



**THE CORPORATION OF THE
TOWN OF COBALT**

BY-LAW NO. 2026-14

Being a By-Law to provide for the adoption of 2026 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 rate able 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. 2026-13 as adopted on the 31st day of March 2026;

AND WHEREAS at the Special Meeting of Council on March 24, 2026, the 2026 Budget was approved in the amount of \$4,346,492 which includes a Capital Budget of \$609,626 and an Operating Budget of \$3,736,866 and which requires a levy for municipal purposes in the amount of **\$923,823**.


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 2026 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 31st day of August 2026;
 - b. 50% of the levy for all classes shall become due and payable on the 30th day of October 2026;
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, 2026; and
4. That all taxes unpaid as of December 31, 2026 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 31st day of March 2026.

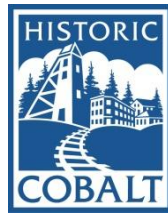
AND FURTHER THAT the said By-Law be signed and sealed by the Mayor and Clerk.



Angela Adshead, Mayor



Jaime Allen, Interim Clerk



**THE CORPORATION OF THE TOWN OF COBALT
Schedule "A" TO BY-LAW 2026-14**

Being a By-Law to provide for the adoption of 2026 Tax Rates for Municipal and School Purposes and to further provide penalty and interest for payments in default.

**Schedule "A" to
By-Law No. 2026-14**

General Tax Rates		
	Municipal	Education
Residential	0.02003364	0.00153000
Multi - Residential	0.03599644	0.00153000
Commercial Occupied	0.03706223	0.00880000
Commercial Excess/Vacant Land	0.02594356	0.00880000
Industrial Occupied	0.03706223	0.00880000
Industrial Excess/Vacant Land	0.02409045	0.00880000
Pipelines	0.02843575	0.00880000

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Tax Tools, 2026 Tax Rates Summary

Using OPTA calculated rates on March 25, 2026 11:44AM EST.

Active parameter set: Current Parameters (Unsaved)

Assessment Data Filter Option Used: Decrease Limit: 25% Increase Limit: 100%, Include PIL Properties, Tax Ratios Used: 2026 Tax Ratios

Tax Ratios	Residential				Commercial				Industrial			
	Multi-residential	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Aggregate Extraction	Pipelines	Farm	Managed Forests	
Education- Retained	1.000000	1.796800	1.850000	1.850000	0.00980000	0.00980000	0.00980000	0.00000000	0.00000000	0.00000000	0.00000000	
Cobalt Town, 5408												
Education	0.00153000	0.00153000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00511000	0.00880000	0.00038250	
General	0.02003384	0.03599844	0.03706223	0.02594356	0.02594356	0.03706223	0.02409045	0.02409045	0.00000000	0.02843575	0.00500841	

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Tax Tools, 2026 Tax Impact Summary

Using OPTA calculated rates on March 20, 2026 3:10PM EST.

Active parameter set: Current Parameters (Unsaved)

Assessment Data Filter Option Used: Decrease Limit: 25% Increase Limit: 100%, Include PIL Properties, Tax Ratios Used: 2026 Tax Ratios

Cobalt Town, 5408

Class	2025 Total Year End Taxation			2026 Estimated Total Taxation (\$)			Difference Between 2025 and 2026 Taxation					
	Municipal	Education	Total 2025	Municipal	Education	Total 2026	Municipal		Education		Total Change	
							\$	%	\$	%	\$	%
Taxable												
Residential	728,867	58,708	787,576	788,719	58,708	847,428	36,852	5.5	0	0.0	36,852	5.1
Multi-residential	70,240	3,148	73,389	74,081	3,148	77,229	3,840	5.5	0	0.0	3,840	5.2
Com. Occupied	59,982	15,023	75,016	83,273	15,023	98,296	3,290	5.5	0	0.0	3,290	4.4
Com. Exc. Land	0	0	0	0	0	0	0	0	0	0.0	0	0
Com. Vac. Land	1,432	512	1,944	1,510	512	2,022	78	5.5	0	0.0	78	4.0
Ind. Occupied	248	82	330	259	82	341	13	5.5	0	0.0	13	4.4
Ind. Exc. Land	0	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	0
Aggregate Extraction	0	0	0	0	0	0	0	0	0	0.0	0	0
Pipelines	11,844	3,888	15,732	12,587	3,888	16,475	853	5.5	0	0.0	853	4.1
Farm	0	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	0
Commercial Total Taxable	61,424	15,538	76,962	84,783	15,538	100,321	3,359	5.5	0	0.0	3,359	4.4
Industrial Total Taxable	248	82	330	259	82	341	13	5.5	0	0.0	13	4.4
Total Taxable	872,721	81,353	954,074	920,439	81,353	1,001,792	47,718	5.5	0	0.0	47,718	5.0
Payment in Lieu												
Residential	367	8	405	419	8	427	22	5.5	0	0.0	22	5.4
Multi-residential	0	0	0	0	0	0	0	0	0	0.0	0	0
Com. Occupied	2,811	0	2,811	2,985	0	2,985	154	5.5	0	0.0	154	5.5
Com. Exc. Land	0	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	0
Ind. Occupied	0	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	0
Ind. Vac. Land	0	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	0
Pipelines	0	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	0
Managed Forests	0	0	0	0	0	0	0	0	0	0.0	0	0
Commercial Total PIL	2,811	0	2,811	2,985	0	2,985	154	5.5	0	0.0	154	5.5
Industrial Total PIL	0	0	0	0	0	0	0	0	0	0.0	0	0
Total PIL	3,256	8	3,216	3,384	8	3,391	175	5.5	0	0.0	175	5.5
Commercial Grand Total	64,235	15,538	79,771	87,748	15,538	103,285	3,512	5.5	0	0.0	3,512	4.4
Industrial Grand Total	248	82	330	259	82	341	13	5.5	0	0.0	13	4.4
Grand Total	875,800	81,361	957,290	923,823	81,361	1,005,183	47,883	5.5	0	0.0	47,883	5.0

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	30,371,433	20,900	30,392,333	1.000000	0.00153000
New Multi-residential	0	0	0		0.00153000
Multi-residential	2,058,000	0	2,058,000	1.798800	0.00153000
Com. Occupied	1,707,200	80,000	1,787,200	1.855000	0.00880000
Com. Exc. Land	0	0	0	1.295000	0.00880000
Com. Vac. Land	58,200	0	58,200	1.295000	0.00880000
Ind. Occupied	7,000	0	7,000	1.855000	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	443,000	0	443,000	1.418400	0.00880000
Farm	0	0	0	0.255000	0.00382500
Managed Forests	0	0	0	0.255000	0.00382500
Total	42,844,833	100,900	42,945,733		

Include Special Area Levies