

VILLAGE OF POINT EDWARD

By-law Number 13 of 2025

A By-law to Levy Taxes for the Year 2025

WHEREAS the council of The Village of Point Edward has prepared and adopted estimates of all sums required during the year for the purposes of the Municipality pursuant to Section 290 of the Municipal Act, 2001 (“Act”);

AND WHEREAS it is necessary to levy on the whole of the assessment for realty property according to the last revised assessment roll for the Village of Point Edward, the sum of \$6,722,213 being the aggregate of the sums required to be provided by the Municipal Council for the current year for:

School	1,323,356
County - Upper Tier	2,180,273
General - Lower Tier	3,218,584
Total	\$ 6,722,213

AND WHEREAS the Assessment Roll for the 2025 tax levy purposes is as follows:

Property Class	Tax Class/ Qualifier	Current Value Assessment (CVA)
Residential	RT	221,136,900
Multi-Residential	MT	3,568,000
Multi-Residential New Construction	NT	0
Commercial - Occupied	CT	99,090,400
Commercial - General	CM	5,877,706
Commercial - Excess Land	CU	3,915,500
Commercial - Vacant Land	CX	
Parking Lots & Vacant Land	GT	4,422,000
Office Building-Occupied	DT	2,592,500
Office Building-Vacant	DU	
Industrial - Occupied	IT	1,032,300
Industrial - Excess Land	IU	53,400
Industrial - Vacant Lands	IX	236,000
Pipelines	PT	980,000
Total		\$342,904,706

AND WHEREAS the Corporation of the County of Lambton passed By-law Number 14 of 2025, being a by-law to set tax ratios for prescribed Property Classes for the year 2025.

AND WHEREAS the Corporation of the County of Lambton passed By-law Number 12 of 2025, being a by-law to Establish and Levy Tax Rates for Upper tier purposes for the year 2025 and adopt estimates of all sums required by the County of Lambton for County purposes and to provide a levy on area municipalities;

AND WHEREAS the Corporation of the County of Lambton passed By-Law Number 13 of 2025, being a by-law to Set Tax Rate Reductions for Prescribed Property Subclasses for the Year 2025;

AND WHEREAS the Province of Ontario has enacted Ontario Regulation 400/98, being a regulation establishing tax rates for education purposes for the year 2025;

AND WHEREAS an interim levy was made before the adoptions of the estimates for the current year;

NOW THEREFORE the Council of the Corporation of the Village of Point Edward enacts as follows:

1. That for the purposes of providing the sum of \$6,722,213 for School purposes, County (Upper Tier) purposes and General (Lower Tier) purposes for the year 2025, there shall be levied and collected upon the whole rateable properties within the Village of Point Edward the following tax rates:

Property Class	Tax Class/ Qualifier	Current Value Assessment	Tax Ratio	% of Full Rate	Weighted Current Value Assessment	Effective Tax Rate	Taxes
Residential	RT	221,136,900	1.00000	100%	221,136,900	0.00773424	1,710,327
Multi-Residential	MT	3,568,000	2.00000	100%	7,136,000	0.01546848	55,192
Multi-Residential New Construction	NT	0	1.00000	100%	0	0.00773424	0
Commercial - Occupied	CT	99,090,400	1.62710	100%	161,230,089	0.01258439	1,246,992
Commercial - General	CM	5,877,706	1.62710	100%	9,563,621	0.01258439	73,967
Commercial - Excess Land	CU	3,915,500	1.62710	70%	4,459,640	0.00880907	34,492
Commercial - Vacant Land	CX		1.09116	100%	0	0.00843930	0
Parking Lots & Vacant Land	GT	4,422,000	1.09116	100%	4,825,114	0.00843930	37,319
Office Building- Occupied	DT	2,592,500	1.53580	100%	3,981,556	0.01187823	30,794
Office Building- Vacant	DU		1.53580	70%	0	0.00831476	0
Industrial - Occupied	IT	1,032,300	2.04757	100%	2,113,709	0.01583641	16,348
Industrial - Excess Land	IU	53,400	2.04757	65%	71,071	0.01029367	550
Industrial - Vacant Lands	IX	236,000	2.04757	65%	314,098	0.01029367	2,429
Pipelines	PT	980,000	1.34236	100%	1,315,508	0.01038210	10,174
Total		\$342,904,706			\$416,147,306		\$3,218,584

2. **THAT**, the levy provided for in Item 1 above shall be reduced by the amount of the interim levy for 2025.
3. **THAT**, the Treasurer is hereby authorized to mail or cause to mail the notices of taxes due to the address of the residence or place of business of the person indicated on the last revised assessment roll.
4. **THAT**, the Treasurer may accept part payment on account of any taxes due and where part payment on account of taxes due for any year is accepted, such part payment shall be credited first on account of the interest and penalty charges. If any, added to such taxes and where such taxes are required to be paid by instalments, the remainder of such payments shall be credited first against the instalment first due and secondly against the instalment next due, and so on, until the whole of the remainder of the payment has been credited against such taxes.
5. **THAT**, for all tax classes, the said tax levy shall become due and payable in two installments as follows: July 2, 2025 and October 1, 2025 and non-payment of the amount on the dates stated in accordance with this section shall constitute default.
6. **THAT**, any charges due from the assessments from the following legislation shall be added to the Collector's Roll and be collectable in the same manner as property taxes: Drainage Act, Housing Development Act, Village By-Laws, Line Fences Act, Local Improvement Regulation, Weed Control Act, Municipal Act, Ontario Water Resources Act, Planning Act, Provincial Offences Act and the Power Corporation Act.
7. **THAT**, uncollected water and sewer charges may be added to the roll of affected properties.
8. **THAT**, a charge of \$100 will be added to the property tax roll for administration costs where charges related to clauses 7, 8 and 11 are added to the roll.
9. **THAT**, the Treasurer shall add the amount of all taxes due and unpaid, interest at the rate of 1.25 percent per month or fraction thereof, being 15 percent per annum, except as specified in clause 12 below.

10. **THAT**, there may be added to the Collector's Roll all or any charges which would be collected pursuant to any statute or by-laws, which are now or may become due to the municipality in 2025 and that all said charges shall be collected in the same manner and at the same time as all other rates and levies.

11. **THAT**, for payments in lieu of taxes due to the Village of Point Edward, the actual amount due to The Village of Point Edward shall be based on the assessment roll and the tax rates for the year 2025.

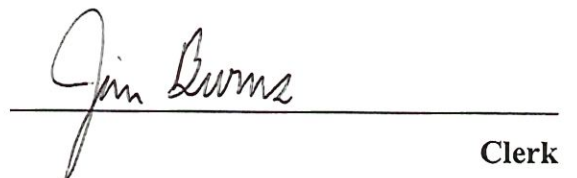
12. **THAT**, taxes are payable at Village of Point Edward by telephone/internet banking, pre-authorized bank withdrawals, debit, cash or cheque, E-Transfers or Mortgage Companies.

13. This By-law shall come into force and take effect immediately upon the final passing thereof. By-Law 11 of 2024 is hereby rescinded.

THAT this By-Law be Read a **FIRST**, **SECOND** and **THIRD TIME** and **FINALLY PASSED** this 27th day of May, 2025



Mayor



Clerk