

**THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2497-2025**

Being a by-law to provide for the adoption of budgetary estimates and tax rates for 2025, and to further provide for penalty and interest in default of payment.

WHEREAS, Section 290 of the Municipal Act, 2001, S.O. 2001 c.25, as amended, provides that the Council of a local municipality shall prepare and adopt estimates of all sums required during the year for the purposes of the municipality,

AND WHEREAS, Section 312 of the said Act provides that the Council of a local municipality shall, after the adoption of estimates for the year, pass a by-law to levy a separate tax rate on the assessment in each property class, and

AND WHEREAS, Section 307 and 308 of the said Act require tax rates to be established in the same proportion to tax ratios; and

AND WHEREAS regulations require reductions in certain tax rates for certain classes or subclasses of property; and

AND WHEREAS the Assessment Roll prepared November 1, 2024 and upon which the taxes for 2025 are to be levied, was certified by the Assessment Commissioner, and the whole of assessment for real property, according to the last Assessment Roll, and further modified to reflect changes of the Assessment Review Board, Severances and Section 442 Tax Write-Offs.

NOW THEREFORE the Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:

- 1) That the budget estimates setting out the revenues and expenditures as detailed in the Budget Estimates for the year 2025, and endorsed by by-law 2483-2025, February 5, 2025, raising the following amounts from realty taxation be adopted (Schedule "A"):
 - (a) For general municipal purposes the net levy of \$7,548,458;
 - (b) For county purposes the net levy of \$7,425,327;
 - (c) For school purposes the net levy of \$3,290,634.
- 2) That the tax rates hereby adopted for each class for the year 2025, excluding special charges or local improvements collected as taxes, shall be the tax rates as listed on Schedule "B" attached hereto and forming part of this by-law and the tax rate for each class shall be applied against the whole of the assessment for real property for that particular class and purpose.
- 3) That in accordance with the Municipal Act, 2001 S.O. 2001 and the Assessment Act, the Treasurer may strike from the roll, taxes that by reasons of a decision under Section 357, 358 or 359 or of a decision of a judge of any court are uncollectible and/or refund any overpayment received.

- 4) That every owner shall be taxed according to the tax rates in this by-law. The taxes for a particular property shall be calculated by applying the Current Value Assessment against the tax rates set out and further adjusted as required by the provisions of the Municipal Act, 2001, S.O. 2001. Such taxes shall become due and payable in two installments as follows:

ALL PROPERTY CLASSES:

FIRST INSTALMENT Friday, August 29th, 2025

SECOND INSTALMENT Friday, October 31st, 2025

Notice of such taxes due shall be sent by first class mail (or e-mail if requested) to those persons shown as liable for the payment of taxes.

- 5) That the taxes shall be levied and collected as well as such other rates and/or Special Area Rates, pursuant to the Municipal Act, 2001, S.O. 2001 and/or the Drainage Act.
- 6) That a charge as a penalty of 1 and $\frac{1}{4}$ per cent on the amount of any outstanding taxes levied in 2025 shall be made on the first day of default and on the first day of each calendar month thereafter in which default continues until December 31st, 2025, and any such additional amounts shall be levied and collected in the same manner as if they had been originally imposed with and formed part of the taxes levied under this by-law. The penalty charges indicated in this section shall be waived for those taxpayers participating in the Monthly Preauthorized Payment Plan provided the payments are made as agreed and without default.
- 7) That interest of 1 and $\frac{1}{4}$ percent on the amount of any taxes due and unpaid after December 31st, 2025, shall be charged on the first day of each calendar month thereafter in which default continues.


This by-law shall come into effect on the date of the final passing thereof.

By-law **READ** a **FIRST** and **SECOND** time this 21st day of May, 2025.

By-Law **READ** a **THIRD** time and **ENACTED** in Open Council this 21st day of May, 2025.

(SEAL)



Mark Peterson, Mayor

Sarah Matheson, Clerk

Township of Blandford-Blenheim
2025 Combined Taxation Levy

"Schedule A"

Tax Classes	Assessments	Township Tax Rate	Township Levy by class	County Tax Rates	County Levy by class	Education Tax Rate	Education Levy by class	Total Tax Rate
Residential	937,007,413.00	0.00531741	\$ 4,982,452.59	0.00523067	\$ 4,901,176.56	0.00153000	\$ 1,433,621.34	0.01207808
Residential Farmland awaiting Development	-	0.00239283	\$ -	0.00235380	\$ -	0.00068850	\$ -	0.00543513
Multi Residential	4,059,500.00	0.01063482	\$ 43,172.05	0.01046134	\$ 42,467.81	0.00153000	\$ 6,211.04	0.02262616
Multi Residential - New Construction	1,939,000.00	0.00531741	\$ 10,310.46	0.00523067	\$ 10,142.27	0.00153000	\$ 2,966.67	0.01207808
Commercial -Full	65,816,536.00	0.01011265	\$ 665,579.59	0.00994769	\$ 654,722.50	0.00880000	\$ 579,185.52	0.02886034
Vacant unit/excess land	589,500.00	0.00707885	\$ 4,172.98	0.00696338	\$ 4,104.91	0.00880000	\$ 5,187.60	0.02284223
Vacant land	2,252,400.00	0.00707885	\$ 15,944.40	0.00696338	\$ 15,684.32	0.00880000	\$ 19,821.12	0.02284223
Small Scale On Farm Business	16,600.00	0.01011265	\$ 167.87	0.00994769	\$ 165.13	0.00220000	\$ 36.52	0.02226034
Industrial - full	8,438,500.00	0.01398478	\$ 118,010.57	0.01375666	\$ 116,085.58	0.00880000	\$ 74,258.80	0.03654144
Industrial - New Construction	-	0.01398478	\$ -	0.01375666	\$ -	0.00880000	\$ -	0.03654144
Vacant unit/excess land	-	0.00909011	\$ -	0.00894183	\$ -	0.00880000	\$ -	0.02683194
Vacant land	400,000.00	0.00909011	\$ 3,636.04	0.00894183	\$ 3,576.73	0.00880000	\$ 3,520.00	0.02683194
Small Scale On Farm Business	-	0.01398478	\$ -	0.01375666	\$ -	0.00220000	\$ -	0.02994144
Large Industrial	2,460,100.00	0.01398478	\$ 34,403.96	0.01375666	\$ 33,842.76	0.00880000	\$ 21,648.88	0.03654144
Vacant unit/excess land	22,900.00	0.00909011	\$ 208.16	0.00894183	\$ 204.77	0.00880000	\$ 201.52	0.02683194
Pipeline	88,945,000.00	0.00669621	\$ 595,594.40	0.00658698	\$ 585,878.94	0.00880000	\$ 782,716.00	0.02208319
Farmland	878,924,039.00	0.00115760	\$ 1,017,442.47	0.00113872	\$ 1,000,848.38	0.00038250	\$ 336,188.44	0.00267882
Managed Forest	3,208,400.00	0.00132935	\$ 4,265.09	0.00130767	\$ 4,195.53	0.00038250	\$ 1,227.21	0.00301952
New Construction Commercial: Full	-	0.01011265	\$ -	0.00994769	\$ -	0.00880000	\$ -	0.02886034
Aggregate Extraction Taxable: Full	4,666,000.00	0.01137951	\$ 53,096.79	0.01119388	\$ 52,230.64	0.00511000	\$ 23,843.26	0.02768339
	1,994,079,888.00		\$ 7,548,457.42		\$ 7,425,326.83		\$ 3,290,633.92	

**The Township of Blandford-Blenheim
2025 Summary of Tax Rates**

Schedule "B"

Tax Class	Township Tax Rate	County Tax Rates	Education Tax Rates	Totals
Residential	0.00531741	0.00523067	0.00153000	0.01207808
Residential Farmland Awaiting Development	0.00239283	0.00235380	0.00068850	0.00543513
Farmland	0.00115760	0.00113872	0.00038250	0.00267882
Multi Residential	0.01063482	0.01046134	0.00153000	0.02262616
Multi-Residential - New Construction	0.00531741	0.00523067	0.00153000	0.01207808
Commercial -Full	0.01011265	0.00994769	0.00880000	0.02886034
Vacant unit/excess land	0.00707885	0.00696338	0.00880000	0.02284223
Vacant land	0.00707885	0.00696338	0.00880000	0.02284223
Small Scale On Farm Business	0.01011265	0.00994769	0.00220000	0.02226034
Industrial - full	0.01398478	0.01375666	0.00880000	0.03654144
Industrial - New Construction	0.01398478	0.01375666	0.00880000	0.03654144
Vacant unit/excess land	0.00909011	0.00894183	0.00880000	0.02683194
Vacant land	0.00909011	0.00894183	0.00880000	0.02683194
Small Scale On Farm Business	0.01398478	0.01375666	0.00220000	0.02994144
Large Industrial	0.01398478	0.01375666	0.00880000	0.03654144
Vacant unit/excess land	0.00909011	0.00894183	0.00880000	0.02683194
Pipeline	0.00669621	0.00658698	0.00880000	0.02208319
Managed Forest	0.00132935	0.00130767	0.00038250	0.00301952
New Construction Commercial - Full	0.01011265	0.00994769	0.00880000	0.02886034
Aggregate Extraction Taxable: Full	0.01137951	0.01119388	0.00511000	0.02768339