



## Staff Memo

To: South Huron Council  
From: Julia Warwick, Director of Financial Services/Treasurer  
Date: December 8, 2025  
Re: Actual Assessment Growth for 2026 Taxation

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### Recommendation:

**That South Huron council receives Staff Memo FIN-03-2025 – Actual Assessment Growth for 2026 Taxation for information.**

### Purpose:

To provide Council with additional information received since the November 10, 2025 Budget Meeting regarding assessment growth and associated levy revenue.

### Background and Analysis:

One of the estimates included to date in the Proposed Budget is the levy revenue from assessment growth. As outlined in each of the 2026 Budget Impacts and Priorities presented, tax levy revenue from growth has been *estimated* at \$116,000. This estimate is based on assessment changes processed to date throughout the year as well as quarterly growth projections for South Huron provided by MPAC. Year-end reports that finalize the assessment roll used for 2026 taxation purposes are not typically received until early December.

Staff have recently received the 2025 Assessment Roll for 2026 Taxation and Municipal Assessment Change Summary received from MPAC and have updated our records accordingly. Based on the new assessment contained in these reports, 2026 tax levy revenue from growth will be \$319,840.



Tax rates are based on both the required levy to be raised per the budget and assessment values within South Huron. Based on the Proposed Budget as published on November 18, 2025, and the actual assessment, the tax rate increases over 2025 and 2026 tax rates would be as follows:

<b>2026 Tax Impact</b>	<b>Increase \$ (Decrease) \$</b>	<b>Increase \$ (Decrease) \$</b>
<b><i>Based on a \$273,317 Levy increase</i></b>	<b>Rural (Ward 1&amp;3)</b>	<b>Urban (Ward 2)</b>
Tax Rate Increase	(0.80)%	0.21%
2026 Projected Municipal Residential Tax Rate	0.00640817	0.00737431