

# Saanich Enforcement Cost Audit

What two enforcement files have cost the public, revised 5 August 2026  
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## What changed, and why

Until today this site published an estimate of \$290,000 to \$447,000 for two enforcement files. That figure came from two documents prepared in December 2025. It was too low, for three reasons that have nothing to do with the rates used in it.

First, it stopped on 12 December 2025. Since then there have been reasons for judgment on 19 February 2026, a sentencing hearing and sentence on 24 June 2026, three non-monetary orders, and a summary conviction appeal filed in July 2026. None of that time was counted.

Second, it counted the prosecution only. The District is also a party to two BC Supreme Court actions, is respondent on a petition, and is respondent to a Human Rights Tribunal complaint, all arising from the same enforcement file. None of that cost appeared anywhere.

Third, the two documents treated overhead differently from one another. One applied 35 per cent overhead and 15 per cent contingency; the other applied neither.

The revised range is \$555,000 to \$1,028,000. The increase comes from adding heads of cost that were left out, not from changing the hourly rates in the original work.

## The one figure that is not an estimate

Everything above is a model. This is not. The following amounts are printed in the District of Saanich's own Statements of Financial Information, in the Schedule of Payments to Suppliers of Goods and Services, which every BC municipality must publish each year. They are payments to the barrister who acted for Saanich both in the bylaw prosecution and in the civil petition.

| Year               | Paid to prosecution counsel |
|--------------------|-----------------------------|
| 2019               | \$51,876                    |
| 2020               | \$56,270                    |
| 2021               | \$104,903                   |
| 2022               | \$116,864                   |
| 2023               | filing not yet obtained     |
| 2024               | \$59,958                    |
| 2025               | \$57,639                    |
| Six years obtained | \$447,510                   |

Read directly from the published filings on 5 August 2026. The 2023 filing is not yet in hand, so the true seven year total is higher than \$447,510. These are the District's payments to that barrister for all matters, not for these two files alone. We say so plainly because it matters: the figure sets the scale, it does not allocate the cost.

The point it establishes is simple. The December 2025 analysis modelled external counsel for the entire multi-year prosecution at \$63,000 to \$94,000. The District paid this one barrister \$116,864 in 2022 alone.

## The revised estimate

|                   | Published Dec 2025     | Revised 5 Aug 2026       |
|-------------------|------------------------|--------------------------|
| Bylaw prosecution | \$179,409 to \$271,693 | \$387,609 to \$766,093   |
| Civil petition    | \$111,300 to \$174,800 | \$166,950 to \$262,200   |
| Total             | \$290,709 to \$446,493 | \$554,559 to \$1,028,293 |

Heads of cost added to the prosecution file, all of them estimates: counsel from December 2025 to August 2026, covering the Charter ruling, the reasons, sentencing, the entry and inspection order and the appeal, \$40,000 to \$80,000; District staff time over the same period, \$3,300 to \$6,600; defence of the civil and tribunal proceedings, \$87,500 to \$225,000; and responding to freedom of information, privacy commissioner and building officials association processes, \$8,000 to \$18,000.

The civil petition figure was revised by one change only: applying the same overhead and contingency percentages the other document already used. Nothing was added to it.

## What would settle it

Invoice-level detail would replace every estimate above with a number. It was requested under freedom of information request 2025-240. The District released the account line, being Contracting Services within Legal Services, but severed the amounts. That severance is before the Office of the Information and Privacy Commissioner. Until it produces, the honest form of any figure is the one used here: the aggregate stated as an aggregate, and the file-level split shown as an estimate and labelled as one.

A second thing would settle part of it at no cost to anybody. External legal costs are booked to General Government rather than to the service that incurred them, so they do not appear in the bylaw enforcement budget line a resident would look at. Reporting legal costs against the service that incurred them is one of the five things we have asked Council to do.

## Check us

Every source behind this page is public. The Statements of Financial Information are published at [saanich.ca](http://saanich.ca). The judgment in the civil petition is published as 2025 BCSC 1132. The court file in the prosecution is District of Saanich v. Caddell, file 187353, Victoria. If you can show that a figure here is wrong, tell us and produce the document, and we will check it against the source and fix it if it is wrong.

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This document supersedes the two cost documents dated December 2025 that previously appeared on this site. Prepared 5 August 2026. All amounts in Canadian dollars.