

THE CORPORATION OF THE MUNICIPALITY OF GREENSTONE

BY-LAW 24-18

A by-law to levy and collect property taxes for the year 2024.

WHEREAS the Council of the Corporation of the Municipality of Greenstone has, by By-law 24-08, prepared and adopted estimates of all sums required during the year totaling \$18,046,302 pursuant to section 290 of the *Municipal Act*, 2001, S.O. 2001 c.25, as amended (hereinafter referred to as the “Municipal Act”);

AND WHEREAS all property assessment rolls on which the 2024 taxes are to be levied have been returned and revised pursuant to the provisions of the *Assessment Act*, R.S.O. 1990, c. A31, as amended (hereinafter referred to as the “Assessment Act”);

AND WHEREAS Property Classes and Property Subclasses have been prescribed pursuant to Section 7 and 8 of the Assessment Act;

AND WHEREAS the Municipality is required to establish tax ratios pursuant to Section 308 of the Municipal Act for each prescribed Property Class;

AND WHEREAS Section 312 of the Municipal Act provides for the establishment of tax rates to be levied for local municipal purposes;

AND WHEREAS the Municipality is required to establish the treatment of each Property Subclass pursuant to Section 313 of the Municipal Act;

AND WHEREAS Section 315 of the Municipal Act provides for the imposition of taxes on certain railway rights-of-way for municipal purposes in accordance with Ontario Regulation 387/98 and in accordance with Ontario Regulation 392/98 for school;

AND WHEREAS the taxes for School purposes shall be levied, collected, and administered by the Municipality in accordance with the Education Act, R.S.O. 1990, c.E.2, Ontario Regulation 400/98 made and most recently revised under that Act;

AND WHEREAS Part X of the Municipal Act provides for the issuance of tax bills and the collection and administration of tax amounts;

NOW THEREFORE the Council of the Corporation of the Municipality of Greenstone **ENACTS AS FOLLOWS:**

1. **THAT** the tax ratio for property in:
 - a) The residential property class is 1.000000;
 - b) The multi-residential property class is 2.000000;
 - c) The commercial property class is 1.496700;
 - d) The industrial property class is 2.500000;
 - e) The pipeline property class is 0.889051;
 - f) The landfill property class is 1.000000; and
 - g) The managed forest property class is 0.250000.

2. **THAT** in accordance with Subsection 313(1.3) of the Municipal Act, no tax rate reductions shall be applied to properties in the Vacant or Excess land subclass prescribed under paragraphs 2 or 3 of Subsection 8(1) of the Assessment Act;
3. **THAT** the Municipality shall levy on property ratable for tax and payments in lieu of tax, the rates set out in Schedule “A” attached hereto and forming part of this by-law.
4. **THAT** the final tax levy to be billed under this by-law shall be reduced by the amount raised by the interim tax levy.
5. **THAT** the final tax levy to be billed under this by-law shall be paid in two installments apportioned and due as follows:
 - a) 50% on the 31st day of July 2024 and;
 - b) 50%, or any remaining amount on the 27th day of September 2024.
6. **THAT** the Collector shall send, or cause to be sent, a tax bill to each taxpayer by way of:
 - a) Mail to the taxpayer’s residence, place of business or to the premises in respect of which the taxes are payable; or
 - b) If the taxpayer has given written direction to the Collector that the bill is to be sent to an alternate address, by mail to that address.
7. **THAT** immediately after sending a tax bill, the Collector shall create a record of the date on which it was sent and this record shall be, in the absence of evidence to the contrary, proof that the tax bill was sent on that date.
8. **THAT** the tax bills to be issued under this by-law shall contain all the information required under Section 343 of the Municipal Act and shall be in a form compliant with Section 344 of that Act.
9. **THAT** all taxes levied under this by-law shall be payable into the hands of the Collector in accordance with the provisions of this by-law.
10. **THAT** in accordance with Section 345 of the Municipal Act, penalty and interest shall be imposed again amounts that become due and remain unpaid as follows:
 - a) For any installment that comes due, a penalty of one and one-quarter percent (1.25%) of the amount in default on the first day of default being the day immediately after the due date; and
 - b) Any and all taxes and installments that remain unpaid after the first day of default shall be subject to interest for non-payment which will be calculated at a rate of one and one-quarter per cent (1.25%), per month and imposed on the first day of each calendar month subsequent to the date of default.
11. **THAT** the Collector shall be authorized to accept part payment from time to time on account of any 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 this by-law in respect of non-payment or late payment of any taxes or any installment of taxes.

12. **THAT** nothing in this by-law shall prevent or preclude the Collector from proceeding at any time with the collection of any tax, or any part thereof, in accordance with the provisions of the statutes and by-laws governing the collection of taxes.
13. **THAT** the Collector is hereby directed and authorized to undertake any required action necessary to collect the taxes levied herein;
14. **THAT** this by-law comes into force on the day it is passed.

PASSED AND ENACTED this 11th day of March 2024



Original signed and sealed by K. Miousse
March 11, 2024

Kristina Miousse, Clerk

Original signed by J. McPherson
Resolution 24-91

James McPherson, Mayor

Schedule "A" to By-Law 24-18
THE CORPORATION OF THE MUNICIPALITY OF GREENSTONE
2024 Property Tax Rates and Levy Detail

Realty Tax Class	RTC/ RTQ	Tax Ratio	2024 CVA	Municipal Tax Rate	2024 Municipal Levy	Education Tax Rate	2024 Education Levy	2024 Total Tax Levy	Total Tax Rate
Residential/Farm	RT	1.000000	196,056,346	0.02511811	\$4,924,564.87	0.00153000	\$299,966.21	\$5,224,531.08	0.02664811
	RD	1.000000	5,800	Municipal Only	\$0.00	0.00153000	\$8.87	\$8.87	0.00153000
	RF	1.000000	27,900	0.02511811	\$700.80	0.00153000	\$42.69	\$743.49	0.02664811
	RG	1.000000	175,900	0.02511811	\$4,418.28	No Education	\$0.00	\$4,418.28	0.02511811
	RP	1.000000	953,600	0.02511811	\$23,952.63	0.00153000	\$1,459.01	\$25,411.64	0.02664811
Managed Forest	TT	0.250000	77,400	0.00627953	\$486.04	0.00038250	\$29.61	\$515.65	0.00666203
Multi-Residential	MT	2.000000	4,233,000	0.05023622	\$212,649.92	0.00153000	\$6,476.49	\$219,126.41	0.05176622
Commercial	CT	1.496700	92,409,633	0.03759428	\$3,474,073.62	0.00880000	\$813,204.77	\$4,287,278.39	0.04639428
	GT	1.496700	18,600	0.03759428	\$699.25	0.00880000	\$163.68	\$862.93	0.04639428
	CF	1.496700	2,403,400	0.03759428	\$90,354.09	0.00980000	\$23,553.32	\$113,907.41	0.04739428
	CG	1.496700	2,877,600	0.03759428	\$108,181.30	No Education	\$0.00	\$108,181.30	0.03759428
	CP	1.496700	456,200	0.03759428	\$17,150.51	0.00880000	\$4,014.56	\$21,165.07	0.04639428
	CU	1.496700	290,033	0.03759428	\$10,903.58	0.00880000	\$2,552.29	\$13,455.87	0.04639428
	CX	1.496700	7,666,000	0.03759428	\$288,197.75	0.00880000	\$67,460.80	\$355,658.55	0.04639428
	CR	1.496700	1,422,500	0.03759428	\$53,477.86	0.00880000	\$12,518.00	\$65,995.86	0.04639428
	CJ	1.496700	60,600	0.03759428	\$2,278.21	0.00980000	\$593.88	\$2,872.09	0.04739428
Industrial	IT	2.500000	8,060,900	0.06279528	\$506,186.47	0.00880000	\$70,935.92	\$577,122.39	0.07159528
	LT	2.500000	1,170,700	0.06279528	\$73,514.43	0.00880000	\$10,302.16	\$83,816.59	0.07159528
	IH	2.500000	283,100	0.06279528	\$17,777.34	0.00980000	\$2,774.38	\$20,551.72	0.07259528
	IP	2.500000	120,400	0.06279528	\$7,560.55	0.00880000	\$1,059.52	\$8,620.07	0.07159528
	IU	2.500000	75,300	0.06279528	\$4,728.48	0.00880000	\$662.64	\$5,391.12	0.07159528
	LU	2.500000	3,300	0.06279528	\$207.22	0.00880000	\$29.04	\$236.26	0.07159528
	IQ	2.500000	25,600	0.06279528	\$1,607.56	0.00880000	\$225.28	\$1,832.84	0.07159528
	IX	2.500000	82,700	0.06279528	\$5,193.17	0.00880000	\$727.76	\$5,920.93	0.07159528
	IR	2.500000	20,500	0.06279528	\$1,287.30	0.00880000	\$180.40	\$1,467.70	0.07159528
Landfill	HF	1.000000	27,000	0.02511811	\$678.19	0.00980000	\$264.60	\$942.79	0.03491811
	HP	1.000000	7,700	0.02511811	\$193.41	0.00880000	\$67.76	\$261.17	0.03391811
Pipeline	PT	0.889051	367,882,000	0.02233128	\$8,215,275.95	0.00343299	\$1,262,935.23	\$9,478,211.18	0.02576427
	EXEMPT		76,756,888						
Total (Assessment Based Tax)			763,650,600		\$18,046,298.78		\$2,582,208.87	\$20,628,507.65	
Railway ROW*	WT		284.21	110	\$31,263.10	15.43	\$4,385.36	\$35,648.46	
Total with Railroads					\$18,077,561.88		\$2,586,594.23	\$20,664,156.11	

**Railway Rights-of-Way are taxed based on assessed acreage rather than assessed value.*