

**THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2434-2024**

Being a by-law to provide for the adoption of budgetary estimates and tax rates for 2024, 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 December 12, 2023 and upon which the taxes for 2024 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 2024, and endorsed by by-law 2421-2024, February 21, 2024, raising the following amounts from realty taxation be adopted (Schedule "A"):
 - (a) For general municipal purposes the net levy of \$7,093,302;
 - (b) For county purposes the net levy of \$6,873,494;
 - (c) For school purposes the net levy of \$3,275,500.
- 2) That the tax rates hereby adopted for each class for the year 2024, 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 30th, 2024

SECOND INSTALMENT Thursday, October 31st, 2024

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 2024 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, 2024, 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, 2024, 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 15th day of May, 2024.

By-Law **READ** a **THIRD** time and **ENACTED** in Open Council this 15th day of May, 2024.

(SEAL)

Mark Peterson, Mayor

Sarah Matheson, Clerk

**Township of Blandford-Blenheim
2024 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	919,073,413.00	0.00505668	\$ 4,647,460.15	0.00489998	\$ 4,503,441.34	0.00153000	\$ 1,406,182.32	0.01148666
Residential Farmland awaiting Development	-	0.00227550	\$ -	0.00220499	\$ -	0.00068850	\$ -	0.00516899
Multi Residential	4,059,500.00	0.01011335	\$ 41,055.14	0.00979996	\$ 39,782.94	0.00153000	\$ 6,211.04	0.02144331
Multi Residential - New Construction	1,939,000.00	0.00505668	\$ 9,804.90	0.00489998	\$ 9,501.06	0.00153000	\$ 2,966.67	0.01148666
Commercial -Full	65,444,036.00	0.00961679	\$ 629,361.55	0.00931878	\$ 609,858.57	0.00880000	\$ 575,907.52	0.02773557
Vacant unit/excess land	589,500.00	0.00673175	\$ 3,968.37	0.00652315	\$ 3,845.40	0.00880000	\$ 5,187.60	0.02205490
Vacant land	2,252,400.00	0.00673175	\$ 15,162.59	0.00652315	\$ 14,692.74	0.00880000	\$ 19,821.12	0.02205490
Small Scale On Farm Business	16,600.00	0.00961679	\$ 159.64	0.00931878	\$ 154.69	0.00220000	\$ 36.52	0.02113557
Industrial - full	13,009,500.00	0.01329906	\$ 173,014.12	0.01288695	\$ 167,652.78	0.00880000	\$ 114,483.60	0.03498601
Industrial - New Construction	-	0.01329906	\$ -	0.01288695	\$ -	0.00880000	\$ -	0.03498601
Vacant unit/excess land	-	0.00864439	\$ -	0.00837652	\$ -	0.00880000	\$ -	0.02582091
Vacant land	400,000.00	0.00864439	\$ 3,457.76	0.00837652	\$ 3,350.61	0.00880000	\$ 3,520.00	0.02582091
Small Scale On Farm Business	-	0.01329906	\$ -	0.01288695	\$ -	0.00220000	\$ -	0.02838601
Large Industrial	2,460,100.00	0.01329906	\$ 32,717.02	0.01288695	\$ 31,703.19	0.00880000	\$ 21,648.88	0.03498601
Vacant unit/excess land	22,900.00	0.00864439	\$ 197.96	0.00837652	\$ 191.82	0.00880000	\$ 201.52	0.02582091
Pipeline	88,878,000.00	0.00636787	\$ 565,963.55	0.00617054	\$ 548,425.25	0.00880000	\$ 782,126.40	0.02133841
Farmland	878,551,939.00	0.00110084	\$ 967,145.12	0.00106673	\$ 937,177.71	0.00038250	\$ 336,046.12	0.00255007
Managed Forest	3,033,300.00	0.00126417	\$ 3,834.61	0.00122500	\$ 3,715.79	0.00038250	\$ 1,160.24	0.00287167
New Construction Commercial: Full	-	0.00961679	\$ -	0.00931878	\$ -	0.00880000	\$ -	0.02773557
	1,979,730,188.00		<u>\$ 7,093,302.47</u>		<u>\$ 6,873,493.90</u>		<u>\$ 3,275,499.54</u>	

**The Township of Blandford-Blenheim
2024 Summary of Tax Rates**

Schedule "B"

Tax Class	Township Tax Rate	County Tax Rates	Education Tax Rates	Totals
Residential	0.00505668	0.00489998	0.00153000	0.01148666
Residential Farmland Awaiting Development	0.00227550	0.00220499	0.00068850	0.00516899
Farmland	0.00110084	0.00106673	0.00038250	0.00255007
Multi Residential	0.01011335	0.00979996	0.00153000	0.02144331
Multi-Residential - New Construction	0.00505668	0.00489998	0.00153000	0.01148666
Commercial -Full	0.00961679	0.00931878	0.00880000	0.02773557
Vacant unit/excess land	0.00673175	0.00652315	0.00880000	0.02205490
Vacant land	0.00673175	0.00652315	0.00880000	0.02205490
Small Scale On Farm Business	0.00961679	0.00931878	0.00220000	0.02113557
Industrial - full	0.01329906	0.01288695	0.00880000	0.03498601
Industrial - New Construction	0.01329906	0.01288695	0.00880000	0.03498601
Vacant unit/excess land	0.00864439	0.00837652	0.00880000	0.02582091
Vacant land	0.00864439	0.00837652	0.00880000	0.02582091
Small Scale On Farm Business	0.01329906	0.01288695	0.00220000	0.02838601
Large Industrial	0.01329906	0.01288695	0.00880000	0.03498601
Vacant unit/excess land	0.00864439	0.00837652	0.00880000	0.02582091
Pipeline	0.00636787	0.00617054	0.00880000	0.02133841
Managed Forest	0.00126417	0.00122500	0.00038250	0.00287167
New Construction Commercial - Full	0.00961679	0.00931878	0.00880000	0.02773557