THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 43-24

BEING A BY-LAW TO PROVIDE FOR THE ADOPTION OF 2024 TAX RATES AND TO FURTHER PROVIDE FOR PENALTY AND INTEREST IN DEFAULT OF PAYMENT THEREOF

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 require tax rates to be established in the same proportion to tax ratios, and;

WHEREAS the Assessment Roll made in 2023 and upon which the 2024 taxes are to be levied has been received by the Municipality of Strathroy-Caradoc, and;

WHEREAS it is necessary and expedient to levy on the whole rateable property according to the last revised assessment roll of the Municipality of Strathroy-Caradoc, the sum of $43,599,097 for the General, County and Education purposes of the said Municipality of Strathroy-Caradoc for the current year as set out in the 2024 Budget approved by Council on April 2, 2024;

AND WHEREAS the Corporation of the County of Middlesex passed By-law No.7269 being by-law to adopt the 2024 estimates of the County of Middlesex, to adopt tax rates to be levied by local municipalities in the County of Middlesex, and to establish tax ratios, tax reductions for farmland awaiting development, and tax reductions for mandated subclasses of vacant and excess land for the 2024 property taxation year;

AND WHEREAS the Province of Ontario has enacted Ontario Regulation 400/98, establishing tax rates for school purposes for the year 2024;

AND WHEREAS the whole of the taxable assessment on real property in the Municipality of Strathroy-Caradoc, according to the 2023 assessment roll as returned pursuant to the provisions of the *Assessment Act*, is in the amount of $3,412,649,300 upon which the rate of taxation for Municipal and Education purposes for the year 2024 shall be fixed and levied pursuant to the provisions of the *Municipal Act, 2001*, as may be amended and Regulations thereto:

THEREFORE the Council of the Municipality of Strathroy-Caradoc enacts as follows:

1. **THAT** there shall be levied and collected upon the whole of the taxable assessment of real property in the Municipality of Strathroy-Caradoc according to the 2023 assessment roll, as returned, upon which the taxes for the year 2024 shall be levied upon the assessments of the real property in each of the classes at the rates shown on Schedule ‘A’.

   AND WHEREAS the Assessment of each of the bodies for which it is necessary to levy rates is as follows:

General Municipal	3,412,649,300
Middlesex County	3,412,649,300
Education	3,412,649,300

2. **THAT** the estimates be adopted and the following amounts be levied therefore in the manner as set out hereinafter:

a) General Purposes $23,140,975
County Purposes 13,358,289
Education Purposes 7,099,833

b) Strathroy Business Improvement Area
As assessed in 2023 assessment roll for 2024 taxation to each commercial property within the defined area, and prorated to reflect each property's 2023 assessment for 2024 taxation as a percentage of the total assessment for the designated area. The total levy on the 2024 final tax bills is $61,675.

3. **THAT** all taxes levied respectively as aforesaid and other rates payable as taxes shall be payable into the hands of the Tax Collector, or designates, in accordance with the provisions of this by-law.

4. **THAT** in accordance with the *Municipal Act, 2001* and the *Assessment Act*, the Treasurer may strike from the roll taxes that by reason of a decision under Section 357, 358 or 359, or of a decision of a judge of any court are uncollectible and/or refund any overpayment received.

5. **THAT** all residential, pipeline and farm land taxes; all multi-residential, commercial and industrial taxes and other related rates; and all other related rates and charges, payable as taxes included in the tax roll for the year 2024 shall be payable upon the following dates on the 2024 final tax bill:

50% thereof on the 30th day of August 2024 (Friday)
50% thereof on the 31st day of October 2024 (Thursday)

6. **THAT** there shall be imposed on all instalments of taxes payable and remaining unpaid on the dates specified in Section 5, an additional percentage charge for non-payment of one and one quarter per cent (1-1/4%) on the first day of each calendar month thereafter in which such default continues.

7. **THAT** the Treasurer and Tax Collector, or designates, are hereby authorized to accept part payment from time to time on account of taxes due and to give a receipt of such part payment, provided that acceptance of any such part payment shall not affect the collection of any percentage charge imposed and collectable under Section 6 in respect of non-payment of any taxes or any class or any instalment thereof.

8. **THAT** the Tax Collector shall mail or cause to be mailed to the address of the residence or place of business of the property owner, a notice specifying the amount of taxes payable by each property owner for each property as outlined in Section 343 (6) of the *Municipal Act S.O.2001*, c.25.

9. **THAT** the Tax Collector may send a tax bill to the taxpayer electronically in the manner specified by the Treasurer and Tax Collector, if the taxpayer has chosen to receive the tax bill in that manner as outlined in Section 343 (6.1) of the *Municipal Act S.O.2001*, c.25.

10. **NOTWITHSTANDING** the provisions of this by-law for payment of taxes or instalments thereof without an additional percentage charge on or before the dates hereinbefore set forth, all taxes for the year 2024 and prior, including local improvement rates and other rates payable as taxes, shall be deemed to have been imposed and to be due on and from the 1st day of January 2024. Outstanding accounts including but not limited to User Fees, Municipal Drains, Tile Drain Loans,

and Utility Connections, will be added to the final tax notice.

11. **THAT** nothing herein contained shall prevent the Tax Collector from proceeding at any time with the collection of any rate, tax or assessment, or any part thereof, in accordance with the provisions of the Statutes and By-laws governing the collection of taxes.

12. **IN THE EVENT** of conflict between the provisions of this by-law and any other by-law, the provisions of this by-law shall prevail.

13. **THAT** this by-law shall come into force and take effect on the date of its final passage by Council.

Read a first time this 6th day of May, 2024.

Read a second time this 6th day of May, 2024.

Read a third time and finally passed in Open Council this 6th day of May, 2024.

Colin Grantham, Mayor

Brianna Hammer-Keidel, Clerk

2024 **Tax Rates**

Schedule "A" to By-law No. 43-24

06-May-24

		GENERAL RATES			
		County Rate	**Education Rate**	**Municipal Rate**	**Base**
	TAXABLE				
C1	Commercial: Farmland Awaiting Development 1	0.00288513	0.00099450	0.00499800	0.00887763
C7	Commercial Small Scale On Farm Business	0.00508182	0.00220000	0.00880340	0.01608522
CT	Commercial Taxable: Full	0.00508182	0.00880000	0.00880340	0.02268522
CU	Commercial Taxable: Excess Land	0.00355728	0.00880000	0.00616238	0.01851965
CX	Commercial Taxable: Vacant Land	0.00355728	0.00880000	0.00616238	0.01851965
FT	Farmlands Taxable: Full	0.00110967	0.00038250	0.00192231	0.00341447
IT	Industrial Taxable: Full	0.00774591	0.00880000	0.01341847	0.02996438
IU	Industrial Taxable: Excess Land	0.00503484	0.00880000	0.00872201	0.02255685
IX	Industrial Taxable: Vacant Land	0.00503484	0.00880000	0.00872201	0.02255685
JT	New Construction Industrial	0.00774591	0.00880000	0.01341847	0.02996438
JU	New Construction Industrial: Excess Land	0.00503484	0.00880000	0.00872201	0.02255685
LT	Large Industrial Taxable: Full	0.00774591	0.00880000	0.01341847	0.02996438
LU	Large Industrial Taxable: Excess Land	0.00503484	0.00880000	0.00872201	0.02255685
MT	Multi-Residential Taxable: Full	0.00785510	0.00153000	0.01360763	0.02299272
MI	Multi-Residential Taxable: Farmland 1	0.00288513	0.00099450	0.00499800	0.00887763
NT	Multi-Residential Taxable: NEW	0.00443866	0.00153000	0.00768923	0.01365789
PT	Pipeline Taxable: Full	0.00468501	0.00880000	0.00811598	0.02160099
RTN	Residential/No Support	0.00443866	0.00153000	0.00768923	0.01365789
RT	**Residential/Farm Taxable: Full**	0.00443866	0.00153000	0.00768923	0.01365789
RI	Residential/Farm Taxable: Farmland 1	0.00288513	0.00099450	0.00499800	0.00887763
ST	Shopping Centre Taxable: Full	0.00508182	0.00880000	0.00880340	0.02268522
SU	Shopping Centre Taxable: Excess Land	0.00355728	0.00880000	0.00616238	0.01851965
TT	Managed Forest Taxable: Full	0.00110967	0.00038250	0.00192231	0.00341447
XT	Commercial (New Construction): Taxable Full	0.00508182	0.00880000	0.00880340	0.02268522
XU	Commercial (New Construction) Excess Land	0.00355728	0.00880000	0.00616238	0.01851965
GT	Parking Lot Taxable: Full	0.00508182	0.00880000	0.00880340	0.02268522
	PAYMENT IN LIEU				
CF	Commercial Payment-in-Lieu: Full	0.00508182	0.01220720	0.00880340	0.02609242
CG	Commercial Payment-in-Lieu: General	0.00508182	0.00000000	0.00880340	0.01388522
CH	Commercial Taxable: Full, Shared PIL	0.00508182	0.01220720	0.00880340	0.02609242
CZ	Commercial Payment-in-Lieu: General Vacant Land	0.00355728	0.00000000	0.00616238	0.00971965
FP	Farm PIL Full, Taxable Tenant of Province	0.00110967	0.00038250	0.00192231	0.00341447
IH	Industrial Taxable: Full, Shared PIL	0.00774591	0.01250000	0.01341847	0.03366438
IK	Industrial Taxable: Excess Land, Shared PIL	0.00503484	0.01250000	0.00872201	0.02625685
RG	Residential/Farm Payment-in-Lieu: General	0.00443866	0.00000000	0.00768923	0.01212789
RH	Residential/Farm Taxable: Full, Shared PIL	0.00443866	0.00153000	0.00768923	0.01365789
RP	Res/Farm PIL: Full, Taxable Tenant of Province	0.00443866	0.00153000	0.00768923	0.01365789