



The Corporation of the Township of Norwich

By-law Number 24-2025

**To Provide for the Adoption of the Assessment for the Year 2025
And for Levying the Rates of Taxation Thereon**

Whereas The Municipal Act 2001, S.O. 2001, as amended, Chapter 25, Section 312 (1) and (2), provides that the Council of a local municipality for the purposes of raising the general local levy, shall pass a by-law levying 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 Municipal Act 2001, S.O. 2001, as amended, Chapter 25, Section 312 (4), provides that the Council of a local municipality for the purposes of raising a special local municipal levy, shall pass a by-law levying a separate tax rate, as specified in the by-law, on all or part of the assessment, as specified in the by-law, in each property class in the local municipality rateable for local municipality purposes;

And Whereas Sections 307 and 308 of the said Act requires tax rates to be established in the same proportion to tax ratios;

And Whereas after provision for all other revenues, the following sums of money are required to be raised by taxation by The Corporation of the Township of Norwich in 2025 or the purposes stated:

1. County of Oxford	\$ 9,236,016
2. Education	3,439,644
3. Township	<u>11,568,900</u>
	<u>\$24,244,560</u>

And Whereas the Assessment Roll for the Township of Norwich for taxation in 2025, and the amount of taxable assessment thereon, is as follows:

<u>Realty Tax Class</u>	<u>Total Assessment</u>
Residential/Farm	\$ 1,225,254,905
Multi-Residential	3,102,700
Commercial	76,062,669
Commercial Excess Land	568,432
Commercial Vacant Land	507,800
Commercial Small Scale on Farm Business 1	50,000
Commercial Small Scale on Farm Business 2	50,000

Parking Lot	34,000
Industrial	30,132,600
Industrial Excess Land	758,300
Industrial Vacant Land	70,900
Industrial Small Scale on Farm Business	45,800
Pipelines	10,307,000
Farmlands	1,343,658,494
Managed Forests	1,202,500
Aggregate Extraction	634,000
	<u>\$2,692,440,100</u>

And Whereas certain Provincial regulations require reduction in certain tax rates for certain classes or sub classes of property, as follows:

<u>Realty Tax Class</u>	<u>Reduction</u>
Commercial Excess Land	30%
Commercial Vacant Land	30%
Industrial Excess Land	35%
Industrial Vacant Land	35%

Now Therefore the Council of the Corporation of the Township of Norwich hereby enacts as follows:

1. Assessment Roll totalling \$2,692,440,100 in the preamble to this By-Law is hereby adopted for taxation purposes in the year 2025.
2. The sum of \$24,244,560 shall be raised in the year 2025 by taxation on the whole of the taxable assessment by means of a tax rate imposed on the respective assessments in accordance with the statutes in that behalf and as set forth in Schedule "A" which is attached hereto and is declared to be included and form part of the By-Law.
3. The levy of \$14,500.00 shall be assessed against properties in the commercial and industrial classes and constituting the "Norwich Downtown Business Improvement Area".
4. The said taxes imposed by the By-Law together with local Improvement amounts and other special charges and rents and rates payable as taxes and reduced by the amount of the interim levy of taxes authorized by By-Law No. 03-2025 of The Corporation of Township of Norwich passed on the 14th day of January 2025, shall be payable in two instalments as follows:

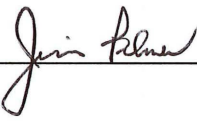
August 26, 2025

October 28, 2025


5. In the event of non-payment of these instalments of taxes by the due dates, a penalty of 1.25% shall be added on the first day of default and a further 1.25% interest shall be added on the first day of each calendar month thereafter in which default continues but not after the 31st day of December 2025.

6. All taxes unpaid and overdue as of December 31, 2025, shall be entered into the tax arrears ledger and the Director of Finance/Treasurer shall add to the amount of all such unpaid taxes, interest as the rate set out in the Municipal Act from the said 31st day of December 2025.
7. The Revenue Coordinator shall not accept payment for the current year taxes until all arrears, including penalty and interest of former years applicable to such property, have been paid in full.
8. A statement of the time and manner of payment and different rates imposed shall be printed on or be forwarded with the tax bills.
9. The Revenue Coordinator, not later than 21 days prior to the date that the first instalment is due, shall mail the tax notice or cause it to be mailed to the last known address of the residence, or the place of business for all persons in respect to which taxes are payable.
10. Except as provided in this By-Law, all rates imposed for the year 2024 are deemed to have been imposed and to be due on and from the 1st day of January 2025.
11. If any section or portion of this By-Law or of Schedule "A" is found by a court of competent jurisdiction to be invalid, it is the intent of the Council of Township of Norwich that all remaining sections and portions of the By-Law and Schedule "A" continue in force and effect.
12. That this By-law shall be effective upon the passing thereof.

Read a First, Second and Third Time and Finally Passed this 13th Day of May, 2025



Mayor
Jim Palmer



Clerk
Kimberley Armstrong

SCHEDULE A
By-Law No. 24-2025

The Corporation of the Township of Norwich
2025 Tax Rates and Levy

Property Class	Tax Class	Township of Norwich Tax Rates	Oxford County Tax Rates	Education Tax Rates	Total Tax Rate	2025 CVA	Township of Norwich Levy	Oxford County Levy	Education Levy	Total Levy
Residential/Farm	RT	0.00655186	0.00523067	0.00153000	0.01331253	1,225,254,905	8,027,702	6,408,916	1,874,640	16,311,258
Multi-Residential	MT	0.01310373	0.01046134	0.00153000	0.02509507	3,102,700	40,657	32,458	4,747	77,862
Commercial (occupied)	CT	0.01246033	0.00994768	0.00880000	0.03120801	76,062,669	947,766	756,647	669,351	2,373,765
Commercial Vacant Units/Excess Land	CU	0.00872223	0.00696338	0.00880000	0.02448561	568,432	4,958	3,958	5,002	13,918
Commercial Vacant Land	CX	0.00872223	0.00696338	0.00880000	0.02448561	507,800	4,429	3,536	4,469	12,434
Commercial Small Scale on Farm Bus	C7	0.01246033	0.00994768	0.00220000	0.02460801	50,000	623	497	110	1,230
Commerical Small Scale on Farm Bus	C0	0.01246033	0.00994768	0.00220000	0.02460801	50,000	623	497	110	1,230
Parking Lot	GT	0.01246033	0.00994768	0.00880000	0.03120801	34,000	424	338	299	1,061
Industrial (occupied)	IT	0.01723140	0.01375667	0.00880000	0.03978807	30,132,600	519,227	414,524	265,167	1,198,918
Industrial Vacant Units/Excess Land	IU	0.01120041	0.00894183	0.00880000	0.02894224	758,300	8,493	6,781	6,673	21,947
Industrial Vacant Land	IX	0.01120041	0.00894183	0.00880000	0.02894224	70,900	794	634	624	2,052
Industrial Small Scale on Farm Bus	I7	0.01723140	0.01375667	0.00220000	0.03318807	45,800	789	630	101	1,520
Pipelines	PT	0.00825076	0.00658699	0.00880000	0.02363775	10,307,000	85,041	67,892	90,702	243,634
Farmlands	FT	0.00142634	0.00113871	0.00038250	0.00294755	1,343,658,494	1,916,515	1,530,037	513,949	3,960,502
Managed Forests	TT	0.00163797	0.00130767	0.00038250	0.00332814	1,202,500	1,970	1,572	460	4,002
Aggregated Extraction	VT	0.01402130	0.01119389	0.00511000	0.03032519	634,000	8,890	7,097	3,240	19,226
TOTAL						2,692,440,100	11,568,900	9,236,016	3,439,644	24,244,560