



Township of Southwold 2026 Budget



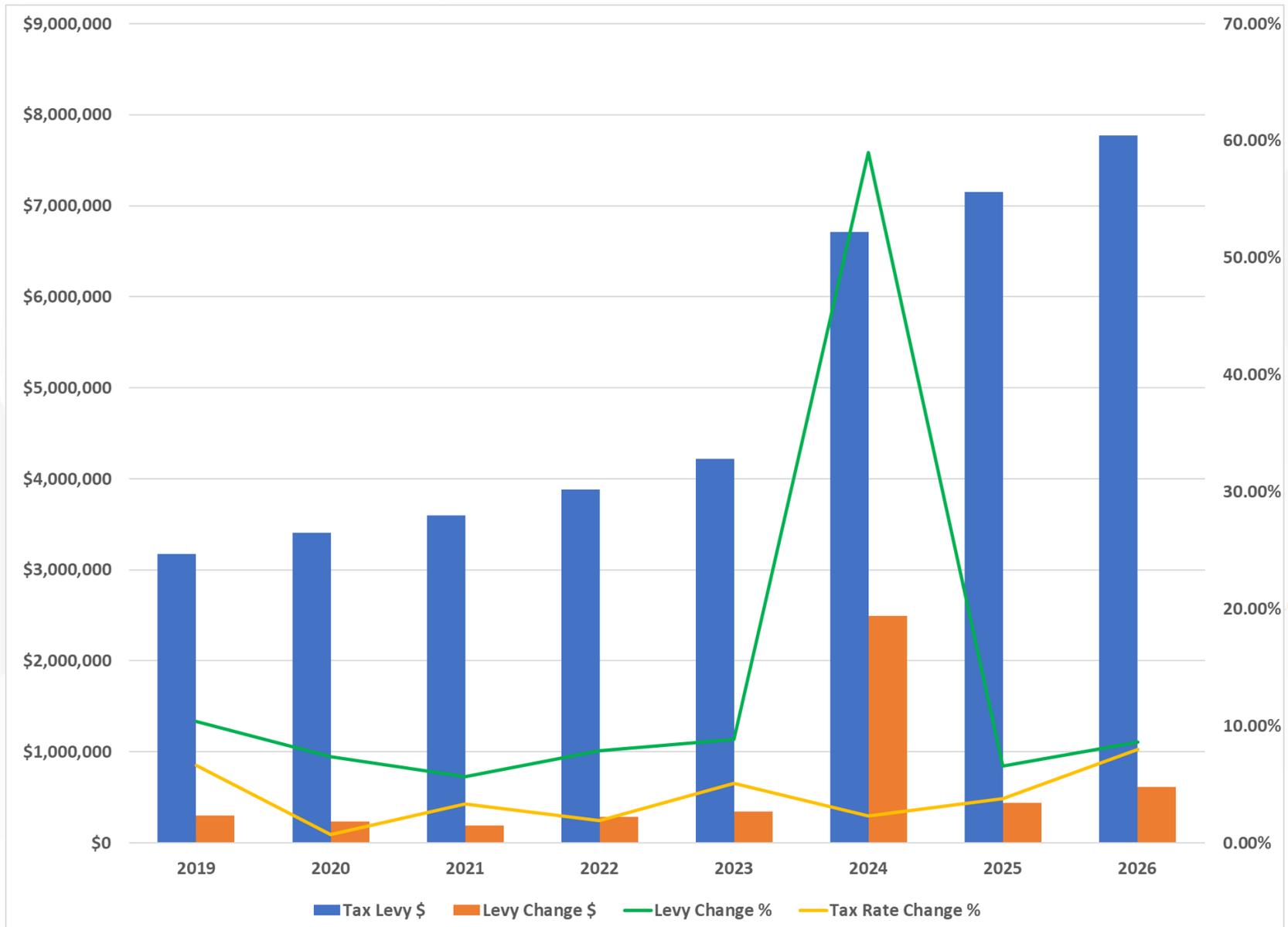


Key Numbers	
2025 Levy	\$7,153,451
2026 Levy	\$7,768,081
Levy \$ Increase	\$614,630
Levy % Increase	8.59%
Growth Adjusted Levy \$ Increase	\$576,060
Growth Adjusted Levy % Increase	8.05%
Tax Rate Change	8.01%

Historical Tax Levies



TOWNSHIP OF
Southwold



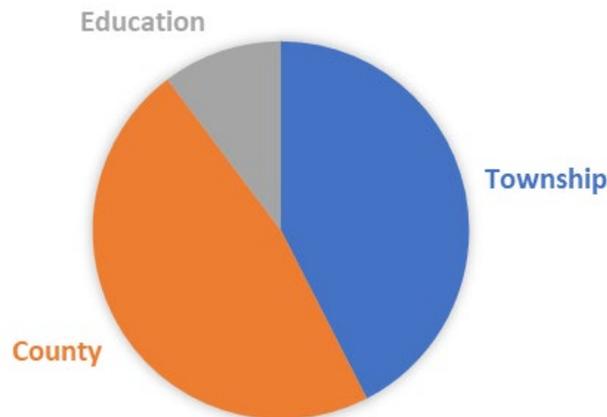


Township Median Residential Property		
Year	Assessment	Taxes
2025	\$260,000.00	\$1,519.69
2026	\$260,000.00	\$1,641.41
\$ Change Annual	\$0.00	\$121.72
\$ Change / Month	\$0.00	\$10.14
% Change	0.00%	8.01%

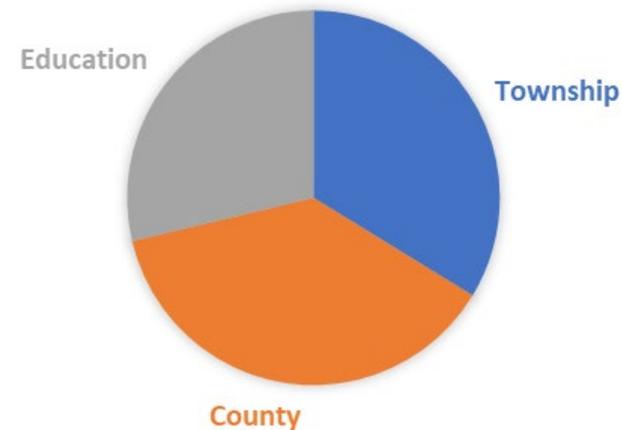
Property Tax Allocation



PROPERTY TAX ALLOCATION - RESIDENTIAL



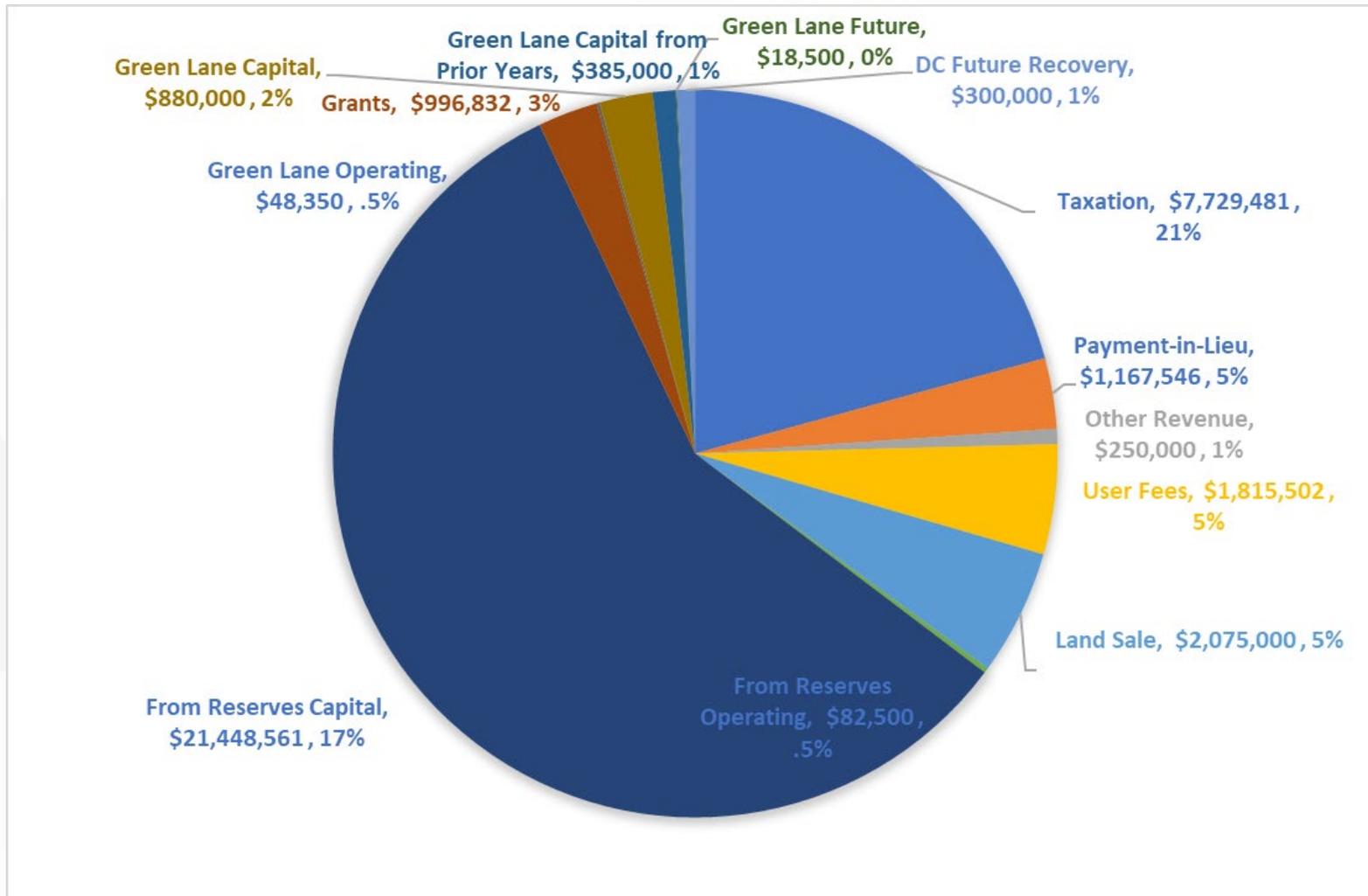
PROPERTY TAX ALLOCATION - COMMERCIAL



Education Tax Rates are set by the Province.

Over time, the rates have been lowered to reflect increasing assessment; however, the decreases for Commercial/Industrial properties have not been as large or as often as the Residential/Farm rate decreases. This results in approximately 30% of the Commercial/Industrial tax bills being directed to education versus 11% for Residential/Farm.

Revenue Breakdown \$37,197,272

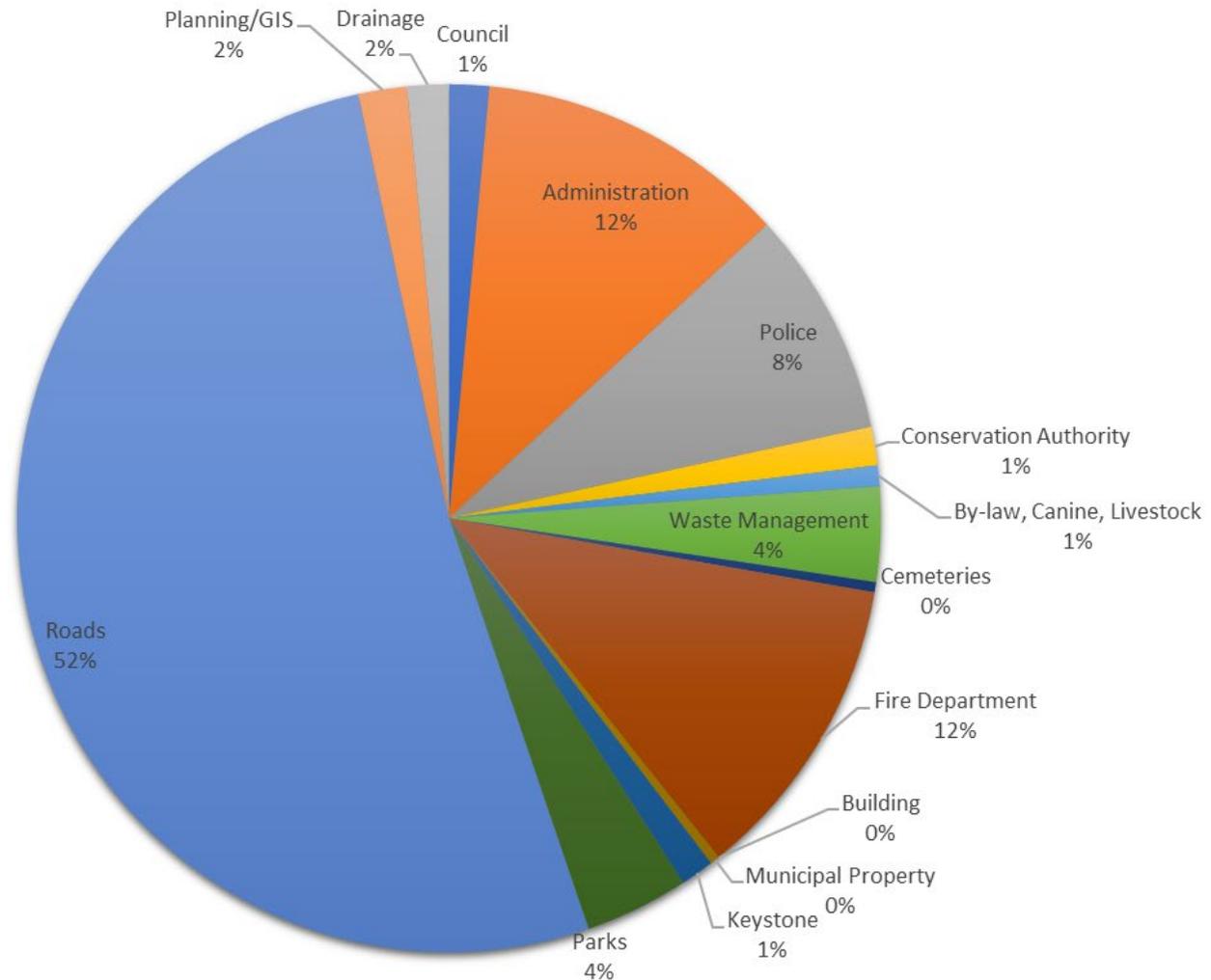


Allocation of \$7,768,081 Tax Levy

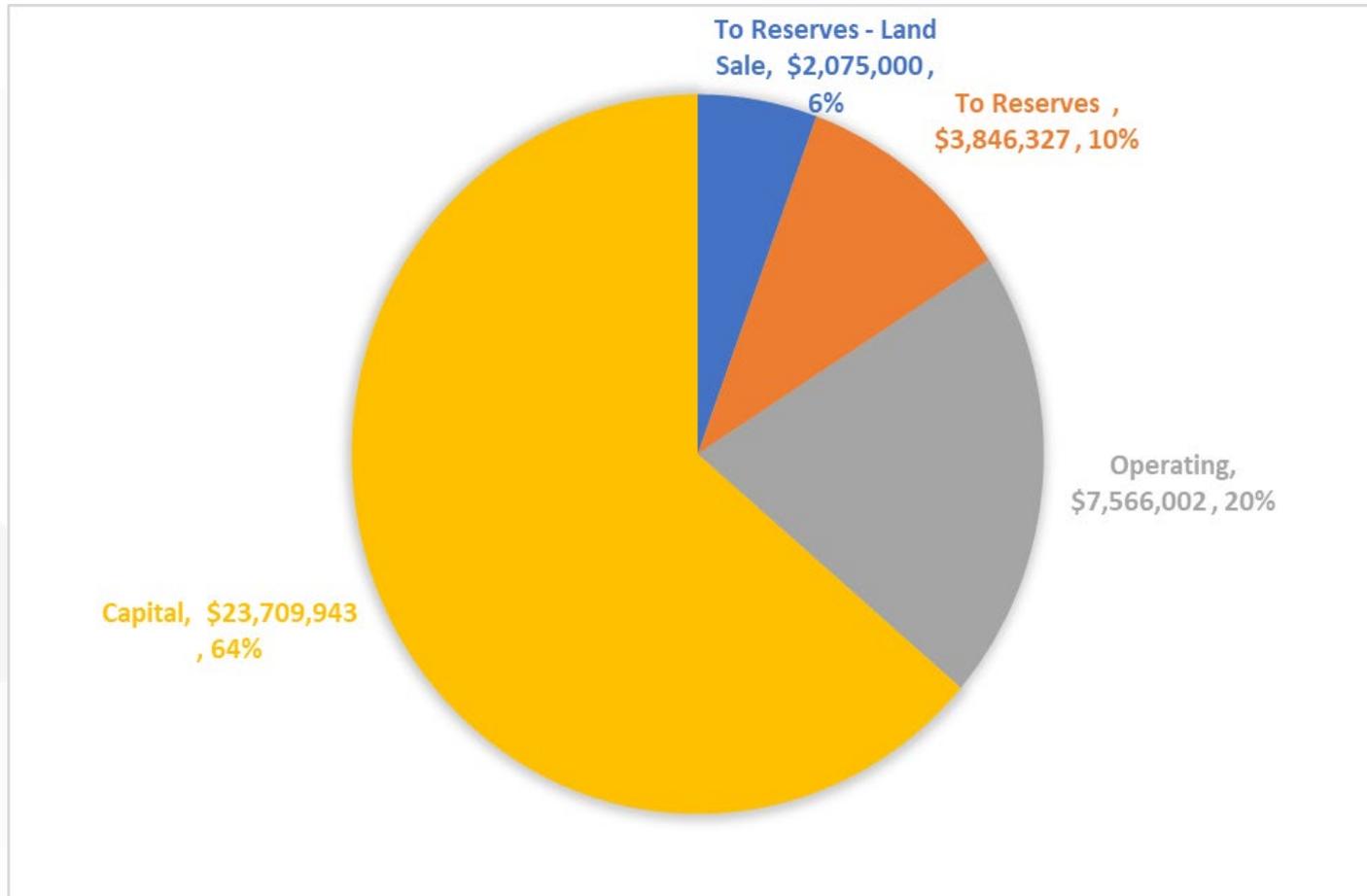


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Allocation of \$7,768,081 Tax Levy



Expense Breakdown \$37,197,272

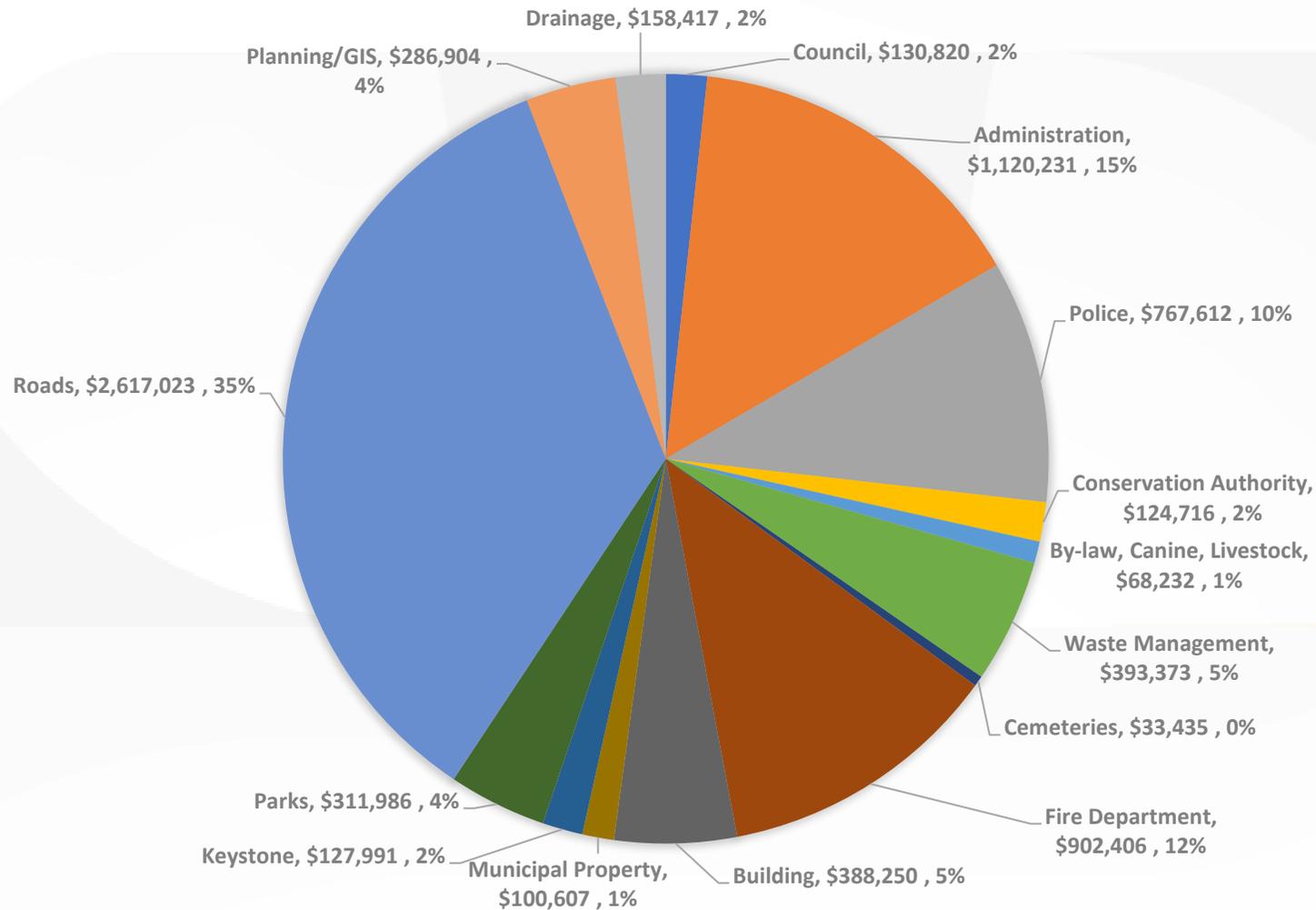


Operating Expense Breakdown

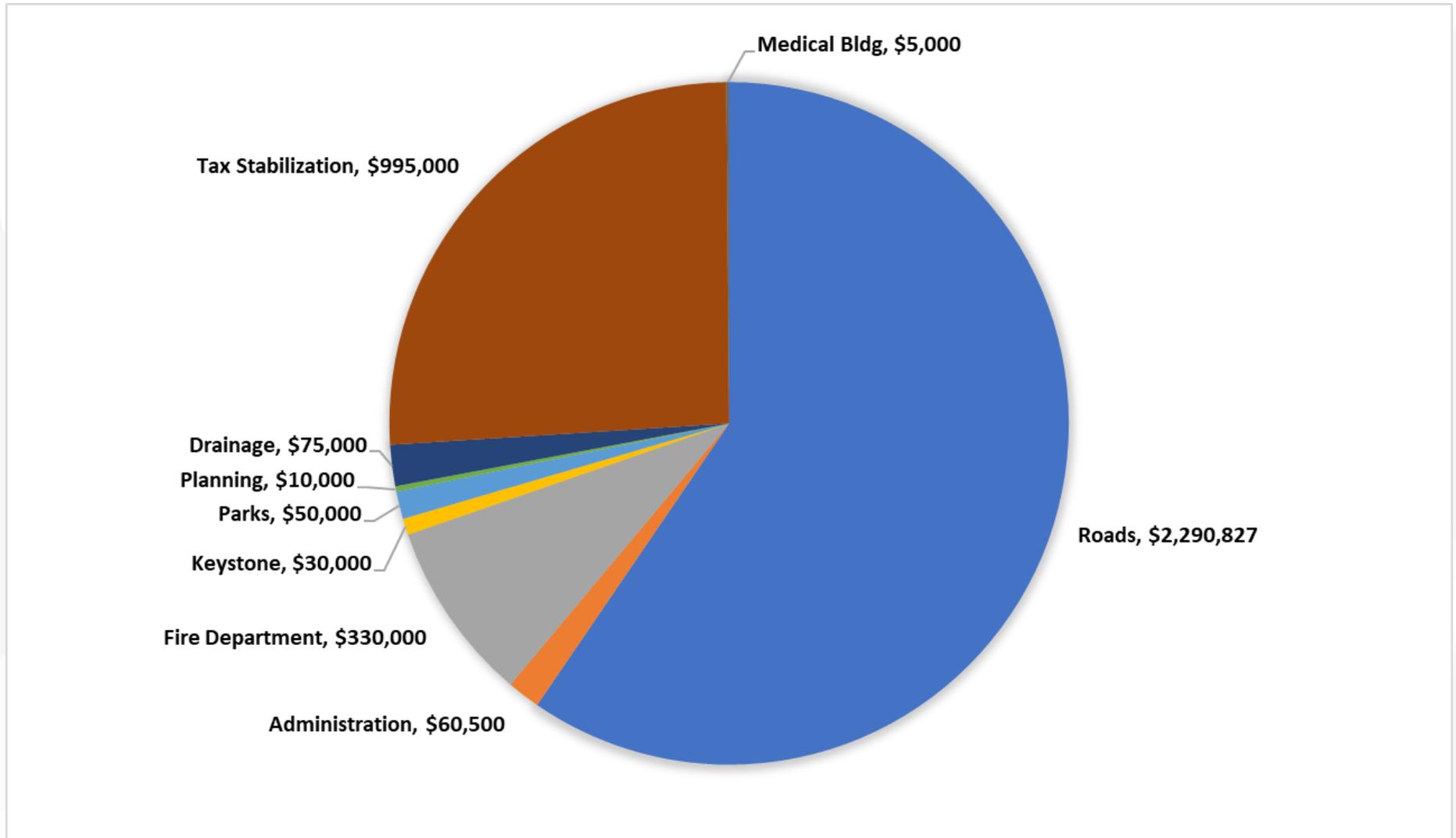


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Operating Expense Breakdown



Reserve Transfer Breakdown





2026 Capital Program \$21,536,061

- Details included in Schedule "B" to By-law 2026-17

Admin	\$55,000
Fire	\$374,590
Building	\$87,500
Admin Facility	\$100,000
Keystone and Library	\$0
Medical Centre	\$90,000
Parks	\$90,000
Roads	\$18,863,971
Drainage	\$500,000
Bridges and Culverts	\$780,000
Road Facility	\$175,000
Road Equipment	\$420,000



Administration Projects

- Technology replacements
- Website Upgrade
- Compensation Study

Administration Facility

- Sanitary Connection
- Minor renovations to main office area

Medical Centre

- Sanitary Connection
- Parking Lot Paving/Improvements



Fire Department

- Electronic Sign – \$35,000 – new Talbotville Station (2024 allocation funded through Green Lane Trust Community Fund)
- Ongoing equipment replacements – \$5,000
- PPE, Bunker Gear, SCBA replacements – \$47,200
- Portable Radios and pagers – \$4,000
- Shedden Hall 4th Bay – \$175,000 (\$50,000 funded through Green Lane Community Trust Fund)
- Shedden Bunker Gear Room/Washroom Improvements – \$32,890



Parks

- Walking trail conversion - \$5,000
- Corsley Park sanitary connection - \$50,000

Building

- Vehicle Replacement



Roads and Infrastructure

- Gravel Road Improvements \$700,000
- Edge Repairs – various locations - \$50,000
- Rehabilitation Paynes Mills Road - \$260,000
- Rehabilitation Scotch Line – Coon to Lake Line- \$132,000
- Rehabilitation Parsons Road – \$429,000
- Rehabilitation Second Line – Magdala to Mill - \$100,000
- Thomas Road Reconstruction – at time of subdivision construction - \$2,359,335
- Micro Surface Grand Canyon Road - \$25,000
- Reconstruction Elizabeth and John Street - \$600,000
- Fingal Reconstruction – Fowler and Millpark sidewalk and boulevard improvements – HEWSF Grant/Reserves
- Guardrails and Edge Repairs - \$100,000



Roads and Infrastructure

- Annual Ditching Program - \$20,000
- Bridges
 - Lyle Bridge rehabilitation - \$200,000
 - Scotch Line Culvert Replacement- \$525,000
 - Thomas Road Culvert at Union Road - \$25,000 – replace at time of reconstruction
 - Jones Road Culvert Engineering (in-house) - \$15,000
 - Bi-Annual Bridge Study



Roads and Infrastructure

- Road Equipment
 - Replace 2016 Dodge Crew Cab - \$70,000 – delayed from 2024
- Drainage
 - Fingal Storm Road Assessment - \$500,000 (\$400,000 funded from Green Lane Community Trust Fund)
- Planning
 - DC By-Law update - \$50,000 (carry forward from 2025)
 - Zoning By-Law update - \$50,000 (carry forward from 2025)

Tax Comparisons



2025 Total Taxes - \$260,000 Residential



Based on the 2025 comparison, Southwold taxes continue to be about \$740 lower than the Elgin County Average and \$305 - \$1,310 lower than our immediate neighbours.



- The Township has adopted an updated **Asset Management Plan (AMP)** in compliance with Provincial regulations.
- The AMP inventories all Township-owned infrastructure – roads, bridges, facilities, water, wastewater and drainage systems – and outlines what it will cost to maintain them in a safe and reliable condition.
- Based on engineering assessments and lifecycle costing, the AMP identifies an **annual infrastructure funding gap of approximately \$2.07 million.**
- This funding gap has developed over decades due to changes in government funding, downloaded responsibilities, aging infrastructure, and historically limited technical/review capacity.
- The Plan includes a **15-year phased strategy** to gradually close this gap and place the Township on a financially sustainable path.
- The strategy is designed to grow revenues responsibly, including capturing net new assessment growth each year.
- The Plan also conservatively accounts for potential impacts from outstanding property assessment appeals (**currently estimated at over \$900K annually**).

