

THE CORPORATION OF THE TOWN OF COBALT

REGULAR COUNCIL MEETING COBALT COMMUNITY HALL May 27, 2025 at 6:30 p.m. AGENDA

1. **Call to Order**
2. **Disclosure of Pecuniary Interest and the General Nature Thereof**
3. **Public Meetings**
4. **Deputations/Delegation**
Roxanne St-Germain, Animal Control Officer

5. **Adoption of Meeting Agenda**

DRAFT MOTION

BE IT RESOLVED THAT Council approve the agenda of the Regular Meeting dated May 27, 2025 as presented.

Moved by:

Seconded by:

**DISCUSSION
VOTE**

6. **Adoption of Previous Council Minutes**

DRAFT MOTION

BE IT RESOLVED THAT Council approve the following minutes as presented:

Regular Meeting of Council – April 29, 2025
Special Meeting of Council – May 6, 2025

Moved by:

Seconded by:

**DISCUSSION
VOTE**

7. Staff Reports

DRAFT MOTION

BE IT RESOLVED THAT Council accept the staff reports as presented.

Moved by:

Seconded by:

DISCUSSION

7.1 Cobalt Public Library Minutes – March 2, 2025

7.2 Staff Report 2025.05.27.01 – 2015 Trackless MT5

7.3 Staff Report 2025.05.27.02 – By-Law 2025-17 Amendment No. 6 to User Fees By-Law 2023-33

7.4 Staff Report 2025.05.27.03 – By-Law 2025-18 Encroachment Agreement 2025-01–101 Jamieson St

VOTE

8. Items for Council consideration

8.1 Automated External Defibrillator (AED) purchase for 24 Prospect Avenue

DRAFT MOTION

WHEREAS the Corporation of the Town of Cobalt has received a request from the Temagami Family Health Team requesting the purchase of an automated external defibrillator (AED) for the medical clinic and pharmacy located at 24 Prospect Avenue;

AND WHEREAS once purchased and installed, the Temagami Family Health Team will coordinate and cover the cost of training on the equipment;

AND WHEREAS Council has received 3 quotes for the purchase of an AED;

THEREFORE BE IT RESOLVED THAT the Council approve the purchase of an AED for 24 Prospect Avenue from Beaton First Aid at a cost of \$2,963.14 (including HST);

AND FURTHER THAT the Town of Cobalt will be responsible for 60% of the purchase price and the Temagami Family Health Team will be responsible for 40% of the purchase price and the cost of training on the equipment.

Moved by:

Seconded by:

DISCUSSION

VOTE

8.2 Purchase of 2015 Trackless (Staff Report 2025.05.27.01)

DRAFT MOTION

WHEREAS at the April 29, 2025 Regular Meeting of Council, Council approved the purchase of a 2017 Trackless MT7 in the amount of approximately \$50,000 (including taxes, license and delivery);

AND WHEREAS the 2017 Trackless MT7 is no longer available;

AND WHEREAS Council has received Staff Report 2025.05.27.01 which provides details on a 2015 Trackless MT5 for sale in the amount of approximately \$45,000 (including taxes, license and delivery);

THEREFORE BE IT RESOLVED THAT the Council approve the purchase of a 2015 Trackless MT5 in the amount of \$45,000 (including taxes, license and delivery).

Moved by:

Seconded by:

DISCUSSION

VOTE

May 27, 2025

9. Items for Council information

DRAFT MOTION

BE IT RESOLVED THAT Council accept the items for Council information as presented.

Moved by:

Seconded by:

DISCUSSION

9.1 OCWA – Q1 2025 Operations Report

9.2 Northeastern Public Health Minutes – February 27, 2025 & April 3, 2025

9.3 Cobalt Historical Society Minutes – February 10, 2025 & March 4, 2025

9.4 Temiskaming Municipal Services Association (TMSA) – Regional By-Law Enforcement Officer Trial Proposal

VOTE

10. By-Laws and Agreements

10.1 By-Law No. 2025-15 Tax Ratios for 2025

DRAFT MOTION

BE IT RESOLVED THAT By-Law No. 2025-15 being a By-Law to establish tax ratios for 2025;

BE TAKEN AS READ a first, second and third time this 27th day of May, 2025;

AND FURTHER THAT the said By-Law be signed and sealed by the Mayor and Clerk.

Moved by:

Seconded by:

DISCUSSION

VOTE

10.2 By-Law No. 2025-16 Tax Rates for 2025

DRAFT MOTION

WHEREAS at the Special Meeting of Council on May 6, 2025, the 2025 Budget was approved in the amount of \$3,673,539.78 which includes a Capital Budget of \$360,442.91 and an Operating Budget of \$3,313,096.87 and which requires a levy for municipal purposes in the amount of \$874,788;

BE IT RESOLVED THAT By-Law No. 2025-16 being a By-Law to provide for the adoption of the 2025 tax rate for Municipal and School purposes and to further provide penalty and interest for payments in default;

BE TAKEN AS READ as read a first, second and third time this 27th day of May, 2025;

AND FURTHER THAT the said By-Law be signed and sealed by the Mayor and Clerk.

Moved by:

Seconded by:

DISCUSSION

VOTE

10.3 Draft By-Law 2025-17 – Amendment No. 6 to User Fee By-Law 2023-33

(Staff Report 2025.05.27.02)

DRAFT MOTION

WHEREAS Council received Staff Report 2025.05.27.02 which detailed a cost recovery analysis on user fees with the following recommendations:

1. Increase of 10% to Water Operating Residential/Multi-Residential
2. Increase of 7% to Water Operating Commercial/Institutional
3. Amendment to Recycling Bin – Replacement Cart to “As per Circular Materials”
4. Increase of \$60.00 to OPP
5. Addition of Fire Permit Fee – transition of fee from Open Air Burning By-Law to User Fee By-Law. No change to cost of permit.

NOW THEREFORE BE IT RESOLVED THAT By-Law 2025-17 being a By-Law to adopt Amendment No. 6 to User Fee By-Law 2023-33 be read a first, second and third time and finally passed this 27th day of May, 2025;

AND FURTHER THAT the said By-Law be signed and sealed by the Mayor and Clerk.

Moved by:

Seconded by:

DISCUSSION VOTE

10.4 10.3 Draft By-Law 2025-18 –Encroachment Agreement 2025-01 – 101 Jamieson Street

(Staff Report 2025.05.27.03)

DRAFT MOTION

WHEREAS the Corporation of the Town of Cobalt has received encroachment agreement application 2025-01 submitted by Rachel Beach & Eric Gaboury;

AND WHEREAS Council received Staff Report 2025.05.27.03 with a recommendation to adopt By-Law 2025-18;

NOW THEREFORE BE IT RESOLVED THAT By-Law 2025-18 to establish an encroachment agreement between Rachel Beach & Eric Gaboury and the Town of Cobalt for an encroachment onto the municipal property known as 70 Silver Street be read a first, second and third time and finally passed this 27th day of May, 2025;

AND FURTHER THAT the said By-Law be signed and sealed by the Mayor and Clerk.

Moved by:

Seconded by:

DISCUSSION VOTE

11. Unfinished Business

11.1 Animal Control By-Law Review (Staff Report 2025.05.27.04)

Draft By-Law with amendments for Council review

12. **New Business**

12.1 **Schedule of Accounts**

DRAFT MOTION

BE IT RESOLVED THAT Council receives the following Schedules as presented:

Schedule No. 2025-08 in the amount of \$222,498.95

Schedule No. 2025-09 in the amount of \$99,657.86

Moved by:

Seconded by:

DISCUSSION VOTE

13. **Mayor's Report**

Under Ontario Regulations 530/22, Part VI.1 of the *Municipal Act, 2001*, the Mayor of the Municipality of the Town of Cobalt has been granted "strong mayor powers". These authorities are intended to support provincial priorities and enhance municipal decision-making.

In accordance with these powers, the Mayor has issued the following mayoral decisions:

- Mayoral Decision 25-01 – Delegation of Chief Administrative Office
- Mayoral Decision 25-02 – Organizational Structure & Employment Matters
- Mayoral Decision 25-03 – Establish or Dissolve Committees of Council

The written notice of these mayoral decisions will be available for viewing on our website.

14. **Closed Meeting**

DRAFT MOTION

BE IT RESOLVED THAT Council convene in Closed Session as per Section 239 of the Municipal Act, 2001 as amended, in order to address a matter pertaining to subsection:

(2)(a) Security of the property of the municipality or local board;

(2)(b) Personal matter about an identifiable individual, including municipal or local board employees;

(2)(e) Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;

(2) (i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board;

Moved by:

Seconded by:

VOTE

15. **Business Arising from Closed Meeting**

16. **Confirmation By-Law**

DRAFT BY-LAW

BE IT RESOLVED THAT By-Law No. 2025-19 being a By-Law to confirm the proceedings of Council of the Corporation of the Town of Cobalt be taken as read a first, second and third time this 27th day of May, 2025;

AND FURTHER THAT the said By-Law be signed and sealed by the Mayor and Clerk.

Moved by:

Seconded by:

VOTE

17. **Adjournment**

DRAFT MOTION

BE IT RESOLVED THAT the Regular Meeting of Council be adjourned at _____ p.m.

Moved by:

Seconded by:

VOTE

THE CORPORATION OF THE TOWN OF COBALT

REGULAR COUNCIL MEETING COBALT COMMUNITY HALL April 29, 2025 at 6:30 p.m. MINUTES

Present:

Mayor: Angela Adshead

Councillors:

Gary Hughes
Angela Hunter (via Zoom)
Rene Lafleur
Jim Starchuk
Doug Wilcox (via Zoom, arrived late at 7:15 p.m.)

Pat Anderson (absent with notice)

Staff:

S. Dalley, Town Manager
C. Beaudoin, Deputy Clerk-Treasurer

1. Call to Order

Mayor Adshead called the meeting to order at 6:30 p.m.

2. Disclosure of Pecuniary Interest and the General Nature Thereof

None

3. Public Meetings

3.1 Planning Application 2025-01 - Zoning By-Law Amendment for 34 Cobalt Street pursuant to Section 34 of the Planning Act.

No Pecuniary Interest was declared.

There were no comments or concerns received from members of the public.

4. Deputations/Delegation

4.1 Danielle Girard – Kemp Elliot & Blair - presentation of the 2024 Audit

Ms. Girard reviewed the 2024 Financial Statements for the Town of Cobalt which showed an operational deficit of \$40,883 and a net debt position of \$1,364,656.00 (after adjusting for the unfinanced asset retirement obligation).

RESOLUTION No. 2025-053

MOVED BY: Councillor Lafleur

SECONDED BY: Councillor Starchuk

BE IT RESOLVED THAT Council receives the 2024 Financial Statements for the Corporation of the Town of Cobalt and the Cobalt Public Library as presented by Kemp Elliott & Blair LLP, Chartered Professional Accountants.

CARRIED

5. **Adoption of Meeting Agenda**

RESOLUTION No. 2025-054

MOVED BY: Councillor Lafleur

SECONDED BY: Councillor Hughes

BE IT RESOLVED THAT Council approve the agenda of the Regular Meeting dated April 29, 2025 as presented.

CARRIED

6. **Adoption of Previous Council Minutes**

RESOLUTION No. 2025-055

MOVED BY: Councillor Starchuk

SECONDED BY: Councillor Lafleur

BE IT RESOLVED THAT Council approve the following minutes as presented:

Regular Meeting of Council – April 1, 2025

CARRIED

7. **Staff Reports**

RESOLUTION No. 2025-056

MOVED BY: Councillor Lafleur

SECONDED BY: Councillor Starchuk

BE IT RESOLVED THAT Council accept the staff reports as presented.

7.1 By-Law Enforcement – March 2025

7.2 Canada Day Preparations

7.3 Staff Report 2025.04.29.01 – 2017 Trackless MT7

7.4 Staff Report 2025.04.29.02 – Zoning By-Law Amendment (Planning Application 2025-01)

7.5 Staff Report 2025.04.29.03 – By-Law 2025-10 Hiring By-Law

CARRIED

8. **Items for Council consideration**

8.1 Northeastern Public Health – Proclamation - Mental Health Week May 5th to 11th

RESOLUTION No. 2025-057

MOVED BY: Councillor Lafleur

SECONDED BY: Councillor Starchuk

WHEREAS all people have an equal right to the highest attainable standard of mental well-being, which is inseparable from their right to social protection, an adequate standard of living and freedom from discrimination;

AND WHEREAS 1 in 5 Canadians experience mental illness or a mental health issue in any given year, but 5 in 5 of us, have mental health;

AND WHEREAS Government, Indigenous leadership, health authorities, businesses and community organizations have a shared opportunity to improve the lives and health of people living in Ontario by providing the basic supports that lay the foundation for mental well-being and delivering the services that enable recovery and provide the opportunity for all people to thrive;

AND WHEREAS the Northeast Mental Health Committee calls for the public to become informed about mental health and to focus collective efforts on the protective factors that enable people to achieve their highest standard of mental well-being; these include initiatives that range from poverty reduction, stable and affordable housing, attainable education to wrap-around health services;

AND WHEREAS Mental Health Week provides a unique opportunity to affirm our shared commitment to building public awareness of the importance of mental well-being;

AND WHEREAS the Northeast Mental Health Week Committee has collaborated among its members (Northeastern Ontario Family and Child Services, Canadian Mental Health Association Cochrane Timiskaming, Northeastern Public Health, District School Board Ontario North East, North Eastern District Catholic School Board, Conseil scolaire du distrique des Grandes-Rivières, Conseil scolaire publique du Nord-est, Kunuwanimano Child and Family Services, Mushkegowuk Council, Misiway Community Health Centre) to host many activities and initiatives this year in communities across the districts of Cochrane and Timiskaming to help raise awareness and educate the public on the importance of social connection in bolstering mental well-being.

NOW, THEREFORE, I, Angela Adshead, Mayor of The Corporation of the Town of Cobalt, do hereby proclaim the Week of May 5th to May 11th, 2025 as: "MENTAL HEALTH WEEK" in The Corporation of the Town of Cobalt.

CARRIED

8.2 Moose Hide Campaign Day (Prevent Intimate Partner Violence (IPV) - Proclamation – May 15, 2025

RESOLUTION No. 2025-058

MOVED BY: Councillor Starchuk

SECONDED BY: Councillor Lafleur

WHEREAS, the Moose Hide Campaign is an Indigenous-led, grassroots movement of men, boys and all Canadians standing up to end violence against women, children and all those along the gender continuum and;

WHEREAS, the Moose Hide Campaign was founded along the 'Highway of Tears' in British Columbia in response to the injustices and violence faced by many women and children in Canada, particularly those who are Indigenous;

WHEREAS, Intimate Partner Violence (IPV) is at epidemic proportions across Canada with more than 4 in 10 women having experienced it in their lifetime, and this reality is worse for Indigenous women who are twice as likely to experience violence from their current or former partners;

WHEREAS, the Moose Hide Campaign has distributed over six million moose hide pins that each spark five conversations about issues of violence against women, children and all those along the gender continuum;

WHEREAS, wearing the moose hide pin demonstrates a commitment to honour, respect and protect the women and children in your life, end gender-based violence and take meaningful action towards reconciliation with Indigenous peoples;

WHEREAS, participation in the Moose Hide Campaign is a concrete action for all citizens to address the legacies of colonization, residential schools and the reality of more than 1,200 missing or murdered women in Canada;

WHEREAS, engagement with the Moose Hide Campaign aligns with the United Nations Declaration on the Right of Indigenous Peoples (UNDRIP), the Truth and Reconciliation Commission's Calls to Action, and the Calls for Justice of the National Inquiry into Missing and Murdered Indigenous Women and Girls (MMIWG2S+);

NOW, THEREFORE, I, Angela Adshead, Mayor of The Corporation of the Town of Cobalt, do hereby proclaim May 15th, 2025 as Moose Hide Campaign Day in The Corporation of the Town of Cobalt.

CARRIED

8.3 Opposition to Strong Mayor Designation for the Corporation of the Town of Cobalt

RESOLUTION No. 2025-059

MOVED BY: Councillor Lafleur
SECONDED BY: Councillor Starchuk

WHEREAS the Province of Ontario has proposed to designate the Corporation of the Town of Cobalt as a "Strong Mayor" community, granting enhanced powers to the Mayor effective May 1, 2025; and,

WHEREAS the Strong Mayor powers significantly alter the balance of governance at the municipal level, undermining the role of Council in decision-making and weakening the fundamental democratic principle of majority rule; and,

WHEREAS the Corporation of the Town of Cobalt has a long history of collaborative, transparent, and accountable local governance built upon a foundation of Council-debate and shared decision-making; and,

WHEREAS many municipally elected officials across the province and members of the public have expressed significant concern regarding the imposition of these powers; and,

WHEREAS the Corporation of the Town of Cobalt did not formally request or express a desire to be designated under the Strong Mayor framework; and,

WHEREAS a growing number of municipalities and elected officials across Ontario are questioning the appropriateness of the Strong Mayor system and are calling for its reconsideration or repeal;

THEREFORE BE IT RESOLVED that the Corporation of the Town of Cobalt Council formally request that the Premier of Ontario and the Minister of Municipal Affairs and Housing immediately remove the Corporation of the Town of Cobalt from the list of municipalities designated under the Strong Mayor legislation;

AND BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Premier of Ontario, the Minister of Municipal Affairs and Housing, all regional Members of Provincial Parliament, all Ontario municipalities, and the Association of Municipalities of Ontario (AMO) for their awareness and support.

CARRIED

8.4 2017 Trackless MT7 (Staff Report 2025.04.29.01)

RESOLUTION No. 2025-060

MOVED BY: Councillor Lafleur
SECONDED BY: Councillor Hughes

WHEREAS Council received Staff Report 2025.04.29.01 with a recommendation to purchase a 2017 Trackless MT7;

NOW THEREFORE BE IT RESOLVED THAT Council approve the purchase of the 2017 Trackless MT7 in the amount of approximately \$50,000 (including taxes, license and delivery).

CARRIED

9. **Items for Council information**

RESOLUTION No. 2025-061

MOVED BY: Councillor Lafleur

SECONDED BY: Councillor Hughes

BE IT RESOLVED THAT Council accept the items for Council information as presented.

9.1 Animal By-Law Discussion – Staff Report 2025.04.29.04 – Animal By-Law

CARRIED

10. **By-Laws and Agreements**

10.1 By-Law 2025-13 – Zoning By-Law Amendment No. 3 – 34 Cobalt Street (Staff Report 2025.04.29.02 – Planning Application 2025-01)

RESOLUTION No. 2025-062

MOVED BY: Councillor Hughes

SECONDED BY: Councillor Lafleur

WHEREAS the Corporation of the Town of Cobalt has received planning application 2025-01 to adopt Amendment No. 3 to Zoning By-Law 2022-24 for 34 Cobalt Street;

AND WHEREAS authority is provided pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P. 13 to pass this By-Law;

AND WHEREAS Council of the Town of Cobalt held a Public Meeting in accordance with the requirements of Section 34 of the Planning Act;

AND WHEREAS Council received Staff Report 2025.04.29.02 with a recommendation to adopt By-Law 2025-13;

NOW THEREFORE BE IT RESOLVED THAT By-Law 2025-13 being a By-Law to adopt Amendment No. 3 to Zoning By-Law 2022-24 to allow for a site-specific exception to the Institutional (I) zoning of the property to allow for the conversion of the former Cobalt United Church building into a fitness facility on the property be taken as read a first, second and third time and finally passed this 29th day of April 2025;

AND FURTHER THAT the said By-Law be signed and sealed by the Mayor and Clerk.

CARRIED

10.2 By-Law 2025-10 to Adopt a Recruitment, Selection and Hiring Policy for the Town of Cobalt
(Staff Report 2025.04.29.03)

RESOLUTION No. 2025-063

MOVED BY: Councillor Lafleur
SECONDED BY: Councillor Hughes

WHEREAS Section 270 of the Municipal Act, 2001 S.O. 2001, c.25, as amended, states that a municipality shall adopt and maintain policies with respect to the hiring of employees;

AND WHEREAS at the Special Meeting of Council on February 12, 2025, Council for the Town of Cobalt directed staff to bring forward a new hiring By-Law;

AND WHEREAS Council for the Town of Cobalt reviewed Staff Report 2025.04.29.03;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Town of Cobalt adopts a Recruitment, Selection and Hiring Policy for the Town of Cobalt;

TAKEN AS READ a third and finally passed this 29th day of April, 2025.

Recorded Vote:

| | | | |
|--------------------|---|---------------------|--------|
| Councillor Hughes | F | Councillor Starchuk | F |
| Councillor Hunter | F | Councillor Wilcox | A |
| Councillor Lafleur | F | Councillor Anderson | Absent |
| Mayor Adshead | F | | |

For – 5 Against – 1 Absent 1 CARRIED

11. Unfinished Business

12. New Business

12.1 Schedule of Accounts

RESOLUTION No. 2025-064

MOVED BY: Councillor Lafleur
SECONDED BY: Councillor Hughes

BE IT RESOLVED THAT Council receives the following Schedules as presented:

Schedule No. 2025-06 in the amount of \$223,281.03
Schedule No. 2025-07 in the amount of \$5,664.47

CARRIED

13. Mayor's Report

14. Closed Meeting

RESOLUTION No. 2025-065

MOVED BY: Councillor Lafleur
SECONDED BY: Councillor Hughes

BE IT RESOLVED THAT Council convene in Closed Session as per Section 239 of the Municipal Act,
April 29, 2025

2001 as amended, in order to address a matter pertaining to subsection:

2(a) Security of the property of the municipality or local board;

CARRIED

15. **Business Arising from Closed Meeting**

None

16. **Confirmation By-Law**

RESOLUTION No. 2025-066

MOVED BY: Councillor Lafleur

SECONDED BY: Councillor Starchuk

BE IT RESOLVED THAT By-Law No. 2025-14 being a By-Law to confirm the proceedings of Council of the Corporation of the Town of Cobalt be taken as read a first, second and third time this 29th day of April, 2025;

AND FURTHER THAT the said By-Law be signed and sealed by the Mayor and Clerk.

CARRIED

17. **Adjournment**

RESOLUTION No. 2025-067

MOVED BY: Councillor Hughes

SECONDED BY: Councillor Lafleur

BE IT RESOLVED THAT the Regular Meeting of Council be adjourned at 8:32 p.m.

CARRIED

Angela Adshead, Mayor

Steven Dalley, Clerk

THE CORPORATION OF THE TOWN OF COBALT

SPECIAL MEETING COBALT COMMUNITY HALL May 6, 2025 at 6:00 p.m. MINUTES

Present:

Mayor: Angela Adshead

Councillors: Pat Anderson
Gary Hughes
Rene Lafleur
Jim Starchuk
Doug Wilcox

Angela Hunter (absent without notice)

Staff: S. Dalley, Town Manager/Clerk-Treasurer
C. Beaudoin, Deputy Clerk-Treasurer

1. **Call to Order:**
Mayor Adshead called the meeting to order at 6:00 p.m.
2. **Disclosure of Pecuniary Interest and the General Nature Thereof**
None
3. **Adoption of Meeting Agenda**

RESOLUTION No. 2025-095

MOVED BY: Councillor Lafleur

SECONDED BY: Councillor Wilcox

BE IT RESOLVED THAT Council approve the agenda of the Special Meeting dated May 6, 2025 as presented.

CARRIED

4. **Business**

4.1 2025 Capital Budget

S. Dalley, Town Manager presented the Capital Budget and reviewed expenses in the amount of \$360,442.91 (\$310,442.91 funding + \$50,000 loan).

RESOLUTION No. 2025-096

BE IT RESOLVED THAT at the Special Meeting of May 6, 2025, Council reviewed the 2025 Capital Budget summary as presented;

AND WHEREAS after discussion, Council approved the 2025 Capital Budget in the amount of \$360,442.91;

May 6, 2025

AND FURTHER THAT Staff be directed to prepare the necessary By-Laws.

Recorded Vote:

| | | | |
|---------------------|--------|---------------------|---|
| Councillor Anderson | F | Councillor Lafleur | F |
| Councillor Hughes | F | Councillor Starchuk | F |
| Councillor Hunter | Absent | Councillor Wilcox | F |
| Mayor Adshead | F | | |

For – 6 Against – 0 Absent - 1 **CARRIED**

4.2 2025 Operating Budget

S. Dalley, Town Manager presented the Operating Budget and reviewed expenses in the amount of \$3,313,096.87.

RESOLUTION No. 2025-097

BE IT RESOLVED THAT at the Special Meeting of May 6, 2025 Council reviewed the 2024 Operational Budget summary as presented;

AND WHEREAS after discussion, Council approved the 2025 Budget in the amount of \$3,673,540 with a 6.5% increase to taxes plus 10% to water operating and \$60.00 to OPP User Fees;

AND FURTHER THAT Staff be directed to prepare the necessary By-Laws.

Recorded Vote:

| | | | |
|---------------------|--------|---------------------|---|
| Councillor Anderson | F | Councillor Lafleur | F |
| Councillor Hughes | A | Councillor Starchuk | F |
| Councillor Hunter | Absent | Councillor Wilcox | F |
| Mayor Adshead | F | | |

For – 5 Against – 1 Absent - 1 **CARRIED**

5. Adjournment

RESOLUTION No. 2025-098

MOVED BY: Councillor

SECONDED BY: Councillor

BE IT RESOLVED THAT the Special Meeting of Council be adjourned at 6:35 p.m.

CARRIED

Angela Adshead, Mayor

Steven Dalley, Clerk



**THE CORPORATION OF THE
TOWN OF COBALT**

BY-LAW NO. 2025-15

Being a By-Law to Establish Tax Ratios for 2025

WHEREAS the Corporation of the Town of Cobalt is required to establish tax ratios pursuant to Section 308 of the Municipal Act 2001, as amended;

AND WHEREAS the tax ratios determine the relative amount of taxation to be borne by each property class;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Town of Cobalt hereby enacts as follows:

The tax ratios for the municipality for 2025 are as follows:

| | |
|--------------------|----------|
| Residential / Farm | 1.000000 |
| Multi-Residential | 1.796800 |
| Commercial | 1.850000 |
| Industrial | 1.850000 |
| Pipeline | 1.419400 |

TAKEN AS READ a first, second and third time and finally passed this 27th day of May 2025.

AND FURTHER THAT the said By-Law be signed and sealed by the Mayor and Clerk.

Angela Adshead, Mayor

Steven Dalley, Clerk



**THE CORPORATION OF THE
TOWN OF COBALT**

BY-LAW NO. 2025-16

Being a By-Law to provide for the adoption of 2025 Tax Rates for Municipal and School Purposes and to further provide penalty and interest for payments in default.

WHEREAS as per Section 290(1) of the Municipal Act, S.O. 2001, c.25, as amended, for each year, a local municipality shall, in the year or the immediately preceding year, prepare and adopt a budget including the estimates of all sums required for the operating and capital during the year for the purposes of the municipality;

AND WHEREAS as per Section 307 (2) (b) of the Municipal Act, S.O. 2001, c.25, as amended, the tax rates and the rates to raise the fees or charges shall be in the same proportion to each other as the tax ratios established under Section 308 for the property classes are to each other;

AND WHEREAS as per Section 308 (3) of the Municipal Act, S.O. 2001, c.25 as amended, the tax ratios are the ratios that the tax rate for each property class must be to the tax rate for the residential/farm property class where the residential/farm property class ratio is 1 and, despite this section, the tax ratio for the farmlands property class and the managed forests property class prescribed under the Assessment Act;

AND WHEREAS as per Section 312 (2) of the Municipal Act, S.O. 2001, c.25, as amended, provides that for the purpose of raising the general local municipality levy, the council a local municipality shall, after the adoption of estimates for the year, pass a By-Law levying a separate tax rate, as specified in the By-Law, on the assessment in each property class in the local municipality rateable for local municipality purposes;

AND WHEREAS as per Section 345(1) of the Municipal Act, S.O., 2001 c.25, as amended, a municipality may pass By-Laws to impose late payment charges for the non-payment of taxes or any installment by the due date;

AND WHEREAS Council has set tax ratios under the authority of By-Law No. 2025-15 as adopted on the 27th day of May 2025;

AND WHEREAS at the Special Meeting of Council on May 6, 2025, the 2025 Budget was approved in the amount of \$3,673,539.78 which includes a Capital Budget of \$360,442.91 and an Operating Budget of \$3,313,096.87 and which requires a levy for municipal purposes in the amount of **\$874,788**;

AND WHEREAS certain education rates are provided in various regulations and commercial and industrial education amounts have been requisitioned by the Province;

NOW THEREFORE the Council of the Corporation of the Town of Cobalt hereby enacts as follows;

1. That the tax rates for 2025 Municipal and Education purposes be hereby set as per Schedule "A" hereto attached and forming part of this By-Law;
2. That all charges shall be added to the tax roll and shall become due and payable in two (2) installments as follows:
 - a. 50% of the levy for all classes shall become due and payable on the 29th day of August 2025;
 - b. 50% of the levy for all classes shall become due and payable on the 31st day of October 2025;
3. That non-payment of the amounts, as noted, on the dates stated in accordance with the By-Law constitutes default and that all taxes of the levy which are in default after the noted due dates shall be added a penalty of 1.25% per month, until December 31st, 2025; and
4. That all taxes unpaid as of December 31, 2025 shall be added a penalty at the rate of 1.25% per month for each month or fraction thereof in which the arrears continue.

TAKEN AS READ a first, second and third time and finally passed this 27th day of May 2025.

AND FURTHER THAT the said By-Law be signed and sealed by the Mayor and Clerk.

Angela Adshead, Mayor

Steven Dalley, Clerk



**THE CORPORATION OF THE TOWN OF COBALT
Schedule "A" TO BY-LAW 2025-XX**

**Being a By-Law to provide for the adoption of 2025 Tax Rates for Municipal and School
Purposes and to further provide penalty and interest for payments in default.**

**Schedule "A" to
By-Law No. 2025-XX**

| General Tax Rates | | |
|-------------------------------|------------------|------------------|
| | Municipal | Education |
| Residential | 0.01899505 | 0.00153000 |
| Multi - Residential | 0.03413031 | 0.00153000 |
| Commercial Occupied | 0.03514084 | 0.00880000 |
| Commercial Excess/Vacant Land | 0.02459859 | 0.00880000 |
| Industrial Occupied | 0.03514084 | 0.00880000 |
| Industrial Excess/Vacant Land | 0.02284155 | 0.00880000 |
| Pipelines | 0.02696157 | 0.00880000 |

Tax Tools | [Manage User Parameters](#) **New** | [Save Parameters](#) **New** | [Clear Parameters](#)

Tax Tools, 2025 Tax Rates Summary

Using OPTA calculated rates on May 1, 2025 8:46AM EST.

Active parameter set: Current Parameters (Unsaved)
Assessment Data Filter Option Used: Decrease Limit: 25% Increase Limit: 100%, Include PIL Properties, Tax Ratios Used: 2025 Tax Ratios

| | Commercial | | | | | Industrial | | | | | Pipelines | Farm | Managed Forests | | |
|---------------------|-------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|--------|------|-----------|-------------|-----------------|------------|------------|
| | Residential | Multi-residential | Occupied | Excess | Land | Vacant | Land | Occupied | Excess | Land | | | | Vacant | Land |
| Tax Ratios | 1.000000 | 1.796800 | 1.850000 | | 1.850000 | | | | | | | 0.000000 | 1.419400 | 0.250000 | 0.250000 |
| Education- Retained | | | 0.009800000 | 0.009800000 | 0.009800000 | 0.000000000 | 0.000000000 | 0.000000000 | | | | | | | |
| Cobalt Town, 5408 | | | | | | | | | | | | | | | |
| Education | 0.00153000 | 0.00153000 | 0.008800000 | 0.008800000 | 0.008800000 | 0.008800000 | 0.008800000 | 0.008800000 | | | | 0.00511000 | 0.008800000 | 0.00038250 | |
| General | 0.01899505 | 0.03413031 | 0.03514084 | 0.02459859 | 0.02459859 | 0.03514084 | 0.02284155 | 0.02284155 | | | | 0.000000000 | 0.02696157 | 0.00474876 | 0.00474876 |

[Close](#) [View by RTC/RTQ](#) [Export to Excel](#)

[Tax Tools](#) | [Manage User Parameters New](#) | [Save Parameters New](#) | [Clear Parameters](#)

Tax Tools, 2025 Tax Impact Summary

Using OPTA calculated rates on May 1, 2025 8:32AM EST.

Active parameter set: Current Parameters (Unsaved)

Assessment Data Filter Option Used: Decrease Limit: 25% Increase Limit: 100%, Include PIL Properties, Tax Ratios Used: 2025 Tax Ratios

Cobalt Town, 5408

| | 2024 Total Year End Taxation | | | 2025 Estimated Total Taxation (\$) | | | Difference Between 2024 and 2025 Taxation | | | | | |
|--------------------------|--------------------------------|--------|---------|------------------------------------|--------|---------|-------------------------------------------|-----|-----------|-----|--------------|-----|
| Class | Municipal Education Total 2024 | | | Municipal Education Total 2025 | | | Municipal | | Education | | Total Change | |
| | \$ | % | % | \$ | % | % | \$ | % | \$ | % | \$ | % |
| Taxable | | | | | | | | | | | | |
| Residential | 679,141 | 58,629 | 737,770 | 727,882 | 58,629 | 786,511 | 48,741 | 7.2 | 0 | 0.0 | 48,741 | 6.8 |
| Multi-residential | 65,537 | 3,149 | 68,685 | 70,240 | 3,149 | 73,389 | 4,704 | 7.2 | 0 | 0.0 | 4,704 | 6.8 |
| Com. Occupied | 58,706 | 15,756 | 74,462 | 62,919 | 15,756 | 78,675 | 4,213 | 7.2 | 0 | 0.0 | 4,213 | 5.7 |
| Com. Exc. Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Com. Vac. Land | 1,428 | 547 | 1,975 | 1,530 | 547 | 2,077 | 102 | 7.2 | 0 | 0.0 | 102 | 5.2 |
| Ind. Occupied | 230 | 62 | 291 | 246 | 62 | 308 | 16 | 7.2 | 0 | 0.0 | 16 | 5.7 |
| Ind. Exc. Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ind. Vac. Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Aggregate Extraction | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pipelines | 11,169 | 3,907 | 15,077 | 11,971 | 3,907 | 15,878 | 802 | 7.2 | 0 | 0.0 | 802 | 5.3 |
| Farm | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Managed Forests | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Commercial Total Taxable | 60,133 | 16,304 | 76,437 | 64,449 | 16,304 | 80,752 | 4,316 | 7.2 | 0 | 0.0 | 4,316 | 5.6 |
| Industrial Total Taxable | 230 | 62 | 291 | 246 | 62 | 308 | 16 | 7.2 | 0 | 0.0 | 16 | 5.7 |
| Total Taxable | 816,210 | 82,050 | 898,260 | 874,788 | 82,050 | 956,838 | 58,578 | 7.2 | 0 | 0.0 | 58,578 | 6.5 |
| Payment in Lieu | | | | | | | | | | | | |
| Residential | 370 | 8 | 378 | 397 | 8 | 405 | 27 | 7.2 | 0 | 0.0 | 27 | 7.0 |
| Multi-residential | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Com. Occupied | 2,623 | 0 | 2,623 | 2,811 | 0 | 2,811 | 188 | 7.2 | 0 | 0.0 | 188 | 7.2 |
| Com. Exc. Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Com. Vac. Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ind. Occupied | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ind. Exc. Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ind. Vac. Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Aggregate Extraction | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pipelines | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Farm | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Managed Forests | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Commercial Total PIL | 2,623 | 0 | 2,623 | 2,811 | 0 | 2,811 | 188 | 7.2 | 0 | 0.0 | 188 | 7.2 |
| Industrial Total PIL | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total PIL | 2,993 | 8 | 3,001 | 3,208 | 8 | 3,216 | 215 | 7.2 | 0 | 0.0 | 215 | 7.2 |
| Commercial Grand Total | 62,756 | 16,304 | 79,060 | 67,260 | 16,304 | 83,564 | 4,504 | 7.2 | 0 | 0.0 | 4,504 | 5.7 |
| Industrial Grand Total | 230 | 62 | 291 | 246 | 62 | 308 | 16 | 7.2 | 0 | 0.0 | 16 | 5.7 |
| Grand Total | 819,203 | 82,058 | 901,261 | 877,997 | 82,058 | 960,055 | 58,793 | 7.2 | 0 | 0.0 | 58,793 | 6.5 |

CVA amounts used to determine the municipal general levy in the report:

| Class | Taxable CVA | PIL CVA | Total CVA | Tax Ratio | Edu. Tax Rate |
|-----------------------|-------------------|----------------|-------------------|------------|---------------|
| Residential | 38,319,557 | 20,900 | 38,340,457 | 1.000000 | 0.00153000 |
| New Multi-residential | 0 | 0 | 0 | 0.00153000 | |
| Multi-residential | 2,058,000 | 0 | 2,058,000 | 1.796800 | 0.00153000 |
| Com. Occupied | 1,790,476 | 80,000 | 1,870,476 | 1.850000 | 0.00880000 |
| Com. Exc. Land | 0 | 0 | 0 | 1.295000 | 0.00880000 |
| Com. Vac. Land | 62,200 | 0 | 62,200 | 1.295000 | 0.00880000 |
| Ind. Occupied | 7,000 | 0 | 7,000 | 1.850000 | 0.00880000 |
| Ind. Exc. Land | 0 | 0 | 0 | 1.202500 | 0.00880000 |
| Ind. Vac. Land | 0 | 0 | 0 | 1.202500 | 0.00880000 |
| Aggregate Extraction | 0 | 0 | 0 | 0.000000 | 0.00511000 |
| Landfills | 0 | 0 | 0 | 0.00880000 | |
| Pipelines | 444,000 | 0 | 444,000 | 1.419400 | 0.00880000 |
| Farm | 0 | 0 | 0 | 0.250000 | 0.00038250 |
| Managed Forests | 0 | 0 | 0 | 0.250000 | 0.00038250 |
| Total | 42,681,233 | 100,900 | 42,782,133 | | |

☒ Include Special Area Levies



**THE CORPORATION OF THE
TOWN OF COBALT**

BY-LAW NO. 2025-17

**Being a By-Law to Adopt Amendment No. 6 to By-Law 2023-33 to Establish User Fees for
the Town of Cobalt Facilities and Services**

WHEREAS the Municipal Act S.O. 2001, c.25, Section 391, allows Municipalities to set user fees By-Laws to recover costs for providing certain services or facilities;

NOW THEREFORE BE IT RESOLVED that the Council of the Corporation of Town of Cobalt enacts as follows:

- 1) Amending Schedule “A” – Environmental Services with the following rate updates:

| WATER SERVICES – ANNUAL RATES | 2025 |
|-----------------------------------------------|---------------------------|
| Residential Water | \$ 664.62 |
| Multi-Residential Water | \$ 664.62 |
| Commercial Water Rate #1 | \$ 517.20 |
| Commercial Water Rate #2 | \$ 969.73 |
| Institutional Water | \$2,770.67 |
| WASTE MANAGEMENT FEES | 2025 |
| Recycling Bins (95 Gallon) – Replacement Cart | As per Circular Materials |

- 2) Amending Schedule “B” – Protection to Persons & Property with the following rate updates:

| SPECIAL CHARGES – ANNUAL RATES | 2025 |
|---------------------------------------|-------------|
| OPP | \$ 685.00 |
| FIRE SERVICE FEES | 2025 |
| Fire Permit January 1 - May 15 | \$ 20.00 |
| Fire Permit May 16 - December 31 | \$ 30.00 |

- 3) That the said By-Law will come into force and effect on the day of its final passing.

TAKEN AS READ a first, second and third time and passed this 27th day of May, 2025;

AND FURTHER THAT the said By-Law be signed and sealed by the Mayor and Clerk.

Mayor

Clerk

DRAFT



THE CORPORATION OF THE TOWN OF COBALT

SCHEDULE TO BY-LAW 2023-33

As Amended by By-Law 2025-17

To Establish User Fees for 2024-2026

Legend



New Line Item

Line Item Update

DRAFT



THE CORPORATION OF THE TOWN OF COBALT
SCHEDULE “A” TO BY-LAW 2023-33
As Amended by By-Law 2025-17

USER FEES: ENVIRONMENTAL SERVICES

| WATER SERVICES – ANNUAL RATES | 2024 | 2025 | 2026 |
|--------------------------------------------------------|-------------|-------------|--------------------------|
| Residential Water Operating Rate | \$ 604.20 | \$ 664.62 | Subject to Annual Review |
| Multi-Residential Water Operating Rate <i>per unit</i> | \$ 604.20 | \$ 664.62 | Subject to Annual Review |
| Commercial Water Operating Rate #1 | \$ 483.36 | \$ 517.20 | Subject to Annual Review |
| Commercial Water Operating Rate #2 | \$ 906.29 | \$ 969.73 | Subject to Annual Review |
| Institutional Operating Rate | \$2,589.41 | \$2,770.67 | Subject to Annual Review |
| Water Capital Rate <i>per account</i> | \$ 127.44 | \$ 127.44 | Subject to Annual Review |
| Connection / Disconnection Fee <i>per request</i> | \$ 55.00 | \$ 55.00 | Subject to Annual Review |

| SEWER SERVICES – ANNUAL RATES | 2024 | 2025 | 2026 |
|--------------------------------------------------------|-------------|-------------|--------------------------|
| Residential Sewer Operating Rate | \$ 231.00 | \$ 231.00 | Subject to Annual Review |
| Multi-Residential Sewer Operating Rate <i>per unit</i> | \$ 231.00 | \$ 231.00 | Subject to Annual Review |
| Sewer Capital Rate <i>per account</i> | \$ 63.00 | \$ 63.00 | Subject to Annual Review |

| WASTE MANAGEMENT FEES | 2024 | 2025 | 2026 |
|----------------------------------------------|-------------|---------------------------|---------------------------|
| Waste Management Collection <i>per unit</i> | \$ 295.00 | \$ 295.00 | Subject to Annual Review |
| Garbage Bin (65 Gallon) - Replacement Cart | \$ 75.00 | \$ 80.00 | \$ 85.00 |
| Recycling Bin (95 Gallon) – Replacement Cart | \$ 85.00 | As per Circular Materials | As per Circular Materials |



THE CORPORATION OF THE TOWN OF COBALT

SCHEDULE "A" TO BY-LAW 2023-33

As Amended by By-Law 2025-17

| Commercial Operating Rate #1 |
|------------------------------------|
| - Library, Museums |
| - Medical Office, Private Offices, |
| - Retail Stores |
| - Post Office |
| - Garages/Service Centers |
| - Home Businesses |
| |
| Commercial Operating Rate #2 |
| - Hotel/Tavern |
| - Industrial |
| - Restaurants |
| - Sports Complex |
| - Theatre |
| - Barber Shop / Hair Salon |
| - Group Home |
| |
| Institutional Rate |
| - Schools |



THE CORPORATION OF THE TOWN OF COBALT
SCHEDULE “B” TO BY-LAW 2023-33
As Amended by By-Law 2025-17

USER FEES: PROTECTION TO PERSONS & PROPERTY

| SPECIAL CHARGES – ANNUAL RATES | 2024 | 2025 | 2026 |
|---------------------------------------|-------------|-------------|--------------------------|
| OPP <i>per unit</i> | \$ 625.00 | \$ 685.00 | Subject to Annual Review |
| Street Lights <i>per unit</i> | \$ 20.00 | \$ 20.00 | Subject to Annual Review |

| FIRE REPORT FEES | 2024 | 2025 | 2026 |
|------------------------------------------------------------------|-------------|-------------|-------------|
| File Search | \$ 75.00 | \$ 78.00 | \$ 80.00 |
| - Fire Regulation Compliance - Residential | \$ 75.00 | \$ 78.00 | \$ 80.00 |
| - Fire Regulation Compliance - Multi-Residential <i>per unit</i> | \$ 75.00 | \$ 78.00 | \$ 80.00 |
| - Fire Regulation Compliance - Commercial | \$ 150.00 | \$ 155.00 | \$ 160.00 |

| FIRE SERVICE FEES | 2024 | 2025 | 2026 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-------------|-------------|
| False Alarms - Response to over 3 in one calendar year | \$ 500.00 | \$ 500.00 | \$ 500.00 |
| Fire Permit January 1 - May 15 | \$ 20.00 | \$ 20.00 | \$ 20.00 |
| Fire Permit May 16 - December 31 | \$ 30.00 | \$ 30.00 | \$ 30.00 |
| Motor Vehicle Fires - Non-Resident | <i>Current MTO Rates</i> | | |
| Motor Vehicle Collisions – Non-Resident | <i>Current MTO Rates</i> | | |
| Standby Requests / Additional Expenses – to retain a private contractor, rent special equipment, preserve property or evidence, or in order to eliminate an emergency or risk of an emergency situation | <i>Current MTO Rates / Actual Costs</i> | | |
| Response to fires on or beside rail lines caused by debris left from maintenance of rail line. | <i>Current MTO Rates</i> | | |
| Recover Costs of Extinguishing Open-Air Fire | <i>Actual Costs</i> | | |
| Replacement of Equipment and Resources Used | <i>Actual Costs</i> | | |



THE CORPORATION OF THE TOWN OF COBALT

SCHEDULE “C” TO BY-LAW 2023-33

As Amended by By-Law 2025-17

USER FEES: ADMINISTRATION

Fees are per roll & per year unless otherwise noted

| CLERK'S SERVICES | 2024 | 2025 | 2026 |
|--------------------------------------|-------------------------------|-------------|-------------|
| Commissioner of Oaths | \$ 10.00 | \$ 13.00 | \$ 15.00 |
| Commissioner of Oaths – Non-Resident | \$ 35.00 | \$ 38.00 | \$ 40.00 |
| Proof of Residency Letter | \$ 10.00 | \$ 13.00 | \$ 15.00 |
| Lottery Licensing | <i>As per OLG Regulations</i> | | |

| ADMINISTRATION | 2024 | 2025 | 2026 |
|-------------------------------------------------------------------------------|-------------|-------------|-------------|
| NSF Cheque Service Charge | \$ 50.00 | \$ 51.00 | \$ 52.00 |
| Administrative Fee (for Cost Recovery Invoices) | 15% | 15% | 15% |
| Property Information Certificate | \$ 110.00 | \$ 120.00 | \$ 130.00 |
| Property Information Certificate – Rush <i>(less than 5 business days)</i> | \$ 150.00 | \$ 160.00 | \$ 170.00 |
| Duplicate Copy of Property Tax Billing | \$ 10.00 | \$ 10.00 | \$ 10.00 |
| Statement of Account | \$ 10.00 | \$ 10.00 | \$ 10.00 |
| Past Due Notice | \$ 2.00 | \$ 3.00 | \$ 4.00 |
| Refund of Payment / Misapplied Payment Correction | \$ 30.00 | \$ 33.00 | \$ 35.00 |
| Unpaid charges added to the Tax Roll for collection | \$ 30.00 | \$ 33.00 | \$ 35.00 |
| By-Law Officer – Site Visit / Hand Delivery of Notice | \$ 30.00 | \$ 33.00 | \$ 35.00 |
| Registered Letter | \$ 25.00 | \$ 28.00 | \$ 30.00 |

| PUBLIC WORKS SERVICE FEES | 2024 | 2025 | 2026 |
|--------------------------------------------------------|--------------------|-------------|-------------|
| Service Call After Hours (min 4 hours) <i>per hour</i> | \$ 105.00 | \$ 110.00 | \$ 115.00 |
| Use of Municipal Fleet | <i>MTO Rates</i> | | |
| Labour Rate | <i>Actual Cost</i> | | |

| Interest on Overdue Accounts | 2024 | 2025 | 2026 |
|------------------------------------------------------------|---------------|---------------|---------------|
| Property Tax <i>as per Municipal Act, 2001 s.345(2)(3)</i> | 1 ¼ % / month | 1 ¼ % / month | 1 ¼ % / month |
| Utility Billing <i>as per Municipal By-Law</i> | 1 ¼ % / month | 1 ¼ % / month | 1 ¼ % / month |

| | | | |
|----------------------------------------------------|---------------|---------------|---------------|
| Accounts Receivable <i>as per Municipal By-Law</i> | 1 ¼ % / month | 1 ¼ % / month | 1 ¼ % / month |
|----------------------------------------------------|---------------|---------------|---------------|

| TAX REGISTRATION RATES | 2024 | 2025 | 2026 |
|--------------------------------------------------|---------------------------------------------|-------------|-------------|
| First Warning Letter | \$ 25.00 | \$ 28.00 | \$ 30.00 |
| Second Warning Letter | \$ 40.00 | \$ 43.00 | \$ 45.00 |
| File Preparation | \$ 80.00 | \$ 90.00 | \$ 100.00 |
| Registered Letter | \$ 25.00 | \$ 28.00 | \$ 30.00 |
| File Action | <i>Cost + 15%</i> | | |
| Hand Delivery of Notices | \$ 30.00 | \$ 33.00 | \$ 35.00 |
| Processing of Property Tax Extension Agreement | \$ 250.00 | \$ 275.00 | \$ 300.00 |
| Cancellation of Tax Arrears Certificate | \$ 80.00 | \$ 90.00 | \$ 100.00 |
| Property Tax Sale Tender Packages - Printed Copy | \$ 25.00 | \$ 28.00 | \$ 30.00 |
| Tender Opening and Examination | \$ 425.00 | \$ 450.00 | \$ 475.00 |
| Payment into Court | 10% of purchase price / minimum of \$500.00 | | |

| Municipal Freedom of Information Request <i>As per Ministry of Government & Consumer Services</i> | 2024 | 2025 | 2026 |
|-----------------------------------------------------------------------------------------------------------------|-------------|-------------|-------------|
| Application Fee <i>per request</i> | \$ 5.00 | \$ 5.00 | \$ 5.00 |
| Photocopies per page (black and white) | \$ 0.20 | \$ 0.20 | \$ 0.20 |
| Search Time for each 15 minutes | \$ 7.50 | \$ 7.50 | \$ 7.50 |
| Records Preparation Fee for each 15 minutes | \$ 7.50 | \$ 7.50 | \$ 7.50 |



THE CORPORATION OF THE TOWN OF COBALT

SCHEDULE "D" TO BY-LAW 2023-33

As Amended by By-Law 2025-17

USER FEES: PLANNING

| | 2024 | 2025 | 2026 |
|---------------------------------------------------------------------------------------------------|---------------|-------------|-------------|
| Application Deposit | \$ 2,000.00 | \$ 2,000.00 | \$ 2,000.00 |
| Pre-Consultation | \$ 325.00 | \$ 325.00 | \$ 325.00 |
| Official Plan Amendment Application | \$ 3,250.00 | \$ 3,250.00 | \$ 3,250.00 |
| Concurrent Official Plan and Zoning By-Law Amendment | \$ 4,550.00 | \$ 4,550.00 | \$ 4,550.00 |
| Zoning By-Law Amendment Application | \$ 1,950.00 | \$ 1,950.00 | \$ 1,950.00 |
| Temporary Use By-Law | \$ 1,950.00 | \$ 1,950.00 | \$ 1,950.00 |
| Removal of Holding Provision | \$ 975.00 | \$ 975.00 | \$ 975.00 |
| Consent Application | \$ 1,950.00 | \$ 1,950.00 | \$ 1,950.00 |
| Consent Stamp Review | \$ 325.00 | \$ 325.00 | \$ 325.00 |
| Certificate of Cancellation | \$ 325.00 | \$ 325.00 | \$ 325.00 |
| Validation Certificate | \$ 1,300.00 | \$ 1,300.00 | \$ 1,300.00 |
| Draft Plan of Subdivision/Plan of Condominium Application | \$ 3,900.00 | \$ 3,900.00 | \$ 3,900.00 |
| Draft Plan Approval Extension | \$ 390.00 | \$ 390.00 | \$ 390.00 |
| Draft Plan Approval Reinstatement | \$ 390.00 | \$ 390.00 | \$ 390.00 |
| Part Lot Control Exemption | \$ 975.00 | \$ 975.00 | \$ 975.00 |
| Site Plan Control | \$ 2,600.00 | \$ 2,600.00 | \$ 2,600.00 |
| Site Plan Agreement Amendment | \$ 1,300.00 | \$ 1,300.00 | \$ 1,300.00 |
| Telecommunication Tower Land Use Authority Review | \$ 650.00 | \$ 650.00 | \$ 650.00 |
| Peer Review | Cost Recovery | | |
| 3 rd Party Ontario Land Tribunal Hearing | Cost Recovery | | |
| Legal Fees | Cost Recovery | | |
| Minor Variance Application | \$ 750.00 | \$ 1,040.00 | \$ 1,040.00 |
| Deeming Application | \$ 750.00 | \$ 750.00 | \$ 750.00 |
| Encroachment Agreement Application | \$ 50.00 | \$ 50.00 | \$ 50.00 |
| Encroachment Agreement Annual Fee | \$ 50.00 | \$ 50.00 | \$ 50.00 |
| Official Plan – printed copy (View for free at www.cobalt.ca) | \$ 125.00 | \$ 125.00 | \$ 125.00 |

| | | | |
|-----------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
| Zoning By-Law – printed copy (<i>View for free at www.cobalt.ca</i>) | \$ 100.00 | \$ 100.00 | \$ 100.00 |
| Removal of Heritage Designation Application | \$ 750.00 | \$ 750.00 | \$ 750.00 |

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THE CORPORATION OF THE TOWN OF COBALT
SCHEDULE “E” TO BY-LAW 2023-33

USER FEES: FACILITIES

2024-2026

| COMMUNITY HALL RATES | Fee | Applicable Taxes | Subtotal | Deposit | Total |
|---------------------------------------------------------------------------|------------|-------------------------|-----------------|-------------------|--------------|
| Hall Rental | \$ 350.00 | \$ 45.50 | \$ 395.50 | \$ 250.00 | \$ 645.50 |
| Service Clubs/Charitable Function Rentals (50% discount as per policy) | \$ 175.00 | \$ 22.75 | \$ 197.75 | \$ 250.00 | \$ 447.75 |
| Rentals under 4 hours | \$ 120.00 | \$ 15.60 | \$ 135.60 | <i>No deposit</i> | \$ 135.60 |
| Business Centre – Municipal Public Meetings | FREE | | | | FREE |
| Damage Deposit for Hall <i>No HST</i> | \$ 250.00 | | | | \$ 250.00 |



THE CORPORATION OF THE TOWN OF COBALT

SCHEDULE “F” TO BY-LAW 2023-33

USER FEES: SILVERLAND CEMETERY

2024-2026 Rates

Resident Rates: Cobalt or Coleman Resident or if last address prior to Long Term Care or Hospital was Cobalt or Coleman

| PURCHASE OF PLOT | Plot Fee | Care & Maintenance <i>(40% of sale of plot - Provincial Legislation)</i> | Subtotal | Applicable Taxes | Total |
|--------------------------------------|-----------------|----------------------------------------------------------------------------------------|-----------------|-------------------------|--------------|
| Grave – Adult | \$ 750.00 | \$ 300.00 | \$ 1,050.00 | \$ 97.50 | \$ 1,147.50 |
| Grave – Child (17 years and younger) | \$ 600.00 | \$ 240.00 | \$ 840.00 | \$ 78.00 | \$ 918.00 |
| Cremation Lot | \$ 375.00 | \$ 150.00 | \$ 525.00 | \$ 48.75 | \$ 573.75 |

| PURCHASE OF NICHE | Niche Fee | Care & Maintenance <i>(40% of sale of plot - Provincial Legislation)</i> | Subtotal | Applicable Taxes | Total |
|---------------------------------|------------------|----------------------------------------------------------------------------------------|-----------------|-------------------------|--------------|
| Level A (Top – highest level) | \$2,500.00 | \$ 375.00 | \$ 2,875.00 | \$ 325.00 | \$ 3,200.00 |
| Level B | \$2,250.00 | \$ 337.50 | \$ 2,587.50 | \$ 292.50 | \$ 2,880.00 |
| Level C | \$2,000.00 | \$ 300.00 | \$ 2,300.00 | \$ 260.00 | \$ 2,320.00 |
| Level D (Bottom – lowest level) | \$1,800.00 | \$ 270.00 | \$ 2,070.00 | \$ 234.00 | \$ 2,304.00 |

| INTERMENT / DISINTERMENT | Internment Fees | Applicable Taxes | Total |
|---------------------------------|------------------------|-------------------------|--------------|
| Adult | \$ 750.00 | \$ 97.50 | \$ 847.50 |
| Child (17 years and younger) | \$ 375.00 | \$ 48.75 | \$ 423.75 |
| Cremation | \$ 375.00 | \$ 48.75 | \$ 423.75 |
| Columbarium | \$ 375.00 | \$ 48.75 | \$ 423.75 |
| Disinterment – Full Casket | \$ 2,250.00 | \$ 292.50 | \$ 2,542.50 |
| Disinterment – Cremation | \$ 1,125.00 | \$ 146.25 | \$ 1,271.25 |
| Disinterment - Columbarium | \$ 375.00 | \$ 48.75 | \$ 423.75 |

| MARKER <i>Provincial Legislation Fee</i> | Marker Fee | Applicable Taxes | Total |
|---------------------------------------------------------------------------------------|-------------------|-------------------------|--------------|
| Flat Marker <i>(smaller than 173in²)</i> | \$ 0.00 | | \$ 0.00 |
| Flat Marker <i>(173in² or larger)</i> | \$ 50.00 | \$ 6.50 | \$ 56.50 |
| Upright Marker <i>(4ft or less in height and 4ft in length, including the base)</i> | \$ 100.00 | \$ 13.00 | \$ 113.00 |
| Upright Marker <i>(more than 4ft in height and 4ft in length, including the base)</i> | \$ 200.00 | \$ 26.00 | \$ 226.00 |
| Staking | \$ 38.00 | \$ 4.94 | \$ 42.94 |

| ADMINISTRATION FEES | FEE | Applicable Taxes | Total |
|---------------------------------------|------------|-------------------------|--------------|
| Replace Internment Rights Certificate | \$ 85.00 | \$ 10.92 | \$ 94.92 |



THE CORPORATION OF THE TOWN OF COBALT

SCHEDULE "F" TO BY-LAW 2023-33

USER FEES: SILVERLAND CEMETERY

2024-2026 Rates

Non - Resident Rates

| PURCHASE OF PLOT | Plot Fee | Care & Maintenance <i>(40% of sale of plot - Provincial Legislation)</i> | Subtotal | Applicable Taxes | Total |
|--------------------------------------|-----------------|----------------------------------------------------------------------------------------|-----------------|-------------------------|--------------|
| Grave – Adult | \$ 900.00 | \$ 360.00 | \$ 1,260.00 | \$ 117.00 | \$ 1,377.00 |
| Grave – Child (17 years and younger) | \$ 720.00 | \$ 288.00 | \$ 1,008.00 | \$ 93.60 | \$ 1,101.60 |
| Cremation Lot | \$ 450.00 | \$ 180.00 | \$ 630.00 | \$ 58.50 | \$ 688.50 |

| PURCHASE OF NICHE | Niche Fee | Care & Maintenance <i>(40% of sale of plot - Provincial Legislation)</i> | Subtotal | Applicable Taxes | Total |
|---------------------------------|------------------|----------------------------------------------------------------------------------------|-----------------|-------------------------|--------------|
| Level A (Top – highest level) | \$ 2,875.00 | \$ 431.25 | \$ 3,306.25 | \$ 373.75 | \$ 3,680.00 |
| Level B | \$2,587.50 | \$ 388.13 | \$ 2,975.63 | \$ 336.38 | \$ 3,312.01 |
| Level C | \$2,300.00 | \$ 345.00 | \$ 2,645.00 | \$ 299.00 | \$ 2,944.00 |
| Level D (Bottom – lowest level) | \$2,070.00 | \$ 310.50 | \$ 2,380.50 | \$ 269.10 | \$ 2,649.60 |

| INTERMENT / DISINTERMENT | Internment Fees | Applicable Taxes | Total |
|---------------------------------|------------------------|-------------------------|--------------|
| Adult | \$ 900.00 | \$ 117.00 | \$ 1,017.00 |
| Child (17 years and younger) | \$ 450.00 | \$ 58.50 | \$ 508.50 |
| Cremation | \$ 450.00 | \$ 58.50 | \$ 508.50 |
| Columbarium | \$ 450.00 | \$ 58.50 | \$ 508.50 |
| Disinterment – Full Casket | \$ 2,700.00 | \$ 351.00 | \$ 3,051.00 |
| Disinterment – Cremation | \$ 1,350.00 | \$ 175.50 | \$ 1,525.50 |
| Disinterment – Columbarium | \$ 450.00 | \$ 58.50 | \$ 508.50 |

| MARKER – <i>Provincial Legislation Fee</i> | Marker Fee | Applicable Taxes | Total |
|---------------------------------------------------------------------------------------|-------------------|-------------------------|--------------|
| Flat Marker <i>(smaller than 173in²)</i> | \$ 0.00 | | \$ 0.00 |
| Flat Marker <i>(173in² or larger)</i> | \$ 50.00 | \$ 6.50 | \$ 56.50 |
| Upright Marker <i>(4ft or less in height and 4ft in length, including the base)</i> | \$ 100.00 | \$ 13.00 | \$ 113.00 |
| Upright Marker <i>(more than 4ft in height and 4ft in length, including the base)</i> | \$ 200.00 | \$ 26.00 | \$ 226.00 |
| Staking | \$ 38.00 | \$ 4.94 | \$ 42.94 |

| ADMINISTRATION FEES | FEE | Applicable Taxes | Total |
|---------------------------------------|------------|-------------------------|--------------|
| Replace Internment Rights Certificate | \$ 100.00 | \$ 13.00 | \$ 113.00 |



THE CORPORATION OF THE TOWN OF COBALT

BY-LAW NO. 2025-XX

Being a By-Law to Enter Agreement with Rachel Beach & Eric Gaboury, Owners of the Subject Property, 101 Jamieson Street,

**Legal Description: PLAN M47NB PT LOT 293 294 RP 54R3458 PARTS 1 2 RP 54R4187 PART 1
PCLS 13583 23192 24580 24619SST 2852NND**

Roll #: 54-08-000-005-02500-000

WHEREAS under Section 8 of the Municipal Act 2001, S.O. 2001, c.25, as amended, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS under Section 9 (1) (a) and (b) of the Municipal Act 2001, S.O. 2001, c.25, as amended, Section 8 shall be interpreted broadly so as to confer broad authority on municipalities to enable them to govern their affairs as they consider appropriate and to enhance their ability to respond to municipal issues;

AND WHEREAS during the property transfer of 101 Jamieson Street on June 30, 2023, it was noted that a deck was built without a permit that encroached onto Town property;

AND WHEREAS the owners of 101 Jamieson Street, Rachel Beach & Eric Gaboury, wishes to enter into an Encroachment Agreement;

NOW THEREFORE the Council of the Corporation of the Town of Cobalt enacts as follows:

1. That the Council of the Corporation of the Town of Cobalt authorizes the entering into of an Encroachment Agreement between Rachel Beach and Eric Gaboury as the "Owners" and The Corporation of the Town of Cobalt as the "Town" in the form annexed hereto as Schedule "A" and forming part of this By-Law;
2. The Council agrees to permit the encroachment on Town owned land (PT. 1 PLAN 54R-3458 PIN 61386-0180) for a distance of 3.048x3.95x2.30x5.008m which is shown on Appendix "1" of Schedule "A";
3. That the Mayor and Clerk are hereby authorized and directed to execute the Encroachment Agreement and any and all other documentation necessary to complete the agreement and the registering of the agreement on title;

4. That the Clerk of the Town of Cobalt is hereby authorized to make any minor modifications or corrections of an administrative, numerical, grammatical, semantically, or descriptive nature or kind to the B-Law and Schedule as may be deemed necessary after the passage of this by-Law, where such modifications or corrections to not alter the intent of the By-Law.

TAKEN AS READ a first, second and third time and passed this 24th day of June 2025;

AND FURTHER THAT the said By-Law be signed and sealed by the Mayor and Clerk.

Angela Adshead, Mayor

Steven Dalley, Clerk



**THE CORPORATION OF THE
TOWN OF COBALT**

Schedule "A" to
By-Law 205-XX

**Being a By-Law to Enter Agreement with Rachel Beach & Eric Gaboury, Owner of the Subject
Property, 101 Jamieson Street,**

**Legal Description: PLAN M47NB PT LOT 293 294 RP 54R3458 PARTS 1 2 RP 54R4187 PART 1
PCLS 13583 23192 24580 24619SST 2852NND**

Roll #: 54-08-000-005-02500-000



**THE CORPORATION OF THE
TOWN OF COBALT**

ENCROACHMENT AGREEMENT NO. 2025-01

THIS ENCROACHMENT AGREEMENT entered into on the 27th day of May 2025.

BETWEEN:

RACHEL BEACH & ERIC GABOURY
(the "Owner")

AND

THE CORPORATION OF THE TOWN OF COBALT
(the "Town")

RECITALS:

- a) The Owners are the registered and beneficial owners of 101 Jamieson Street PLAN M47NB PT LOTS 293, 294 RP 54R3458 PARTS 1 2 RP 54R4187 PART 1 PCLS 13853 23192 24580 24619SST 2852NND in the Town of Cobalt; ROLL #54-08-000-005-02500-0000 ("the Property")
- b) The Owners have constructed a deck on the Property, which encroaches upon Town-owned land (the "Encroachment").
- c) The Town is prepared to permit the Encroachment to continue to encroach upon the Town-owned land. The Encroachment is shown on Appendix "1", hereto attached.

TERMS AND CONDITIONS

1. In the event the Town delivers written notice to the Owner that the Town requires, for any purpose, the land which is affected by the Encroachment, the Owner shall, at its sole cost and expense either reconfigure, or relocate the Encroachment in a manner acceptable to the Town, acting reasonably, or in the alternative, remove the Encroachment there from.
2. The Owner shall be advised that the Town has water and sewer mains that run through the Encroachment as shown on Appendix "2". The Owner shall be responsible for at its sole cost and expense of removing the Encroachment in a manner acceptable to the Town, when the Town requires access to the utilities.
3. The Owners shall be responsible for the maintenance and repairs of the Encroachment and all related expenses.
4. The Owners shall indemnify and save harmless the Town from all loss, costs and damages which the Town may incur, arising from the existence of the Encroachment or the use, maintenance or repair thereof.

5. The Owners covenants and agrees that this Encroachment Agreement is restricted to the existing Encroachment and the use, maintenance and repair thereof, not any expansions or further improvements thereto.
6. This Encroachment Agreement shall be binding upon the Owners, its successors and assigns and shall not expire until the date upon which the Encroachment is removed, or this By-Law is repealed.

In Witness whereof the parties have set their hands and seals on the date first above written.

THE CORPORATION OF THE
TOWN OF COBALT

Steven Dalley - Clerk

THE OWNER

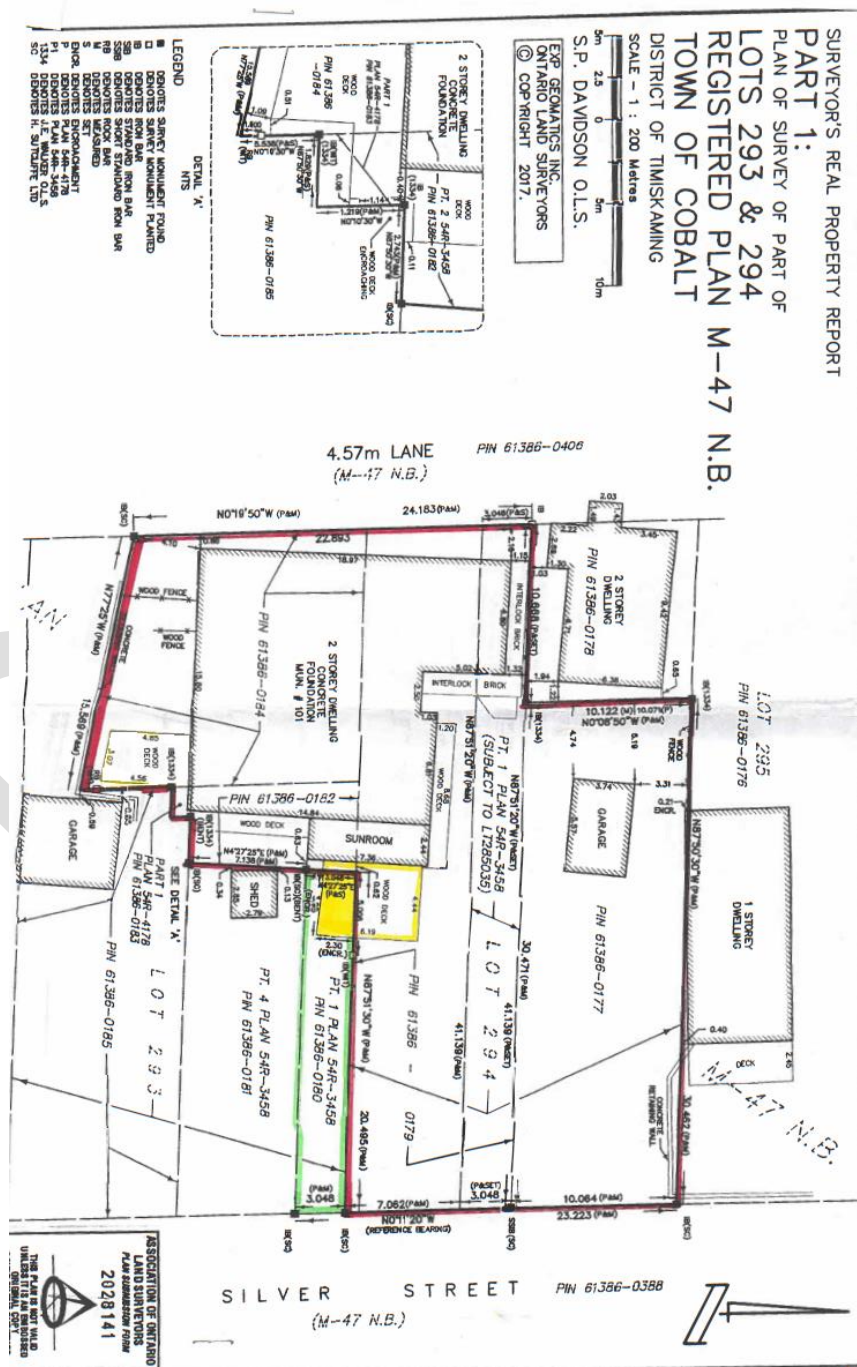
Owner

Print Name:

Witness

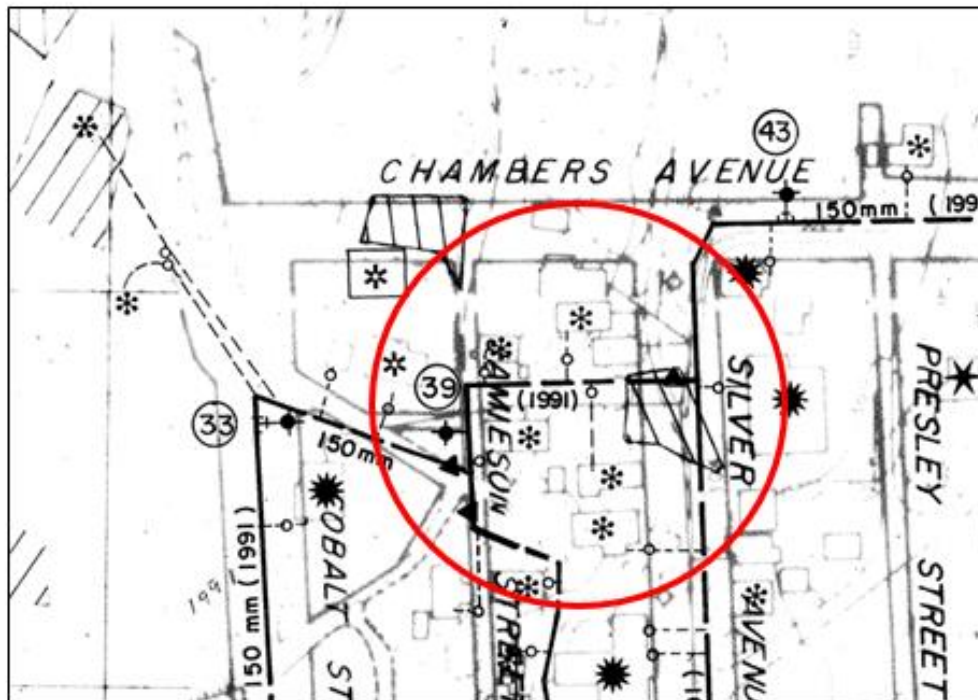
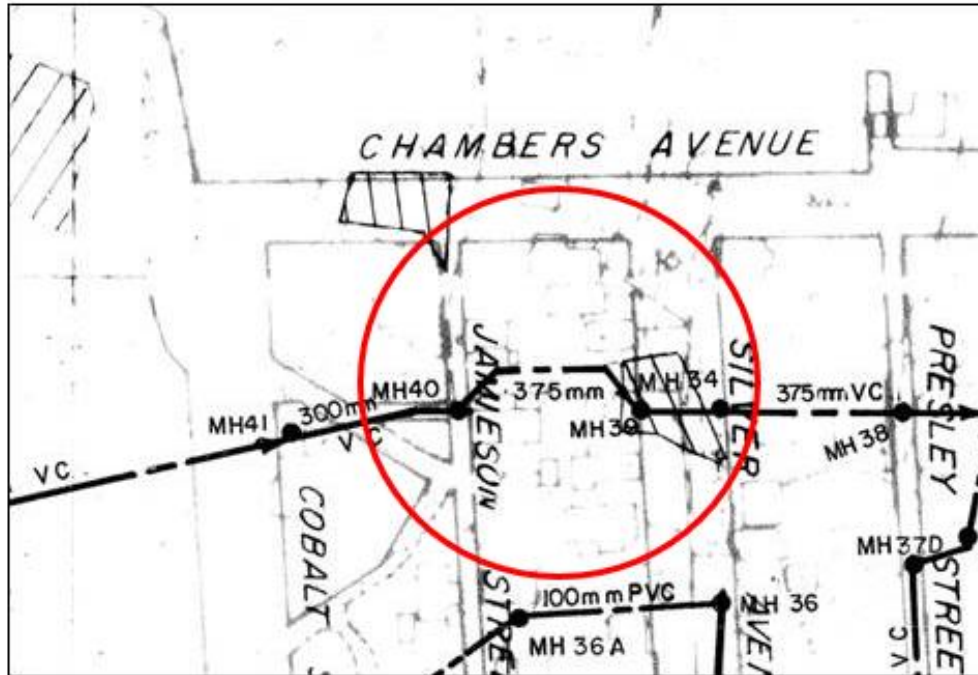


**THE CORPORATION OF THE TOWN OF COBALT
APPENDIX "1" OF ENCROACHMENT AGREEMENT 2025-01
FOR 101 JAMIESON STREET**





THE CORPORATION OF THE TOWN OF COBALT
APPENDIX "2" OF ENCROACHMENT AGREEMENT 2025-01
FOR 101 JAMIESON STREET





THE CORPORATION OF THE TOWN OF COBALT

BY-LAW NO. 2025-19

Being a By-Law to Confirm the Proceedings of Council of the Corporation of the Town of Cobalt

WHEREAS pursuant to Section 5(1) of the Municipal Act, 2001, S.O. 2001, c. 25 as amended, the powers of a municipality shall be exercised by its Council;

AND WHEREAS pursuant to Section 5(3) of the Municipal Act, 2001, S.O. 2001, c. 25 as amended, a municipal power, including a municipality's capacity rights, powers and privileges under Section 8 of the Municipal Act, 2001, S.O. 2001, c. 25 as amended, shall be exercised by By-Law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Town of Cobalt at this Session be confirmed and adopted by By-Law.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Town of Cobalt hereby enacts as follows:

1. **THAT** the actions of the Council of The Corporation of the Town of Cobalt in respect of all recommendations in reports and minutes of committees, all motions and resolutions and all actions passed and taken by the Council of the Corporation of the Town of Cobalt, documents and transactions entered into during the May 27, 2025 Council meeting, are hereby adopted and confirmed, as if the same were expressly embodied in this By-Law.
2. **THAT** the Mayor and proper officials of The Corporation of the Town of Cobalt are hereby authorized and directed to do all the things necessary to give effect to the action of the Council of The Corporation of the Town of Cobalt during the said meetings referred to in paragraph 1 of this By-Law.
3. **THAT** the Mayor and the Chief Administrative Officer or Clerk are hereby authorized and directed to execute all documents necessary to the action taken by this Council as described in Section 1 of this By-Law and to affix the Corporate Seal of The Corporation of the Town of Cobalt to all documents referred to in said paragraph 1.

TAKEN AS READ a first, second and third time and passed this 27th day of May, 2025.

AND FURTHER THAT the said By-Law be signed and sealed by the Mayor and Clerk.

Angela Adshead, Mayor

Steven Dalley, Clerk