

THE CORPORATION OF THE TOWN OF GRAND VALLEY

BY-LAW 2024-28

A By-law to adopt the estimates of all sums required during the year, and to strike the rates of taxation and provide for the levy and collection of taxes required for the year 2024, and to provide for penalty and interest in default of payment thereof for the year 2024.

WHEREAS the Council of the Corporation of the Town of Grand Valley has, in accordance with the *Municipal Act, 2001*, Section 312, as amended, considered the estimates of the Municipality for the year 2024 and adopted those estimates under Resolution 2024-03-46,

AND WHEREAS Section 312 of the *Municipal Act, 2001*, as amended, provides that the Council of a local municipality shall, after the adoption of the estimates for the year, pass a by-law to levy a separate tax rate on the assessment in each property class,

AND WHEREAS Section 312(4) of the *Municipal Act, 2001*, as amended, requires tax rates to be established in the same proportion to tax ratios,

AND WHEREAS certain regulations require reductions in certain tax rates for certain classes or subclasses of property,

AND WHEREAS an Interim Levy was made before the adoption of the estimates for the current year,

AND WHEREAS tax ratios determining the relative amount of taxation to be borne by each property class have been set by the County of Dufferin,

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, RSO 1990, c.A. 31*, as amended (hereinafter referred to as the "Assessment Act"), subject to appeals at present before the Assessment Review Board, the Ontario Land Tribunal and the District Court,

AND WHEREAS the Residential Assessment, Multi-Residential Assessment, Commercial Assessment, Industrial Assessment, Pipeline Assessment, Farmland Assessment and Managed Forest Assessment and the applicable subclasses pursuant to Section 7 of the *Assessment Act*, as amended by the *Fair Municipal Finance Act, 1997* and regulations thereto, have been determined on the basis of the aforementioned property assessment rolls and are detailed on Schedule "A" attached hereto and which forms part hereof,

AND WHEREAS the Treasurer shall add all or any arrears for special charges such as development charges, fees regarding registered tax properties, service charges for cutting weeds, streetlight fees, dog licensing fees and water/sewer arrears pursuant to any statute or by-law to the respective properties chargeable thereto and that the same shall be collected by the collector in the same manner as all other rates or levies;

NOW THEREFORE The Council of the Corporation of the Town of Grand Valley enacts as follows:

1. **THAT**, for the year 2024, the Corporation of the Town of Grand Valley adopts the sum of \$4,826,928.00, as detailed in Schedule "B" attached hereto and forms part thereof, as the estimate of the Property Tax Levy required during the year 2024 for general Town purposes of the Corporation of the Town of Grand Valley, including all sums required by law to be provided by Council for any local board of the Corporation of the Town of Grand Valley.
2. **THAT**, for the year 2024, the Corporation of the Town of Grand Valley shall levy upon Residential Assessment, Multi-Residential Assessment, Commercial Assessment, Industrial Assessment, Pipeline Assessment, Farmlands Assessment and Managed Forests Assessment and applicable subclasses, the tax rates for Town purposes set out in Schedule "B" attached hereto and which forms part hereof.
3. **THAT**, for payments-in-lieu, taxes due to the Corporation of the Town of Grand Valley shall be based on the assessment roll and tax rates for the year 2024.
4. **THAT** every owner be taxed according to the tax rates in this by-law, together with such tax rates as are properly set by the County of Dufferin for County purposes and by the Province of Ontario or the County of Dufferin for education purposes and such taxes shall become due and payable as follows:
 - a. the taxes for the year 2024 shall become due and payable in two billings: The Interim Billing and the Final Billing as set out below.
 - b. the Final Billing of Taxes shall be payable to the Treasurer, Town of Grand Valley, in two installments, namely:

August 22, 2024 November 21, 2024

The above-referenced due dates shall not apply where a schedule of monthly payment has been established to the satisfaction of the Treasurer.

In the event that the Provincial "OPTA" system does not have the necessary data to provide on Commercial, Industrial and Multi-Residential tax capping to permit processing tax bills for these installment dates, the Treasurer is authorized to process tax bills for the remaining tax classes and to establish later tax installment due date(s) for the Commercial, Industrial and Multi-Residential tax classes on a separate tax bill.

- c. for any installment or any part of any installment of rates, taxes and assessments not paid on the due date, a penalty shall be added at one

and one quarter (1.25) per cent on the first day of default and on the first day of each calendar month thereafter in which default continues, as set out in the *Municipal Act, 2001*. The penalty or interest rate charge shall not apply if a schedule of monthly payments has been set up to the satisfaction of the Tax Collector or the Treasurer.

5. **THAT** The Treasurer of the Town of Grand Valley is hereby authorized to mail or cause to be mailed the notice specifying the amount of taxes payable by any person liable for taxes, to the address or place of business of the person or persons to whom such notice is required to be given.
6. **THAT** taxes are payable at the office of the Tax Collector of the Town of Grand Valley at 5 Main Street North, Grand Valley, Ontario L9W 5S6, or at any other place designated by the said collector. In addition, taxes can be paid through various payment plans being offered by the Town of Grand Valley.
7. **THAT** the various bodies, local boards and departments of the Corporation of the Town of Grand Valley are hereby authorized to proceed with the expenditures and approved programs as provided for by the adopted estimates.
8. **THAT** if any section or portion of this by-law or attached Schedules is found by a court of competent jurisdiction to be invalid, it is the intent of the Council of the Town of Grand Valley that all remaining sections and portions of this by-law and the attached Schedules continue in force and effect.
9. **THAT** the Schedules attached hereto shall be and form a part of this By-law.

This By-law shall come into force and effect upon the date of its final reading thereof.

By-law given the necessary readings and passed this 25th of June 2024



Steve Soloman, Mayor



Meghan Townsend, CAO/Clerk

Schedule A to By-law 2024- 28

Property Class Assessed Values

2024 Assessments: TOWN OF GRAND VALLEY

Class	Assessment
Residential	534,960,882
Residential - Full, Shared PIL	101,000
Multi Residential - Full	1,032,000
New Multi-Residential	0
Commercial Full (Occupied)	11,694,026
Commercial Small Scale On Farm Bus	0
Excess Land	676,500
Vacant Land	447,000
New Construction Commercial-Full	0
Commercial - New Constr. Excess Land	0
Shopping Centre (Occupied)	0
Vacant Unit & Excess Land	0
Office Building (Occupied)	0
Vacant Unit & Excess Land	0
Parking Lot	81,500
Industrial - Full (Occupied)	6,719,215
Excess Land	0
Vacant Land	155,000
Industrial - Full, Shared PIL	109,200
Pipeline	984,000
Farmlands	195,416,095
Managed Forests	2,287,100
Total	754,663,518

2024 Weighted Assessments Calculation

Type	"Pure Assessment"	Class	Tax Ratio	Weighted Assessment
Residential	534,960,882	RT	1.0000	534,960,882
Residential - Full, Shared PIL	101,000	RH	1.0000	101,000
Multi Residential - Full	1,032,000	MT	1.7000	1,754,400
New Multi-Residential	0		1.1000	0
Commercial Full (Occupied)	11,694,026	CT	1.2200	14,266,712
Commercial Small Scale On Farm Bus	0		1.2200	0
Vacant Units & Excess Land	676,500	CU	1.2200	825,330
Vacant Land	447,000	CX	1.2200	545,340

New Construction Commercial-Full	0	XT	1.2200	0
Commercial - New Constr. Excess Land	0	XU	1.2200	0
Shopping Centre (Occupied)	0	ST	1.2200	0
Vacant Unit & Excess Land	0	SU	1.2200	0
Office Building (Occupied)	0		1.2200	0
Vacant Unit & Excess Land	0		1.2200	0
Parking Lot	81,500	GT	1.2200	99,430
Industrial - Full (Occupied)	6,719,215	IT	2.1984	14,771,522
Vacant Units & Excess Land	0		2.1984	0
Vacant Land	155,000	IX	2.1984	340,752
Industrial - Full, Shared PIL	109,200	IH	2.1984	240,065
Landfill	0		1.1815	0
Pipeline	984,000	PT	0.8421	828,626
Farmlands	195,416,095	FT	0.2200	42,991,541
Managed Forests	2,287,100	TT	0.2500	571,775
Total	754,663,518			612,297,376

Schedule B to By-law 2024-_____

2024 Tax Rates and Tax Levies

Residential Tax Rate Calculation

Total Levy	\$ 4,826,928
Total Weighted Assessment	\$612,297,376
Residential Rate	0.788331%

2024 All Tax Rates

Tax Class	Residential Rate	Tax Ratio	Actual Tax Rate
Residential	0.788331%	1.0000	0.788331%
Multi Residential - Full (NEW)	0.788331%	1.7000	1.340162%
Farmland Awaiting Development - Phase 1	0.788331%	1.1000	0.867164%
Commercial Full (Occupied)	0.788331%	1.2200	0.961763%
Commercial Small Scale On Farm Bus	0.788331%	1.2200	0.961763%
Vacant Units & Excess Land	0.788331%	1.2200	0.961763%
Vacant Land	0.788331%	1.2200	0.961763%
New Construction Commercial-Full	0.788331%	1.2200	0.961763%
Commercial New Constr. - Excess Land	0.788331%	1.2200	0.961763%
Shopping Centre (Occupied)	0.788331%	1.2200	0.961763%
Vacant Unit & Excess Land	0.788331%	1.2200	0.961763%
Office Building (Occupied)	0.788331%	1.2200	0.961763%
Vacant Unit & Excess Land	0.788331%	1.2200	0.961763%
Parking Lot	0.788331%	1.2200	0.961763%
Industrial (Occupied)	0.788331%	2.1984	1.733066%
Vacant Units & Excess Land	0.788331%	2.1984	1.733066%
Vacant Land	0.788331%	2.1984	1.733066%
Industrial - Full, Shared PIL	0.788331%	2.1984	1.733066%
Pipeline	0.788331%	0.8421	0.663853%
Landfills	0.788331%	1.1815	0.931413%
Farmlands	0.788331%	0.2200	0.173433%
Landfill	0.788331%	1.1815	0.931413%
Managed Forests	0.788331%	0.2500	0.197083%

Proof of Taxes Raised

Class	Tax Rate	Assessment	Tax Levied
Residential	0.788331%	534,960,882	\$ 4,217,261
Residential - Full, Shared PIL	0.788331%	101,000	\$ 796
Multi Residential - Full	1.340162%	1,032,000	\$ 13,830
Farmland Awaiting Development - Phase 1	0.867164%	0	\$ 0
Commercial Full (Occupied)	0.961763%	11,694,026	\$ 112,469
Commercial Small Scale On Farm Bus	0.961763%	0	\$ 0
Vacant Units & Excess Land	0.961763%	676,500	\$ 6,506
Vacant Land	0.961763%	447,000	\$ 4,299
New Construction Commercial-Full	0.961763%	0	\$ 0
Commercial New Constr. - Excess Land	0.961763%	0	\$ 0
Shopping Centre (Occupied)	0.961763%	0	\$ 0
Vacant Unit & Excess Land	0.961763%	0	\$ 0
Office Building (Occupied)	0.961763%	0	\$ 0
Vacant Unit & Excess Land	0.961763%	0	\$ 0
Parking Lot	0.961763%	81,500	\$ 784
Industrial (Occupied)	1.733066%	6,719,215	\$ 116,448
Vacant Units & Excess Land	1.733066%	0	\$ 0
Vacant Land	1.733066%	155,000	\$ 2,686
Industrial - Full, Shared PIL	1.688910%	109,200	\$ 1,844
Pipeline	0.663853%	984,000	\$ 6,532
Farmlands	0.173433%	195,416,095	\$ 338,916
Managed Forests	0.197083%	2,287,100	\$ 4,507
		754,663,518	\$ 4,826,880

2024 Tax Levy Breakdown

Total Residential and Farm/Forests	\$ 4,574,514.16
Total Commercial and Industrial	\$ 248,941.28
Total	\$ 4,823,455.44