



# 2026 Operating Budget



# Message from the Mayor

As announced during the election campaign, the Council and I have implemented a new approach to improve municipal transparency and citizen participation. The details of the Five-Year Capital Expenditure Program and the budget were published earlier this year, allowing residents to understand budgetary decisions better and contribute to collective discussion.

The 2026 municipal budget, just over \$30 million, is based on rigorous planning and responsible management of public finances. The tax increase is kept close to inflation, at 3% for residential properties and nearly 4% for non-residential.

Despite the short timeframe between the municipal election on November 2, 2025, and budget preparation, as well as significant financial pressures (including increases in the MRC share and fixed costs), the Council is presenting a balanced and responsible budget. It maintains essential services while targeting projects that impact residents' quality of life:

- Studies and work to address water system issues in the Centre-Village Sector.
- An annual fund of \$200,000 to preserve road infrastructure.

- An organizational improvement initiative with municipal administration to optimize services for residents and anticipate future needs.
- The creation of public water access points, the extension of the Voie Verte, and the development of a Vision Zero plan for road user safety, including pedestrians and cyclists.
- The Community Life Fund and the Fonds vert will continue supporting local initiatives.

In addition, the Municipality will repay nearly \$4 million in debt, thereby strengthening its financial stability.

Regarding capital investments, the municipal administration and the Council have worked together to limit their impact on debt in an economic context that demands caution and rigor.

I sincerely thank the members of the municipal council and employees for their commitment. Together, we continue our goal of making Chelsea a well-managed, dynamic, and forward-looking municipality.

**Brian Nolan**



At an extraordinary meeting held on January 13, 2026,  
the Municipal Council adopted

A RESPONSIBLE  
BUDGET OF

**\$30.5M**

AND A  
RESIDENTIAL TAX  
INCREASE OF

**3%**

WHICH  
REPRESENTS AN  
INCREASE OF

**\$123.<sup>15</sup>**

/HOUSE\*



\* median value house

# Responsible Management of Public Finances

Discover the main  
elements  
of the 2026 budget.

**\$392,380**

For various contributions  
to recognized organizations.

**\$150,000**

For organizational analysis and five-year  
workforce planning.

**\$50,000**

In urban planning, for a Site Planning and Architectural Integration Program (PIIA) for the Centre-Village and a Special Urban Planning Program (PPU) for Farm Point.

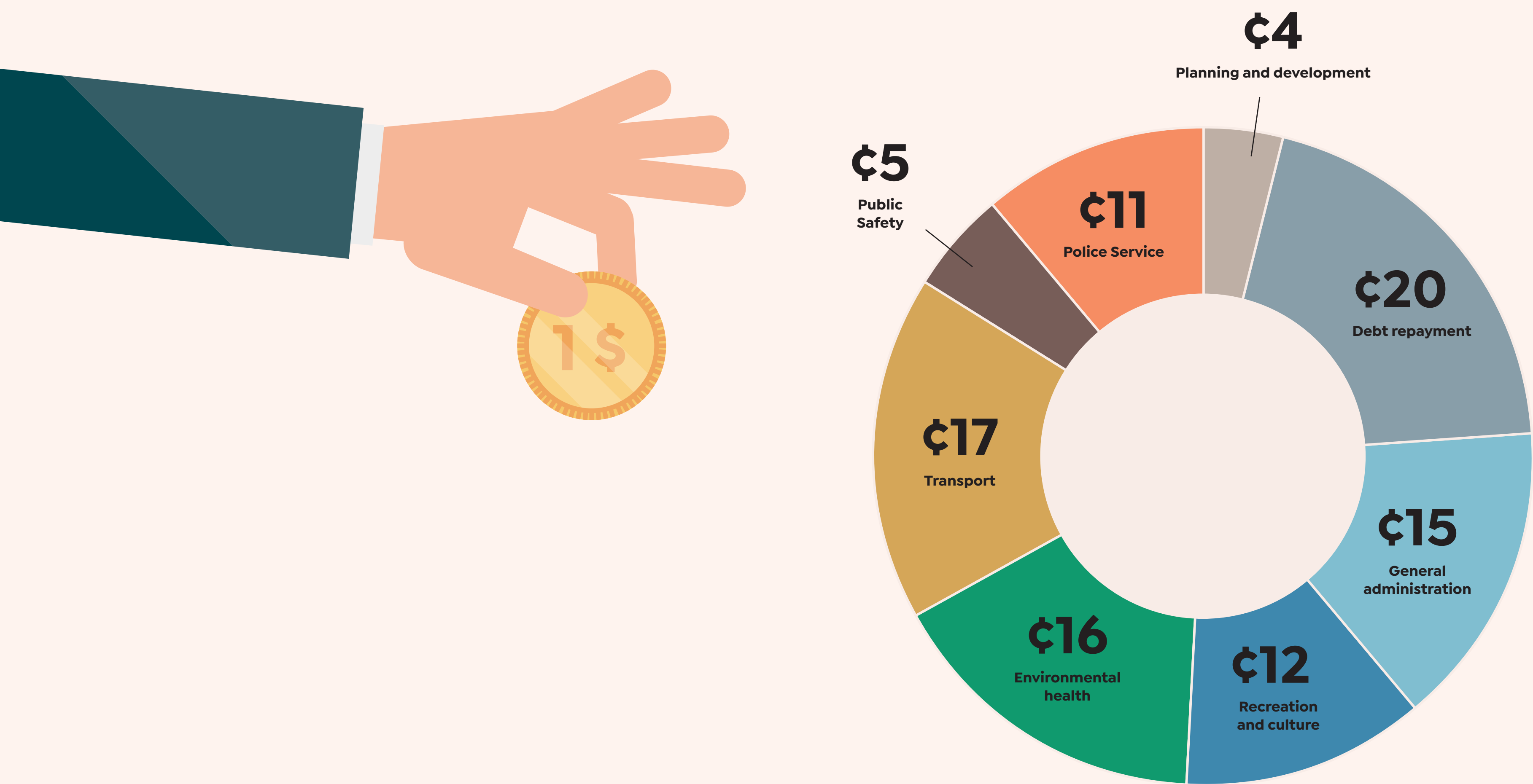
- PIIA: adjustments to the Centre-Village sector development framework to specify desired urban form, use of public spaces, and water management in response to observed growth.
- PPU: activities to solicit community input on the shape and future of the Farm Point sector and develop a shared vision.

**\$200,000**

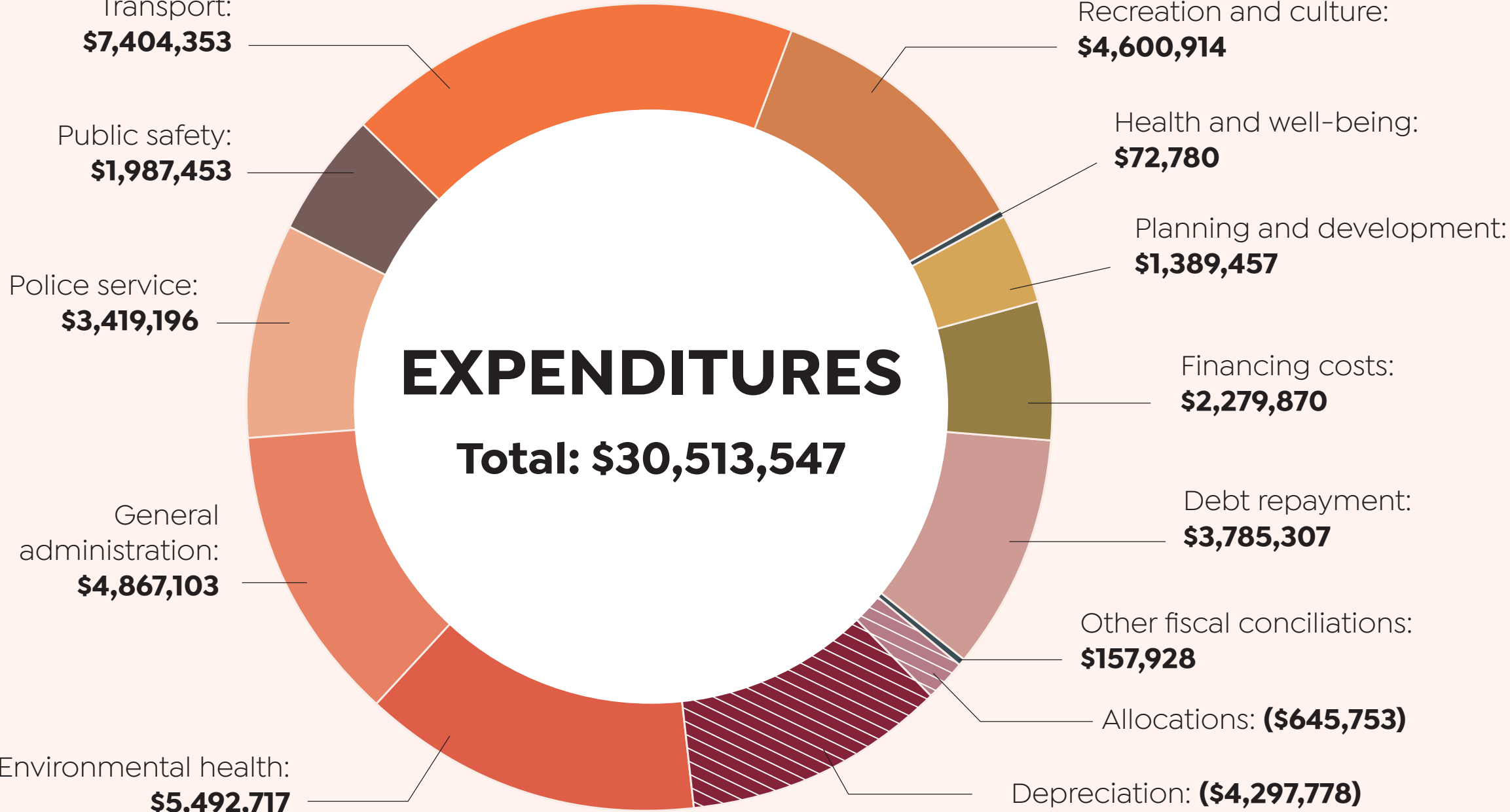
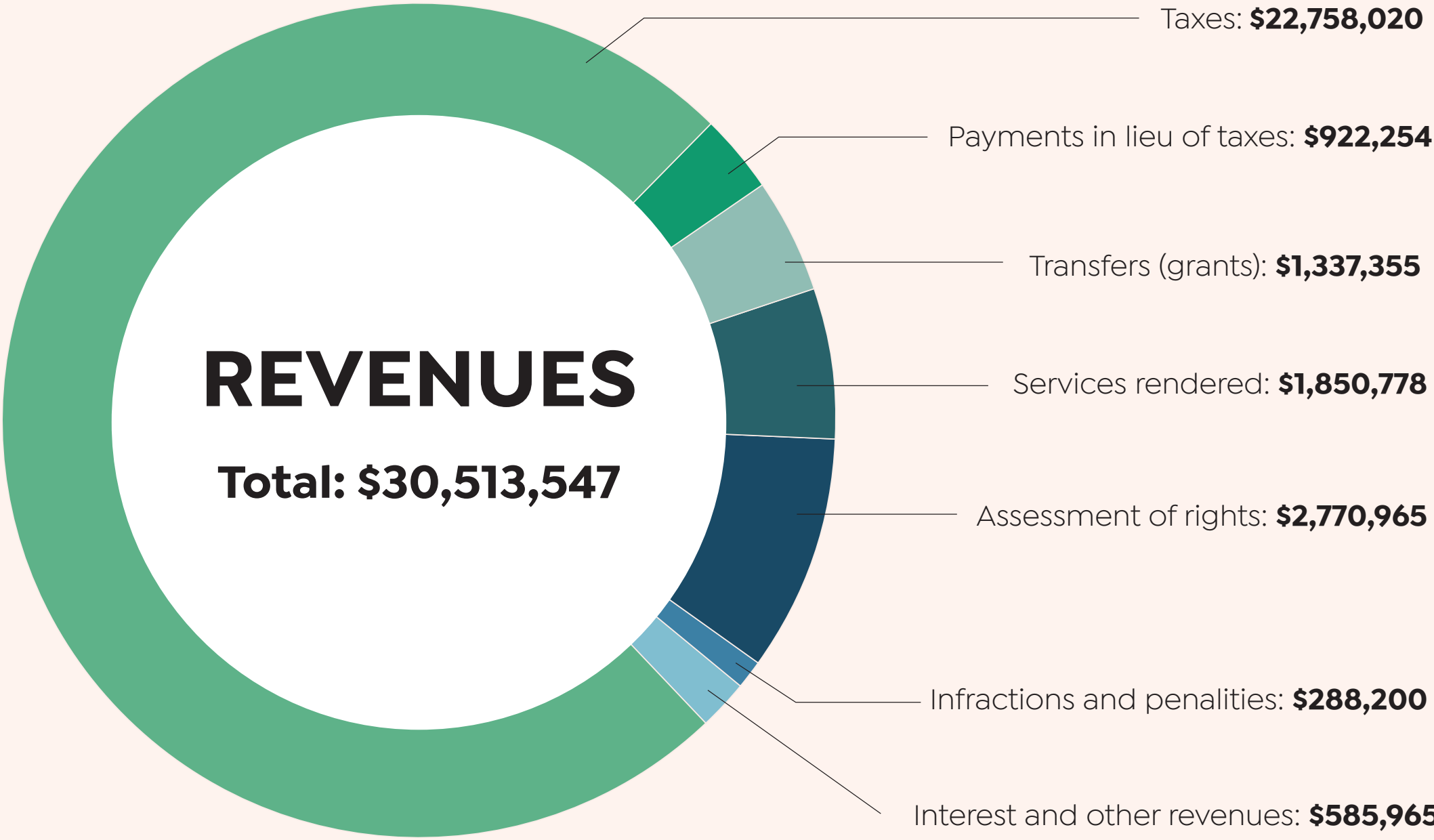
For the road network, i.e., for resurfacing  
and repaving roads.



# One dollar of your taxes represents



# The Municipality's 2026 Budget



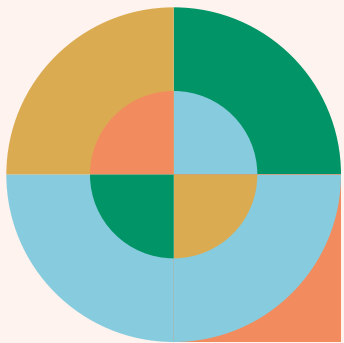
# General Property Tax Rates

For 2026, the general property tax rate will increase by 3%, reflecting efforts to maintain essential services while targeting projects that impact the quality of life of the population.

In addition, the rate applicable to non-residential properties is set at **3.96%**. The rate for buildings with six or more units is going up **8%**.

	2025	2026
Residential	\$0.6145	<b>\$0.6329</b>
Six or more units	\$0.6145	<b>\$0.6637</b>
Commercial	\$0.9968	<b>\$1.0363</b>
Industrial	\$0.9968	<b>\$1.0363</b>
Registered farm	\$0.6145	<b>\$0.6329</b>
Forestry building	\$0.6145	<b>\$0.6329</b>

Apply to each \$100 of the tax base



# Understanding Municipal Fees

## Example of a tax account

GENERAL PROPERTY TAX	2025	2026
Median value home (\$669,300)	\$4,112.85	<b>\$4,236.00</b>

INCREASE OF  
**\$123<sup>.15</sup>**

PRICING	2025	2026
Biodiversity Fund	\$1	<b>\$1</b>
Septic Tank Emptying Program	\$185	<b>\$185</b>
First Responder (median value home)	\$18.07*	<b>\$0**</b>
	\$204.07	<b>\$186.00</b>

Please note that the pricing for the septic tank emptying program is only applied to those who have this system at home.

\*Based on a median value

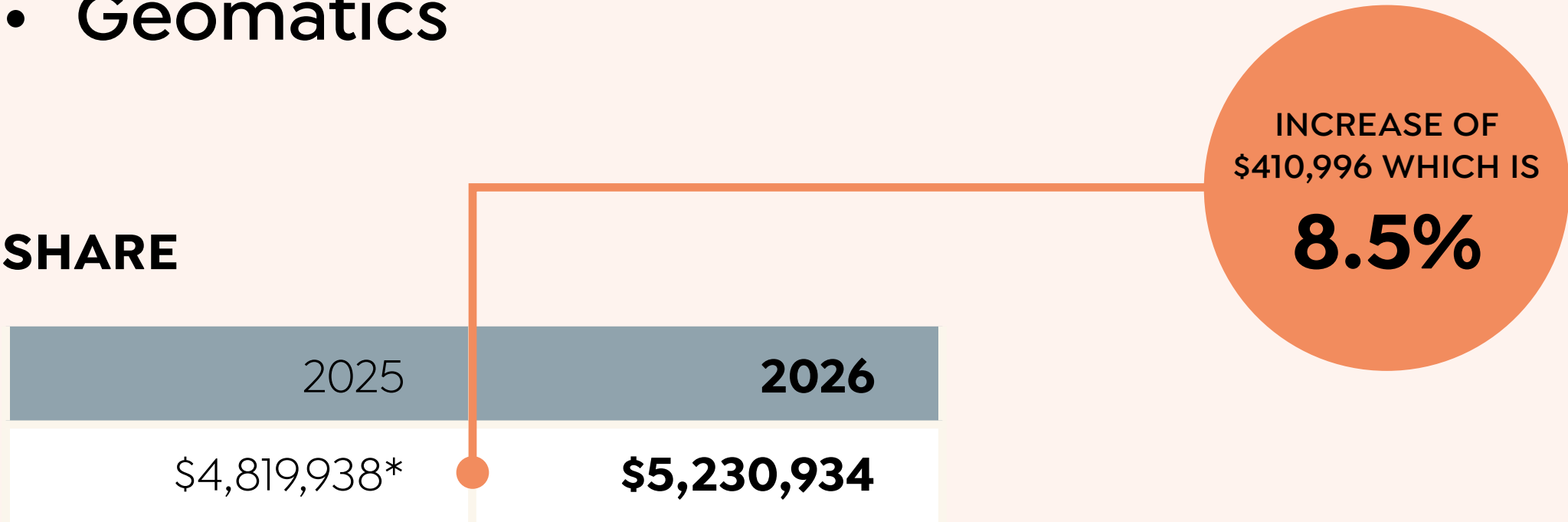
\*\*Starting in 2026, this fee will be included in the general property tax rate.



# Understanding MRC Fees

The share paid to the MRC is used in particular to finance the following services:

- Police
- Transcollines
- Environmental health
- Property assessments
- Geomatics



\*Montant ajusté pour inclure Transcolline

# Sector Rates per Unit

## CENTRE-VILLAGE

	2026	Variation
Networked wastewater	\$465	\$20
Networked drinking water	\$600	\$30
Non-networked wastewater	\$209.25	\$9
Non-networked drinking water	\$270	\$13.50
Debt service wastewater sector	\$354.65	\$36.40
Debt service drinking water sector	\$369.80	\$50.80

## FARM POINT

	2026	Variation
Networked wastewater	\$911.50	- \$12
Debt service	\$1,185.50	\$47.25

Service charges are set to reflect the actual cost of municipal services provided by the Municipality.





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## DESIGN AND PRODUCTION

Prepared by the Communications Department in collaboration with the Finance Department.

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