

# BUDGET 2026

## DE LA VILLE DE PINCOURT

# Budget 2026

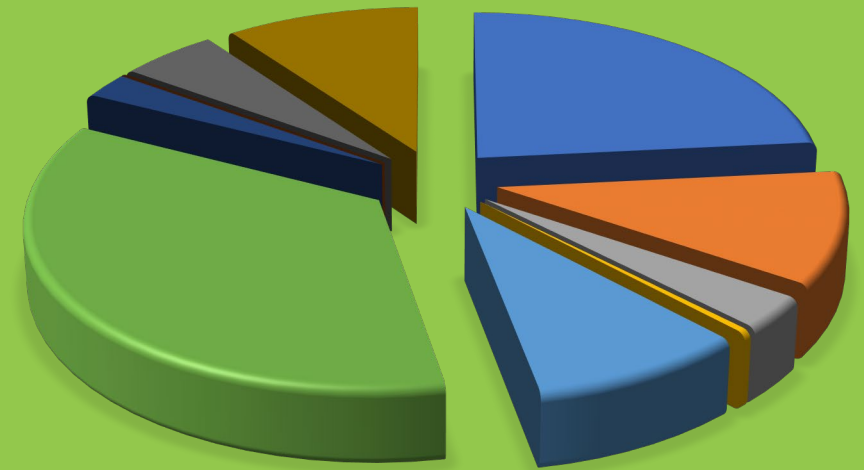
BUDGET  
VILLE DE  
PINCOURT





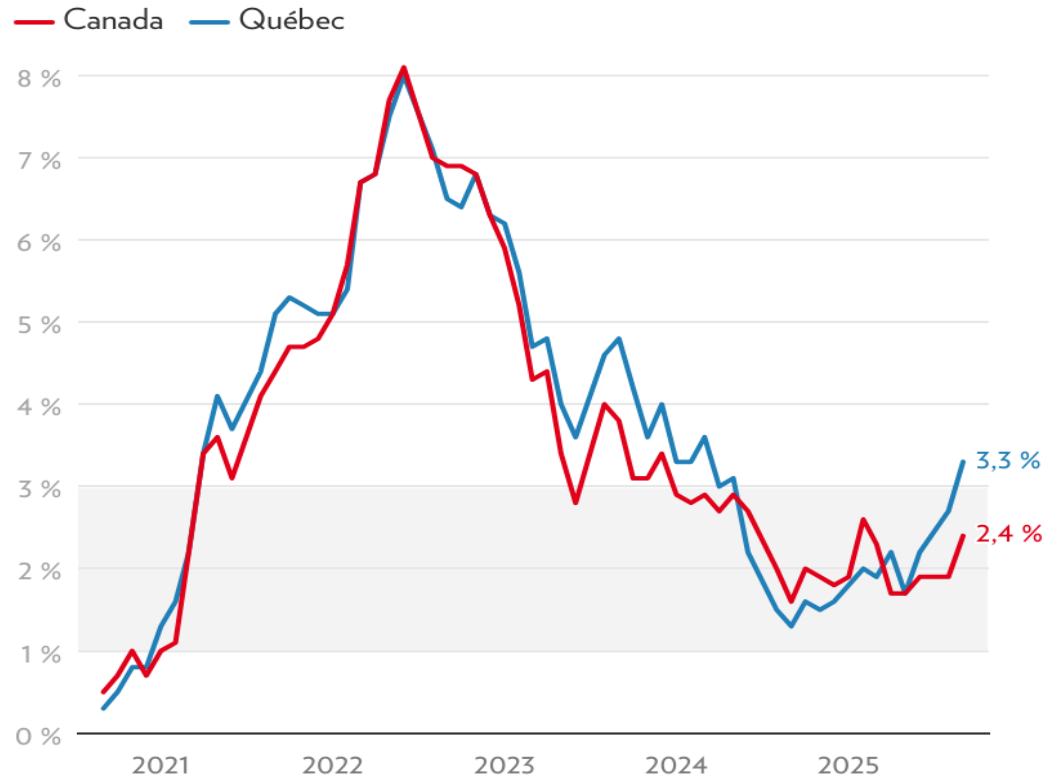
# Challenges for the 2026 Budget

- Reduction in interest rates, resulting in an estimated decrease in revenues of \$575,000 compared to 2025;
- Increase in shared contributions for external organizations, the REIP, and major contracts, with an additional impact of approximately \$831,400 in 2026, representing a 5.83 percent increase;
- New collective agreements expected for the year 2026;
- High inflation according to the Consumer Price Index (CPI);
- Presence of 53 pay weeks in 2026;
- Uncertainty in the real estate market, leading to an estimated decrease of approximately \$150,000 in hypothetical revenues from transfer duties.



# Consumer Price Index (CPI) variation

## L'inflation depuis cinq ans



En gris : fourchette cible de la Banque du Canada

Source : Statistique Canada



**CPI = Consumer Price Index**

The CPI is a measure used to track the change in prices of common goods and services that households purchase.

## Why is the CPI important?

It shows how prices change over time, which reflects the cost of living.

## Impact on municipal budgets:

Inflation directly affects public expenditures.

When the CPI increases, it means that the cost of goods and services purchased by the City (equipment, fuel, construction materials, etc.) also rises.

**CPI Montréal – Sept. 24 to Sept. 25**

3.4 percent

**CPI Montréal – Oct. 24 to Oct. 25**

3.3 percent



# Adjustment of the fiscal contribution

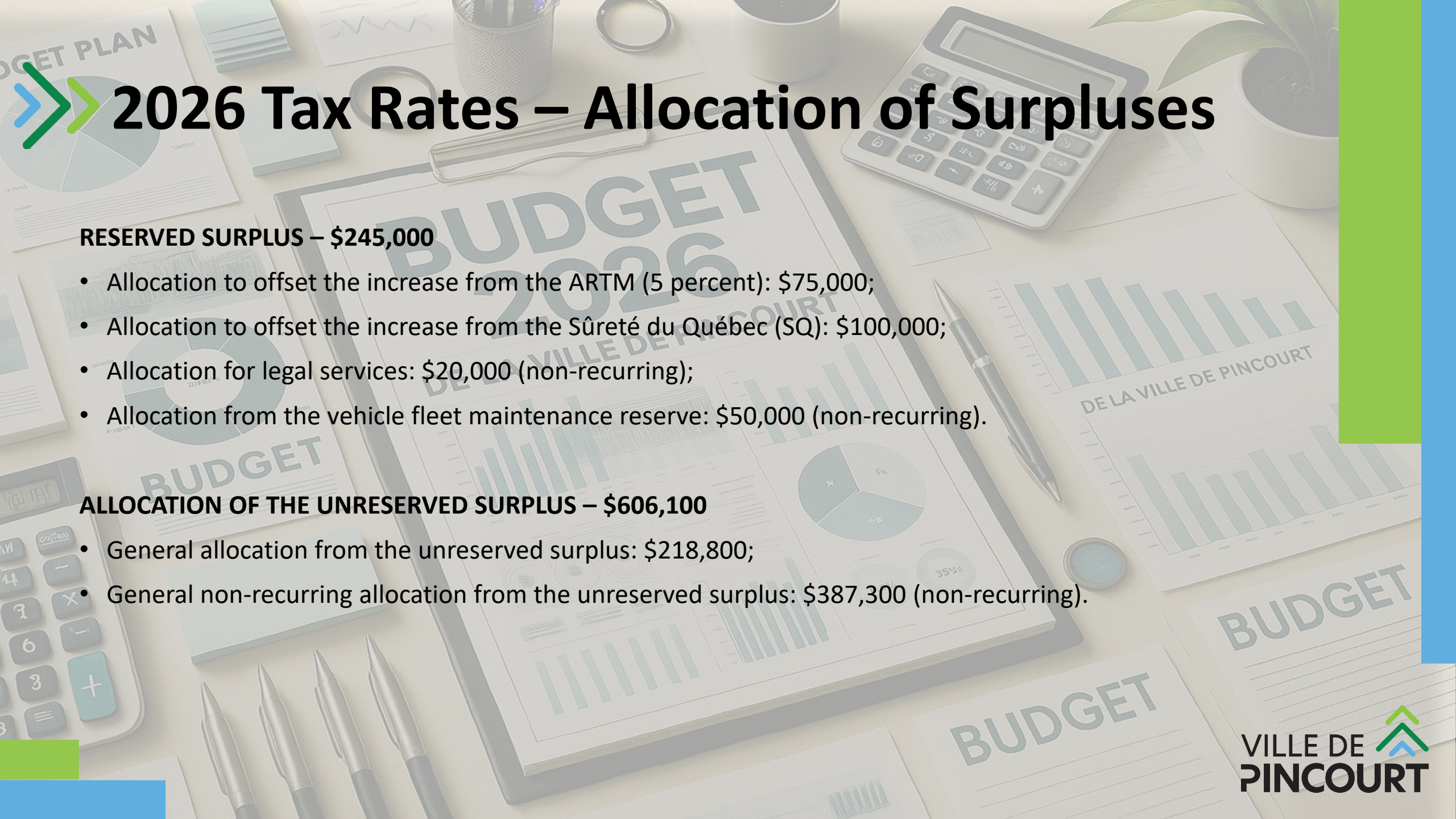
In Pincourt, the rebalancing of the fiscal contribution is based on the following structure:

**Residential: 96 %**  
**Commercial: 4 %**

The City has a significant commercial and industrial shortfall compared to neighbouring municipalities.



# 2026 Tax Bill




# 2026 Tax Rates – Allocation of Surpluses

## **RESERVED SURPLUS – \$245,000**

- Allocation to offset the increase from the ARTM (5 percent): \$75,000;
- Allocation to offset the increase from the Sûreté du Québec (SQ): \$100,000;
- Allocation for legal services: \$20,000 (non-recurring);
- Allocation from the vehicle fleet maintenance reserve: \$50,000 (non-recurring).

## **ALLOCATION OF THE UNRESERVED SURPLUS – \$606,100**

- General allocation from the unreserved surplus: \$218,800;
- General non-recurring allocation from the unreserved surplus: \$387,300 (non-recurring).



# 2026 Tax Rates

## General Property Taxes

**+ 2,9 %**

With ARTM, SQ, MRC, CMM and others...

# Taxation 2026

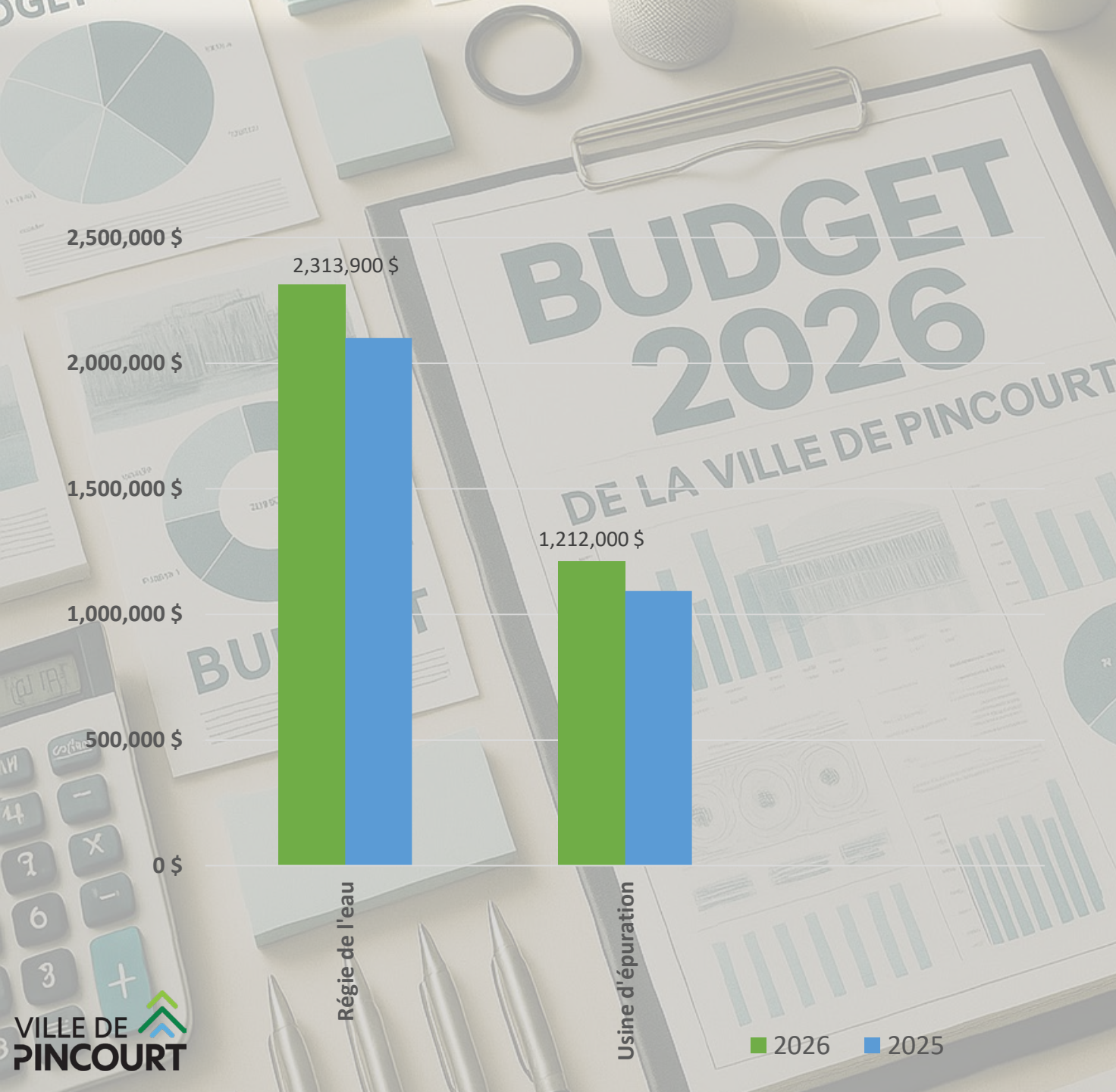
## Service Taxes – Example of the Average Household



Parameters	2026 Taxes	2025 Variation
Superficie en m.c. : 558 m2		
Average household evaluation : 537 822 \$		
<b>General property taxes</b>	<b>2 592,30 \$</b>	<b>+ 2,9 %</b>
• REIP Debt	126,61 \$	+ 13,06 \$
• Water management	236,00 \$	+ 16,00 \$
• Sewer management	305,00 \$	+ 27,00 \$
• Collect – waste	236,00 \$	+ 11,00 \$
• Collect – organic waste	96,00 \$	+ 4,00 \$
• Collect – Recycling	0 \$	0 \$
Total service cost		+ 71,06 \$
<b>Grand total (incluant tx. foncière)</b>	<b>3 591,91 \$</b>	<b>+ 144,20 \$</b>

# 2026 Tax bill

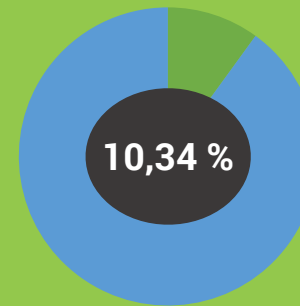
Description	2025	2026	Variation 2025-2026
<b>Foncière générale du 100 \$ d'évaluation</b>	0,4684	<b>0,4820</b>	<b>2,9 %</b>
<b>Foncière générale-non résidentiel (commercial)</b>	2,0610	<b>2,1208</b>	<b>2,9 %</b>
<b>Foncière générale-6 log. et +</b>	0,6141	<b>0,6319</b>	<b>2,9 %</b>
<b>Foncière générale-terrain vague desservi</b>	0,9998	<b>1,0288</b>	<b>2,9 %</b>
<b>Dette R.E.I.P. (Régie de l'eau)</b>			
- unifamiliale	0,2035	<b>0,2269</b>	<b>11,50 %</b>
- multifamiliale	0,2035	<b>0,2269</b>	<b>11,50 %</b>
- autre	0,2035	<b>0,2269</b>	<b>11,50 %</b>
<b>Aqueduc</b>			
1- Logement	220 \$	<b>236 \$</b>	<b>7,27 %</b>
2- Commerce local mixte	675 \$	<b>725 \$</b>	<b>7,41 %</b>
3- Rés. âgées + 15 max 30, clinique	1 231 \$	<b>1 323 \$</b>	<b>7,47 %</b>
4- Traiteur, resto minute, salon coiffure	1 320 \$	<b>1 419 \$</b>	<b>7,50 %</b>
5- Restaurants et salle réception	1 416 \$	<b>1 522 \$</b>	<b>7,49 %</b>
6- Garage, rés. âgées + 30 max 60	2 055 \$	<b>2 209 \$</b>	<b>7,49 %</b>
7- Salon quille, lave-auto	2 574 \$	<b>2 767 \$</b>	<b>7,50 %</b>
8- Commerce 3 000 m.c. supermarché	3 446 \$	<b>3 704 \$</b>	<b>7,49 %</b>
9- Industrie, 7 500 m.c. dt supermarché	5 022 \$	<b>5 398 \$</b>	<b>7,49 %</b>
<b>Égout</b>			
1- Logement	278 \$	<b>305 \$</b>	<b>9,71 %</b>
2- Commerce local mixte	486 \$	<b>533 \$</b>	<b>9,67 %</b>
<b>Ordures</b>			
Tarif de base pour tous	82 \$	<b>87 \$</b>	<b>6,10 %</b>
1- Résidentiel (1 à 4 logis)	143 \$	<b>149 \$</b>	<b>4,20 %</b>
2- Matières organiques (1 à 4 logis)	92 \$	<b>96 \$</b>	<b>4,35 %</b>
3- Matières organiques (5 logis et +)	92 \$	<b>96 \$</b>	<b>4,35 %</b>
<b>Piscines</b>			
1- hors-terre	30 \$	<b>35 \$</b>	<b>+ 5 \$</b>
2- creusé ou semi-creusée	45 \$	<b>50 \$</b>	<b>+ 5 \$</b>



## WATER MANAGEMENT

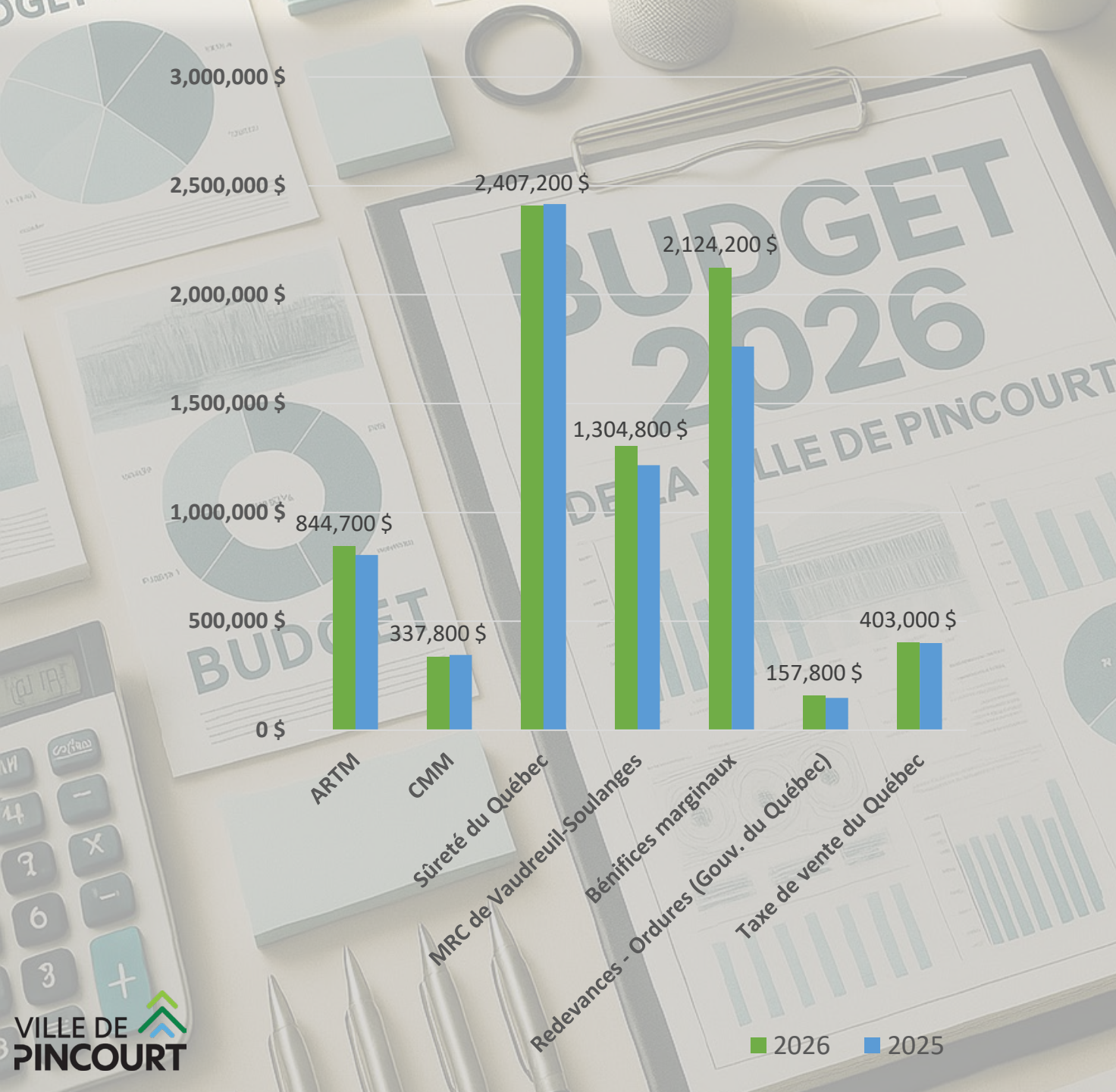
Water management represents **10,34 %** of the City of Pincourt's overall budget.

The City has little to no control over these costs.



In 2026, the imposed shared contributions increased by 10.39 percent.

The total amount of imposed shared contributions now stands at \$3,525,900.

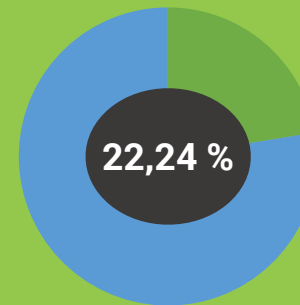


## QUOTES-PARTS IMPOSÉES PAR LÉGISLATION

The mandatory quota shares set by legislation constitute **22.24%** of the overall budget of the City of Pincourt.

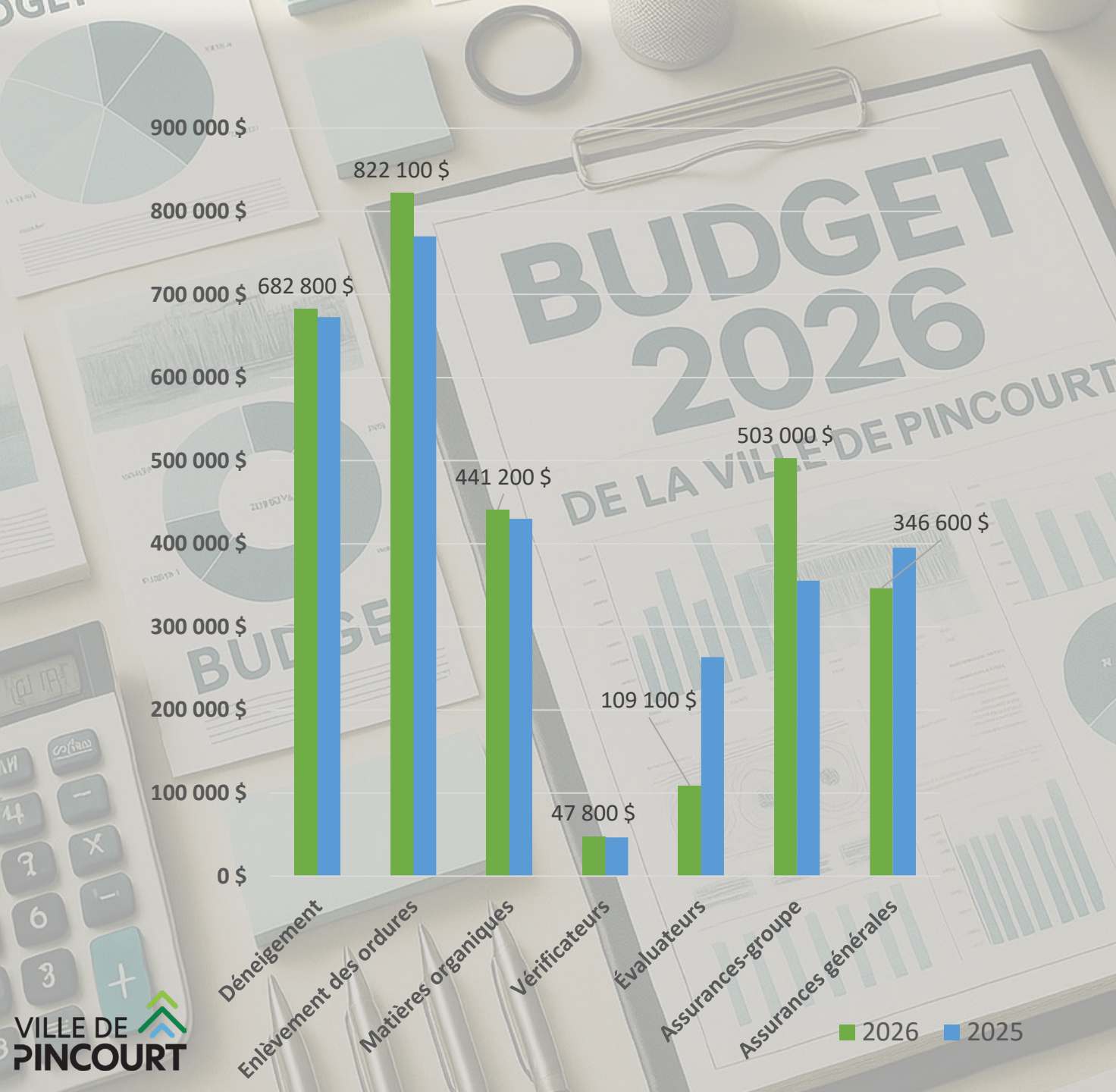
Although the SQ appears to have decreased in the table, it has actually increased by 5.37%. As a result, the City has adjusted the potential reimbursement amount for the SQ upwards.

The City cannot intervene in these amounts.



In 2026, the imposed quotas increased by 7 %, representing a rise of **\$495,600**.

The total amount of imposed quotas now stands at **\$7,579,500**.



## MAJOR CONTRACTS

The costs of major contracts account for **8.66%** of the total budget of the City of Pincourt.

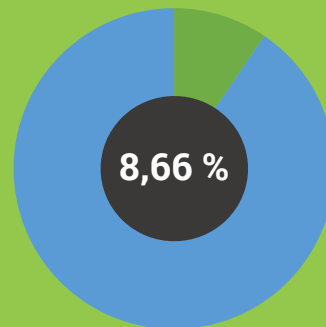
The City exercises **little to no** control over these costs.

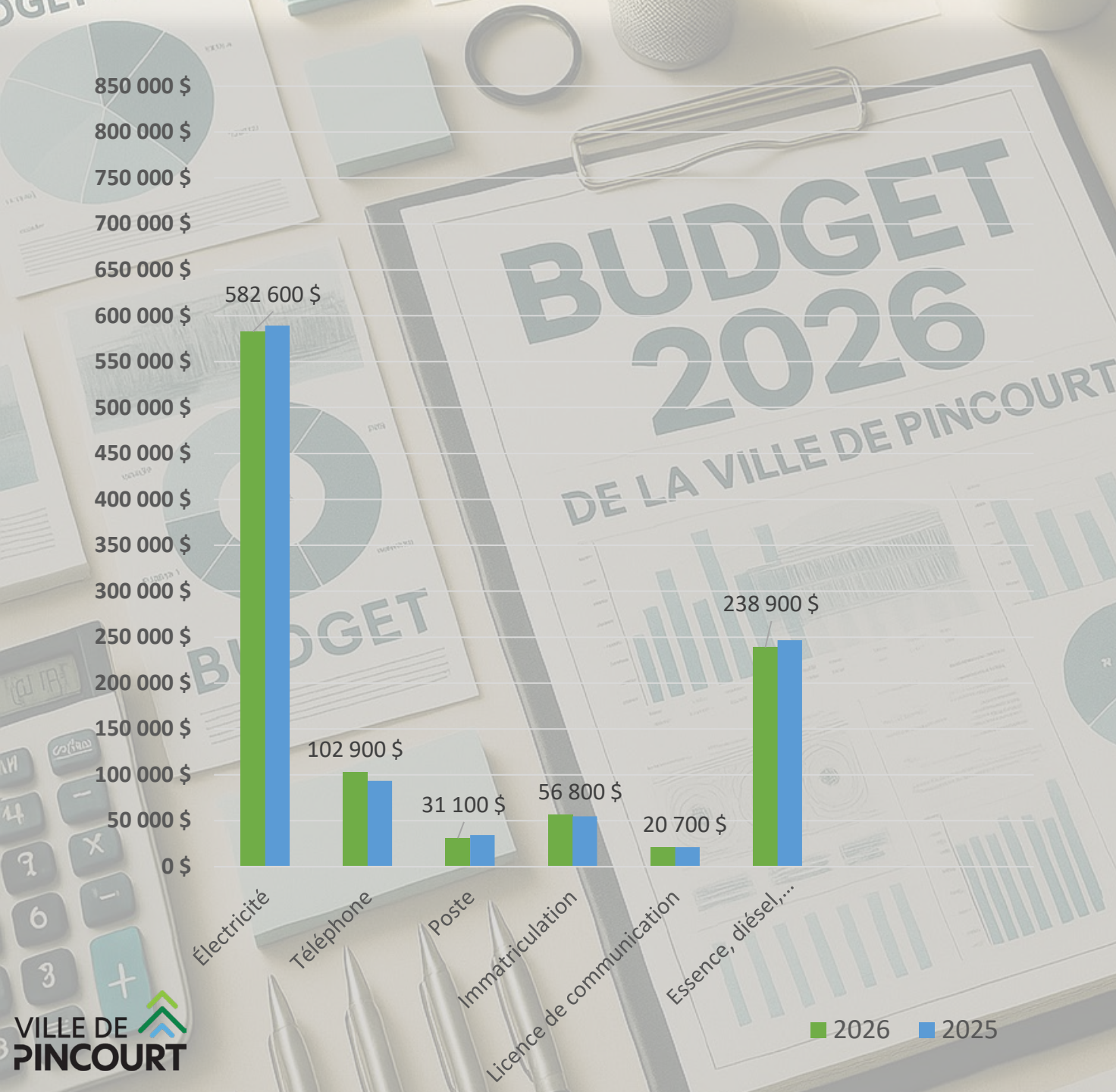
Compared to the year 2025, there is an increase in costs of **0.8%**, amounting to **\$23,400**.

Major contracts represent a total amount of **\$2,952,600**.

**An increase attributed to:**

- Rising costs of group insurance.



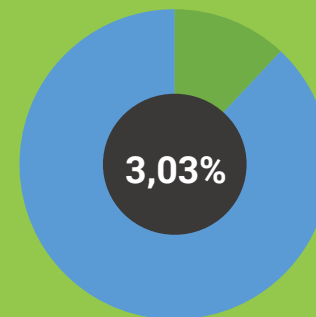


## UTILITÉS PUBLIQUES

Expenditures related to public services account for **3.03%** of the overall budget of the City of Pincourt.

The City has **little to no** control over these costs.

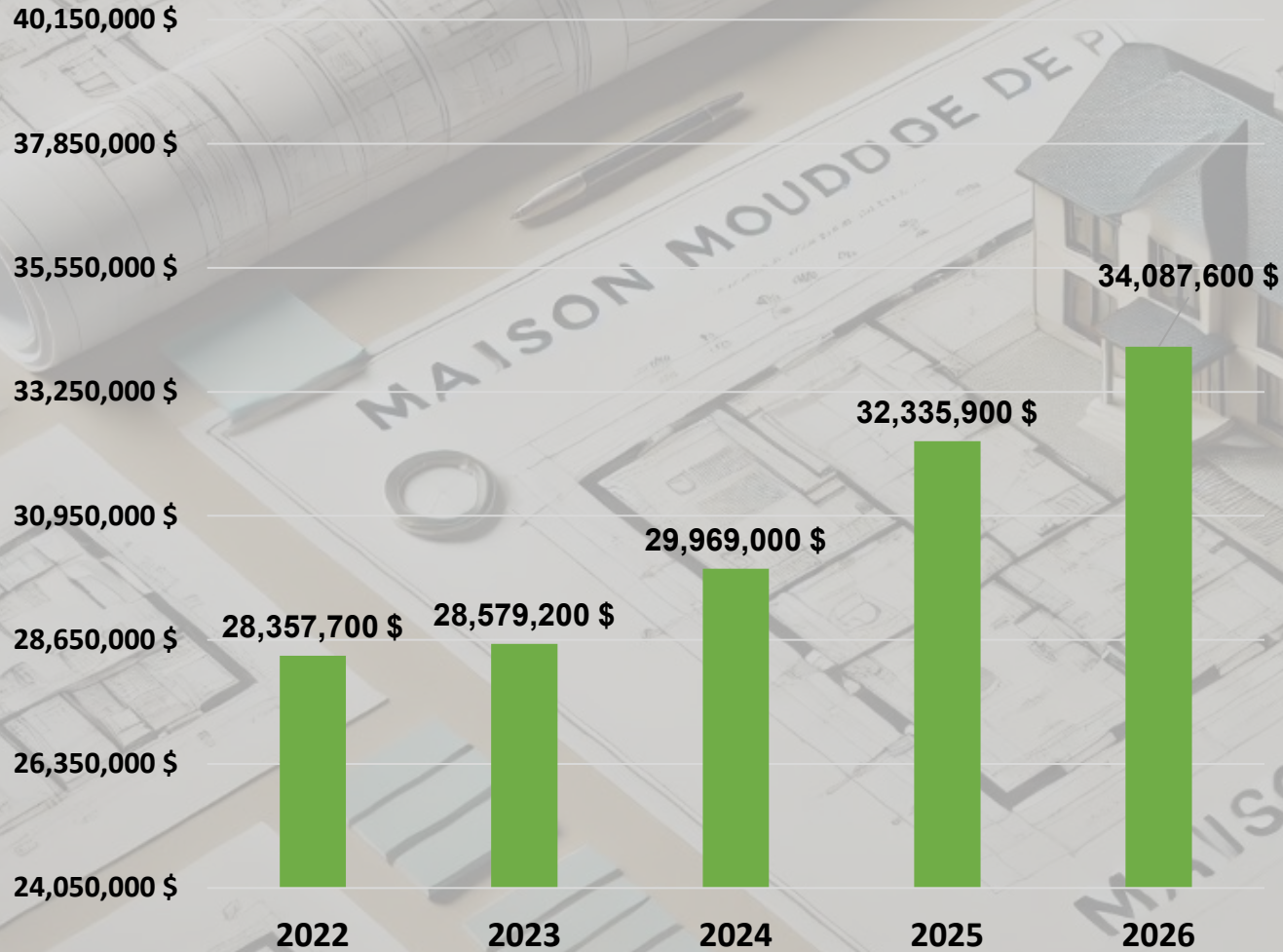
However, improvements made to lighting and equipment upgrades enable some cost savings.



Compared to 2025, costs have decreased by **-0.08%**, resulting in a savings of **\$800**.

Utilities amount to a total of **\$1,033,000**.

# Variation budgétaire



## Budgets

Annual budget of the City of Pincourt since 2022.

The budget variations are mainly explained by the increase in debt, the rise in imposed quotas, as well as significant contracts.

**The budget increases by 5.42% in 2026.**

*In 2022, the addition of the intermunicipal agreement for fire services with Notre-Dame-de-l'Île-Perrot led to an increase in both expenses and revenues in the budget.*

# >> Budget Presentation Summary

- Increase of the **general property tax rate by 2.9%** for the year 2026;(despite the average CPI for Montreal being 3.3% from Oct. 2024 to Oct. 2025)
- Average increase of **\$144** on the **2026** tax bill;
- Significant rise in the shares of ARTM (**+5%**), CMM (**+2.35%**), SQ (**+5.37%**), and MRC Vaudreuil-Soulanges (**+ \$7.10**);
- Increase in the Water Board debt by \$13.06 for the average household, along with an operational cost increase of \$16.00.



# **Three-Year Capital Program 2026-2027-2028**

# 2026-2027-2028

Projets	Montant	2026	2027	2028	Financement
Fixed generator installation – Water plant and civil security shelter	1 300 000 \$	X			Règlement d'emprunt
Complete rehabilitation of Leduc and Ouimet streets:	1 500 000 \$	X			Règlement d'emprunt
Resurfacing of 5th Avenue, lining as needed, protected bike path: In preparation	En préparation		X		Règlement d'emprunt et subvention (Véloce)
Chemin Duhamel Phase 7: In preparation	En préparation		X		Règlement d'emprunt + promoteur
Complete rehabilitation of St-Patrick street	1 800 000 \$			X	Règlement d'emprunt
Cardinal-Léger/Joseph-Laflèche intersection	500 000 \$	X			Règlement d'emprunt et PAVL
Expansion of SP-1 basins and studies	4 000 000 \$		X		Règlement d'emprunt TECQ et Promoteurs
Waste Water plant – Additional rotary press and removal of band press	2 000 000 \$			X	Règlement d'emprunt
Omni-centre – Expansion of sports facilities: In preparation by architects	En préparation par les architectes		X		Règlement d'emprunt - 25 ans
Compact wheel loader:	250 000 \$		X		Fonds de roulement (10 ans)
Diesel pickup truck (2500 HD) (with equipments)	100 000 \$		X		Fonds de roulement (5 ans)
Waste Water plant – 2 grinder pumps SP-2 and installation, valve changes	105 000 \$		X		SR - Réfection d'infrastructures
Waste Water plant – Upgrades to SP-1 to SP-7 stations (pumps, valves, sensors)	100 000 \$	X 1/2	X 1/2		SR - Réfection d'infrastructures

# 2026-2027-2028

Projects	Amount	2026	2027	2028	Financing
Resurfacing various streets and bike paths (small contracts)	200 000 \$	X 1/2	X 1/2		SR - Réfection d'infrastructures
Upgrades to SP-1 to SP-7 stations	100 000 \$	X 1/2	X 1/2		SR - Réfection d'infrastructures
Trotter crossing development (awaiting MTQ subsidy)	70 000 \$	X			SR - Réfection d'infrastructures +subvention
Upgrades to outdoor leisure and cultural infrastructure	75 000 \$	1/2	1/2		SR - Projets d'inv. en parc
Ambient lighting for parks, trails, and others	50 000 \$	X			SR - Projets d'inv. en parc
Park chalet renovation	65 000	X			SR - Projets d'inv. en parc
City greening and resilience	50 000 \$	1/2			SR - Réserve plantation
Interactive terminals – CommuniPincourt program	8 000 \$	X			SR - Informatique et amélioration des réseaux
Replacement of municipal IT equipment	80 000 \$	1/2	1/4	1/4	SR - Informatique et amélioration des réseaux
City Hall Phase 4 (floors, ceilings, lighting)	50 000 \$	X			SR - Réfection Immeubles municipaux
Replacement of decorative streetlights:	40 000 \$	1/3	1/3		Surplus non réservé
Winter lighting – city entrances and others	50 000 \$	1/2	1/2		Surplus non réservé
Artistic murals in Pincourt:	25 000 \$	1/2			Surplus non réservé



# Your Municipal Council 2025-2029



**Claude Comeau**

Mayor



**Mario Demers**

Councillor district 1



**Denise Bergeron**

Councillor district 2



**Melanie Rose**

Councillor district 3



**Diane Boyer**

Councillor district 4



**Carmen Pilote**

Councillor district 5



**René Lecavalier**

Councillor district 6



*The City Council is proud to present the adoption  
of the budget for the year 2026.*

*Wishing you health, happiness, love, joy, and  
success during this time of year.*