

The Corporation of the Municipality of Meaford

By-law Number 2024-33

Being a by-law to provide for the adoption of the 2024 tax rates, establish the due dates, and to further provide for penalty and interest in default of payment thereof for 2024

Whereas, the Council of the Corporation of the Municipality of Meaford has passed By-Law Number 2024-10, which adopted the estimates of all sums required during the year in accordance with Section 290 (1) of the Municipal Act 2001, S.O. 2001, c. 25, as amended; and

Whereas, Section 312 of The Municipal Act S.O. 2001, c. 25, as amended provides that the Council of a local municipality shall, after the adoption of estimates for the year, pass a by-law to levy a separate tax rate on the assessment in each property class, and

Whereas, Sections 307 and 308 of the said Act require tax rates to be established in the same proportion to Tax Ratios; and

Whereas, the Corporation of the County of Grey has established tax ratios for prescribed property classes and levied tax rates for Upper Tier purposes for 2024 as required respectively by Sections 289 and 308 of the Municipal Act 2001, S.O. 2001, c. 25, as amended; and

Whereas, the Ministry of Finance has established Tax Rates for School Purposes for 2024; and

Whereas, Section 342(1) (a) of said Act, allows a local municipality to provide for the payment of taxes in one amount or by instalments and the date or dates in the year for which the taxes are imposed on which the taxes or instalments are due; and

Whereas, Section 342 (1) (b) of said Act allows a local municipality to provide for alternative instalments and due dates in the year for which the taxes are imposed other than those established under clause 342 (1) (a) to allow taxpayers to spread the payment of taxes more evenly over the year; certain regulations require reductions in certain tax rates for certain classes or subclasses of property; and

Whereas, Section 345 of said Act, allows for a percentage charge, not to exceed 1.25 per cent of the amount of taxes due and unpaid, to be imposed

as a penalty for the non-payment of taxes, and allows for an interest charge, not to exceed 1.25 per cent each month of the amount of taxes due and unpaid, to be imposed for the non-payment of taxes; and

Whereas, certain regulations require reductions in certain tax rates for certain classes or subclasses of property; and

Whereas, the assessment roll was updated to reflect Adopted Current Value Assessment; and

Whereas, Council of the Corporation of the Municipality of Meaford deems it expedient and necessary to establish tax rates, due dates and penalties for 2024.

The Council of the Corporation of the Municipality of Meaford enacts as follows:

1. That there shall be levied and collected upon the whole assessment for real property according to the last certified assessment roll the tax rates as set out in Schedule "A" to this By-law and forming part of this By-law, which shall produce the general local municipal levy of Eighteen Million, Four Hundred and Thirty-Nine Thousand Two Hundred and Eighty Dollars (\$18,439,280).
2. That the following amounts be levied for user fees, local improvements, special charges, miscellaneous charges and are to be calculated yearly, based on budget. Each charge is to be included in the annual budget or approved separately by a resolution of Council. Local improvement charges have been authorized under separate by-laws.
3. That the final taxes less the interim taxes shall be due and payable in two approximately equal installments on or before office closing on August 29, 2024 and on or before office closing on October 29, 2024.
4. A penalty of 1.25 percent shall be added to all taxes of the levy which are in default on the first day after the due date, and thereafter a penalty of 1.25 percent per month will be added on the 1st day of each and every month the default continues, until December 31, 2024.
5. On all taxes in default on January 1, 2025, interest shall be added at the rate of 1.25 percent per month for each month or fraction thereof in, which the default continues,

6. Penalties and interest added in default shall become due and payable and shall be collected as if the same had originally been imposed and formed part of such unpaid tax levy.
7. The final tax levy for all classes shall be a minimum of not less than \$75.00.
8. The Municipality of Meaford is empowered to accept part payment from time to time on account of any taxes due.
9. The Municipality of Meaford may mail or cause the same to be mailed or delivered to the residence or place of business of such person indicated on the last revised assessment roll, a written or printed notice specifying the amount of taxes payable.
10. That taxes are payable at the Municipality of Meaford Administration Office, 21 Trowbridge St. West, Meaford, Ontario N4L 1A1 through the following payment options: Cheque, cash, debit and online banking.
11. That this by-law shall come into force and take effect upon being passed by Council.

Read a first, second and third time and finally passed this 10th day of June, 2024.

Ross Kentner, Mayor

Sue Brown, Acting Deputy Clerk

Municipality of Meaford

2024 Tax Rates

Schedule "A" to By-Law 2024-XX

Taxable	RTC RTQ	CVA Assessment	Tax Ratio	CVA Weighted Assessment	Municipal Tax Rate	Municipal Tax Levy	County Tax Rate	County Tax Levy	Education Tax Rate	Education Tax Levy	Total Tax Rates	Total Levy
Residential Taxable: Full	RT	1,665,244,883	1.0000000	\$ 1,665,244,883	0.00927987	\$ 15,453,257	0.00404219	\$ 6,731,236	0.00153000	\$ 2,547,825	0.01485206	\$24,732,318
Residential Taxable: Farmland Awaiting Development Phase I	R1	-	1.0000000	\$ -	0.00231997	\$ -	0.00101055	\$ -	0.00038250	\$ -	0.00371302	\$0
Multi-Residential Taxable: Full	MT	34,374,000	1.2206000	\$ 41,956,904	0.01132701	\$ 389,355	0.00493390	\$ 169,598	0.00153000	\$ 52,592	0.01779091	\$611,545
Commercial/Small Scale on Farm Business 2	C0	83,300	1.2969000	\$ 108,032	0.01203506	\$ 1,003	0.00524232	\$ 437	0.00220000	\$ 183	0.01947738	\$1,623
Commercial Taxable: Full	CT	69,214,202	1.2969000	\$ 89,763,899	0.01203506	\$ 832,997	0.00524232	\$ 362,843	0.00880000	\$ 609,085	0.02607738	\$1,804,925
Commercial Taxable: Excess Land	CU	120,100	1.2969000	\$ 155,758	0.01203506	\$ 1,445	0.00524232	\$ 630	0.00880000	\$ 1,057	0.02607738	\$3,132
Commercial Taxable: Vacant Land	CX	2,996,800	1.2969000	\$ 3,886,550	0.01203506	\$ 36,067	0.00524232	\$ 15,710	0.00880000	\$ 26,372	0.02607738	\$78,149
Commercial/Small Scale On Farm Business 1	C7	139,300	1.2969000	\$ 180,658	0.01203506	\$ 1,676	0.00524232	\$ 730	0.00220000	\$ 306	0.01947738	\$2,712
Shopping Centre Taxable: Full	ST	2,054,900	1.2969000	\$ 2,665,000	0.01203506	\$ 24,731	0.00524232	\$ 10,772	0.00880000	\$ 18,083	0.02607738	\$53,586
Industrial Small Scale On Farm Business	I7	50,000	1.8310000	\$ 91,550	0.01699144	\$ 850	0.00740125	\$ 370	0.00220000	\$ 110	0.02659269	\$1,330
Industrial/Small Scale on Farm Business 2	I0	1,600	1.8310000	\$ 2,930	0.01699144	\$ 27	0.00740125	\$ 12	0.00220000	\$ 4	0.02659269	\$43
Industrial Taxable: Full	IT	4,079,700	1.8310000	\$ 7,469,931	0.01699144	\$ 69,320	0.00740125	\$ 30,195	0.00880000	\$ 35,901	0.03319269	\$135,416
Industrial Taxable: Excess Land	IU	56,000	1.8310000	\$ 102,536	0.01699144	\$ 952	0.00740125	\$ 414	0.00880000	\$ 493	0.03319269	\$1,859
Industrial Taxable: Vacant Land	IX	852,200	1.8310000	\$ 1,560,378	0.01699144	\$ 14,480	0.00740125	\$ 6,307	0.00880000	\$ 7,499	0.03319269	\$28,286
Farm Taxable: Full	FT	286,351,933	0.2180000	\$ 62,424,721	0.00202301	\$ 579,293	0.00088120	\$ 252,333	0.00038250	\$ 109,530	0.00328671	\$941,156
Managed Forests Taxable: Full	TT	22,936,300	0.2500000	\$ 5,734,075	0.00231997	\$ 53,212	0.00101055	\$ 23,178	0.00038250	\$ 8,773	0.00371302	\$85,163
Pipeline Taxable: Full	PT	8,954,000	0.9068480	\$ 8,119,917	0.00841543	\$ 75,352	0.00366565	\$ 32,822	0.00880000	\$ 78,795	0.02088108	\$186,969
Total Taxable		2,097,509,218.00		\$ 1,889,467,721		\$ 17,534,017	0.00000000	\$ 7,637,587		\$ 3,496,608	0.00000000	\$28,668,212
							0.00000000				0.00000000	\$0
Payment in Lieu							0.00000000				0.00000000	\$0
Residential Payment in Lieu: Full	RF	9,952,300	1.0000000	\$ 9,952,300	0.00927987	\$ 92,356	0.00404219	\$ 40,229	0.00153000	\$ 15,227	0.01485206	\$147,812
Residential Payment in Lieu: General	RG	946,300	1.0000000	\$ 946,300	0.00927987	\$ 8,782	0.00404219	\$ 3,825	0.00000000	\$ -	0.01332206	\$12,607
Commercial/Payment in Lieu: Full	CF	64,851,000	1.2969000	\$ 84,105,262	0.01203506	\$ 780,486	0.00524232	\$ 339,970	0.01250000	\$ 810,638	0.02977738	\$1,931,094
Commercial Payment in Lieu: General	CG	1,710,000	1.2969000	\$ 2,217,699	0.01203506	\$ 20,580	0.00524232	\$ 8,964	0.00000000	\$ -	0.01727738	\$29,544
Commercial Taxable: Vacant Land, Shared Payment in Lieu	CJ	154,500	1.2969000	\$ 200,371	0.01203506	\$ 1,859	0.00524232	\$ 810	0.01250000	\$ 1,931	0.02977738	\$4,600
Industrial Taxable: Full, Shared Payment in Lieu	IH	70,600	1.8310000	\$ 129,269	0.01699144	\$ 1,200	0.00740125	\$ 523	0.01250000	\$ 883	0.03689269	\$2,606
Total PIL		77,684,700		\$ 97,551,201		\$ 905,263		\$ 394,321		\$ 828,679		2,128,263
Taxable Assessment		2,175,193,918		\$ 1,987,018,922		\$ 18,439,280		\$ 8,031,908		\$ 4,325,287		30,796,475
Exempt	E-	95,597,000										
Total Municipal Assessment		2,270,790,918		1,987,018,922		18,439,280		8,031,908		4,325,287		30,796,475