



Mayor's Blog

December 12, 2025 Blog

The Zorra 2025 approved budget results in a \$56 increase for the average residential property. A tax rate increase of 3.1%. A significant portion of this increase is due to increased OPP costs which we have no say in, but were "limited" by the Province to a maximum of 11%(!). This budget continues to increase service levels in recreation and transportation, and our firefighters continue to do their great work.

The Oxford 2025 approved budget results in a \$74 increase for the average residential property. A tax rate increase of 5.4%. Half of this increase is due to paramedic services, long term care, and public health. All of which are in my opinion provincial health care and should be funded by sales and income tax, not property tax. If you add in housing (which in every other province is NOT funded by property taxes) that jumps to 65% of the increase. Without those it would be a 2% increase.

You may have recently noticed much more work going on at the former Cold Springs site in Thamesford. Earth moving has begun to get ready to begin servicing the site which will allow building construction to begin. Some of the first parts of the development to begin are things that all Zorra residents can use: the new school with extra large recreation facilities that can be booked through Zorra, and a connecting trail all along the property from Dundas to the Wildcat loop.

The assessed value of homes and other properties within a municipality make up what is known as the tax base. The tax rate is set based on budget demands and the value of the tax base.

Your property tax bill is determined by four separate items: your property's assessed value, the education tax rate, the Oxford tax rate, and the Zorra tax rate.

Your property's assessed value (NOT market value) is determined by MPAC (Municipal Property Assessment Corporation). The provincial government has decided that property assessments for the 2026 property tax year will continue to be based on January 1, 2016 values.

The Education Tax Rate is set by the Province of Ontario. Revenue collected is paid to the school board of your choice.

The Oxford County Tax Rate is set by Oxford County Council to support the services and infrastructure provided at the County Level (County roads, ambulance, water and waste water, waste collection and landfill, long term care, housing...).

The Area Municipal Tax Rate is set by Zorra Council to support the services and infrastructure provided by Zorra (local roads, fire, police, recreation...).

The resultant total tax bill (levy) is then divided between all properties based on ratios determined by their assessed value (see above) and the tax ratios set by the province and Oxford (industrial pays more than residential, farm pays less than residential, etc.). That is a complex calculation that won't be done until the new year, then we'll know the dollars per year that each property will pay.

This last budget of the term and the work on the new site in Thamesford is doing our part towards a vibrant, prosperous, engaged, and environmentally conscious community for the future.

As always, feel free to contact me on any issue:

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