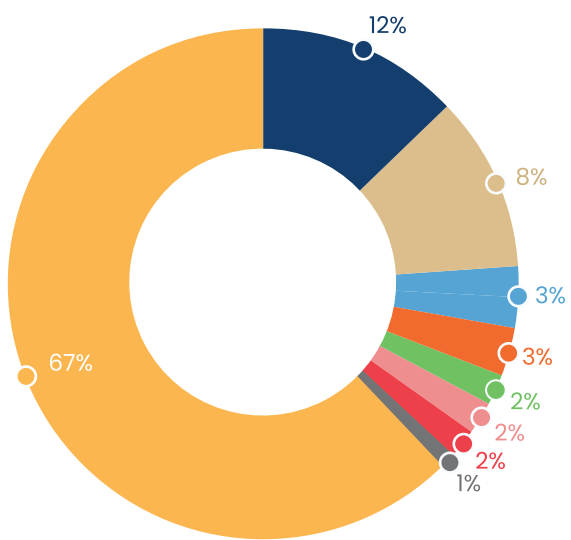


HOW IS YOUR TAX DOLLAR SPENT?

\$ Total budget of: \$35 487 010

Expenditure Breakdown



- Agglomeration Contribution (67%):** Police, fire safety, public transport, drinking water, wastewater treatment, water quality and property assessment.
- Transport (12%):** Municipal roads, snow removal, street lights and drainage.
- General Administration (8%):** Council, director general, town clerk, finance, communications and other administrative charges.
- Financing and Allocations (3%):** Debt and transfer of investment activities.
- Environment and Water (3%):** Water distribution, wastewater treatment and household waste collections.
- Parks and Recreation (2%):** Parks, playgrounds and others.
- Buildings (2%):** Town Hall, Public Works, Fritz, Red Barn, yacht, curling, aquatic and tennis clubs, community centre and library.
- Urban Planning (2%):** Zoning recommendations, application of by-laws related to town planning, nuisance and parking, permits and certificates.
- Public Security (1%):** Civil security, vCops, Rescue Squad and security in the industrial park.

COMPARATIVE ANALYSIS OF THE TOWN'S CONTRIBUTION TO THE CITY OF MONTREAL FOR AGGLOMERATION EXPENDITURES

Budget 2026	\$23 949 200	↑ 30%
Budget 2025	\$18 408 800	

HOW TO KEEP YOU INFORMED?

ELECTRONIC NEWSLETTER

A simple and effective way to stay connected with your community at all times.

ONLINE TAX ACCOUNT

A secure solution for the consultation of your tax documents.

FOR INFORMATION

- baie-durfe.qc.ca
- info@baie-durfe.qc.ca
- 514 457-5324



Baie-D'Urfé

Budget & municipal taxes 2026



Baie-D'Urfé

2041 Lakeshore Road
Baie-D'Urfé (Québec) H9X 1P7

baie-durfe.qc.ca



Photo credit: Richard Gregson



baie-durfe.qc.ca



MAYOR'S MESSAGE

Dear residents of Baie-D'Urfé,

I have always believed that my responsibility as Mayor is to be honest with residents—even when the message is difficult. I do not believe in short-term wins that come at the expense of sound long-term planning, and the 2026 budget reflects that approach.

The budget adopted by Council on January 13, 2026, totals **\$35 487 010**, a 20% increase over 2025. This increase is not the result of local spending decisions. It is driven almost entirely by a sharp and unprecedented rise in the Montréal agglomeration quote-part, a cost imposed on Baie-D'Urfé and completely outside our control.

For 2026, this quote-part amounts to **\$23 949 200**, an increase of 30% compared to last year. It now represents **67% of our operating budget**, and roughly **80% of all property tax revenues** are used simply to meet this obligation. These figures are stark, and it would be misleading to suggest otherwise.

Within these constraints, Council and Administration made deliberate choices. We resisted the temptation to defer costs, reduce essential services, or rely on short-term fixes that would only create larger problems in the future. Instead, we focused on keeping the Town's own operating budget increase to **4%**, resulting in an average residential tax increase of **4% or less** for most homeowners.

This year also marks the implementation of a new property valuation roll for 2026–2028. Overall property values increased by 27%, with significant variation across categories. The average value of a single-family home is now **\$1 327 378**, up from **\$1 177 197** in 2025. Establishing fair tax rates under these conditions required careful balancing to ensure the Town remains financially stable while limiting unnecessary burden.

Non-residential properties experienced substantially higher valuation increases—exceeding 60%—and, combined with the impact of the agglomeration quote-part, most will see an average increase of approximately **14%**. This reflects structural realities rather than discretionary choices.

Council also adjusted water rates to better align with actual costs, particularly for industrial use and excess consumption. Base residential water rates remain unchanged, and only usage beyond established thresholds is billed at the revised rate.

Finally, this budget continues to support essential investments in our infrastructure. **The Three-Year Capital Expenditure Program**, totaling **\$20 034 685**, reflects a commitment to maintaining our assets responsibly rather than postponing necessary work and transferring costs to future residents.

I know these decisions are not always easy to accept, but they are made with care, transparency, and a long-term view of Baie-D'Urfé's financial health. That is the standard I believe residents deserve.

I wish you a healthy and peaceful year in 2026.

Heidi Ektvedt
Mayor



SOURCE OF REVENUES

2026 BUDGET

Municipal taxes	\$30 138 550
Sectorial taxes	\$671 750
Transfer taxes	\$1 245 000
Water tariff	\$1 300 000
Government sources	\$570 960
Permits, fines and penalty taxes	\$248 800
Interest and other sources	\$1 311 950
Total	\$35 487 010

2026 PROPERTY TAX PER \$ 100 EVALUATION



PROPERTY CATEGORY

RATE

Residential	0.4175
Six or more units	0.4301
Non-residential	2.0725
- Hotel	1.4875
- Data hosting services	1.6875
Vacant lots	1.6700



LONG-TERM DEBT

By-laws 1075 & 1076 Rehabilitation of the service road on Highway 40 Eastbound, Lakeshore Road West, and the parking lot of CPE Whiteside Taylor.	\$4 499 000
By-law 1079 Rehabilitation work of Lakeview and Sunny Acres.	\$2 570 000
By-law 1083 (Approved) Drainage rehabilitation of Surrey Street including Shaw and Gélinas*.	\$8 720 020
Total	\$15 789 020

*The financing will take place in early 2026 for phase 1 of the project; only six months of interest will be charged for the year 2026.

WATER CONSUMPTION FOR THE RESIDENTIAL SECTOR

Your municipal tax bill includes the flat rate of **\$89** for an annual water consumption of 50 000 gallons or less.

In the case of multi-tenant dwellings such as the condos on Jean de la Londe, the flat rate is **\$71** for an annual water consumption of 40 000 gallons or less.

If a household exceeds its allotted water consumption limit, the owner is charged **\$5.82** per 1 000 gallons of excess water, and **\$5.82** for non-residents.

HOW AND WHERE CAN YOU PAY?

Your account is payable at the following financial institutions. Your account number is comprised of the first 18 digits of the number appearing on your tax bill, matricule:

XXXX-XX-XXXX-X-000-0000

Do not use the number that begins with 2026 although it is identified as "account number".

- Bank of Montreal
- National Bank of Canada
- RBC Royal Bank
- Caisse populaire Desjardins
- CIBC
- Scotia Bank
- TD Canada Trust

PAYMENT METHODS



Through your financial institution

In person - over the Internet - at an ATM machine



In person at Town Hall

Cash - debit card - cheque



By mail to the Town of Baie-D'Urfé

* Please take note that credit card payments are not accepted.



WHEN TO PAY?

Your tax bill may be paid in two equal instalments. You just need to attach the detachable coupon to each payment. Please note that if you are paying by instalments, no reminder will be sent for the second instalment.