



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
JANUARY 21, 2026 PUBLIC INFORMATION MEETING  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &  
IN-PERSON AT THE MUNICIPAL OFFICE –  
7404 WELLINGTON RD 34, PUSLINCH

Register in advance for this webinar:

[https://us02web.zoom.us/webinar/register/WN\\_8hum946nS06mm9QSH6Bolg](https://us02web.zoom.us/webinar/register/WN_8hum946nS06mm9QSH6Bolg)

After registering, you will receive a confirmation email containing information about joining the webinar.

Or join by phone:

+1 587 328 1099

+1 613 209 3054

+1 647 374 4685

+1 647 558 0588

+1 778 907 2071

+1 438 809 7799

Webinar ID: 878 5934 8721

Passcode: 191408

International numbers available: <https://us02web.zoom.us/j/kcvwVmnVKr>

## **AGENDA**

**DATE:** Wednesday January 21, 2026

**PUBLIC INFORMATION MEETING:** 7:00 P.M.

### **Order of Business:**

1. **Call the Meeting to Order**
2. **Disclosure of Pecuniary Interest & the General Nature Thereof**
3. **2026 Proposed Budget Public Information Meeting**  
Presentation by Mary Hasan, Director of Finance/Treasurer  
**(Circulated under separate cover)**
4. **Adjournment**

TOWNSHIP OF  
**PUSLINCH**  
EST. 1850

# 2026 Proposed Budget Public Meeting

January 21, 2026



# Tonight, we will discuss...



The budget process



The impacts of the proposed budget on taxpayers



What do property taxes pay for in the Township?



How the budget has changed from 2025



What is included in the operating budget



The 2026 Capital Budget and Long-Term Forecast



The Township's Discretionary and Restricted Reserves



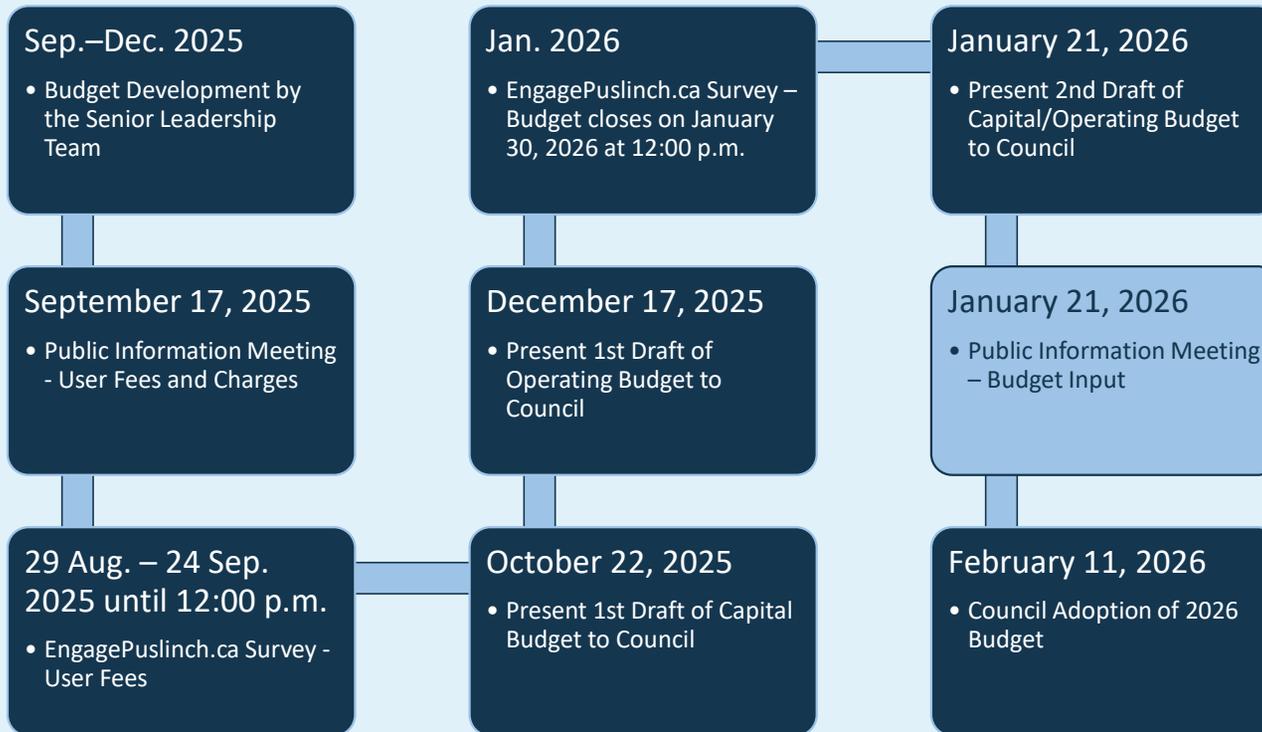
Engagement opportunities



Feedback from the public



# Where are we in the budget process?



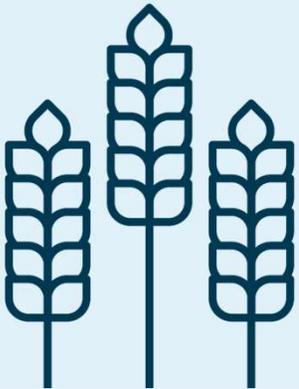
# The impacts of the proposed budget on taxpayers

When determining the tax levy requirements, the Township reviews the assessment change (determined by the Municipal Property Assessment Corporation) of the median/typical properties to ensure that the tax levy change is reasonable.

The 2026 returned assessment roll has resulted in little to no assessment changes due to the Province's continued postponement of the assessment update.

Despite the continued postponement of reassessment, the Township has experienced minimal new assessment growth related to new construction and renovations. The Township's 2026 new weighted assessment growth is approximately 0.63% (2025: 1.67%), representing \$17.9M in new assessment (2025: \$46.9M).

Absent any new assessment growth, the proposed 2026 budget would have resulted in a Township tax increase of 4.64% and \$62 and a blended tax increase of 3.21% and \$229 on the median/typical single-family home.



# The impacts of the proposed budget on taxpayers



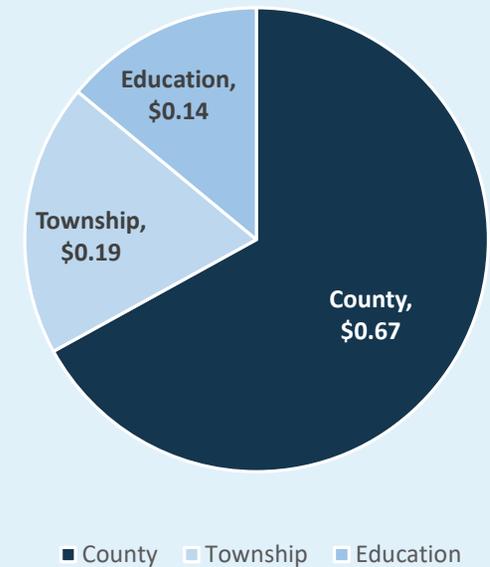
- The following slides provide the impact of the proposed tax levy to the following median/typical property tax classes:
  - Single Family Home
  - Farmland Property
  - Small Retail Commercial Property
  - Standard Industrial Property

- Note that the Township and County Tax Rate is preliminary until the County Tax Policy is adopted by County Council. The County's proposed budget is scheduled to be approved in January 2026.

Proposed Budget Results in a Township Tax Increase of 3.99%, or **\$53 (monthly increase of approx. \$4)** and a Blended Tax Increase of 3.09%, or \$220 on the **Median/Typical Single-Family Home** (2025 Assessment - \$666,000; 2026 Assessment - \$666,000)

| Description                                       | \$ of Total Tax Bill | 2025             | 2026             | \$ Change from 2025 | % Change from 2025 |
|---|----------------------|------------------|------------------|---------------------|--------------------|
| <b>Median Assessment</b>                          |                      | <b>\$666,000</b> | <b>\$666,000</b> | <b>\$0</b>          | <b>0.00%</b>       |
| Yearly Township Taxes                             | \$0.19               | \$1,326          | \$1,379          | <b>\$53</b>         | 3.99%              |
| Yearly County Taxes                               | \$0.67               | \$4,772          | \$4,939          | \$167               | 3.50%              |
| Yearly Education Taxes                            | \$0.14               | \$1,019          | \$1,019          | \$0                 | 0.00%              |
| <b>Yearly Blended Taxes</b>                       | <b>\$1.00</b>        | <b>\$7,117</b>   | <b>\$7,337</b>   | <b>\$220</b>        | <b>3.09%</b>       |
| Yearly Township Taxes per \$100K Assessment       |                      | \$199            | \$207            | \$8                 | 3.99%              |
| <b>Yearly Blended Taxes per \$100K Assessment</b> |                      | <b>\$1,069</b>   | <b>\$1,102</b>   | <b>\$33</b>         | <b>3.09%</b>       |

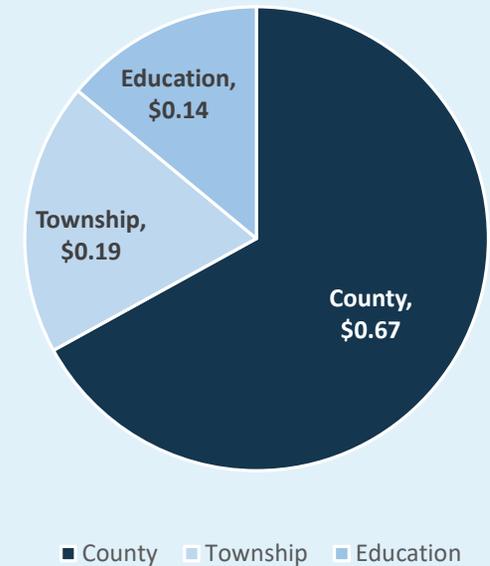
\$ Share of Total Tax Bill for **Median/Typical Single-Family Home**



Proposed Budget Results in a Township Tax Increase of 3.99%, or **\$14 (monthly increase of approx. \$1)** and a Blended Tax Increase of 3.09%, or \$59 on the **Median/Typical Farmland Property** (2025 Assessment - \$709,100; 2026 Assessment - \$709,100)

**\$ Share of Total Tax Bill for Median/Typical Farmland Property**

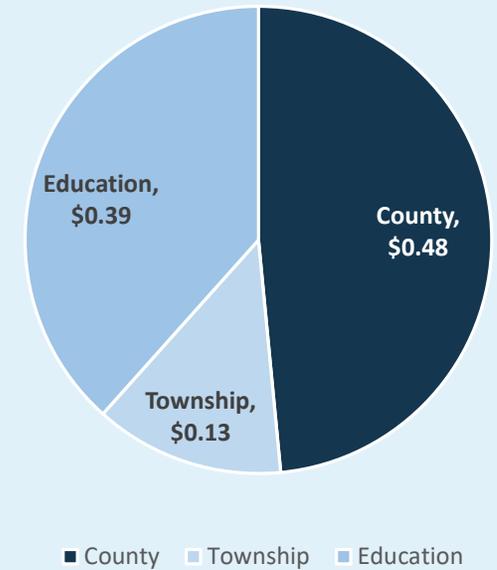
| Description                                       | \$ of Total Tax Bill | 2025             | 2026             | \$ Change from 2025 | % Change from 2025 |
|---|----------------------|------------------|------------------|---------------------|--------------------|
| <b>Median Assessment</b>                          |                      | <b>\$709,100</b> | <b>\$709,100</b> | <b>\$0</b>          | <b>0.00%</b>       |
| Yearly Township Taxes                             | \$0.19               | \$353            | \$366            | <b>\$14</b>         | 3.99%              |
| Yearly County Taxes                               | \$0.67               | \$1,270          | \$1,315          | \$44                | 3.50%              |
| Yearly Education Taxes                            | \$0.14               | \$271            | \$271            | \$0                 | 0.00%              |
| <b>Yearly Blended Taxes</b>                       | <b>\$1.00</b>        | <b>\$1,894</b>   | <b>\$1,953</b>   | <b>\$59</b>         | <b>3.09%</b>       |
| Yearly Township Taxes per \$100K Assessment       |                      | \$50             | \$52             | \$2                 | 3.99%              |
| <b>Yearly Blended Taxes per \$100K Assessment</b> |                      | <b>\$267</b>     | <b>\$275</b>     | <b>\$8</b>          | <b>3.09%</b>       |



Proposed Budget Results in a Township Tax Increase of 0.64%, or **\$12 (monthly increase of approx. \$1)** and a Blended Tax Decrease of 1.10%, or \$157 on the **Median/Typical Small Retail Commercial Property (2025 Assessment - \$636,100; 2026 Assessment - \$615,600)**

| Description                                       | \$ of Total Tax Bill | 2025             | 2026             | \$ Change from 2025 | % Change from 2026 |
|---|----------------------|------------------|------------------|---------------------|--------------------|
| <b>Median Assessment</b>                          |                      | <b>\$636,100</b> | <b>\$615,600</b> | <b>-\$20,500</b>    | <b>-(3.22%)</b>    |
| Yearly Township Taxes                             | \$0.13               | \$1,888          | \$1,900          | <b>\$12</b>         | 0.64%              |
| Yearly County Taxes                               | \$0.48               | \$6,795          | \$6,806          | \$11                | 0.17%              |
| Yearly Education Taxes                            | \$0.39               | \$5,598          | \$5,417          | -\$180              | -(3.22%)           |
| <b>Yearly Blended Taxes</b>                       | <b>\$1.00</b>        | <b>\$14,281</b>  | <b>\$14,124</b>  | <b>-\$157</b>       | <b>-(1.10%)</b>    |
| Yearly Township Taxes per \$100K Assessment       |                      | \$307            | \$309            | \$2                 | 0.64%              |
| <b>Yearly Blended Taxes per \$100K Assessment</b> |                      | <b>\$2,320</b>   | <b>\$2,294</b>   | <b>-\$26</b>        | <b>-(1.10%)</b>    |

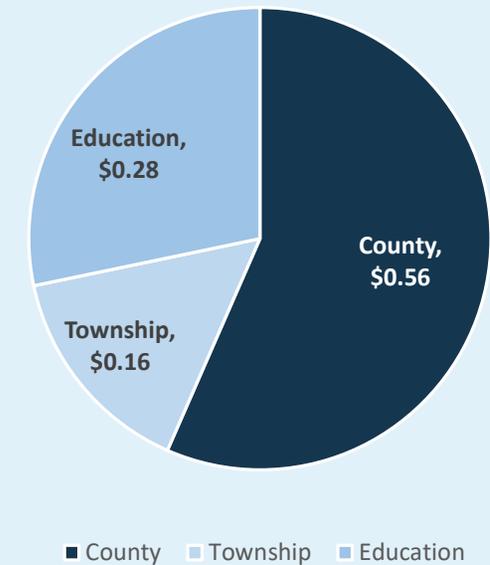
\$ Share of Total Tax Bill for **Median/Typical Small Retail Commercial Property**



Proposed Budget Results in a Township Tax Increase of 3.99%, or **\$315 (monthly increase of approx. \$26)** and a Blended Tax Increase of 2.58% and \$1,308 on the **Median/Typical Standard Industrial Property (2025 Assessment - \$1,649,000; 2026 Assessment - \$1,649,000)**

| Description                                       | \$ of Total Tax Bill | 2025               | 2026               | \$ Change from 2025 | % Change from 2025 |
|---|----------------------|--------------------|--------------------|---------------------|--------------------|
| <b>Median Assessment</b>                          |                      | <b>\$1,649,000</b> | <b>\$1,649,000</b> | <b>\$0</b>          | <b>0.00%</b>       |
| Yearly Township Taxes                             | \$0.16               | \$7,879            | \$8,194            | <b>\$315</b>        | 3.99%              |
| Yearly County Taxes                               | \$0.56               | \$28,355           | \$29,348           | \$993               | 3.50%              |
| Yearly Education Taxes                            | \$0.28               | \$14,511           | \$14,511           | \$0                 | 0.00%              |
| <b>Yearly Blended Taxes</b>                       | <b>\$1.00</b>        | <b>\$50,746</b>    | <b>\$52,053</b>    | <b>\$1,308</b>      | <b>2.58%</b>       |
| Yearly Township Taxes per \$100K Assessment       |                      | \$478              | \$497              | \$19                | 3.99%              |
| <b>Yearly Blended Taxes per \$100K Assessment</b> |                      | <b>\$3,077</b>     | <b>\$3,157</b>     | <b>\$79</b>         | <b>2.58%</b>       |

\$ Share of Total Tax Bill for **Median/Typical Standard Industrial Property**



# Property Tax Allocations



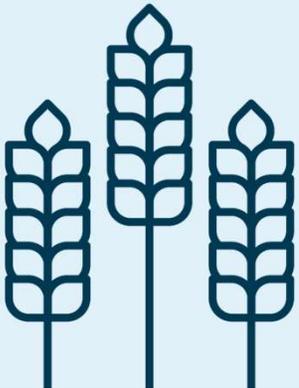
For each dollar of property taxes collected for the median/typical property in the Township, the Township receives the following allocations:

| Description          | Residential | Farmland | Commercial | Industrial |
|----------------------|-------------|----------|------------|------------|
| Township of Puslinch | \$0.19      | \$0.19   | \$0.13     | \$0.16     |
| County of Wellington | \$0.67      | \$0.67   | \$0.48     | \$0.56     |
| Boards of Education  | \$0.14      | \$0.14   | \$0.38     | \$0.28     |
| Total                | \$1.00      | \$1.00   | \$1.00     | \$1.00     |

# Property Tax Allocations

|                                 | 2025 Approved Budget |             | 2026 Proposed Budget |             |
|---------------------------------|----------------------|-------------|----------------------|-------------|
|                                 | Tax Levy             | % Share     | Tax Levy             | % Share     |
| Total Capital Tax Levy          | \$1,435,809          | 25%         | \$1,512,559          | 25%         |
| Total Operating Tax Levy        | \$4,236,333          | 75%         | \$4,423,016          | 75%         |
| <b>Total Municipal Tax Levy</b> | <b>\$5,672,143</b>   | <b>100%</b> | <b>\$5,935,575</b>   | <b>100%</b> |

- 75% of the Township's proposed tax levy is funding the operating budget.
- 25% of the Township's proposed tax levy is funding the capital budget.



# What services does the Township provide?



## Parks and Recreation

(Parks, Optimist Recreation Centre, and Puslinch Community Centre)



## Fire and Rescue Services



## Public Works

(Roads and Related Services)



## By-law Enforcement



## Planning and Development



## Source Water Protection

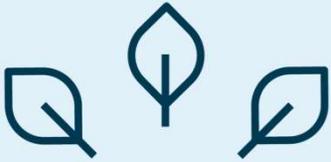


## Building Services



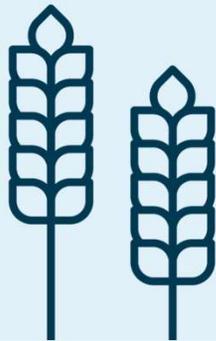
## General Government

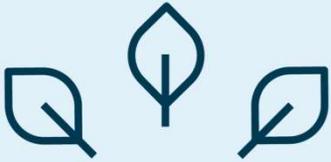
(Includes: Council and Committees, Election, Corporate Services and Finance)



\*Based on the 2026 Returned Assessment Roll, approximately each additional \$57,500 of taxes levied results in a 1% tax rate increase for the Township portion of taxes.

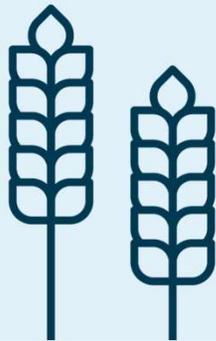
|                                 | 2025 Approved Budget | 2026 Proposed Budget | \$ Change from 2025 |
|---------------------------------|----------------------|----------------------|---------------------|
| Total Capital Tax Levy          | \$1,435,809          | \$1,512,559          | \$76,750            |
| Total Operating Tax Levy        | \$4,236,333          | \$4,423,016          | \$186,683           |
| <b>Total Municipal Tax Levy</b> | <b>\$5,672,143</b>   | <b>\$5,935,575</b>   | <b>\$263,432</b>    |



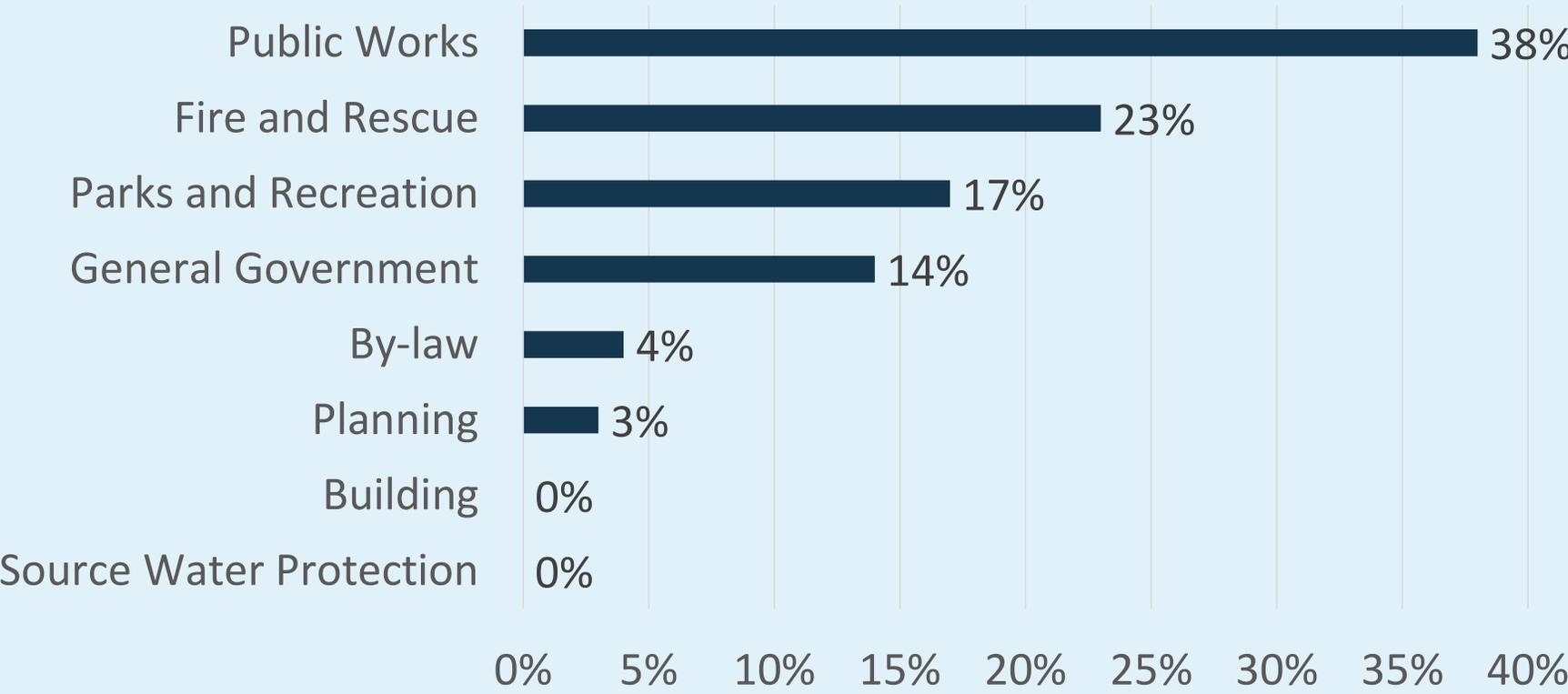


# 2026 Proposed Operating Budget Overview

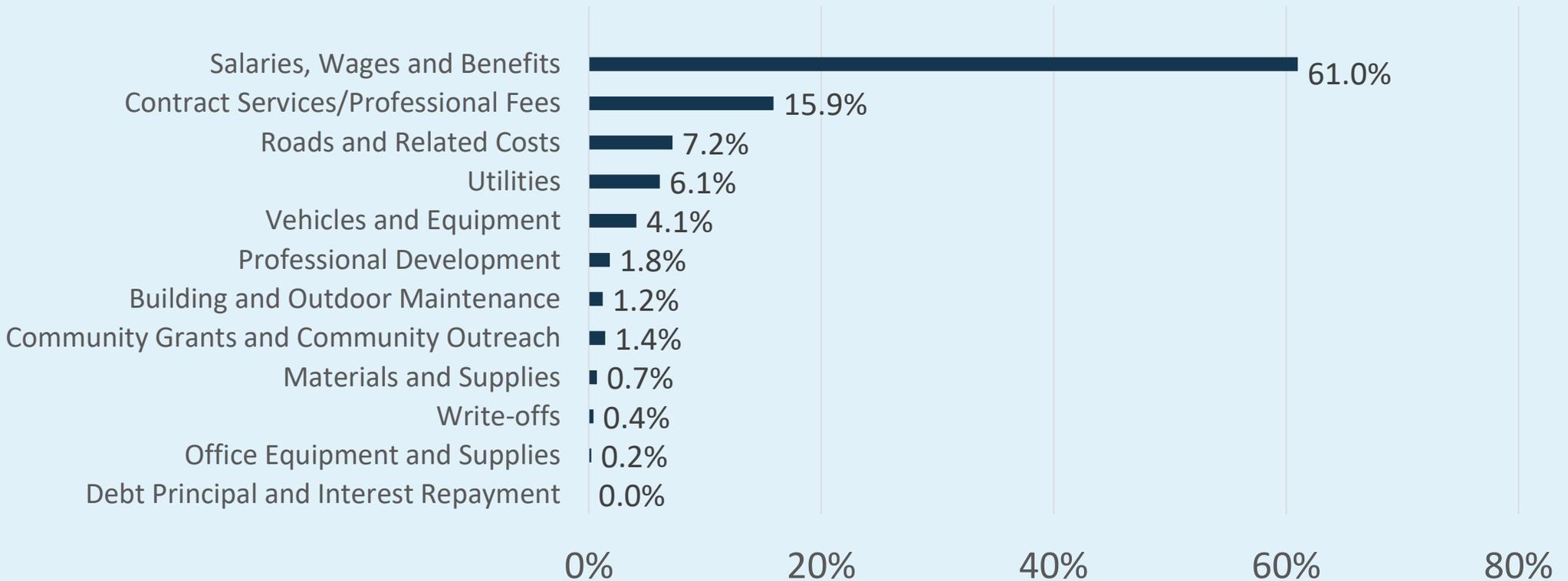
- Note: a draft by-law which includes the Operating and Capital Budget details is available on the Township website.



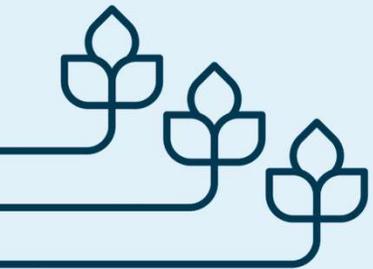
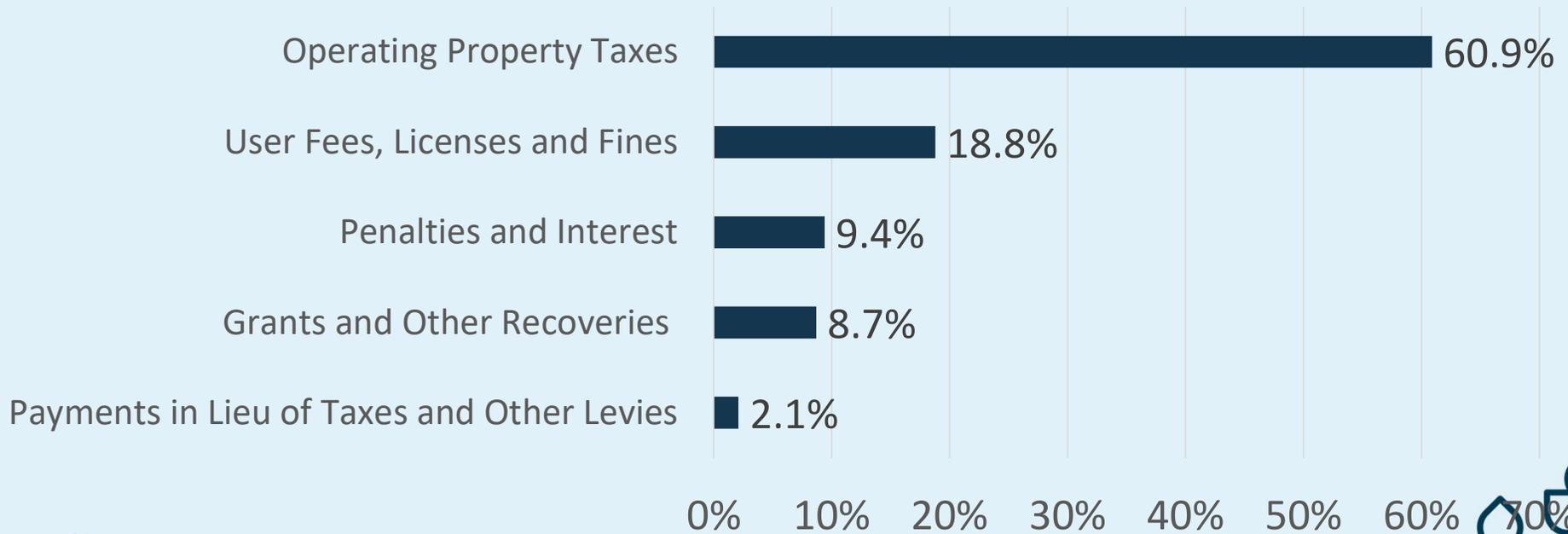
# What share of the property tax does each service represent?

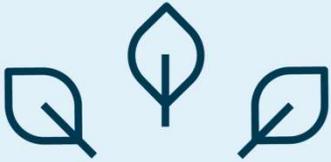


# Total Operating Expenditures by Type



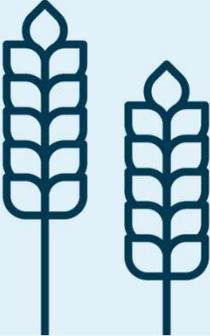
# Total Operating Revenues by Type



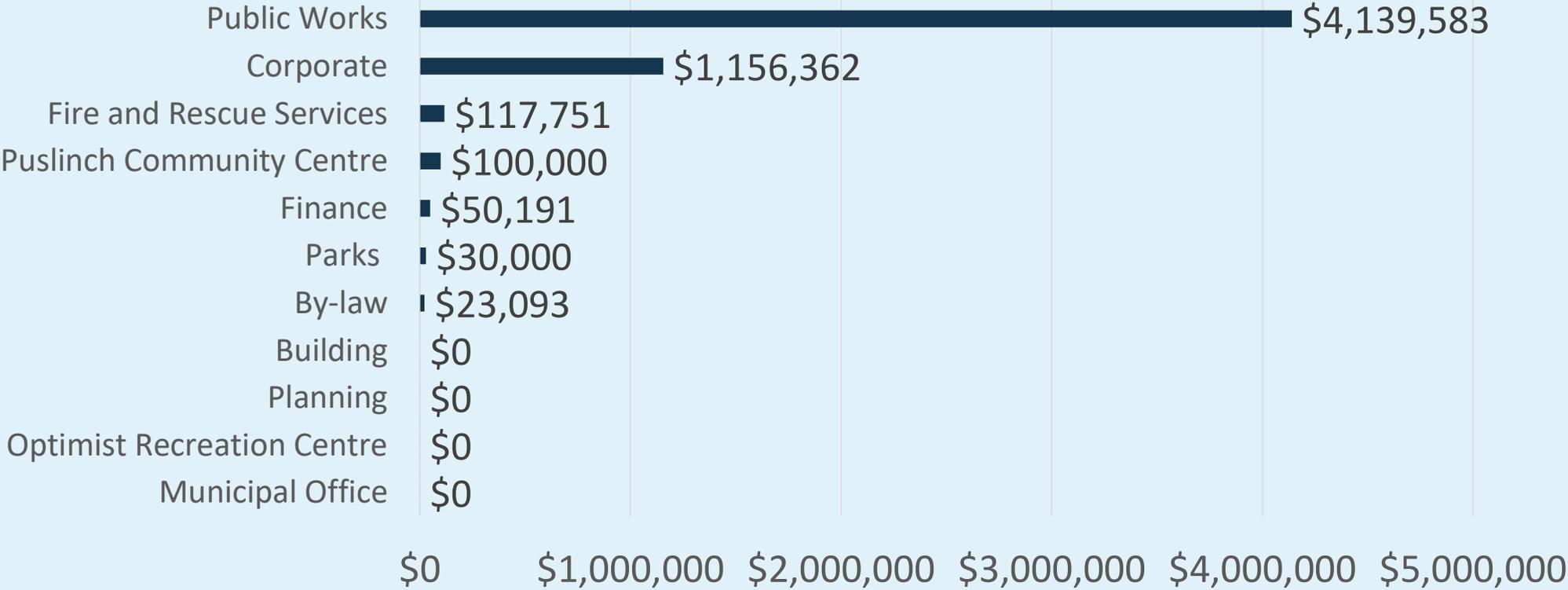


# 2026 Proposed Capital Budget and Long-Term Forecast

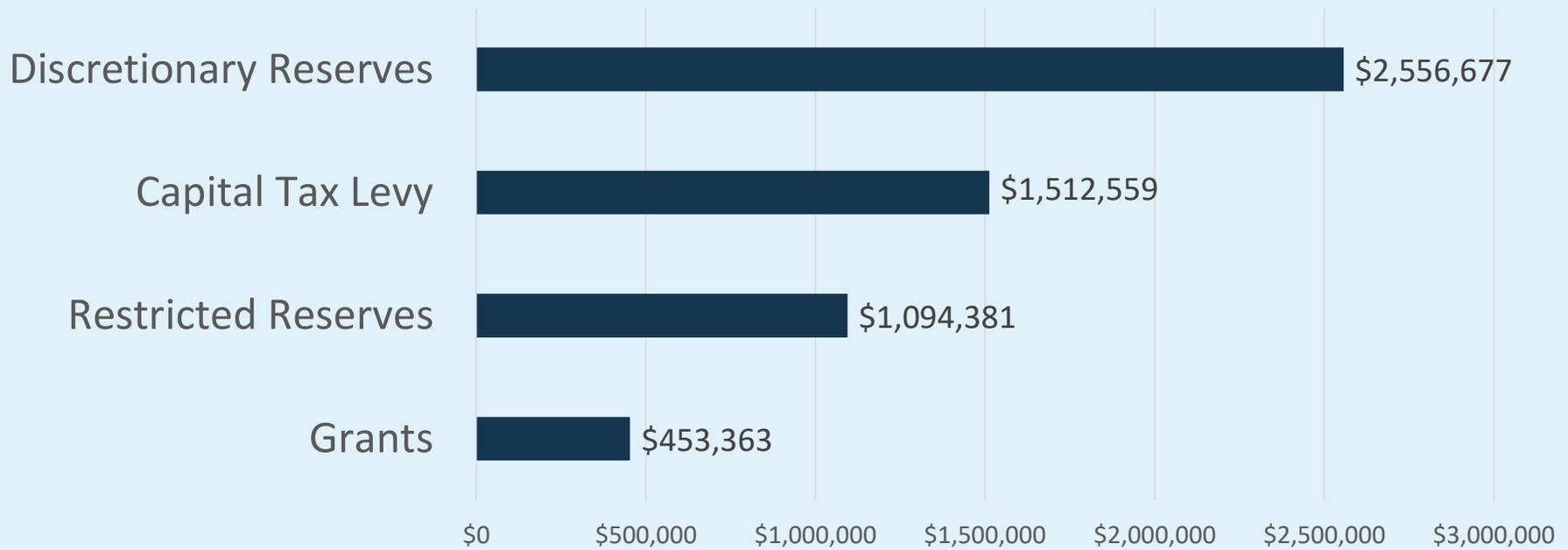
- Note: a draft by-law which includes the Operating and Capital Budget details is available on the Township website.



# 2026 Capital Budget by Department



# 2026 Capital Budget by Funding Source



# 2026 Capital Budget by Department

## Public Works

- Concession 1 - Sideroad 10 South to County Road 35: **\$524,000**
- Concession 1 – Transition to Sideroad 10 South: **\$191,000**
- Concession 2 - Sideroad 10 South to County Road 35: **\$795,000**
- Daymond Drive - Stormwater Management Facility: **\$200,000**
- Grader – 502: **\$70,000**
- Gravel Roads Improvement: **\$394,050**
- Nicholas Beaver Road - Winer Road to Brock Road South: **\$369,000**
- Radar Speed Signs (2) - Council Direction: **\$14,000**
- Transportation Master Plan: **\$110,000**
- Hard Surfacing Gravel Roads – Carter, Farnham, and Cooks Mill: **\$1,302,533**
- Roadside Mower Tractor and Flail: **\$150,000**
- Stormwater Perpetual Maintenance By-law: **\$20,000**

# 2026 Capital Budget by Department

## Fire and Rescue Services

- Fire Master Plan: **\$30,000**
- Structural Firefighter Gear: **\$30,180**
- Structural Firefighter Gear – Auxiliary Firefighter Reserve Program: **\$5,000**
- On Scene Decontamination Kits: **\$5,100**
- Upgrade Fire Hose and Nozzles to 45mm from 38mm: **\$47,471**

## Corporate

- Asset Management Discretionary Reserve Contribution: **\$1,051,509**
- Administrative Studies Discretionary Reserve Contribution: **\$40,000**
- Revitalizing the Downtowns in Aberfoyle and Morriston: **\$24,750**
- Corporate Information Technology Discretionary Reserve Contribution: **\$20,000**
- Computer Equipment: **\$9,886**
- Computer Equipment – New Term of Council: **\$8,617**
- Multi-Use Drone – By-law Enforcement & Communications: **\$1,600**

# 2026 Capital Budget by Department

## By-law

- Video Surveillance Cameras for No-Truck Route Enforcement: **\$23,093**

## Parks

- Recreation and Parks Master Plan: **\$30,000**

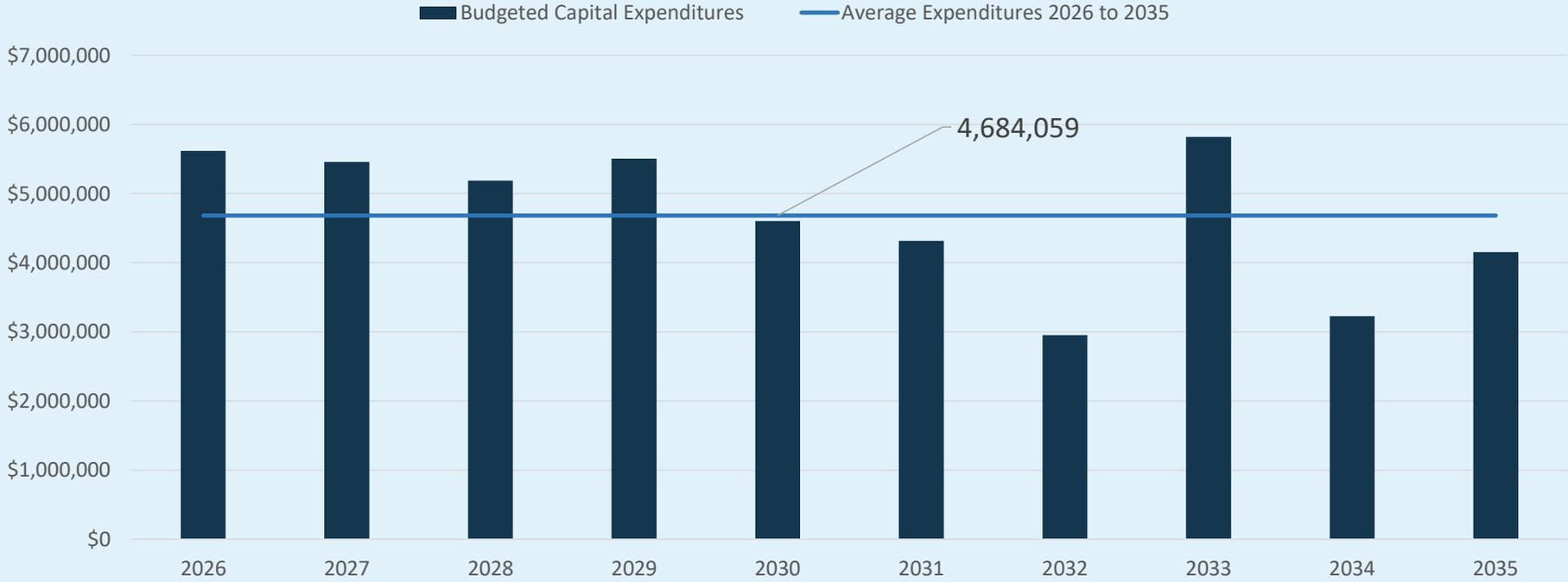
## Puslinch Community Centre (PCC)

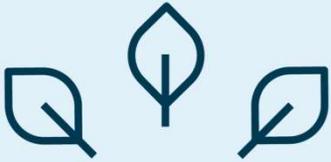
- Bar Counter, Bar Door, and Cosmetic Upgrades: **\$100,000**

## Finance

- Asset Management Plan and Policy Updates: **\$40,000**
- Time Management System Implementation: **\$10,191**

# 2026 Capital Budget and Forecast

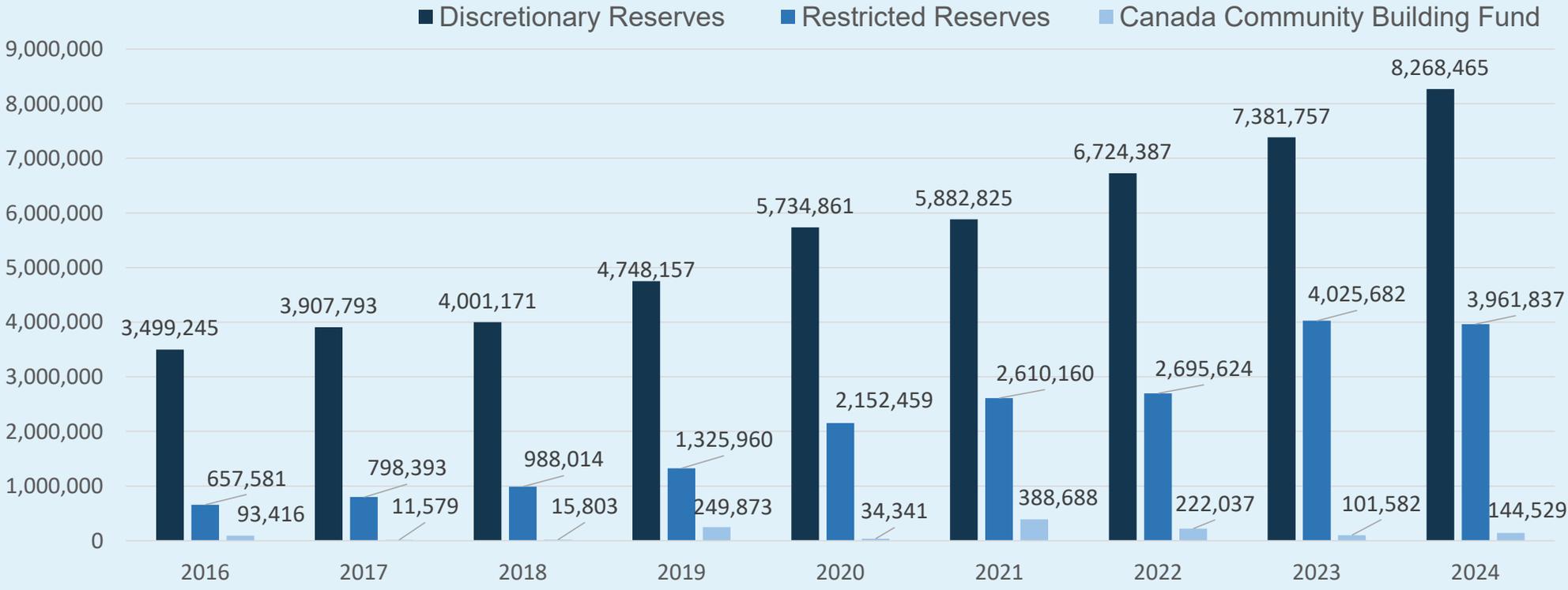




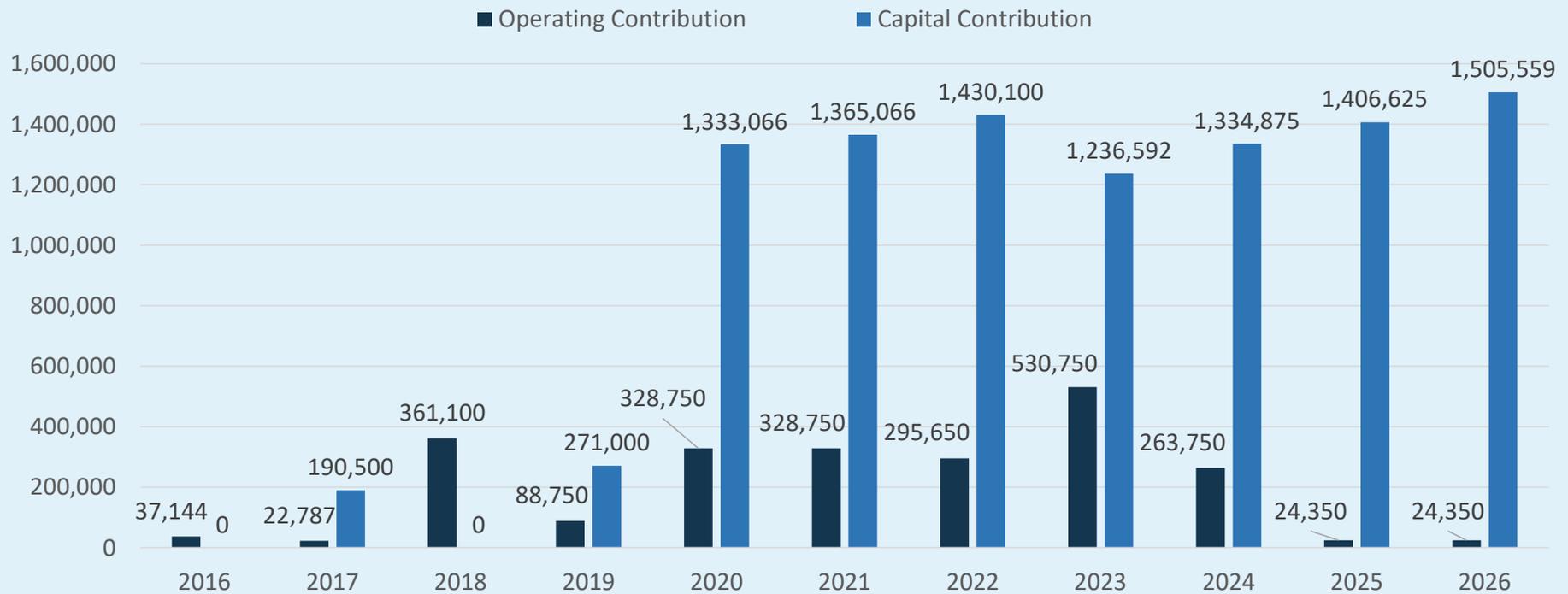
Discretionary and  
Restricted Reserves

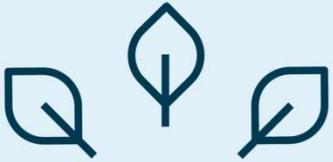


# Audited Balances in Discretionary and Restricted Reserves



# Budgeted Contributions to Capital and Operating Discretionary Reserves





# Engagement Opportunities



The Township has incorporated a number of engagement opportunities as part of the 2026 budget process, including:

- Advisory Committee Budget Input
- Social Media Posts and/or Advertisements at:
  - [Facebook.ca/TownshipofPuslinch](https://www.facebook.com/TownshipofPuslinch)
  - [Twitter.com/TwpPuslinchON](https://twitter.com/TwpPuslinchON)
  - [Instagram.com/TownshipofPuslinch](https://www.instagram.com/TownshipofPuslinch)
- Township Website Banner and Budget Page at [puslinch.ca/government/budget/](https://puslinch.ca/government/budget/)
- Community Engagement Survey at [EngagePuslinch.ca](https://EngagePuslinch.ca) open from January 7, 2026 to January 30, 2026 at 12:00 p.m.
- Wellington Advertiser Advertisement
- Public Information Meeting – January 21, 2026 at 7:00 p.m.
- Media releases related to [EngagePuslinch.ca](https://EngagePuslinch.ca) survey and highlighting the final budget.
- Community Newsletter outlining final budget highlights, distributed with the final tax bill in August 2026.



TOWNSHIP OF  
**PUSLINCH**  
EST. 1850

Questions or  
Comments?

