

THE CORPORATION OF THE COUNTY OF MIDDLESEX

BY-LAW #7269

A BY-LAW to adopt tax rates and the payment schedule of the 2024 County levy by the lower-tier municipalities in the County of Middlesex.

WHEREAS:

- A. Section 311(2) of the *Municipal Act, 2001*, S.O. 2001, c.25, (the “*Municipal Act, 2001*”), as amended, provides that an upper-tier municipality, on or before April 30 in each year, shall pass a by-law directing each lower tier municipality to levy a separate tax rate, as specified in the by-law, on the assessment in each property class in the lower-tier municipality rateable for upper-tier purposes. 2001, C25, s.311(2).

NOW THEREFORE the Council of The Corporation of the County of Middlesex enacts as follows:

- 1. That 2024 tax rates for County purposes be approved as follows:

Property Class	Tax Ratio	Discount	2024 Tax Rate
Residential	1.000000		.00443866
Farmland	0.250000		.00110967
Farmland Awaiting Development	1.000000	35% (x .65)	.00288513
Managed Forests	0.250000		.00110967
Pipeline	1.055500		.00468501
New Multi – Residential	1.000000		.00443866
Multi Residential	1.769700		.00785510
Commercial	1.144900		.00508182
Commercial Vacant Land	1.144900	30% (x .70)	.00355728
Industrial	1.745100		.00774591
Industrial Vacant Land	1.745100	35% (x .65)	.00503484
Landfill	1.100000		.00488253

- 2. That the calculation of the 2024 tax rates is attached hereto as Schedule "A", forming part of this By law.
- 3. That pursuant to Section 311 (13) of the *Municipal Act, 2001* a lower tier municipality in a county shall pay amounts to the upper-tier municipality in the following installments:
 - a) 25 per cent of the amount required to be raised by the lower-tier municipality for upper tier purposes in the previous year, on or before March 31.
 - (b) 50 per cent of the amount required to be raised by the lower-tier municipality for upper-tier purposes in the current year, less the amount of the installment paid under (a), on or before June 30.
 - (c) 25 per cent of such current amount, on or before September 30.
 - (d) The balance of the entitlement for the year, on or before December 15.
- 4. That the payment schedule of the 2024 Levy is attached hereto as Schedule "B", forming part of this Bylaw.

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- 5. That pursuant to Ontario Regulation 382/98: Payments in Lieu of Taxes, Distribution, the Council of an upper tier municipality may, by agreement with a majority of the lower tier municipalities representing at least two thirds of the total weighted assessment of the upper tier municipality, provide by bylaw for any number of installments and their due dates of the payments in lieu of taxes, and that the installment schedule of the County's share of the lower tier payments in lieu of taxes shall be the same as the installments outlined in #3. It is noted that the payments in lieu of taxes are included in Schedule "B".
- 6. That pursuant to Sections 311 (17) and (19) of the *Municipal Act, 2001*, if a lower tier municipality fails to make any payment, or portion of it, the lower-tier municipality shall pay to the upper-tier municipality interest on the amount in default at the rate of 15 per cent per year, from the date payment is due until it is made, and, where such installments or any portion thereof are paid in advance of such due dates, the upper-tier municipality may allow to the lower-tier municipality, a discount thereon from the date of payment to the date upon which the payment is due at the minimum lending rate of the majority of chartered banks on the date of payment.

PASSED IN COUNCIL this 26th day of March, 2024.

Aina DeViet, Warden

Paul Shipway, County Clerk

TAXATION YEAR

2024

Schedule "A"

County of Middlesex
Calculation of 2024 Tax Rates

A = 0.00443866

Property Class	1 Total CVA & PIL's	Tax Ratio	3 Discount (in brackets)	2023 W.A	4 2024 W.A (col. 1 x 2 x 3)	% inc. W.A.	5 2024 Tax Rates (col. 2 x 3 x A)	6 2024 Levy (col. 5 x 1)	7 % by property class
Residential	9,042,459,350	1.000000	1.00	8,888,662,978	9,042,459,350	1.7	0.00443866	40,136,311.00	72.69
FAD (C,I,M,R)	1,989,800	1.000000	(35%) 0.65	1,639,820	1,293,370	-21.1	0.00288513	5,741.00	0.01
Farm	6,763,959,124	0.250000	1.00	1,656,498,196	1,690,989,781	2.1	0.00110967	7,505,763.00	13.59
Managed Forests	23,169,500	0.250000	1.00	5,681,400	5,792,375	2.0	0.00110967	25,710.00	0.05
Pipelines	318,930,000	1.055500	1.00	328,090,565	336,630,615	2.6	0.00468501	1,494,190.00	2.71
New Multi - residential	28,117,000	1.000000	1.00	26,295,000	28,117,000	6.9	0.00443866	124,802.00	0.23
Multi - residential	111,200,100	1.769700	1.00	199,778,071	196,790,817	-1.5	0.00785510	873,488.00	1.58
Commercial Occupied	656,354,957	1.144900	1.00	720,195,819	751,460,790	4.3	0.00508182	3,335,478.00	6.04
Commercial Vacant Land	24,051,500	1.144900	(30%) 0.70	20,242,319	19,275,594	-4.8	0.00355728	85,558.00	0.15
Industrial Occupied	201,884,854	1.745100	1.00	319,609,575	352,309,259	10.2	0.00774591	1,563,782.00	2.83
Industrial Vacant Land	11,604,415	1.745100	(35%) 0.65	12,940,169	13,163,062	1.7	0.00503484	58,426.00	0.11
Landfill	1,283,400	1.100000	1.00	1,411,740	1,411,740	-	0.00488253	6,266.00	0.01
Totals	17,185,004,000			12,181,045,650	12,439,693,753	2.1		55,215,515.00	100.00

CVA = current value assessment

PIL's = payments in lieu of taxes

FAD = farmland awaiting development

W.A. = weighted assessment

Note: numbers may vary due to rounding

Calculation of 2020 Residential Tax Rate

2023 County Levy	52,530,030			
	1,115,404			
	53,645,434		2023 residential tax rate	0.00431244
2024 County Levy	55,215,515	=	2024 residential tax rate	0.00443866 = A
divide by weighted assessment	12,439,693,753			

assessment data: source MPAC Control Totals

		2023 Tax Rate 0.00431244	2024 Tax Rate 0.00443866	inc. \$	inc. %
Residential taxes per	\$ 100,000	\$ 431.24	\$ 443.87	\$ 12.62	2.93
	\$ 150,000	\$ 646.87	\$ 665.80	\$ 18.93	2.93
	\$ 303,000	\$ 1,306.67	\$ 1,344.91	\$ 38.24	2.93

Schedule "B"
County of Middlesex
Payment Schedule - 2024 County Levy

Municipality	1 2024 County Levy	2 March 31 25% of 2023 Levy	3 June 30 50% of 2024 Levy less column 2	4 September 30 25% of 2024 Levy	5 December 15 Balance
Adelaide Metcalfe	2,840,563	691,813	\$ 728,469	\$ 710,141	\$ 710,140
Lucan Biddulph	3,634,032	856,953	\$ 960,063	\$ 908,508	\$ 908,508
Middlesex Centre	16,154,017	3,805,013	\$ 4,271,994	\$ 4,038,504	\$ 4,038,506
Newbury	159,727	38,719	\$ 41,145	\$ 39,932	\$ 39,931
North Middlesex	4,666,565	1,128,871	\$ 1,204,412	\$ 1,166,641	\$ 1,166,641
Southwest Middlesex	3,151,728	769,320	\$ 806,544	\$ 787,932	\$ 787,932
Strathroy Caradoc	13,358,289	3,196,143	\$ 3,483,001	\$ 3,339,572	\$ 3,339,573
Thames Centre	11,250,594	2,645,675	\$ 2,979,622	\$ 2,812,649	\$ 2,812,648
Totals	55,215,515	\$ 13,132,507	\$ 14,475,250	\$ 13,803,879	\$ 13,803,879

Note: numbers may vary due to rounding