

Municipality of *Bluewater*

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2024 Final Tax Insert

Municipal taxes

The final tax bill is calculated upon the 2024 returned assessment roll from MPAC (Municipal Property Assessment Corporation) multiplied by the applicable 2024 tax rate. This bill includes two installment due dates of September 30th and November 30th, 2024, with corresponding remittance slips. Keep this final tax bill for your records as it shows the annual taxation amount of the current year.

For all property concerns regarding assessment, please contact MPAC (Municipal Property Assessment Corporation) at 1.866.296.6722.

Payment options

If you are making branch, telephone, or internet payments for taxes, utilities, etc., please allow for processing time (up to three business days) as payments must be received in the municipal office on or before the due date to avoid penalty charges. The penalty goes on the first of every month. **When paying your property taxes through online banking, use the 15-digit roll number found on your bill without the dashes.**

Cheques must be in Canadian dollars.

For more information:

<https://bit.ly/bluewaterpayment>

Updating mailing address

Request a change of address through our website using the change of address form. Changes to mailing addresses need to be made in writing. Visit:

<https://bit.ly/BWaddresschange>

Go paperless!

Sign up to receive cash receipts, invoices, tax bills and utility bills by email. Once enrolled, you are responsible for notifying our office of any changes to your information and for checking your email for bills. Hard copies will not be mailed to e-billing subscribers.

If you receive your bills electronically, please consider making payments electronically, too, as the stubs will not have the bar code for quick processing at the office.

Register today:

<https://bit.ly/bluewaterpaperless>

Supplementary/omitted tax bill

Supplementary and/or omitted tax bill is the result of assessment information recently provided to the Municipality by the Municipal Property Assessment Corporation (MPAC). Residents receive a property assessment change notice from MPAC. The notice is issued when the current value assessment or the tax classification of your property has changed due, but not limited to, any of the following reasons: new construction, renovations or improvements, or the property has undergone a change in use. The Assessment Act permits MPAC to add or make changes to the assessment of your property for the current year and/or any portion of the previous two years. If you disagree with the supplementary and/or omitted assessment, you must file a Request for Reconsideration (RfR) with MPAC within the time mentioned on Property Assessment Change Notice. Visit mpac.ca for more information.

Agricorp—Farm tax program

The Government of Ontario supports agriculture through the Farm Property Class Tax Rate Program, also known as the “Farm Tax Program.” Your property must be assessed as farmland and placed in the Farm Property Tax Class Rate Program by Agricorp. For more information, visit <https://bit.ly/3DGhZ84>

Any 2024 pending farmland tax incentive adjustments will be processed after the 2024 final tax levy has been processed.

Important dates and deadlines

- September 16—Community Grants and Vibrancy Funding applications due
- September 30, November 30—Property taxes due
- October 31, January 31—Water (utilities) due
- Prior to December 1—Road Grant applications due
- January 1—Water and sewer rates increase (seen on April bill)

Saved by the beep!

Test your smoke alarms September 28 for Ontario's Test Your Smoke Alarm Day!

Community Safety and Well-Being

Community Safety and Well-Being for Huron has launched a new information website with facts about the Community Safety and Well-Being Plan for municipalities in Huron, as well as links to service providers in our area.

<https://cswbhuron.ca/>

Controlled burn permits

Controlled burn permits are required for open-air burns of brush piles, old buildings, etc. Contact 519-236-4351 ext. 229 before burning to ensure your permit is issued. Permits are not required for small recreational fires (campfires).

Thank you, FCC Agri-Spirit Fund!

Many thanks to Farm Credit Canada Agri-Spirit Fund for providing \$22,500 in funding to help upgrade the lights at the Hensall Community Centre and Arena with energy efficient LED lights as well as to replace the door to the community centre hall. Thanks for helping us increase our energy efficiency!

From the Facilities department...

Ice will be in and ready to rent by September 9th in Hensall and September 16th in Zurich. You can book your hall and ice rentals through the Facilities and Rentals page of our website.

<https://bit.ly/BWBookFacility>

See the Recreation Programming page on our website for upcoming fall and winter programs. You can expect to see more pickleball, badminton, wellness classes, youth leadership workshops and so much more!

<https://bit.ly/BWRecreation>

Three cheers for our Day Camp sponsors!

Thank you to our Summer Day Camp sponsors for helping make our camps another success! See the list of sponsors on our website's Day Camp page.

Entrance permits

Entrance permits are required for any new driveway or changes to existing driveways. See our website for details about when these permits are needed. Contact the Public Works Department for entrance permit forms.

Landfill passes

Landfill users must provide proof of residency by showing a valid landfill pass (blue card) upon every visit to the landfill. Photo identification may be requested. If you do not have a landfill pass, please contact the municipal office and we will be happy to assist you.

Boulevard tree removal

What causes trees to be removed from the municipal road allowance?

- 1) Resident concerns about specific trees, such as dead limbs and splitting trunks or other safety issues.
- 2) Concerns noted in inspections when municipal staff identify unhealthy or unsafe trees during patrols.
- 3) Construction or danger to infrastructure.

We make every effort to conserve and maintain trees where possible by consulting arborists when needed and only removing trees when necessary. If trees are removed, every effort is made to replace them if the location allows, or the Municipality will plant trees in another location that works. We aim to plant 150+ trees each year. All new trees planted in the road allowance must meet the requirements in our policy. For more information about requesting a tree planting or reporting a damaged/unhealthy tree, please contact the municipal office.

Be careful what you flush!

Prevent blockages and costly repairs of municipal sewage systems by flushing the 3Ps only: pee, poo, and (toilet) paper. Just because something says it is flushable, doesn't mean it is.

Changes to development charges

With parts of Bill 23 which made changes to the Development Charges Act of Ontario repealed, municipalities are no longer required to reduce development charges for the first five years of implementation. Development charges in Bluewater were set to increase on August 19, 2024, at the reduced rate; however, on this date development charge rates will increase to their full rates under the Municipality's development charges by-law. See our website for more information. <https://bit.ly/BW-DCrates>

Building permits

Building permits help protect you, guests, and your property investment by ensuring that work is conducted to the standard of the Ontario Building Code. Permits are required for all sheds, decks, pools, additions to homes and more. Inspections of the construction also help ensure that the building or plumbing is constructed correctly and safely. Contact Development Services for more information on permits.

Renewing short-term rental licences

Short-term rental licences need to be renewed annually. Check your licence for the expiry date. Renew online through CloudPermit. See our website for details.