

**THE CORPORATION OF THE
MUNICIPALITY OF ARRAN-ELDERSLIE**

BY-LAW NO. 16-2024

**BEING A BY-LAW TO ASSESS AND LEVY THE RATES REQUIRED
FOR THE LAWFUL PURPOSES OF
THE MUNICIPALITY OF ARRAN-ELDERSLIE FOR 2024**

WHEREAS the Municipality is required to levy the rates for Municipal, County and School Board purposes for the taxation year 2024; and

WHEREAS the *Municipal Act S.O. 2001, c 25*, as amended, provides that:

- "290. (1) A local municipality shall in each year prepare and adopt a budget including estimates of all sums required during the year for the purposes of the municipality including,
- (a) amounts sufficient to pay all debts of the municipality falling due within the year;
 - (b) amounts required to be raised for sinking funds or retirement funds; and
 - (c) amounts required for any board, commission or other body.
- (2) The budget shall,
- (a) in such detail and form as the Minister may require, set out the estimated revenues, including the amount the municipality intends to raise on all the rateable property in the municipality by its general local municipality levy and on less than all the rateable property in the municipality by a special local municipality levy under section 312, and the estimated expenditures; and
 - (b) provide that the estimated revenues are equal to the estimated expenditures.
- (3) In preparing the budget, the local municipality,
- (a) shall treat any operating surplus of any previous year as revenue that will be available during the current year;
 - (b) shall provide for any operating deficit of any previous year and for the cost of the collection of taxes and any abatement or discount of taxes;
 - (c) shall provide for taxes and other revenues that in the opinion of the treasurer are uncollectible and for which provision has not been previously made;
 - (d) may provide for taxes and other revenues that it is estimated will not be collected during the year; and
 - (e) may provide for such reserves as the municipality considers necessary."

"291. (1) Before adopting all or part of a budget under section 289 or 290, or amending such a budget, a municipality shall give public notice of its intention to adopt or amend the budget at a council meeting specified in the notice."

"308(5) An upper-tier municipality shall pass a by-law on or before April 30 in each year to establish the tax ratios for that year for the upper-tier municipality and its lower-tier municipalities."

"311(10) In each year, each lower-tier municipality shall levy, in accordance with the upper-tier rating by-law passed for that year, the tax rates specified in the by-law."

"312(2) For 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."

"355 (1) A local municipality may pass a by-law providing that where, in any year, the total amount of taxes to be imposed on a property would be less than \$50 or such other minimum tax amount specified by the municipality in the by-law, the actual taxes payable shall be an amount not exceeding that minimum tax amount."; and

WHEREAS the Education Act, R.S.O. 1990, Ch. E.2 provides that:

"257.7 (1) Subject to the regulations, the following shall in each year levy and collect the tax rates prescribed under section 257.12 for school purposes on the property indicated:

Every municipality, on residential property and business property in the municipality, including territory without municipal organization that is deemed under section 56 or subsection 58.1 (2) to be attached to the municipality, taxable for school purposes, according to the last returned assessment roll."; and

WHEREAS the sum of \$6,815,186 is required by taxation in the year 2024 for Municipal purposes; and

WHEREAS the Corporation of the County of Bruce did pass By-law Number 2024-015 on the 7th day of March, 2024 thereby setting the 2024 tax ratios, the general County tax rate for 2024 and the estimated amount to be raised by the Municipality of Arran-Elderslie for the County in the amount of \$3,808,364; and

WHEREAS the sum of \$1,481,365 is required by taxation in the year 2024 for School purposes as set by the Province of Ontario depending on the classification of assessment; and

WHEREAS for the year 2024 the rateable property of the Municipality of Arran-Elderslie according to the last revised assessment roll is \$1,138,652,700.

2024 Assessment and Tax Levy						
Property Class	Class	Returned Assessment	County	Education	Municipal	Total
Residential	RT	555,568,241	2,785,086	850,019	4,983,995	8,619,101
Multi-Residential	MT	11,653,345	58,419	17,830	104,542	180,790
Multi-Residential - New	NT	3,221,000	16,147	4,928	28,896	49,971
Commercial	CT	34,022,968	210,316	299,402	376,367	886,084
Commercial - Vacant Land	CU	208,900	1,291	1,838	2,311	5,441
Commercial - Excess Land	CX	355,900	2,200	3,132	3,937	9,269
Industrial	IT	5,283,400	46,289	46,494	82,836	175,620
Industrial - Full	IH	54,000	473	475	847	1,795
Industrial - Vacant Land Share	IJ	6,300	55	55	99	209
Industrial - Vacant Land	IX	41,500	364	365	651	1,379
Industrial - Excess Land	IU	103,700	909	913	1,626	3,447
Industrial - Small Scale	I7	24,500	215	54	384	653
G - Parking Lot	GT	148,300	917	1,305	1,641	3,862
P - Pipeline	PT	6,250,000	31,845	55,000	56,988	143,834
F - Farmland	FT	519,176,146	650,663	198,585	1,164,383	2,013,631
T - Managed Forest	TT	2,534,500	3,176	969	5,684	9,830
Total Rateable Assessment		1,138,652,700	3,808,364	1,481,365	6,815,186	12,104,915
Landfill PIL	HF	181,200	1,112	1,595	1,990	4,696
Commercial PIL	CF/CG	3,231,000	19,973	28,433	35,742	84,147
Residential PIL	RF/RG	393,600	1,973	602	3,531	6,106
Exempt Properties	E	59,364,800	0	0	0	0
Total Assessment Value		1,201,823,300	3,831,422	1,511,995	6,856,448	12,199,865

NOW THEREFORE THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE HEREBY ENACTS AS FOLLOWS:

- 1. That the sum of \$6,815,186 shall be raised for the lawful municipal purposes of the Corporation of the Municipality of Arran-Elderslie for the year 2024.
- 2. That the General Municipal Tax Rates for 2024 to be applied to each class of assessment, in accordance with tax ratios established by the County of Bruce as follows:

2024 Tax Rates							
Property Class	Class	Tax Ratio	Weighted Assessment	County	Education	Municipal	Total
Residential	RT	1.000000	555,568,241	0.00501304	0.00153000	0.00897099	0.01551403
Multi-Residential	MT	1.000000	11,653,345	0.00501304	0.00153000	0.00897099	0.01551403
Multi-Residential - New	NT	1.000000	3,221,000	0.00501304	0.00153000	0.00897099	0.01551403
Commercial	CT	1.233100	41,953,722	0.00618158	0.00880000	0.01106213	0.02604371
Commercial - Vacant Land	CU	1.233100	257,595	0.00618158	0.00880000	0.01106213	0.02604371
Commercial - Excess Land	CX	1.233100	438,860	0.00618158	0.00880000	0.01106213	0.02604371
Industrial	IT	1.747700	9,233,798	0.00876129	0.00880000	0.01567859	0.03323988
Industrial - Full	IH	1.747700	94,376	0.00876129	0.00880000	0.01567859	0.03323988
Industrial - Vacant Land Share	IJ	1.747700	11,011	0.00876129	0.00880000	0.01567859	0.03323988
Industrial - Vacant Land	IX	1.747700	72,530	0.00876129	0.00880000	0.01567859	0.03323988
Industrial - Excess Land	IU	1.747700	181,236	0.00876129	0.00880000	0.01567859	0.03323988
Industrial - Small Scale	IT	1.747700	42,819	0.00876129	0.00220000	0.01567859	0.02663988
G - Parking Lot	GT	1.233100	182,869	0.00618158	0.00880000	0.01106213	0.02604371
P - Pipeline	PT	1.016400	6,352,500	0.00509525	0.00880000	0.00911811	0.02301336
F - Farmland	FT	0.250000	129,794,037	0.00125326	0.00038250	0.00224275	0.00387851
T - Managed Forest	TT	0.250000	633,625	0.00125326	0.00038250	0.00224275	0.00387851
			759,691,562				
Landfill PIL	HF	1.223945	221,779	0.00613569	0.00880000	0.01098000	0.02591569
Commercial PIL	CF/CG	1.233100	3,984,146	0.00618158	0.00880000	0.01106213	0.02604371
Residential PIL	RF/RG	1.000000	393,600	0.00501304	0.00153000	0.00897099	0.01551403
			764,291,087				

- 3. That the minimum tax charged shall be \$20.00 and that the difference between the actual tax and the minimum tax shall form part of the general funds of the municipality.
- 4. That the waste collection annual flat rate of \$110.00 per domestic and commercial premise shall be charged as an area rate (not included in the tax rate) under miscellaneous charges on the tax bill.

Every domestic and commercial premise in the Municipality shall be charged for collection whether they participate in collection or not.
- 5. That the final taxes less the interim Taxes shall be due and payable in two approximately equal instalments on or before office closing on August 31st, 2024, and on or before office closing on October 31st, 2024.
- 6. A penalty at the rate of 1.25% will be charged on the first day of default and on the first day of each calendar month thereafter in which default continues on all unpaid instalments of taxes until December 31, 2024, after which the interest rates of 1.25% per month for each month or fraction thereof will be added.
- 7. That this by-law shall take effect with final passing.

READ a FIRST and SECOND time this 11th day of March, 2024.

READ a THIRD time and finally passed this 11th day of March, 2024.

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk