. Provided Council supports this transition, there could be an opportunity to collaborate with CVRD on communication and engagement beginning in the summer, or alternatively the Village could proceed on its own starting in early November 2026.

Additional capacity would be required to help prepare the communication campaign in the few months prior to the launch. Staff suggest allocating additional funding of \$25,000 for communication efforts, which could be funded through the General Financial Stabilization Reserve earmarked for the solid waste service.

Contingency

Staff are recommending including a contingency budget of \$10,000, to be funded through the General Financial Stabilization Reserve, for any other administrative costs for contract support and for the implementation of this service change, including records requests that are outside the capacity of current staff workload.

Bylaw Services Capacity

If Council chooses to switch to the automated collection system, additional support from the Village Bylaw Service team will likely be required in the first few months for education and compliance support around the new requirements for the automated collection (cart placement, parking issues...). Capacity for this may come forward during the 2027 budget process.

Solid Waste Regulation Bylaw

Any change to the solid waste collection service would require updating Solid Waste Bylaw No. 3003, 2014, including Solid Waste Collection Fees Schedule A.

New user fee codes can be created in the financial system as needed and the new rates will be entered in the system prior to the first quarterly billing for the new services. A blended rate approach may be considered if a new service is implemented partway through a quarter.

FINANCIAL CONSIDERATIONS

Estimated Cost for Manual Collection for Residential Customers

Village of Cumberland Estimated Rates 2026

Manual Service	Annual	Monthly
Total Residential Collection:		
Gargabe by-weekly	\$ 507,828	\$ 42,319
Recycling by-weekly		
Organics weekly		

Estimated Cost for Automated Collection for Residential Customers

Village of Cumberland Estimated Rates 2026

Automated Service	Annual	Monthly
Total Residential Collection:		
Gargabe by-weekly	\$ 425,301	\$ 35,442
Recycling by-weekly		
Organics weekly		
Total Residential Cart Fees based on :		
1 x 120L (recommended size for SF garbage)	\$ 79,768	\$ 6,647
0 x 240L (recommended size for secondary suite recycling)		
2 x 360L (recommended size for SF recycling and organics)		
Assembly fee for 3 carts		
Total Estimated Cost - Residential Collection	\$ 505,069	\$ 42,089

1. All prices are estimate and subject to change once contract is negotiated and carts are ordered.
2. Additional cart for growth # carts estimated based on current house count plus 200 inventory for each size.

Preliminary pricing for the automated service is based on estimations provided by the City of Courtenay and suggests costs would be very similar to current costs for manual collection.

These details would have to be confirmed through negotiations with Emterra. As outlined previously in this report, manual collection service costs increased significantly in the last few years. Further increases for manual collection is anticipated due to required replacement of aging manual collection vehicles and broader changes within the industry.

For 2026, the solid waste residential fee is \$68.40 per quarter or \$273.60 for the year. This covers for the collection, tipping fees and minor administrative expenses.

General Stabilization Financial Reserve earmarked for Solid Waste Collection Service

In November 2022, Council provided direction to Staff to adjust the solid waste collection user fee structure in anticipation of a possible transition to an automated collection service. User rates were slightly increased every year and additional revenue collected since 2023 are kept in reserve to stabilize an eventual transition. A surplus from solid waste operations was also moved to this reserve in 2019. The estimated balance on December 31, 2026, is \$306,650. Staff propose using a portion of these funds to support transition related costs. The remaining balance would continue to be used to help stabilize future solid waste rates.

OPERATIONAL CONSIDERATIONS

Transitioning from a manual solid waste collection service to an automated service would have many operational considerations that were for the most part summarized in this report. Provided Council support this transition, Staff intend to present frequent project updates and a detailed draft transition plan in a future Council meeting. Further information regarding options for collection service for commercial properties will also be provided.

A provisional schedule of the project aligned with CVRD is included below:

Transition to automated collection service provisional schedule	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	
Automated waste collection																	
Project status updates																	
Secure Communication Support																	
Prepare communication plan																	
Communication campaign launch																	
Notices on website, newspapers and social media																	
Draft Transition plan																	
Present Draft Transition Plan to Council (Oct 26 or Nov 2)																	
Transition Plan to Recycle BC																	
Emterra contract negotiations																	
Update Solid Waste Bylaw																	
Cart sizing (residents to confirm carts size)																	
Cart ordering																	
Cart delivery																	
Old containers collection and disposal (optional)																	
Update rates in financial system																	
Bylaw Services - education and compliance support (needed on collection days)																	

CLIMATE CHANGE IMPLICATIONS

An important part of the transition to an automated cart collection service is resident education to help increase effective diversion across all collection streams, as well as minimizing illegal dumping, and cross contamination of recyclables.

ALTERNATIVES

- 1. Council may request additional information on the automated solid waste collection service.
- 2. THAT Council confirm the project schedule to launch the communication campaign in the fall.
- 3. THAT Council direct Staff to proceed with a competitive procurement for manual curbside waste collection services for 2027 and after.

STRATEGIC OBJECTIVE

- Diverse and Health Community
- Sustainable Service Delivery and Asset Management
- Community Planning

ATTACHMENTS

- 1. Solid Waste Bylaw No. 1003, 2014
- 2. Solid Waste Collection Fees Amendment Bylaw No. 1248, 2025

CONCURRENCE

David Dougherty, Director of Engineering and Public Works **DD**

Rachel Parker, Corporate Officer **RP**

Courtney Simpson, Director of Development and Bylaw Services **CS**

Respectfully submitted,

A. Bérard-Ball

Annie Bérard-Ball
 Director of Corporate Services

M. Mason

Michelle Mason
 Chief Administrative Officer

THE CORPORATION OF THE VILLAGE OF CUMBERLAND

BYLAW NO. 1003

A bylaw to provide for the establishment, maintenance and regulation of a system for the collection, removal, and disposal of garbage, organics, recyclables, and other solid waste.

The Council of the Corporation of the Village of Cumberland, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as “Solid Waste Bylaw No. 1003, 2014”.
2. In this Bylaw, unless the context otherwise requires:

“basic service” means the solid waste collection service established under section 4 of this bylaw;

“biomedical waste” means biomedical waste as defined in the Hazardous Waste Regulation of the *Environmental Management Act* as amended or re-enacted from time to time;

“extended service” means the additional solid waste collection service provided under section 7 of this bylaw;

“garbage” means discarded matter, but does not include organics or recyclable materials or any prohibited material listed in section 8 of this bylaw;

“garbage container” means a container of not more than 120 litres in volume, with carrying handles and waterproof cover, which is used to collect and store solid waste;

“garbage tags” means single-use tags or stickers required to access extended service;

“hazardous waste” means hazardous waste as defined in the Hazardous Waste Regulation of the *Environmental Management Act* as amended or re-enacted from time to time;

“household hazardous waste” means household hazardous waste as defined in the Hazardous Waste Regulation of the *Environmental Management Act* as amended or re-enacted from time to time;

“ignitable waste” means waste that is ignitable as defined the Hazardous Waste Regulation of the *Environmental Management Act* as amended or re-enacted from time to time;

“organics” means the allowed kitchen organics and yard waste collected in any applicable Village of Cumberland organics compost program;

“organics container” means a lidded container used for the collection and storage of organics;

“owner” means a person registered in the land registry records as owner of land or of a charge on land, whether entitled to it in his own right or in a representative capacity as well as a tenant or leaseholder;

“pathological waste” means

- (a) any part of the human body, including tissues and bodily fluids, but excluding fluids, extracted teeth, hair, nail clippings, and like parts, that are not infectious,
- (b) any part of the carcass of an animal infected with a communicable disease or suspected by a veterinary practitioner to be infected with a communicable disease, and
- (c) non-anatomical waste infected with communicable disease;

“public health inspector” means any person appointed as such by the Ministry of Health within the Village;

“premises” means the location from which the solid waste originates;

“recyclable materials” means

- (a) dry newspaper
- (b) dry corrugated cardboard
- (c) dry mixed wastepaper
- (d) metal food and beverage containers
- (e) plastic containers numbered #1-7,
- (f) effective May 19, 2014, all recyclable materials allowed under the Multi Material British Columbia (MMBC) collection system for residential curbside collection;

“recycling container” means a container used for the collection and storage of recyclable materials;

“residential unit” means

- (a) a single family dwelling,
 - (b) a unit within a duplex, triplex or fourplex,
 - (c) a secondary suite,
 - (d) mobile home,
 - (e) a coach house,
 - (f) a dwelling unit secondary to a principal commercial use,
- each considered a self-contained dwelling unit with cooking, living, sleeping and sanitary

facilities;

“solid waste” means any combination of garbage, organics and recyclable materials;

“solid waste collector” means the person or persons designated by the Village to collect and dispose of solid waste within the Village;

“superintendent” means any person assigned the responsibility to administer this bylaw;

“unserviceable property” means

- (a) any property or residential unit to which access from a street is inadequate for service as determined by the Superintendent,
- (b) any property or residential unit which by its lack of proximity to other residential units being provided basic service would result in excessively high costs or time being allocated to service as determined by the Superintendent, or
- (c) any property or residential unit the Superintendent determines is unsafe to service;

village means the Corporation of the Village of Cumberland.

3. **System Establishment**

A solid waste collection system is established to collect, remove, and dispose of garbage, organics and recyclable materials from premises within the Village.

4. **Basic Service**

- (1) Basic service for a residential unit consists of collection from one dwelling unit of
 - (a) garbage, in the amount of one regulation garbage container, bi-weekly; and,
 - (b) recyclable materials, in an unlimited quantity, bi-weekly, and
 - (c) organics, in an unlimited quantity, weekly.
- (2) Basic service for commercial, industrial and institutional premises consists of collection from each premises of
 - (a) garbage, in the amount of three regulation garbage containers per week, and
 - (b) recyclable materials, in an unlimited quantity bi-weekly.
- (3) The Superintendent is authorized to schedule solid waste collection.

5. Basic Service Mandatory

- (1) Subject to subsection 5(2), every person must dispose of solid waste through the Village solid waste collection system in accordance with this bylaw.
- (2) The solid waste collection system shall not be provided to
 - (a) occupants of multi-family premises that consist of more than four attached residential units who dispose of their residential solid waste through a private collection service as permitted under section 6,
 - (b) occupants of commercial, industrial or institutional premises who dispose of their solid waste through a private collection service, and
 - (c) occupants of any premises who have received written notice from the Village that they must make arrangements for private collection service.

6. Alternate Service

- (1) The Village shall not collect solid waste from
 - (a) commercial, industrial, institutional, or multi-family premises that do not qualify for basic service under section 5, and
 - (b) any unserviceable property.
- (2) An owner of premises listed in subsection 6(1) must
 - (a) arrange solid waste collection by a private collection service that disposes of solid waste at an approved disposal site,
 - (b) ensure that solid waste is collected on a regular basis to prevent the development of noxious odours and the accumulation of solid waste, and
 - (c) store all solid waste in an animal-proof location or in animal-resistant containers.
- (3) An owner of a premises served by the solid waste collection system may apply in writing to the Superintendent for permission to have the solid waste for that premises collected and disposed of by a alternate private collection service, provided that the applicant
 - (a) can demonstrate the solid waste collection system does not provide service adequate to deal with the type or volume of solid waste generated by the applicant, and
 - (b) has exhibited a proven effort and due diligence in the applicant's efforts to participate in diverting waste through the solid waste collection system.
- (4) The Superintendent is authorized to
 - (a) approve an application made under this section where the applicant demonstrates that the solid waste collection system cannot provide

service adequate to deal with the type or volume of solid waste generated by the applicant and the applicant has exhibited a proven effort and due diligence in their efforts to participate in diverting waste through the available services provided,

- (b) deny an application when the information submitted is insufficient to determine compliance subsection 3, when incorrect information is submitted, or approval of the application would be prohibited by this, or any other bylaw or regulation, and
- (c) revoke an approval made under this section if the alternate collection service used by that applicant does not meet the requirements of this or any other bylaw or regulation.

7. Extended Service

- (1) A basic service user who requires additional garbage collection shall use the extended service.
- (2) A basic service user shall access extended service by using garbage tags authorized by the Village for the extended service.
- (3) The Village imposes fees for garbage tags as set out in Schedule A to this bylaw.
- (4) Each garbage tag entitles the extended service user to the collection of one regulation garbage container.
- (5) Beyond the basic service limits and subject to section 7(4), an extended service user may put out a maximum of two additional garbage containers from each unit per scheduled solid waste collection.
- (6) An extended service user shall attach garbage tags inside the additional garbage container put out for collection.
- (7) Garbage tags are not reusable or refundable.

8. Prohibited Materials

- (1) No person shall place any of the following materials in any container for collection:
 - (a) hazardous waste;
 - (b) household hazardous waste;
 - (c) biomedical waste;

- (d) pathological waste;
 - (e) ignitable waste;
 - (f) raw sewage or septic tank sludge;
 - (g) dead animals;
 - (h) animal feces, waste, or related litter products other than from domestic pets;
 - (i) items of any kind exceeding 60cm in size in any direction;
 - (j) demolition or construction waste;
 - (k) ashes.
- (2) Prohibited materials listed in this section shall not be collected by the solid waste collector.
- (3) Every owner of premises upon or within which prohibited materials listed in this section are created, stored or held shall be solely responsible for
- (a) the proper sanitation of those materials, and
 - (b) the storage, removal, and disposal of all such wastes in compliance with all applicable laws and bylaws.

9. **Owner Responsibilities**

- (1) Every owner of a premises served by the solid waste collection system must
- (a) place all garbage in a regulation garbage container,
 - (b) maintain all garbage containers in safe, sanitary, and usable condition,
 - (c) place all recyclable materials in a clearly marked recycling container capable of confining the recyclable materials set out for collection,
 - (d) place all organics in a clearly marked organics container,
 - (e) store all garbage, organics and recyclable materials in an animal-proof location or in animal-resistant containers until the scheduled collection day,
 - (f) drain excess moisture from wet garbage and wrap wet garbage in waterproof material before placing it in the garbage container,
 - (g) ensure no liquid is deposited in any garbage container,
 - (h) ensure no liquid runs into or accumulates in any garbage container,
 - (i) ensure no solid or semi-solid greases are deposited in a garbage container unless wrapped in a waterproof covering or placed in a tightly closed container,
 - (j) cover all garbage containers at all times with a waterproof lid,
 - (k) ensure that any garbage container, organics container and recyclable material container set out for collection does not weigh more than 22 kilograms (50 pounds),
 - (l) set out for collection on the scheduled collection day by 8:00 a.m. and on no other day all garbage containers, organics containers and recycling

- containers,
- (m) place all garbage containers, organics containers and recycling containers in one location per premises or unit as close as possible to the edge of the street adjoining the dwelling unit or premises in a location clearly visible to collection workers, but not placed so as to obstruct vehicles or pedestrians, and
 - (n) remove all empty garbage containers, organics containers and recycling containers from the street after collection on the day of collection and keep all garbage containers, organics containers and recycling containers, when not set out for collection, on the property from which the solid waste materials originate.

10. **Proper Container**

- (1) Where solid waste is not contained within the garbage container, organics container or recycling container or where the owner causes the solid waste materials to be strewn in or outside the premises the Superintendent may order the clean-up of the solid waste. The costs of the clean up will be assessed against the owner of the premises.
- (2) The Superintendent is authorized and empowered to approve and authorize the use of other containers than the regulation garbage container, organics container or recycling container where special conditions may exist, at the Superintendent's discretion.
- (3) All approved garbage containers, organics containers or recycling containers shall at all times be kept in good and sanitary condition and shall be accessible for inspection at all reasonable times by the Superintendent or Public Health Inspector.
- (4) When the Superintendent or Public Health Inspector has determined that any container is unfit, such container shall be removed along with the solid waste. The occupier or owner of any premises from which the condemned container has been removed shall forthwith be advised to and shall provide a suitable and sanitary regulation garbage container, organics container or recyclable materials container.
- (5) Where any accumulation of solid waste is found in or upon any land or premises, the Superintendent or Public Health Inspector may order the removal of the same within the time specified in his order. Failure or neglect by the owner to obey such an order within the time specified shall constitute a violation of this Bylaw.

11. Fees

- (1) The fees for solid waste collection set out in Schedule A to this Bylaw are imposed upon owners of premises receiving the solid waste collection system basic service.
- (2) Fees imposed by this bylaw will be billed quarterly and are due and payable on receipt to the Corporation of the Village of Cumberland. Failure to receive an invoice will not be accepted as a reason for non-payment of the required charge.
- (3) Fees for new services will commence the month an occupancy permit has been issued and will be prorated for the duration of the remaining quarter.
- (4) Tags for use with additional regulation garbage containers may be purchased at the Village office during regular business hours for the fee set out in Schedule A.
- (5) The owners of premises, whether occupied or vacant, shall be responsible for the payment of all solid waste collection user fees, whether the service is actually used or not.
- (6) A 10% penalty shall be added to all fees set out in Schedule A which are not paid prior to 30 days from each billing date.
- (7) All outstanding balances plus penalties after December 31st of each year shall be transferred to taxes as arrears.

12. Offences and Penalties

- (1) No person may evade or knowingly assists in the evasion of fees under this bylaw.
- (2) Every person who contravenes any provisions of this bylaw commits an offence punishable upon summary conviction and is liable to a fine not exceeding \$10,000 as set out in the *Offence Act*.
- (3) Each day that an offence against this bylaw continues or exists shall be deemed to be a separate and distinct offence.

13. Severability

If any portion of this bylaw is declared *ultra vires* by a Court of competent jurisdiction, then that portion of the bylaw shall be deemed to be severed from the bylaw and the remainder of the bylaw shall remain in force without affecting the validity of the

remainder of the bylaw.

14. **Repeal**

The “Corporation of the Village of Cumberland Garbage Collection and Disposal Regulations and Rates Bylaw No. 887, 2007” as amended is repealed.

15. **Effective Date**

This bylaw comes into force on April 1, 2014.

READ A FIRST TIME THIS	24TH	DAY OF	FEBRUARY	2014.
AMENDED THIS	10TH	DAY OF	MARCH	2014.
READ A SECOND TIME THIS	10TH	DAY OF	MARCH	2014.
READ A THIRD TIME THIS	10TH	DAY OF	MARCH	2014.
ADOPTED THIS	24TH	DAY OF	MARCH	2014.

Mayor

Corporate Officer

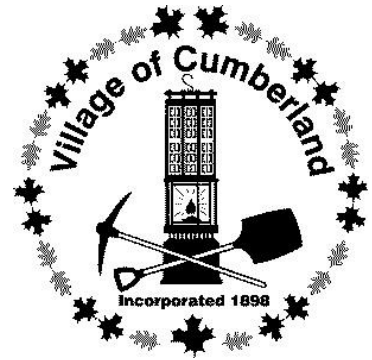
Schedule A
Solid Waste Collection Fees

Residential unit:	\$23.40 per quarter
Commercial, Industrial, Institutional premises:	\$46.25 per quarter
Additional garbage tags:	\$2 per bag

Schedule "A"
Solid Waste Collection Fees

Use of Land or Real Property	Solid Waste Fees	Solid Waste Fees
	Effective January 1, 2025	Effective January 1, 2026
Residential unit:	\$66.60 per quarter	\$68.40 per quarter
Commercial, Industrial, Institutional premises:	\$82.20 per quarter	\$105.40 per quarter
Additional garbage tags:	\$2 per bag	\$2 per bag

NOTICE OF MOTION REPORT



REPORT DATE: March 16, 2026
MEETING DATE: April 27, 2026

File No. 0530-07

TO: Mayor and Councillors
FROM: Mayor Brown
SUBJECT: Bridge Agreement for Comox Valley Farmers' Market

COUNCIL MEMBER RECOMMENDATION

THAT Council direct staff to draft develop a Bridge Agreement with the Comox Valley Farmers' Market for 2026/27 that includes: annual funding of \$1100, storage of their equipment trailer on site at Village Square, continued provision of electrical and washroom facilities and the use of the parking spaces adjacent to Village Square.

And that Council refer this Bridge Agreement to the 2027 strategic planning session to consider a multi year Community Service Partnership agreement.

RATIONALE

Councils Strategic Priority for a Diverse and Healthy Community includes Goal 2 Socio-economic diversity and inclusion with objective 3 being: Continue to explore opportunities for food security.

Council has committed to partnering with community service organizations to build our capacity to deliver our strategic priorities through their Community Service Partnership Agreements.

The Sunday Farmers' Market is a key component of Cumberland's food security, providing locally grown food, Nutrition Coupons, entertainment, education and weekly connection for our residents 20 weeks a year in the centre of our business core.

The Comox Valley Farmers' Market (a non profit society) has been operating a Sunday Market in Village Square since 2016. Each year they have partnered with the Cumberland Community School Society to provide Nutrition Coupons to vulnerable Cumberland families and seniors cumulatively delivering \$81,235.00 in healthy food over those years.

The Sunday Market is a critical local food provider for Cumberland, operationalizing one of Council's strategic priorities – food security. The Market provides an opportunity for local farmers and food processors to sell their products, and for local residents to purchase healthy local food, connect with other residents in a welcome environment and for local service organizations or non profits to share information at their community table. Each Sunday the Market sees between 500-600 visitors.

The Comox Valley Farmers' Market operates 3 markets a week during the summer months, which is operationally challenging for a small non profit. Council's support via a partnership agreement will ensure that the Sunday market remains financially viable over the long term, securing this vital service continues to offer benefits to our residents.

Staff time will be needed to complete the Agreement and bring it back to Council. This will necessarily take time away from other scheduled work. Because the current Community Service Partnership agreements are up for review in 2027, I am suggesting a bridge agreement for 2026 and 2027 and consideration of long term partnership agreement along with the others.

Comox Valley Farmers' Market is committed to growing access to locally (CVRD grown) food in the Comox Valley delivered through multiple Farmers' Markets year round.

Building food security is climate mitigation in action, when transportation is limited by weather or other supply chain disruptions local farmers and their products can continue to supply food.

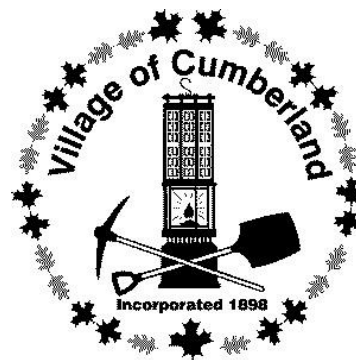
Small-scale farming offers significant environmental benefits, including enhanced biodiversity, improved soil health, and better water conservation through practices like crop rotation and organic farming. These methods help maintain ecological balance and reduce the negative impacts associated with large-scale industrial agriculture.

Respectfully submitted,

V. Brown

Vickey Brown
Mayor

COUNCIL REPORT



REPORT DATE: 4/16/2026
MEETING DATE: 4/27/2026

File No. 1700

TO: Mayor and Councillors
FROM: Annie Bérard-Ball, Director of Corporate Services
SUBJECT: 2026 Property Tax Rates Bylaw

RECOMMENDATION

THAT Council give first, second and third reading to “2026 Property Tax Rates Bylaw No. 1260, 2026”.

PURPOSE

The purpose of this report is to provide to Council the “2026 Property Tax Rates Bylaw No. 1260, 2026” for consideration of first, second and third reading.

PREVIOUS COUNCIL DIRECTION

Date	Resolution																								
April 13, 2026	<p>THAT Council direct staff to adjust the tax ratios for 2026 from 2025 tax ratios as follows with adjustments to Class 5 and 6 to create a balanced budget:</p> <table border="1"> <thead> <tr> <th>Property Classes</th> <th>2025 Tax Ratios (Multiples of Class 1)</th> <th>2026 Tax Ratios (Multiples of Class 1)</th> </tr> </thead> <tbody> <tr> <td>Class 1 (residential)</td> <td>1.00</td> <td>1.00</td> </tr> <tr> <td>Class 2 (utilities)</td> <td>21.67</td> <td>Capped to 7.2 X Class 6</td> </tr> <tr> <td>Class 5 (light industry)</td> <td>3.01</td> <td>X.XX</td> </tr> <tr> <td>Class 6 (business/other)</td> <td>3.01</td> <td>X.XX</td> </tr> <tr> <td>Class 7 (managed forest)</td> <td>25.00</td> <td>19.00</td> </tr> <tr> <td>Class 8 (rec/non-profit)</td> <td>1.00</td> <td>1.00</td> </tr> <tr> <td>Class 9 (farm)</td> <td>1.00</td> <td>1.00</td> </tr> </tbody> </table>	Property Classes	2025 Tax Ratios (Multiples of Class 1)	2026 Tax Ratios (Multiples of Class 1)	Class 1 (residential)	1.00	1.00	Class 2 (utilities)	21.67	Capped to 7.2 X Class 6	Class 5 (light industry)	3.01	X.XX	Class 6 (business/other)	3.01	X.XX	Class 7 (managed forest)	25.00	19.00	Class 8 (rec/non-profit)	1.00	1.00	Class 9 (farm)	1.00	1.00
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Class 8 (rec/non-profit)	1.00	1.00																							
Class 9 (farm)	1.00	1.00																							
January 12, 2026	THAT Council adopt the 2026 - 2030 Financial Plan Bylaw No. 1243, 2025.																								

BACKGROUND

Every year, the Financial Plan bylaw (<https://cumberland.ca/budget-bylaw/>) must be adopted prior to adopting the Tax Rates bylaw. This requirement has been met for 2026, when Council adopted the 2026-2030 Financial Plan bylaw on January 12, 2026. The 2026 year of the approved five-year financial plan requires municipal property tax revenues in the amount of \$5,072,990. Property tax revenues levied in 2025 totaled \$4,881,928, inclusive of 2025 growth taxes. The budgeted property tax revenues' impact to existing 2025 ratepayers is a 3.94% increase for 2026.

The tax rate bylaw attached to this report establishes tax rates for the Village of Cumberland and for other government agencies for which municipalities are required to establish levies and collect taxes. The tax rates bylaw must be adopted by May 15, 2026.

The variable tax rate system in BC levies property tax to owners based on the value of their properties. The tax rate each year is based on the revenue the Village budgets to collect and the assessed values of all the properties in the Village at that time. Changes in the total assessed property values in the Village will cause the tax rate to change. The property tax rates in the bylaw are based on assessments from the Revised Roll received from BC Assessment in March 2026.

Staff presented preliminary information to Council based on the 2026 completed roll at the March 23, 2026 Council meeting ([March 23, 2026 Council Meeting Agenda](#), page 16). At Council's request, additional information was brought forward at the April 13, 2026 meeting ([April 13, 2026 Council Meeting Agenda](#), page 78). Council then approved adjusting the 2026 tax ratio for Class 7 – Managed Forest to 19.00 and adjusting Class 5 – Light Industry and Class 6 – Business and Other to create a balanced budget. This works out to a tax ratio of 3.07 for Class 5 and Class 6.

Market changes

The total market value in 2026 assessments for Cumberland increased by 0.97%. The market change varies amongst the different property classes as presented below:

Property Classes	2026 Market changes
Res Vacant	4.40%
Res Single Family	0.67%
Res Strata	2.63%
Res Other	-1.09%
01 - Residential Total	0.86%
02 – Utilities	4.63%
05 - Light Industry	1.97%
06 - Business And Other	1.87%
07 - Managed Forest Land	-0.06%
08 - Rec/Non Profit	3.70%
Total All Classes	0.97%

BC Assessment published that for 2026, homeowners throughout Vancouver Island can expect minimal assessment change in the range of -5% to +5.

Market change for Courtenay and Comox for a typical single-family residential property presents an increase averaging 2.9% and 1.0% respectively.

Property taxes generated by growth through new development (non-market change)

Property taxes generated by all growth through new development, or non-market change, are estimated at about \$5,395 for 2026.

Property taxes generated by residential growth through new development in 2026 are estimated at \$17,823. This is less than the amount of \$24,678 previously communicated to Council on

March 23, 2026 as there were further non-market changes included in the revised roll, impacting both Class 1 and Class 5.

Property taxes associated with the non-market change for all properties other than residential in 2026 are estimated at \$(12,428) as detailed in the table below. This is less than the amount of \$(29,096) previously communicated to Council on March 23, 2026 due to the changes with the revised roll.

Property Classes	Estimated 2026 taxes from non-market change
Utilities	\$ (7,305)
05 - Light Industry	\$ 15,978
06 - Business And Other	\$(12,168)
07 - Managed Forest Land	\$ 66
08 – Recreation / Non Profit	\$(8,999)
Total other classes	\$(12,428)

Typically, an amendment to the approved financial plan would be brought forward at a later date to contribute the new taxes from residential growth to the Stabilization Reserve to save towards policing, per Council Reserve and Surplus Policy 3.5. The Emergency and Public Safety Reserve has a balance of \$3,189 million at the end of 2025 and the optimal balance is established at \$4 million. Council made a one-time reduction of \$150,000 for 2025 and \$170,000 for 2026 of the annual contribution to the Stabilization Reserves during the 2025 and 2026 financial planning process and directed staff to contribute the 2026 annual contribution to the General Stabilization Reserve instead of the Emergency and Public Safety Reserve to allow for flexibility in use of the funds. Therefore, the contribution to reserves in 2026, based on cumulative property taxes generated by residential growth since 2018 and with the 2026 residential growth taxes of \$17,823 would total \$311,473 (2025 total contribution: \$463,650, 2026 total contribution: \$463,650-\$170,000+\$17,823). However, Staff are not recommending this additional contribution to Stabilization Reserves in 2026 from growth taxes because the total growth taxes are so low. This would leave the annual contribution to the reserve at \$293,650 (2025: \$463,650 – \$170,000).

Taxes collected on behalf of other authorities

The Village of Cumberland must establish rates by bylaw for the Vancouver Island Regional Library services (VIRL), the Comox Valley Regional District (CVRD) and the Comox Strathcona Regional Hospital District (CSRHD).

Tax rates for the VIRL are based on invoiced amounts to the Village by the Library board as per their adopted financial plan and present a variance of \$19,075 (6.17%) compared to 2025.

Tax rates for CVRD and CSRHD are based on amounts requisitioned to the Village by the CVRD and CSRHD as per their adopted financial plan. The CVRD requisition for 2026 is higher than 2025 by \$167,221, or 13.1%. The 2026 requisition for Cumberland includes significant increases compared to 2025 for:

- Emergency Program (+\$4,571, +10.6%): due to one additional FTE, additional training, EOC furnishing and IT expenses.
- Comox Valley Housing (+\$21,183, +45%): due to Town of Comox leaving the service in 2025 and no change to the total amount requisitioned for the service from 2025 to 2026 (requisitioned amount remains the same for the five years of the 2026 financial plan).

- Comox Valley Recreation (+75,658, +17.4%): due to increased reserve contributions for both capital and operating reserves and debt servicing for asset renewal and life cycling projects that cannot be deferred any longer (Aquatic Centre and Sport Centre), as well as change to the planned 15-year debt to use 5-year interim debt instead for all the life cycling projects.
- Comox Track and Field Service (+53,961, +100%): the Village joined the service in 2025. This new service represents an additional cost of about \$23 to the owner of an average single-family home.

The CSRHD requisition came in lower in 2026 with a decrease of 0.7% compared to 2025.

School and Police taxes

School and Police taxes are not available at this time and a 7% increase from 2025 tax rates has been included in the projections presented in this report.

Tax distribution between classes and financial impact for an average property

This section presents the impact of the proposed tax increase of 3.94% and tax ratios changed as instructed by Council on April 13, 2026: Class 7 to 19.00 and Class 5 and Class 6 to 3.07 to create a balanced budget.

The table below presents tax rates and tax ratios for each property class as presented in the attached bylaw. Council has the option to direct staff to bring forward new tax rates based on different tax ratios, which would allocate the tax revenue increase differently between the different tax classes but should do so by changing the bylaw after first reading.

Property Class	2025 Tax Rates	2026 Tax Rates	2026 Tax Ratios (Multiples of Class 1)
Class 1 (residential)	2.6082	2.6870	1.00
Class 2 (utilities)	56.4343	59.3935	22.10
Class 5 (light industry)	7.8507	8.2491	3.07
Class 6 (business/other)	7.8381	8.2491	3.07
Class 7 (managed forest)	65.2050	51.0530	19.00
Class 8 (rec/non-profit)	2.6082	2.6870	1.00
Class 9 (farm)	2.6082	2.6870	1.00

The following table presents the financial impact for an average single-family property, residential strata property and median Class 6 – Business property based on the 2026 revised assessment roll assessed values and including taxes for other authorities and approved utilities and frontage fees.

* Single-family and strata unit total charges include \$770 homeowner grant deducted.

Household Type	Average Assessment	Total 2026 Estimated Charges Compared to Total 2025 Charges*			
		2026	2025	Estimated Increase	Estimated Increase %
Single-family	\$ 799,241	\$ 5,313	\$ 5,006	\$ 307	6.1%
Strata unit	598,696	3,994	3,698	296	8.0%
Class 6 - Business	631,011	11,750	10,811	939	8.7%

* Total charges inclusive of property taxes, taxes collected on behalf of other authorities, utilities and frontage taxes. 2026 taxes collected for Policing and School include an estimated 7% increase.

The increase of the total estimated taxes and charges for an average single-family property for 2026 is \$307, of which \$75 is estimated for the increase in municipal property taxes (\$88 for an average strata unit and \$350 for a median business property).

Staff cautions that property assessments do not change equally across all properties and market pressures and property improvements will result in different assessment changes for different property owners. Property owners have the option to appeal their property assessment values to BC Assessment by January 31st each year. Changes as a result of any appeal are usually included in the revised roll.

Home owner Grant Program

The Home Owner Grant (HOG) Program is a grant given to eligible residential property tax payers by the Province of BC to offset their property taxes each year. The eligible applicant for a HOG must apply directly to the Province every year for this grant to be applied against their property taxes.

In February 2026, the Province announced some changes to the home owner grant program:

“Effective for the 2027 and subsequent taxation years, the \$200 northern and rural home owner benefit is repealed. The northern and rural home owner benefit was introduced as part of the home owner grant program to offset the effects of the carbon tax, which has now ended. The regular home owner grant will be \$570 for properties for all areas of the province.”

For 2026, eligible property owners will still be able to claim a grant amount of \$770, or \$1,045 for seniors aged 65 or older. They will have to pay an additional \$200 in 2027 when the grant amount is reduced to \$570 or \$845 for seniors.

Property Tax Deferral

Certain residential property owners may be eligible for property tax deferment. Property tax deferment is an existing low interest loan program that helps qualified B.C. homeowners pay their annual property taxes on their principal residence. Homeowners that are 55 or older, a surviving spouse, a person with disabilities or a family with children may qualify for deferment. In addition to general information about property tax deferral and the required steps, there is information about the two specific programs:

- Regular Property Tax Deferment Program, for those aged 55 or older or in other specified circumstances
- Families with Children Tax Deferment Program, for those financially supporting children.

The Property Tax Deferment program is administered by the Province of BC.

Earlier this year, the Province announced changes to the property tax deferment program interest rate terms: interest rate previously set at prime minus 2% will be increased to prime plus 2%, compounded monthly, starting in 2026. This may result in an additional financial burden for some residential property owners using the property tax deferment program.

More information is available on the Province website at this link: [Property tax deferment program - Province of British Columbia](#).

ALTERNATIVES

1. That Council give first reading to “2026 Property Tax Rates Bylaw No. 1260, 2026” and direct Staff to bring forward an amendment to “2026 Property Tax Rates Bylaw No. 1260, 2060” to repeal Schedule A and substitute a new Schedule A based on different tax ratios for specified tax classes as specified by Council at the Regular Council Meeting scheduled for April 27, 2026.

This alternative approach would need a special Council meeting date for adoption of the bylaw.

STRATEGIC OBJECTIVE

- Diverse and Healthy Community
- Sustainable Service Delivery and Asset Management
- Community Planning

FINANCIAL IMPLICATIONS

Financial implications for the attached 2026 tax rate bylaw are mostly outlined above in this report.

The next table outlines the 2025 taxes and charges that a representative house paid in communities on Vancouver Island (information from the Province of BC website, 2026 not available at this time). The lowest charges per \$100,000 of assessment are highlighted in green and the highest are highlighted in orange.

Vancouver Island Comparatives	House Value	Total Res Variable Rate Taxes	Total Res Parcel Taxes	Total Res User Fees	Total Residential Property Taxes and Charges	Total per \$100,000 of assessment
Cumberland	\$ 794,664	\$ 4,196	\$ 431	\$ 1,149	\$ 5,776	\$ 727
Courtenay	\$ 767,746	\$ 3,957	\$ 300	\$ 1,460	\$ 5,717	\$ 745
Comox	\$ 888,312	\$ 4,206	\$ 165	\$ 1,372	\$ 5,743	\$ 647
Campbell River	\$ 716,653	\$ 4,382	\$ 192	\$ 1,226	\$ 5,800	\$ 809
Qualicum Beach	\$ 1,045,345	\$ 5,917	\$ 320	\$ 709	\$ 6,946	\$ 664
Parksville	\$ 794,822	\$ 4,681	\$ 416	\$ 800	\$ 5,897	\$ 742
Lantzville	\$ 1,159,571	\$ 5,000	\$ 1,686	\$ 1,109	\$ 7,795	\$ 672
Ladysmith	\$ 721,217	\$ 4,364	\$ 821	\$ 907	\$ 6,092	\$ 845
Nanaimo	\$ 787,743	\$ 5,442	\$ -	\$ 946	\$ 6,388	\$ 811

*Homeowner grant not claimed

OPERATIONAL IMPLICATIONS

The adoption of the property tax rate bylaw is the last step in the financial planning process and must be adopted after the financial plan bylaw has been adopted and prior to May 15th of each year. Provided Council give first, second and third reading of the 2026 tax rate bylaw, the bylaw will be brought forward for adoption at the May 11, 2026 meeting.

Tax levies are expected to be mailed after the May long weekend. Homeowner grants and tax deferrals are administered by the Province of BC directly. Property owners wanting to use these programs, need to use the provinces website. Links to the applicable website can be found by searching *Property Taxes and Home Owner Grants* on the Village website cumberland.ca.

CLIMATE CHANGE IMPLICATIONS

This report has not climate change implications.

ATTACHMENTS

1. 2026 Property Tax Rates Bylaw No. 1260, 2026

CONCURRENCE

None

Respectfully submitted,

A. Bérard-Ball

Annie Bérard-Ball
Director of Corporate Services

M. Mason

Michelle Mason
Chief Administrative Officer

THE CORPORATION OF THE VILLAGE OF CUMBERLAND

BYLAW NO. 1260

A bylaw to establish property tax rates and impose property value taxes for the year 2026.

The Council of the Corporation of the Village of Cumberland in open meeting assembled enacts as follows:

1. This Bylaw may be cited as “2026 Property Tax Rates Bylaw No. 1260, 2026.”
2. The following rates are imposed and levied for the year 2026:
 - (a) for all lawful and general purposes of the municipality on the taxable assessed value of land and improvements for general purposes, rates are shown in column A of Schedule A to this Bylaw;
 - (b) for the purposes of the Vancouver Island Regional Library on the taxable assessed value of land and improvements for general purposes, rates are shown in column B of Schedule A to this Bylaw;
 - (c) for the purposes of Comox Valley Regional District on the taxable assessed value of land and improvements for general purposes, rates are shown in column C of Schedule A to this Bylaw;
 - (d) for the purposes of Comox Valley Regional District on the taxable assessed value of land and improvements for hospital purposes, rates are shown in column D of Schedule A to this Bylaw; and
 - (e) for the purposes of the Comox-Strathcona Regional Hospital District on the taxable assessed value of land and improvements for hospital purposes, rates are shown in column E of Schedule A to this Bylaw.

READ A FIRST TIME THIS	DAY OF	2026.
READ A SECOND TIME THIS	DAY OF	2026.
READ A THIRD TIME THIS	DAY OF	2026.
ADOPTED THIS	DAY OF	2026.

Mayor

Corporate Officer

SCHEDULE A
(Dollars of tax per \$1,000 of assessed value)

	<i>(column A)</i>	<i>(column B)</i>	<i>(column C)</i>	<i>(column D)</i>	<i>(column E)</i>
Property Class	Municipal	VANCOUVER Island Regional Library	Regional District		Regional Hospital District
	General	General	General	Hospital	Hospital
1 Residential	2.6870	0.1739	0.3555	0.4344	0.2471
2 Utilities	59.3935	3.8432	7.8566	1.5204	0.8649
3 Supportive Housing	2.6870	0.1739	0.3555	0.4344	0.2471
4 Major Industry	8.2491	0.5339	1.0914	1.4770	0.8401
5 Light Industry	8.2491	0.5339	1.0914	1.4770	0.8401
6 Business and Other	8.2491	0.5339	1.0914	1.0643	0.6054
7 Managed Forest	51.0530	3.3041	6.7545	1.3032	0.7413
8 Rec/Non Profit	2.6870	0.1739	0.3555	0.4344	0.2471
9 Farm	2.6870	0.1739	0.3555	0.4344	0.2471