

**THE CORPORATION OF THE TOWN OF HANOVER**

**BY-LAW NO. 3402-26**

**BEING** a By-law to adopt the estimates of the sums required for the Town of Hanover, Downtown Improvement Area, Upper Tier County of Grey, and for Education, for the year and to strike the rates of taxation for same and to further provide for penalty and interest in default of payment thereof for 2026.

**WHEREAS** the Municipal Council of the Corporation of the Town of Hanover has, in accordance with section 290 of *The Municipal Act*, 2001, S.O. 2001, c. 25, as amended, considered the estimates of the Town of Hanover, and the requisition from the Upper Tier County of Grey, and for Education, and it is necessary that the following sums be raised by means of taxation for the year 2026.

Town of Hanover (Schedule 'A' attached)	\$10,608,600.00
Downtown Improvement Area	\$52,500.00
County of Grey	\$3,833,368.00
Education	\$2,219,019.00
<b>TOTAL ESTIMATES</b>	<b>\$16,713,487</b>

**AND WHEREAS** section 312 of *The Municipal Act*, 2001, 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 on the assessment in each property class;

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

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

**AND WHEREAS** the following is a correct statement of the taxable assessment for the Town of Hanover, based on the roll returned December 9, 2025.

<u>CLASS OF ASSESSMENT</u>	<u>ASSESSMENT</u>
<b>Residential</b>	\$640,573,121
<b>Multi-Residential</b>	\$53,368,100
New Multi-Residential	\$4,839,000
<b>Commercial/Shopping Centre</b>	
Occupied	\$113,558,180
Unoccupied/Excess Land	\$489,025
Vacant Land	\$3,253,400
Parking Lot	\$87,000
<b>Industrial</b>	
Occupied	\$10,759,074
Unoccupied/Excess Land	\$26,700
Vacant Land	\$355,000
<b>Pipelines</b>	\$2,990,000
<b>Farmlands</b>	\$2,651,600
<b>Managed Forests</b>	0
<b>TOTAL ASSESSMENT</b>	<b>832,950,200</b>
<b>Downtown Improvement Area</b>	<b>20,224,500</b>

**NOW THEREFORE** the Council of the Corporation of the Town of Hanover enacts as follows:

1. That there shall be levied and collected upon the assessable real property within the Corporation of the Town of Hanover based on the assessments per the Assessment Roll dated December 9, 2025 for taxation in the year 2026;

- b. applicable County tax rates as set by County of Grey By-law Number 5279-26.
  - c. applicable education tax rates for residential and business property classes for 2026 per Ministry of Finance Letter dated December 10, 2025.
  - d. and local tax rates as set out in this by-law.
2. That the summary of tax rates for 2026, set out on Schedule 'B' attached hereto shall form part of this by-law.

3. That the estimates be adopted and the following amounts be levied therefore in the manner as set out hereinafter:

Town of Hanover (Schedule 'A' attached)	\$10,608,600.00
Downtown Improvement Area	\$52,500.00
County of Grey	\$3,833,368.00
Education	\$2,219,019.00
<b>TOTAL ESTIMATES</b>	<b>\$16,713,487.00</b>

4. That the following local municipal tax rates are hereby adopted to be applied against the whole of the assessment for real property in the following classes (Schedule B attached):

<b>TAX CLASS</b>	<b>TOWN OF HANOVER</b>
<b>Residential</b>	0.01212815
<b>Multi-Residential</b>	0.01212815
New Multi-Residential	0.01212815
<b>Commercial</b>	
Occupied	0.01572900
Unoccupied	0.01572900
Vacant	0.01572900
<b>Shopping Centre</b>	
Occupied	0.01572900
Unoccupied	0.01572900
<b>Parking Lot</b>	0.01572900
<b>Industrial</b>	
Occupied	0.02220664
Unoccupied	0.02220664
Vacant	0.02220664
<b>Large Industrial</b>	
- Occupied	0.02220664
- Unoccupied	0.02220664
<b>Pipelines</b>	0.01099839
<b>Farmlands</b>	0.00264394
<b>Managed Forests</b>	0.00303204
<b>D.I.A.</b>	0.00259586

5. That every owner shall be taxed according to the tax rates in this by-law and such tax shall become due and payable as indicated below.
- a. That the interim taxes levied shall be shown as a reduction on the final tax levy.
  - b. That the net amount of taxes levied by this by-law for residential, pipelines and managed forests tax classes shall become due and payable on the 31<sup>st</sup> day of August, 2026; and the balance of the final levy shall become due and payable on the 30<sup>th</sup> day of November, 2026 and non-payment of the amount, as noted, on the dates stated in accordance with this section shall constitute default.
  - c. That the net amount of taxes levied by this by-law for commercial, industrial and multi-residential, shall become due and payable on the 31<sup>st</sup> day of August, 2026; and the balance of the final levy shall become due and payable on the 30<sup>th</sup> day of

November, 2026; and non-payment of the amount, as noted, on the date stated in accordance with this section shall constitute default.

6. On all taxes of the levy, which are in default on the 1st day after the due date, a penalty of 1 1/4 percent shall be added and thereafter a penalty of 1 1/4 percent per month will be added on the 1st day of each and every month the default continues, until December 31st, 2026.
7. On all taxes in default on January 1st, 2027, interest shall be added at the rate of 1 1/4 percent per month for each month or fraction thereof in which the default continues.
8. Penalties and interest added in default shall become due and payable and shall be collected as if the same had originally been imposed and formed part of such unpaid tax levy.
9. The Tax Collector is empowered to accept part payment from time to time on account of any taxes due.
10. The Tax Collector may mail or cause the same to be mailed or delivered to the residence or place of business of such person indicated on the last revised assessment roll, a written or printed notice specifying the amount of taxes payable.
11. That taxes are payable at the Town of Hanover Municipal Office, 341 10th Street, Hanover, Ontario, N4N 1P5.

**READ A FIRST, SECOND and THIRD TIME and FINALLY PASSED** this 1<sup>st</sup> day of June, 2026.

  
Susan Paterson, Mayor

  
Vicki McDonald, Clerk

**Schedule "A" to By-law #3402-26**

2026 Levy Requirement

Per 2026 Budget

	<b>2025 Budget</b>	<b>2026 Budget</b>	<b>\$ Change</b>	<b>% Change</b>
General Government	-2,146,600	-2,258,100	-111,500	5
Protective Services	5,585,000	6,173,600	588,600	11
Transportation	2,290,800	2,602,000	311,200	14
Environmental Services	224,000	245,600	21,600	10
Health Services	194,800	58,500	-136,300	-70
Recreation and Cultural Services	3,200,400	3,410,400	210,000	7
Planning and Development	452,600	376,600	-76,000	-17
<b>Total Town of Hanover</b>	<b>9,801,000</b>	<b>10,608,600</b>	<b>807,600</b>	<b>8.24</b>

**SCHEDULE 'B' TO BYLAW #3402-26**

<b>Tax Class</b>	<b>Town of Hanover Rate</b>	<b>Grey County Rate</b>	<b>Education Rate</b>	<b>TOTAL TAX RATE</b>
<b>Residential</b>	0.01212815	0.00437765	0.00153000	0.01803580
<b>Multi-Residential</b>	0.01212815	0.00437765	0.00153000	0.01803580
New - Multi-Residential	0.01212815	0.00437765	0.00153000	0.01803580
<b>Commercial:</b>				
Occupied	0.01572900	0.00567737	0.00880000	0.03020637
Unoccupied	0.01572900	0.00567737	0.00880000	0.03020637
Vacant	0.01572900	0.00567737	0.00880000	0.03020637
Payment-In-Lieu	0.01572900	0.00567737	0.01250000	0.03390637
<b>Shopping Center:</b>				
Occupied	0.01572900	0.00567737	0.00880000	0.03020637
Unoccupied	0.01572900	0.00567737	0.00880000	0.03020637
<b>Parking Lot</b>	0.01572900	0.00567737	0.00880000	0.03020637
<b>Industrial:</b>				
Occupied	0.02220664	0.00801548	0.00880000	0.03902212
Unoccupied	0.02220664	0.00801548	0.00880000	0.03902212
Vacant	0.02220664	0.00801548	0.00880000	0.03902212
Payment-In-Lieu	0.02220664	0.00801548	0.01250000	0.04272212
<b>Large Industrial:</b>				
Occupied	0.02220664	0.00801548	0.00880000	0.03902212
Unoccupied	0.02220664	0.00801548	0.00880000	0.03902212
Payment-In-Lieu	0.02220664	0.00801548	0.01250000	0.04272212
<b>Pipelines</b>	0.01099839	0.00396986	0.00880000	0.02376825
Payment-In-Lieu	0.01099839	0.00396986	0.00980000	0.02476825
<b>Farmlands</b>	0.00264394	0.00095433	0.00038250	0.00398077
<b>Managed Forests</b>	0.00303204	0.00109441	0.00038250	0.00450895
<b>D.I.A.</b>	0.02595861			