



Agenda

Regular Council Meeting

Regular Council Meeting - Monday, October 26th, 2026 - 6:00 PM - Council Chambers

Testing the notice under the agenda header

ORDER OF BUSINESS

1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENT

2.1. Land Acknowledgement

A Land Acknowledgement is an intentional and formal statement that recognizes the relationship between Indigenous people and their traditional territories. It serves as a sign of gratitude and respect and recognizes our shared obligation to respect and honour the land we live and work on. Municipality of Brighton Council believes that they are a necessary step toward honouring the original occupants of these lands and as part of our reconciliation journey. Mayor Ostrander will provide a Land Acknowledgement at the beginning of each Council Session, public meeting, formal gatherings of Municipal staff or politicians and any other special event as deemed appropriate.

3. APPROVAL OF AGENDA

4. DISCLOSURE OF PECUNIARY INTEREST

5. ADOPTION OF MINUTES

5.1. Adoption of Minutes

6. STAFF REPORTS

6.1. Zoning Bylaw Amendment - 120 Broad Street

Recommendation

That City Council:

Approve the application to amend The Regina Zoning Bylaw, 2019 by: a. Rezoning property located at 120 Broad Street, as shown in Appendix A-2 – Zoning (Existing & Proposed), and legally described as Lot B, Block 40, Plan No. 72R23442, from MH – Mixed High-Rise Zone to RH – Residential High-Rise Zone.

Amending Zoning Map 2691(A) accordingly.

2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.

7. BY-LAWS

7.1. By-Laws

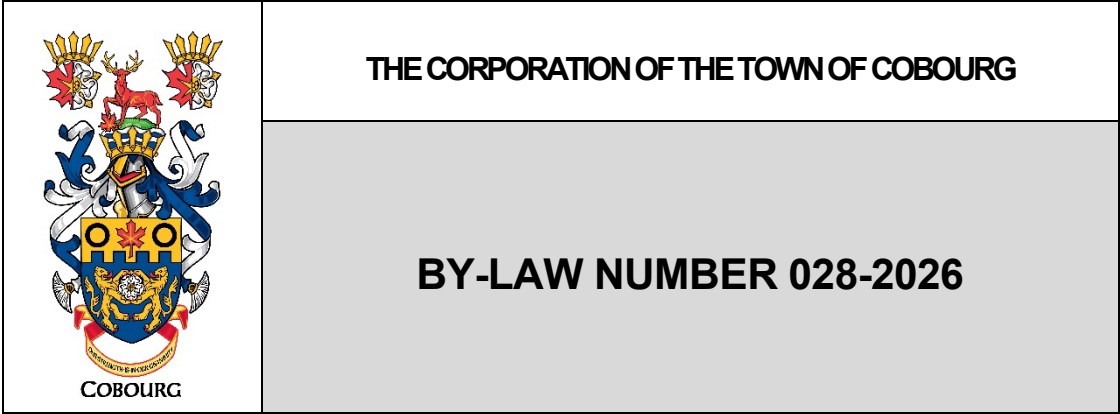
8. CONSENT AGENDA

9. NEW & UNFINISHED BUSINESS

9.1. New and Unfinished Business

10. ADJOURNMENT

Testing. End.



BEING A BY-LAW TO AUTHORIZE THE LEVYING OF TAX RATES AND COLLECTION OF TAXES FOR THE YEAR 2026

WHEREAS it is necessary for the Council of the Corporation of the Town of Cobourg pursuant to Section 307 of the *Municipal Act, 2001 Ch. 25* as amended to levy on the whole rateable property according to the last revised assessment roll the sums as set forth for various purposes in Schedule “A” attached hereto for the current year; and

WHEREAS pursuant to the County of Northumberland By-Law Number 16-2026 tax ratios which establish the relative amounts of taxation to be borne by each property class have been adopted as set out in Schedule “B”; and

WHEREAS the property classes have been prescribed by the Minister of Finance under the *Assessment Act R.S.O. 1990*, Clause A. 31 as amended and Regulations thereto; and

WHEREAS pursuant to the County of Northumberland By-Law Number 17-2026 to adopt estimates of all sums required by the County of Northumberland for the purposes of the county and to provide a levy on its constituent municipalities as set out in Schedule "C"; and

WHEREAS pursuant to the Province of Ontario Regulation 98/06 being a regulation to amend Ontario Regulation 400/98 made under the Education Act, the Council of the Town of Cobourg is directed to levy specified tax rates on the assessment for school purposes as set out in Schedule "D"; and

WHEREAS an interim levy was made before the adoption of the estimates for the current year.

NOW THEREFORE BE IT RESOLVED THAT THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF COBOURG ENACTS AS FOLLOWS:

1. For the year 2026, the Corporation of the Town of Cobourg shall levy upon the Residential Assessment, Multi-Residential Assessment, Commercial Assessment, Industrial Assessment, Pipeline Assessment and Farmland Assessment the rates of taxation as set out in Schedule "A" attached to this by-law.
2. That the estimates for the year 2026 for General Municipal Purposes as set out in Schedule "E" attached hereto are hereby adopted.
3. That the levy provided for in this by-law in the amount of \$33,875,596 shall be reduced by the amount of the interim levy for 2026.

4. For payments-in-lieu of taxes due to the Corporation of the Town of Cobourg, the actual amount due to the Corporation of the Town of Cobourg shall be based on the assessment roll and the tax rates for the year 2026.
5. For the railway rights of way taxes due to the Corporation of the Town of Cobourg in accordance with the Regulations as established by the Minister of Finance, pursuant to the Municipal Act, 2001 the actual amount due to the Corporation of the Town of Cobourg shall be based on the assessment roll and the tax rates for the year 2026.

Regular Council Meeting

October 26th, 2026

6. That the Treasurer is hereby authorized to deliver to the person taxed a written or printed notice specifying the amount of taxes payable to him or cause it to be mailed to the address of the residence or place of business of such person.
7. That for all property types listed in schedule A, payments of taxes including all rents and rates payable as taxes shall be made into the office of the Treasurer and shall be due and payable on or before the 26th day of June 2026 and on or before the 25th day of September 2026.
8. That a percentage charge is hereby imposed, and the Treasurer is authorized to impose the percentage charge as a penalty for non-payment of taxes or any class or installment thereof in accordance with the provision of By-law Number 36-84.
9. That the Treasurer is authorized to receive payments on account of taxes for the year in advance of the day fixed for payment of any installment of such taxes.
10. That where the Treasurer received part payment on account of taxes due for any year, he shall credit such part payment first on account of the interest and penalty charges, if any, added to such taxes.
11. That in default of payment of any instalment by the day named for payment thereof, the subsequent instalment or instalments shall forthwith become payable.
12. That the Treasurer is hereby directed to levy and collect the taxes in accordance with the provisions of the Municipal Act with respect to the levy of rates and collection of taxes.
13. If any section or portion of this By-law or of Schedule "A" is found by a court of competent jurisdiction to be invalid, it is the intent of Council for the Corporation of the Town of Cobourg that all remaining sections and portions of this By-law and of Schedule "A" continue in force and effect.
14. Schedule "A", "B", "C", "D" and "E" attached hereto shall be and form a part of this By-law.

15. That this By-law shall come into effect on the 27th day of May, 2026.

READ and finally passed in Open Council this 27th day of May, 2026.

Regular Council Meeting

“Lucas Cleveland”

Lucas Cleveland, Mayor

“Brent Larmer”

Brent Larmer, Clerk

October 26th, 2026

TAX RATES FOR 2026 TOWN OF COBOURG

By-law to Authorize Levying of Tax Rates	Page 4 of 8 By-law No. 028– 2026
--	-------------------------------------

SCHEDULE "B"

**Tax Ratios for the
County Of Northumberland
{By-law #16-2026}**

Regular Council Meeting

Class	Tax Ratio
Residential/Farm	1.0000
Multi-Residential	1.2000
New Multi-Residential	1.0000
Commercial:	
- Occupied	1.5000
- Vacant Units	1.5000
- Vacant Land	1.5000
Industrial:	
- Occupied	2.1000
- Vacant Units	2.1000
- Vacant Land	2.1000
Pipelines	1.1981
Landfill	1.0000
Farmlands	0.2500
Aggregate Extraction	1.7088
Managed Forest	0.2500

October 26th, 2026

SCHEDULE "C"

2026

COUNTY OF NORTHUMBERLAND LEVY

(BY-LAW 17-2026)

Regular Council Meeting

October 26th, 2026

Lower Tier Member	2026 General Levy	Percentage
Town of Cobourg	\$20,006,209	24%
Municipality of Port Hope	\$16,004,552	19%
Municipality of Trent Hills	\$11,983,589	14%
Municipality of Brighton	\$11,029,917	13%
Township of Hamilton	\$10,968,008	13%
Township of Alnwick/Haldimand	\$8,262,000	10%
Township of Cramahe	\$5,814,703	7%
2026 Requirement	\$84,068,978	100%

SCHEDULE "D"

**COMMERCIAL AND INDUSTRIAL & PIPELINE TAX RATES
FOR EDUCATION IN
THE COUNTY OF NORTHUMBERLAND**

Regular Council Meeting

October 26th, 2026

Property Class	2026 Tax Rates
Commercial:	
- Occupied	0.0088000
- Occupied - New Construction	0.0088000
- Vacant Lands	0.0088000
- Vacant Lands - New Construction	0.0088000
Industrial:	
- Occupied	0.0088000
- Vacant Lands	0.0088000
Pipeline	0.0088000

SCHEDULE "E"

TOWN OF COBOURG

2026 CURRENT OPERATING BUDGET

Regular Council Meeting	Function	2026 Budget	October 26th, 2026
	Net Expenditures		
	General Government	\$5,667,169	
	Protection - Police	\$8,851,084	
	Protection - Other	\$6,591,955	
	Public Works	\$5,251,393	
	Social and Family	(\$500,000)	
	Parks and Recreation	\$4,722,289	
	Culture and Community	\$2,313,449	
	Planning and Development	\$1,344,135	
	Commercial and Economic Development	\$425,786	
	Total Operating	\$34,667,260	
	Capital Levy	\$0	
	Long Term Debt Charges	\$276,036	
	Net Expenditures	\$34,943,296	
	Revenues		
	Provincial Grants	\$65,200	
	Other Grants	\$12,500	
	Other Income	\$370,000	
	Miscellaneous Levies	\$620,000	
	Total Revenues Other Than Taxation	\$1,067,700	
	Taxation	\$33,875,596	