

July 20, 2026

BOUNDARY ADJUSTMENT TRANSITION

Communication #2

Thank you for your patience as we navigate through this transition together. The following is provided as follow up to the initial information provided at the time of the May 1, 2026 Boundary Adjustment.

Property Taxes

- We understand the boundary transition presents a number of changes for your property, especially when it comes to property taxes, who you pay and what happens next.
- We had initially anticipated that we would be able to provide you with more detailed information with respect to your property tax billing by May 29. Your patience is appreciated and the following update is provided.

What has occurred since the May 1, 2026 Boundary Adjustment Effective Date?

- Hanover staff are working with the Municipal Property Assessment Corporation (MPAC) to receive the necessary property assessment information to create your Hanover property tax file.
- MPAC is in the process of confirming details of the properties in their system to provide Hanover with the assessment information and Hanover property roll number. Your new roll number will start with 4229.
- Hanover staff are working with West Grey staff to transition the 2026 property tax information and payments to Hanover so that the information is accurately reflected moving forward.

Property Taxes Transition Process

Minister Approves
Boundary
Adjustment Order

MPAC Completes
File Revisions

West Grey
Completes Tax
Reconciliation

Hanover Bills
2026 Taxes

Property Taxes - Questions & Answers

Will I receive an August 2026 tax bill?

- Hanover's next tax bill is scheduled to be sent out August 10, 2026.
- To process your property tax bill we require the information noted above from MPAC.
- Provided the information is received from MPAC, you will receive your first tax bill from Hanover.
- Should this information not be available to process the August tax bill, we will provide communication.

Why does it take time to update my property in Hanover's system?

- Hanover and West Grey Finance teams are working with MPAC to transfer assessment and property information. This kind of update is detailed and must be done carefully to ensure your records, billing and payments are accurate.

How will I receive my tax bill?

- Property tax bills may be received by regular mail or by email. To sign up for e-billing, please complete the enclosed form or visit hanover.ca/property-taxes to download the enrolment form.

What payment options are available to pay my tax bill?

- The Town of Hanover offers a variety of convenient payment options which can be found online at hanover.ca/paying-property-taxes.
- To enroll in either the monthly or installment due date pre-authorized payment plan, please complete the enclosed form or download it from the website and return by mail, in person or by email to inquiry@hanover.ca. Monthly payments are processed on the 10th day of each month. Once you provide the completed form, our staff will register you in our system. Payments will be processed when we have your confirmed roll number from MPAC. You will receive communication prior to any payments being processed.
- When paying by internet or telephone banking, remember to update your payee to the Town of Hanover. Use the new roll number for your property starting with 4229 as your account number.

Property Taxes - Questions & Answers

What If I was enrolled in a Pre-Authorized Payment Plan for payment of my taxes with West Grey?

- It is suggested that you continue to set aside those funds on a monthly basis to put towards your property taxes when your bill is received.
- If you haven't done so, contacting your financial institution is suggested so that they can advise of any steps necessary to stop the pre-authorized payments to West Grey.
- When your property tax account is finalized with Hanover, you will be able to set up a pre-authorized payment plan. See details noted above.

Will I receive communication from MPAC?

- Property owners will receive a Property Assessment Notice from MPAC at the end of this year.
- The notice will include your new roll number starting with 4229 and the assessment value of your property.

Will my property taxes go up?

- Most properties will see an increase because Hanover's tax rate is currently higher than West Grey's. Hanover is committed to phasing in the increase over five years to make the change more manageable. Instead of moving to the full Hanover tax rate all at once, Hanover applies a temporary tax credit each year based on the difference between the two tax rates.
- Property-specific details showing the annual rebates for your property will be included with your 2026 tax bill.
- Taxes will be billed at full Town of Hanover rates if any of the changes occur for your property as described in Section 3.(7) of the Order including a change in use, change in classification or certain types of change in ownership.

Property Taxes - Questions & Answers

For greater clarification, the following is an example of how your tax credit will be applied to your account from 2026 to 2030:

2026 taxes for sample property		Hanover	\$2700
		West Grey	\$2200
		Difference between 2026 Hanover and West Grey	\$500
2026 credit	80 per cent of difference between 2026 Hanover and West Grey taxes		\$400
2027 credit	60 per cent of difference between 2026 Hanover and West Grey taxes		\$300
2028 credit	40 per cent of difference between 2026 Hanover and West Grey taxes		\$200
2029 credit	20 per cent of difference between 2026 Hanover and West Grey taxes		\$100
2030	0 per cent credit – taxed at full Hanover tax rates		\$0

What if something looks wrong on my bill (ownership, mailing address, classification)

- Contact Hanover Finance right away. If the issue relates to assessment details (like classification), you may be directed to MPAC as part of the correction process.

Who can I contact if I have questions?

- You will receive personalized communication from Hanover Finance about your property once we have the required information from MPAC.
- You can contact Deputy Treasurer / Tax Collector, Jenn Tersteege, at 519.364.2780 x 1224 or Treasurer, Jelena Savic, at 519.364.2780 x 1225.
- If you have questions at any point, please reach out. We're here to help and we want this transition to be as smooth and clear as possible.



Municipal Election



DON'T JUST LIVE HERE LEAD HERE RUN FOR COUNCIL

- ✓ Be actively involved in the local democratic process
- ✓ Contribute your experience and knowledge to your community
- ✓ Address various issues in your community
- ✓ Lead change in your community

If you are considering running for Hanover Council, please review the detailed information at hanover.ca/elections. The nomination deadline is 2 p.m. on August 21.

Voters List

- Your property roll number from MPAC is also needed to add your name to the Voters List.
- Should this information not be received by the August 12, 2026 deadline established by Elections Ontario, you will need to visit the Help Centre at the municipal office to be added to the voters list.
- One original document that shows both your name and qualifying address will be required for voter identification at that time. Details on the types of valid identification can be found on the Hanover Election webpage as noted above.

Bylaw Updates

A review of the following bylaws has occurred and council has approved revisions to reflect the characteristics and use of properties within the boundary adjustment area to minimize disruption to established activities and routines.

Discharge of Firearms Bylaw

- A new Rural Area section (Section 4.2) has been added to the bylaw which outlines specific restrictions on the discharge of firearms within the Town's rural area, including any property owned or occupied by the Town; within 100 metres of any property used for the purposes of a school, place of worship, day nursery, community recreation centre or park; within 300 metres of any conservation area; within 100 metres of any dwelling, other than a dwelling owned or lawfully occupied by the person discharging the firearm or with the express written permission of the owner or lawful occupier of the property; and on, across or within eight metres of any highway, private road or recreational trail.
- It further details that no person shall discharge a firearm on any property on which the discharge of firearms is permitted unless he or she is the owner or lawful occupier of the property or has the express written permission of the owner or lawful occupier of the property, in accordance with the provisions of the (Ontario) Trespass to Property Act.
- There has been updated information added to the Exemptions section (Section 5.0) that details protection of farm property from wildlife as described under the Fish and Wildlife Conservation Act.

Fence Bylaw

- Definitions for Agricultural Land and Farm Fence have been added.
- The following provision to allow barbed wire fences has been added to Section 8.0, no person shall have, erect, construct, maintain or permit to be erected, constructed or maintained any barbed wire fence, except that barbed wire is permitted; on agricultural land.
- Farm fences, including barbed wire, are permitted in areas zoned agricultural or open space by the applicable zoning by-law.

Common Bylaws (hanover.ca/bylaw-directory):

- Property Standards Bylaw 2894-15
- Regulate Discharge of Firearms Bylaw 3256-23
- Open Air Burning Bylaw 3173-21
- Animal Control & Responsible Ownership Bylaw 2819-13
- Clean Yards Bylaw 2893-15



Key Dates

August 10	First tax bill from Hanover (provided required information received from MPAC)
August 14	Parks, Recreation & Culture Fall Guide available online
August 20	Hanover resident priority registration for Parks & Recreation fall programming
August 21	Municipal election nomination period ends
August 31	First Hanover due date on final tax billing (provided required information received from MPAC)
October 26	Municipal election day

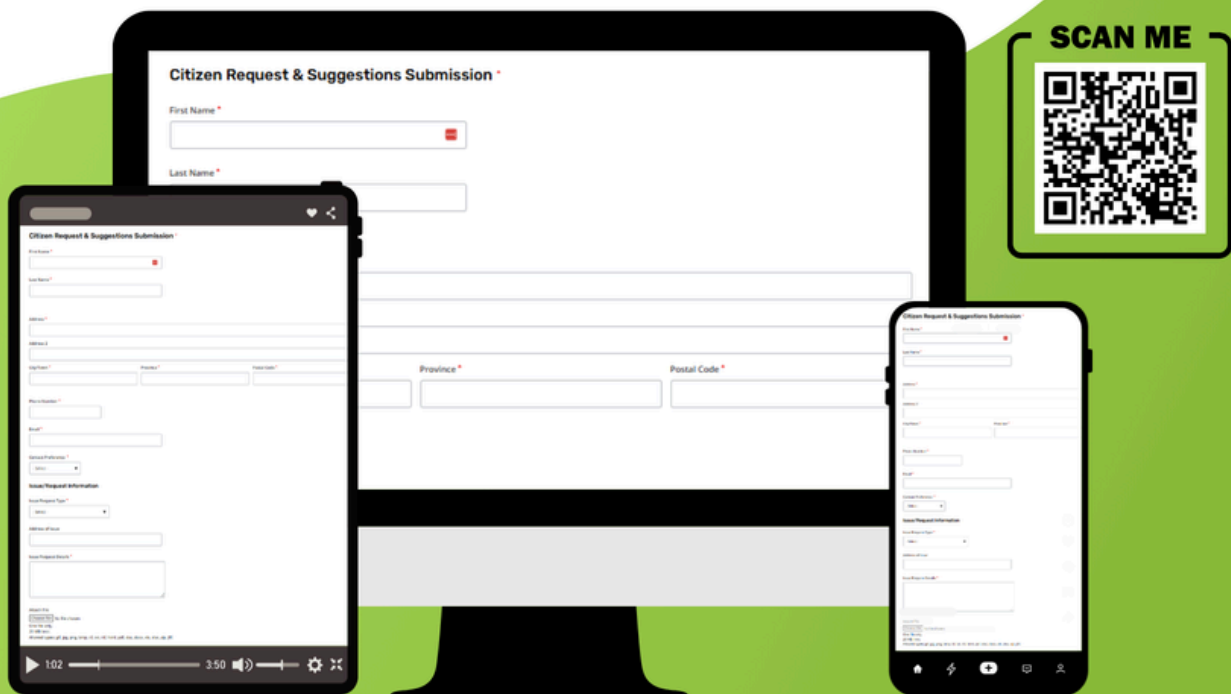


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to fill out the form