Covering Memo – 2025 Tax Rate By-law

Date:	Monday, May 26, 2025
From:	Valerie Manning, Treasurer / Director of Financial Services
Roll №	N/a

Subject

By-law 2025-29 is the annual by-law that sets the Tax Rates for the current year, based on the adopted budget, property assessment, and tax ratios.

Reason for Tabling

Council approved By-law 2025-20 To Adopt the 2025 Budget on April 7, 2025. The County of Grey approved By-law 5228-25 on April 10, 2025, providing the ratios used to calculate the municipal tax rates for the current year. The proposed Tax Rates for 2025 are now provided for Council's approval. The By-law provides the rates for County, Education and the Municipality.

The Corporation of the Municipality of Meaford

By-law Number 2025-29

Being a by-law to provide for the adoption of the 2025 tax rates, establish the due dates, and to further provide for penalty and interest in default of payment thereof for 2025

Whereas, the Council of the Corporation of the Municipality of Meaford has passed By-Law Number 2025-20, which adopted the estimates of all sums required during the year in accordance with Section 290 (1) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended; and

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

Whereas, Sections 307 and 308 of the said Act require tax rates to be established in the same proportion to tax ratios; and

Whereas, the Corporation of the County of Grey has established tax ratios for prescribed property classes and levied tax rates for Upper Tier purposes for 2025 as required respectively by Sections 289 and 308 of the Municipal Act 2001, S.O. 2001, c. 25, as amended; and

Whereas, the Ministry of Finance has established Tax Rates for School Purposes for 2025; and

Whereas, Section 342 (1) (a) of said Act, allows a local municipality to provide for the payment of taxes in one amount or by instalments and the date or dates in the year for which the taxes are imposed on which the taxes or instalments are due;

Whereas, Section 342 (1) (b) of said Act allows a local municipality to provide for alternative instalments and due dates in the year for which the taxes are imposed other than those established under clause 342 (1) (a) to allow taxpayers to spread the payment of taxes more evenly over the year; certain regulations require reductions in certain tax rates for certain classes or subclasses of property; and

Whereas, Section 345 of said Act, allows for a percentage charge, not to exceed 1.25 per cent of the amount of taxes due and unpaid, to be imposed as a penalty for the non-payment of taxes, and allows for an interest charge, not to exceed 1.25 per cent each month of the amount of taxes due and unpaid, to be imposed for the non-payment of taxes; and

Whereas, certain regulations require reductions in certain tax rates for certain classes or subclasses of property; and

Whereas, the assessment roll was updated to reflect Adopted Current Value Assessment; and

Whereas, the Council of the Corporation of the Municipality of Meaford deems it expedient and necessary to establish tax rates, due dates, and penalties for 2025.

The Council of the Corporation of the Municipality of Meaford enacts as follows:

1. That there shall be levied and collected upon the whole assessment for real property according to the last certified assessment roll the tax rates as set out in schedule "A" to this By-law and forming part of this By-law, which shall produce a general local municipal levy of twenty million eighty thousand six hundred dollars ($20,080,600).

2. That the following amounts be levied for user fees, local improvements, special charges, miscellaneous charges, and are to be calculated yearly, based on budget. Each charge is to be included in the annual budget or approved separately by a resolution of Council. Local improvement charges have been authorized under separate by-laws.

3. That the final taxes less the interim taxes shall be due and payable in two approximately equal installments as follows:

   August 28, 2025, and on October 28, 2025.

4. A penalty of 1.25 percent shall be added to all taxes of the levy which are in default on the first day after the due date, and thereafter a penalty of 1.25 percent per month will be added on the 1st day of each and every month the default continues, until December 31, 2025.

5. On all taxes in default on January 1, 2026, interest shall be added at the rate of 1.25 percent per month for each month or fraction thereof in which the default continues.

6. Penalties and interest added in default shall become due and payable and shall be collected as if the same had originally been imposed and formed part of such unpaid tax levy.

7. The final tax levy for all classes shall be a minimum of not less than $75.00.

8. The Municipality of Meaford is empowered to accept part payments from time to time on account of any taxes due.

9. The Municipality of Meaford may mail or cause the same to be mailed to the residence or place of business of such person indicated on the last revised assessment roll, a written or printed notice specifying the amount of taxes payable.

10. All taxes shall be paid at the Municipality of Meaford Administration Office, 21 Trowbridge St. West, Meaford, ON, N4L 1A1 through the following payment options: Cheque, cash, debit, or by telephone/ internet banking, or by pre-authorized payment, with the taxpayer responsible for payment of all bank processing charges. All payments must be received in the office before the close of business on the due date, to avoid penalty charges. Therefore, the property owner should allow 2-3 business days for internet or telephone banking.

11. That this By-law shall come into force and take effect upon being passed by Council.

Read a first, second and third time and finally passed this 26th day of May, 2025.

Ross Kentner, Mayor

Margaret Wilton-Siegel, Acting Clerk

Municipality of Meaford

2025 Tax Rates

Schedule "A" to By-Law 2025-29

Taxable	RTC RTQ	CVA Assessment	Tax Ratio	CVA Weighted Assessment	Municipal Tax Rate	Municipal Tax Levy	County Tax Rate	County Tax Levy	Education Tax Rate	Education Tax Levy	Total Tax Rates	Total Levy
Residential Taxable: Full	RT	1,702,548,983	1.0000000	$ 1,702,548,983	**0.00993625**	$ 16,916,953	**0.00417780**	$ 7,112,909	**0.00153000**	$ 2,604,900	0.01564405	$26,634,762
Residential Taxable: Farmland Awaiting Development Phase I	R1	-	1.0000000	$ -	**0.00248406**	$ -	**0.00104445**	$ -	**0.00038250**	$ -	0.00391101	$0
Multi-Residential Taxable: Full	MT	34,374,000	1.1103000	$ 38,165,452	**0.01103222**	$ 379,222	**0.00463861**	$ 159,448	**0.00153000**	$ 52,592	0.01720083	$591,262
Commercial/Small Scale on Farm Business 2	C0	83,300	1.2969000	$ 108,032	**0.01288632**	$ 1,073	**0.00541819**	$ 451	**0.00220000**	$ 183	0.02050451	$1,707
Commercial Taxable: Full	CT	70,150,002	1.2969000	$ 90,977,538	**0.01288632**	$ 903,975	**0.00541819**	$ 380,086	**0.00880000**	$ 617,320	0.02710451	$1,901,381
Commercial Taxable: Excess Land	CU	120,100	1.2969000	$ 155,758	**0.01288632**	$ 1,548	**0.00541819**	$ 651	**0.00880000**	$ 1,057	0.02710451	$3,256
Commercial Taxable: Vacant Land	CX	2,681,800	1.2969000	$ 3,478,026	**0.01288632**	$ 34,559	**0.00541819**	$ 14,531	**0.00880000**	$ 23,600	0.02710451	$72,690
Commercial/Small Scale On Farm Business 1	C7	139,300	1.2969000	$ 180,658	**0.01288632**	$ 1,795	**0.00541819**	$ 755	**0.00220000**	$ 306	0.02050451	$2,856
Shopping Centre Taxable: Full	ST	2,054,900	1.2969000	$ 2,665,000	**0.01288632**	$ 26,480	**0.00541819**	$ 11,134	**0.00880000**	$ 18,083	0.02710451	$55,697
Industrial Small Scale On Farm Business	I7	50,000	1.8310000	$ 91,550	**0.01819327**	$ 910	**0.00764955**	$ 382	**0.00220000**	$ 110	0.02804282	$1,402
Industrial/Small Scale on Farm Business 2	I0	1,600	1.8310000	$ 2,930	**0.01819327**	$ 29	**0.00764955**	$ 12	**0.00220000**	$ 4	0.02804282	$45
Industrial Taxable: Full	IT	3,176,700	1.8310000	$ 5,816,538	**0.01819327**	$ 57,795	**0.00764955**	$ 24,300	**0.00880000**	$ 27,955	0.03464282	$110,050
Industrial Taxable: Full: Aggregate Extraction Properties	VT	903,000	1.4898960	$ 1,345,376	**0.01480398**	$ 13,368	**0.00622449**	$ 5,621	**0.00511000**	$ 4,614	0.02613847	$23,603
Industrial Taxable: Excess Land	IU	56,000	1.8310000	$ 102,536	**0.01819327**	$ 1,019	**0.00764955**	$ 428	**0.00880000**	$ 493	0.03464282	$1,940
Industrial Taxable: Vacant Land	IX	852,200	1.8310000	$ 1,560,378	**0.01819327**	$ 15,504	**0.00764955**	$ 6,519	**0.00880000**	$ 7,499	0.03464282	$29,522
Farm Taxable: Full	FT	284,560,133	0.2180000	$ 62,034,109	**0.00216610**	$ 616,386	**0.00091076**	$ 259,166	**0.00038250**	$ 108,844	0.00345936	$984,396
Managed Forests Taxable: Full	TT	23,863,400	0.2500000	$ 5,965,850	**0.00248406**	$ 59,278	**0.00104445**	$ 24,924	**0.00038250**	$ 9,128	0.00391101	$93,330
Pipeline Taxable: Full	PT	9,050,000	0.9068480	$ 8,206,974	**0.00901067**	$ 81,547	**0.00378863**	$ 34,287	**0.00880000**	$ 79,640	0.02159930	$195,474
Total Taxable		2,134,665,418.00		$ 1,923,405,688		$ 19,111,441		$ 8,035,604		$ 3,556,328		$30,703,373
Payment in Lieu												
Residential Payment in Lieu: Full	RF	9,952,300	1.0000000	$ 9,952,300	**0.00993625**	$ 98,889	**0.00417780**	$ 41,579	**0.00153000**	$ 15,227	0.01564405	$155,695
Residential Payment in Lieu: General	RG	946,300	1.0000000	$ 946,300	**0.00993625**	$ 9,403	**0.00417780**	$ 3,953	**0.00000000**	$ -	0.01411405	$13,356
Commercial/Payment in Lieu: Full	CF	64,851,000	1.2969000	$ 84,105,262	**0.01288632**	$ 835,691	**0.00541819**	$ 351,375	**0.01250000**	$ 810,638	0.03080451	$1,997,704
Commercial Payment in Lieu: General	CG	1,710,000	1.2969000	$ 2,217,699	**0.01288632**	$ 22,036	**0.00541819**	$ 9,265	**0.00000000**	$ -	0.01830451	$31,301
Commercial Taxable: Vacant Land, Shared Payment in Lieu	CJ	111,000	1.2969000	$ 143,956	**0.01288632**	$ 1,430	**0.00541819**	$ 601	**0.01250000**	$ 1,388	0.03080451	$3,419
Industrial Taxable: Full, Shared Payment in Lieu	IH	94,300	1.8310000	$ 172,663	**0.01819327**	$ 1,716	**0.00764955**	$ 721	**0.01250000**	$ 1,179	0.03834282	$3,616
Total PIL		77,684,700		$ 97,538,180		$ 969,165		$ 407,494		$ 828,432		2,205,091
Taxable Assessment		2,212,350,118		$ 2,020,943,868		$ 20,080,606		$ 8,443,098		$ 4,384,760		32,908,464
Exempt	E-	96,659,200										

Municipality of Meaford

2025 Tax Rates

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Industrial Taxable: Excess Land	IU	56,000	1.8310000	$ 102,536	**0.01819327**	$ 1,019	**0.00764955**	$ 428	**0.00880000**	$ 493	0.03464282	$1,940
Industrial Taxable: Vacant Land	IX	852,200	1.8310000	$ 1,560,378	**0.01819327**	$ 15,504	**0.00764955**	$ 6,519	**0.00880000**	$ 7,499	0.03464282	$29,522
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Exempt	E-	96,659,200										
Total Municipal Assessment		2,309,009,318		2,020,943,868		20,080,606		8,443,098		4,384,760		32,908,464