

Bill No. 131  
2026

By-law No. A.-\_\_\_\_

A by-law levying tax rates for property classes  
in 2026.

WHEREAS subsection 291(1) of the Municipal Act, 2001 provides that a municipality may prepare and adopt a budget covering a period of two to five years in the first year to which the budget applies or in the year immediately preceding the first year to which the budget applies;

AND WHEREAS subsection 284.16(1) of the Municipal Act, 2001 provides that the powers and duties of a municipality with respect to proposing and adopting a budget are assigned to the head of council of the municipality;

AND WHEREAS the Mayor prepared a proposed multi-year budget for the years 2024-2027 for The Corporation of the City of London on January 31, 2024, and presented it to members of Council, the Clerk and made it available for the public;

AND WHEREAS the proposed budget was deemed adopted by the municipality on March 1, 2024;

AND WHEREAS the budget for 2026 provided that \$926,084,818 would be raised on all rateable property in the local municipality by its general local municipality levy;

AND WHEREAS subsection 312(2) of the Municipal Act, 2001 provides that for the purposes of raising the general local municipality levy, a local municipality shall, each year 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 subsection 307(1) of the Municipal Act, 2001 provides that all taxes shall, unless expressly provided otherwise, be levied upon the whole of the assessment for real property or other assessments made under the Assessment Act according to the amounts assessed and not upon one or more kinds of property or assessment or in different proportions;

AND WHEREAS the Municipal Council has deemed it appropriate to establish a Multi-Year Budget for The Corporation of the City of London for the period 2024 to 2027;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. In accordance with section 312(2) of the *Municipal Act, 2001*, the Municipal Council of The Corporation of the City of London enacts a general local municipality levy for 2026 in the amount of \$926,084,818.

### **2026 Tax Rates**

2. The tax rates set out in column 4 of Schedule "A" of this by-law are hereby levied in 2026 for the 2026 general local municipality levy on all of the assessment.

### **Definitions- Realty Tax Classes and Tax Qualifiers**

3. For purposes of this by-law, Realty Tax Classes and Realty Tax Qualifiers (Taxable/PIL) under the Ontario Fair Assessment System (OFAS) are defined in Schedule "B" of this by-law and are indicated in the first two characters of the codes in column 2 of Schedule "A" of this by-law. Where there is more than one code in column 2 of Schedule "A" the codes are separated by a comma.

**Tax on Certain Institutions**

4. A tax or other amount payable on the 1st day of July 2026, is hereby levied upon every university, college, institution, school, hospital or other facility described in section 323 of the Municipal Act, 2001, as amended, at the maximum rate for each student, place or bed, as the case may be, under that section.

**Administration of By-law**

5. The administration of this by-law is assigned to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

6. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on March 31, 2026 subject to the provisions of PART VI.1 of the *Municipal Act 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – March 31, 2026  
Second Reading – March 31, 2026  
Third Reading – March 31, 2026

**Schedule "A"**  
**By-law No. A.-\_\_**

**Municipal Tax Rates**

Column 1	Column 2	Column 3	Column 4
Abbreviated Rateable Property Description	Code	Year 2026 Tax Ratios	Year 2026 General Tax Rate
com taxable farmland 1	c1n	0.750000	1.180583%
com taxable farmland 2	c4n	1.910000	3.006552%
commercial small scale on farm business	c7n, c0n	1.910000	3.006552%
commercial taxable – hydro	chn	1.910000	3.006552%
commercial taxable vacant – hydro	cjn	1.910000	3.006552%
commercial taxable – excess – hydro	ckn	1.910000	3.006552%
commercial taxable tenant of Province	cpn	1.910000	3.006552%
commercial taxable	ctn	1.910000	3.006552%
commercial taxable excess land	cun	1.910000	3.006552%
commercial taxable vacant land	cxn	1.910000	3.006552%
office bldg. taxable – hydro	dhn	1.910000	3.006552%
office bldg. taxable	dtm	1.910000	3.006552%
office bldg. taxable excess land	dun	1.910000	3.006552%
farmland taxable fp	ffp	0.102820	0.161850%
farmland taxable fs	ffs	0.102820	0.161850%
farmland taxable no support	ftn	0.102820	0.161850%
farmland taxable ep	ftep	0.102820	0.161850%
farmland taxable es	ftes	0.102820	0.161850%
parking lot taxable	gtn	1.910000	3.006552%
industrial taxable farmland 1	i1n	0.750000	1.180583%
industrial taxable farmland 2	i4n	1.910000	3.006552%
industrial taxable – hydro	ihn	1.910000	3.006552%
industrial generating station	isn	1.910000	3.006552%
industrial taxable – hydro – el	ikn	1.910000	3.006552%
industrial taxable	itm	1.910000	3.006552%
industrial taxable excess land	iun	1.910000	3.006552%
industrial taxable vacant land	ixn	1.910000	3.006552%
large industrial taxable	Ltn	1.910000	3.006552%
large industrial excess land	Lun	1.910000	3.006552%
multi-res taxable farmland 1 ns	m1n	0.750000	1.180583%
multi-res taxable farmland 1 ep	m1ep	0.750000	1.180583%
multi-res taxable farmland 1 es	m1es	0.750000	1.180583%
multi-res taxable farmland 1 fp	m1fp	0.750000	1.180583%
multi-res taxable farmland 1 fs	m1fs	0.750000	1.180583%
multi-res taxable farmland 2 ep	m4ep	1.697060	2.671361%
multi-res taxable fp	mtfp	1.697060	2.671361%
multi-res taxable fs	mtfs	1.697060	2.671361%
multi-res taxable ep	mtep	1.697060	2.671361%
multi-res taxable es	mtes	1.697060	2.671361%
multi-res taxable n	mtn	1.697060	2.671361%
new multi-res taxable ntfp	ntfp	1.000000	1.574111%
new multi-res taxable ntfs	ntfs	1.000000	1.574111%
new multi-res taxable ntep	ntep	1.000000	1.574111%
new multi-res taxable ntes	ntes	1.000000	1.574111%
new multi-res taxable ntn	ntn	1.000000	1.574111%
pipeline taxable	ptn	1.713000	2.696452%

**Schedule "A" Cont'd**

**By-law No. A.-\_\_**

**Municipal Tax Rates**

<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>Abbreviated Rateable Property Description</b>	<b>Code</b>	<b>Year 2026 Tax Ratios</b>	<b>Year 2026 General Tax Rate</b>
res/farm taxable 1 fp	r1fp	0.750000	1.180583%
res/farm taxable 1 fs	r1fs	0.750000	1.180583%
res/farm taxable farmland 1 ep	r1ep	0.750000	1.180583%
res/farm taxable farmland 1 es	r1es	0.750000	1.180583%
res/farm taxable farmland 2 ep	r4ep	1.000000	1.574111%
res/farm taxable-hydro fp	rhfp	1.000000	1.574111%
res/farm taxable-hydro fs	rhfs	1.000000	1.574111%
res/farm taxable-hydro ep	rhep	1.000000	1.574111%
res/farm taxable-hydro es	rhes	1.000000	1.574111%
res/farm taxable fp	rtp	1.000000	1.574111%
res/farm taxable fs	rtps	1.000000	1.574111%
res/farm taxable ns	rtn	1.000000	1.574111%
res/farm taxable ep	rtep	1.000000	1.574111%
res/farm taxable es	rtes	1.000000	1.574111%
shopping centre taxable	stn	1.910000	3.006552%
shopping centre excess land	sun	1.910000	3.006552%
managed forest taxable fp	tftp	0.250000	0.393528%
managed forest taxable fs	ttfs	0.250000	0.393528%
managed forest taxable ep	ttep	0.250000	0.393528%
managed forest taxable es	ttes	0.250000	0.393528%
aggregate extraction vt	vt	1.554179	2.446450%
landfill taxable	ht	3.597234	5.662446%

**Schedule “B”  
By-law No. A.-\_\_**

**Definitions of  
Realty Tax Classes and Realty Tax Qualifiers (Taxable/PIL) Under OFAS**

Realty Tax Class (RTC)	Description	Realty Tax Qualifier (RTQ)	Description
A	Theatre	A	Taxable: General Vacant Land
C	Commercial	B	Taxable: General Excess Land
D	Office Building	D	Taxable: Education Only
E	Exempt	F	Payment-In-Lieu: Full
F	Farm	G	Payment-In-Lieu: General
G	Parking Lot	H	Taxable: Shared Payment-in-Lieu
I	Industrial	J	Taxable: Vacant Land, Shared Payment-in-Lieu
L	Large Industrial	K	Taxable: Excess Land, Shared Payment-in-Lieu
M	Multi-Residential	M	Taxable: General
N	New Multi-Residential	P	Taxable Tenant of Province
O	Other	Q	Payment-in-Lieu: Full Excess Land, Taxable Tenant of Province
P	Pipeline	T	Taxable: Full
Q	Professional Sports Facility	U	Taxable: Excess Land
R	Residential	V	Payment-in-Lieu: Full Excess Land
S	Shopping Centre	W	Payment-In-Lieu: General Excess Land
T	Managed Forest	X	Taxable: Vacant Land
U	Utility Transmission / Distribution	Y	Payment-In-Lieu: Full Vacant Land
W	Railway Right-of-Way	Z	Payment-In-Lieu: General Vacant Land
H	Landfill	0, 1	Taxable: Farmland 1
V	Aggregate Extraction	2	Payment-In-Lieu: Full, Farmland 1
		3	Payment-In-Lieu: General, Farmland 1
		4	Taxable: Farmland II
		5	Payment-In-Lieu: Full, Farmland II
		6	Payment-In-Lieu: General, Farmland II
		7	Taxable commercial small scale on farm

Note that each RTC will be applied in combination with an appropriate RTQ.

All Realty Tax Classes and Realty Tax Qualifiers are letters or numbers.

Where there is more than one Realty Tax Class or Realty Tax Qualifier in a column they are separated by a comma.