

The Corporation of the Municipality of Bluewater

By-Law Number 43 – 2025

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

Whereas Section 312 of the Municipal Act, S.O.2001, c.25 as amended, 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, as specified in the By-Law, on the assessment in each property class in the local municipality rateable for local municipality purposes; and

Whereas the County of Huron, under the provisions of Section 308, 311 and 312 of the Municipal Act, S.O., 2001, c.25 as amended, has by By-Law 2025-016 established tax ratios and a county tax levy for 2025; and

Whereas the Minister of Finance, under the provisions of Ontario Regulation 400/98, under the Education Act R.S.O., 1990 as amended by Ontario Regulation 11/22, established tax rates; and

Whereas Section 312 (4) of the Municipal Act, S.O., 2001, c.25 as amended provides that sums required to be levied by taxation for special local municipality levies are to be levied by separate tax rates on all or part of the assessment in each property class in the local municipality rateable for local municipality purposes; and

Whereas Section 326 of the Municipal Act, S.O., 2001, c.25 as amended, authorizes that a municipality may designate the area of a municipality in which residents and property owners receive or will receive an additional benefit from the special service that is not received or will not be received in other areas of the municipality; and

Whereas Section 398 of the Municipal Act, S.O. 2001, c.25 as amended, provides that fees and charges imposed by the municipality, upper-tier municipality or local board may be added to the tax roll and collected in the same manner as municipal taxes; and

Whereas it is necessary and expedient to levy on the whole rateable property according to the last revised assessment roll of the Municipality of Bluewater for General, County and Education purposes of the said Municipality of Bluewater for the current year as set out in the 2025 Budget;

Now therefore The Council of the Corporation of the Municipality of Bluewater enacts as follows:

1. THAT By-law 35-2025 is hereby repealed.

2. THAT the following tax rates for properties are hereby adopted to be applied in Schedule "A"
3. THAT in addition to the rates and taxes authorized to be levied pursuant to Clause 3, and 4 of this By-law, all other municipal local or direct taxes, rates and charges, the collection of which is the responsibility of the municipality or any of its officials, be levied and collected in the manner directed and authorized by the provision of the pertaining By-laws and legislation;
4. THAT the due dates of the final tax installments shall be September 30th and November 30th, 2025;
5. THAT a penalty for non-payment of taxes be set at 1.25% per month; said penalty to be imposed on the first day of default and on the first day of each calendar month thereafter in which default continues, but not after the end of the year in which the taxes are levied;
6. THAT an interest charge for non-payment of taxes be set at 1.25% per month; said interest to be imposed on the first day of each month after December 31st in the year in which the taxes are levied;
7. THAT part payment of taxes may be accepted by the Treasurer - Tax Collector; said payments shall first be applied to any penalty or interest charges and then to the oldest outstanding taxes;
8. THAT the Tax Collector may mail or cause the same to be mailed to the residence or place of business of such person indicated on the last revised assessment roll;
9. THAT the Tax Collector may send a tax bill to the taxpayer electronically if the taxpayer has chosen to receive the tax bill in that manner under section 342 (6.1) of the Municipal Act.
10. THAT this By-law shall come into effect on the date of passing.

By-law read a first and second time this 22nd day of April, 2025.

By-law read a third time and finally passed this 22nd day of April, 2025.

Paul Klopp, Mayor

Chandra Alexander, Clerk

Schedule "A" to By-Law Number 43-2025

2025 Tax Rates Summary																		
		Lower General	OPP - Special Levy	Upper General	Education	Education - (PILT)	Bachand Street Lights	Bayfield Street Lights	Bayview Street Lights	Brucefield Street Lights	Dashwood Street Lights	Dinsley Terrace Street Lights	Harris Street Lights	Hensall Street Lights	Kippen Street Lights	Lakewood Street Lights	Varna Street Lights	Zurich Street Lights
Residential	Occupied	0.00455701	0.00091492	0.00541653	0.00153000		0.00032207	0.00016729	0.00011192	0.00099347	0.00055152	0.00021073	0.00030452	0.00027176	0.00112909	0.00016276	0.00030232	0.00038947
	FAD Phase I	0.00113925	0.00022873	0.00135413	0.00038250		0.00008052	0.00004182	0.00002798	0.00024837	0.00013788	0.00005268	0.00007613	0.00006794	0.00028227	0.00004069	0.00007558	0.00009737
New Multi-residential	Occupied	0.00501271	0.00100641	0.00595818	0.00153000		0.00035428	0.00018402	0.00012311	0.00109282	0.00060667	0.00023180	0.00033497	0.00029894	0.00124200	0.00017904	0.00033255	0.00042842
Multi-residential	Occupied	0.00501271	0.00100641	0.00595818	0.00153000		0.00035428	0.00018402	0.00012311	0.00109282	0.00060667	0.00023180	0.00033497	0.00029894	0.00124200	0.00017904	0.00033255	0.00042842
Commercial	Occupied	0.00501271	0.00100641	0.00595818	0.00880000	0.00980000	0.00035428	0.00018402	0.00012311	0.00109282	0.00060667	0.00023180	0.00033497	0.00029894	0.00124200	0.00017904	0.00033255	0.00042842
	Excess Land	0.00501271	0.00100641	0.00595818	0.00880000	0.00980000	0.00035428	0.00018402	0.00012311	0.00109282	0.00060667	0.00023180	0.00033497	0.00029894	0.00124200	0.00017904	0.00033255	0.00042842
	Vacant Land	0.00501271	0.00100641	0.00595818	0.00880000	0.00980000	0.00035428	0.00018402	0.00012311	0.00109282	0.00060667	0.00023180	0.00033497	0.00029894	0.00124200	0.00017904	0.00033255	0.00042842
	On-Farm Bus. 1	0.00125318	0.00025160	0.00148955	0.00220000		0.00008857	0.00004600	0.00003078	0.00027320	0.00015167	0.00005795	0.00008374	0.00007473	0.00031050	0.00004476	0.00008314	0.00010710
	On-Farm Bus. 2	0.00125318	0.00025160	0.00148955	0.00220000		0.00008857	0.00004600	0.00003078	0.00027320	0.00015167	0.00005795	0.00008374	0.00007473	0.00031050	0.00004476	0.00008314	0.00010710
Industrial	Occupied	0.00501271	0.00100641	0.00595818	0.00880000	0.00980000	0.00035428	0.00018402	0.00012311	0.00109282	0.00060667	0.00023180	0.00033497	0.00029894	0.00124200	0.00017904	0.00033255	0.00042842
	Excess Land	0.00501271	0.00100641	0.00595818	0.00880000	0.00980000	0.00035428	0.00018402	0.00012311	0.00109282	0.00060667	0.00023180	0.00033497	0.00029894	0.00124200	0.00017904	0.00033255	0.00042842
	Vacant Land	0.00501271	0.00100641	0.00595818	0.00880000	0.00980000	0.00035428	0.00018402	0.00012311	0.00109282	0.00060667	0.00023180	0.00033497	0.00029894	0.00124200	0.00017904	0.00033255	0.00042842
	On-Farm Bus. 1	0.00125318	0.00025160	0.00148955	0.00220000		0.00008857	0.00004600	0.00003078	0.00027320	0.00015167	0.00005795	0.00008374	0.00007473	0.00031050	0.00004476	0.00008314	0.00010710
	On-Farm Bus. 2	0.00125318	0.00025160	0.00148955	0.00220000		0.00008857	0.00004600	0.00003078	0.00027320	0.00015167	0.00005795	0.00008374	0.00007473	0.00031050	0.00004476	0.00008314	0.00010710
	FAD Phase I	0.00113925	0.00022873	0.00135413	0.00038250		0.00008052	0.00004182	0.00002798	0.00024837	0.00013788	0.00005268	0.00007613	0.00006794	0.00028227	0.00004069	0.00007558	0.00009737
Landfills	Occupied	0.00501271	0.00100641	0.00595818	0.00677916	0.00677916	0.00035428	0.00018402	0.00012311	0.00109282	0.00060667	0.00023180	0.00033497	0.00029894	0.00124200	0.00017904	0.00033255	0.00042842
Pipelines	Occupied	0.00318991	0.00064044	0.00379157	0.00458716		0.00022545	0.00011710	0.00007834	0.00069543	0.00038606	0.00014751	0.00021316	0.00019023	0.00079036	0.00011393	0.00021162	0.00027263
Farm	Occupied	0.00113925	0.00022873	0.00135413	0.00038250		0.00008052	0.00004182	0.00002798	0.00024837	0.00013788	0.00005268	0.00007613	0.00006794	0.00028227	0.00004069	0.00007558	0.00009737
Aggregate	Occupied	0.00407887	0.00081892	0.00484821	0.00511000		0.00028828	0.00014974	0.00010018	0.00088923	0.00049365	0.00018862	0.00027257	0.00024325	0.00101062	0.00014568	0.00027060	0.00034861
Managed Forests	Occupied	0.00113925	0.00022873	0.00135413	0.00038250		0.00008052	0.00004182	0.00002798	0.00024837	0.00013788	0.00005268	0.00007613	0.00006794	0.00028227	0.00004069	0.00007558	0.00009737