

The Corporation of the Municipality of Brighton

By-Law No. 066-2024

Being a By-law to provide for the adoption of tax rates for 2024 and to further provide for penalty and interest in default of payment thereof.

Whereas, Section 312 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, provides that the Council of a local Municipality shall, after the adoption of estimates for each year, pass a by-law to levy a separate tax rate on the assessment in each property class, including any adjustments made under Section 32, 33, 34, 39.1 or 40 of the Assessment Act for the purposes of raising the general local municipal levy;

And Whereas, pursuant to the County of Northumberland By-Law Number 017-2024 tax ratios which establish the relative amounts of taxation to be borne by each property class have been adopted;

And Whereas, pursuant to the County of Northumberland By-Law Number 18-2024 to adopt estimates of all sums required by the County of Northumberland for the purposes of the County and to provide a levy on its constituent municipalities;

And Whereas, Section 307 of the Municipal Act, 2001, as amended requires tax rates to be established in the same proportion to tax ratios as set out by the upper tier;

And Whereas, pursuant to the Province of Ontario Regulation 5/24 being a regulation to amend Ontario Regulation 400/98 made under the Education Act, The Council of The Corporation of the Municipality of Brighton is directed to levy specified tax rates on the assessment for school purposes;

And Whereas, the calculation of the tax rates for all purposes is specified on Schedule "A" to this By-Law;

Now Therefore - the Council of the Corporation of the Municipality of Brighton hereby enacts as follows:

1. That a tax rate of 0.01452988 is hereby imposed and levied on the whole of the assessment for real property in the residential/farm classes.
2. That a tax rate of 0.02829981 is hereby adopted to be applied against the whole of the assessment for real property in the commercial class.
3. That a tax rate of 0.03609974 is hereby adopted to be applied against the whole of the assessment for real property in the industrial class.
4. That a tax rate of 0.02232980 is hereby adopted to be applied against the whole of the assessment for real property in the multi-residential class.
5. That a tax rate of 0.01452988 is hereby imposed and levied on the whole of the assessment for real property in the new multi-residential class.
6. That a tax rate of 0.00363247 is hereby adopted to be applied against the whole of the assessment for real property in the farmlands class.

7. That a tax rate of 0.02829981 is hereby adopted to be applied against the whole of the assessment for real property in the commercial excess land class.
8. That a tax rate of 0.02829981 is hereby adopted to be applied against the whole of the assessment for real property in the commercial vacant land class.
9. That a tax rate of 0.03609974 is hereby adopted to be applied against the whole of the assessment for real property in the industrial excess land class.
10. That a tax rate of 0.03609974 is hereby adopted to be applied against the whole of the assessment for real property in the industrial vacant land class.
11. That a tax rate of 0.02437515 is hereby adopted to be applied against the whole of the assessment for real property in the pipeline class.
12. That a tax rate of 0.00363247 is hereby adopted to be applied against the whole of the assessment for real property in the managed forest class.
13. That a tax rate of 0.02829981 is hereby adopted to be applied against the whole of the assessment for real property in the new commercial class.
14. That a tax rate of 0.02829981 is hereby adopted to be applied against the whole of the assessment for real property in the new commercial excess land class.
15. That a tax rate of 0.02829981 is hereby adopted to be applied against the whole of the assessment for real property in the new commercial vacant land class.
16. That a tax rate of 0.03609974 is hereby adopted to be applied against the whole of the assessment for real property in the new industrial class.
17. That a tax rate of 0.03609974 is hereby adopted to be applied against the whole of the assessment for real property in the new industrial excess land class.
18. That a tax rate of 0.03609974 is hereby adopted to be applied against the whole of the assessment for real property in the new industrial vacant land class.
19. That a tax rate of 0.00153000 is hereby adopted to be applied against the whole of the assessment for real property in the residential education only class.
20. That a tax rate of 0.00707495 is hereby adopted to be applied against the whole of the assessment for real property in the commercial small-scale farm class.
21. That a tax rate of 0.00902493 is hereby adopted to be applied against the whole of the assessment for real property in the industrial small-scale farm class.
22. That a tax rate of 0.02179988 is hereby adopted to be applied against the whole of the assessment for real property in the landfill class.

23. That a tax rate of 0.00207581 is hereby adopted to be applied against the whole of the assessment for real property in the commercial class within the Business Improvement Area.

24. That every owner shall be taxed according to the tax rates in this By-law and such tax shall become due and payable in four instalments to be due as follows:

Interim Levy dates - February 29, 2024 and April 30, 2024

Final Levy dates – July 31, 2024 and September 30, 2024

and non-payment of the amount on the dates stated in accordance with this section shall constitute default.

Monthly pre-authorized payments will be payable on the 15th of each month from February to November 2024.

25. Penalties and interest shall be added to all payments deemed to be in default and shall become due and payable as if the same had originally been imposed and formed part of such tax levy.

26. That on all taxes of the final levy, which are in default, a penalty of one and one-quarter percent (1¼%) shall be added and thereafter, a penalty of one and one-quarter percent (1¼%) per month will be added on the 1st day of each and every month the default continues until December 31, 2024.

27. On all taxes of the final tax levy in default on January 1, 2025, interest will be added at the rate of one and one-quarter percent (1¼%) per month for each month or fraction thereof of default.

28. On all other taxes in default on January 1, 2024, interest shall be added at the rate of one and one-quarter percent (1¼%) per month or fraction thereof, and all by-laws and parts of by-laws inconsistent with this policy are hereby rescinded.

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

30. The Tax Collector may mail or cause to be mailed, to the residence or place of business indicated on the last revised assessment roll, a notice specifying the amount of taxes payable. The Tax Collector may email or cause to be emailed, to the email address specified by signed form, a notice specifying the amount of taxes payable.

31. The taxes are payable at the Municipality of Brighton Municipal Office, 35 Alice Street, P.O. Box 189 Brighton, Ontario, K0K 1H0

32. That By-law 26-2024 is repealed in its entirety.

Read a first, second and third time, and finally passed this **12** day of **August 2024**.

Original Signed By
Brian Ostrander, Mayor

Original Signed By
Jessica Polley, Deputy Clerk

Schedule A					
2024 Municipality of Brighton Total Tax Rates (amended)					
Property Class	CL	General	County	Education	Total
Residential	RT	0.00738767	0.00561221	0.00153000	0.01452988
Multi-Residential	MT	0.01182027	0.00897953	0.00153000	0.02232980
New Multi Residential	NT	0.00738767	0.00561221	0.00153000	0.01452988
Residential Educ Only	RD	0.00000000	0.00000000	0.00153000	0.00153000
Commercial Full	CT	0.01108150	0.00841831	0.00880000	0.02829981
Commercial Excess Land	CU	0.01108150	0.00841831	0.00880000	0.02829981
Commercial Vacant Land	CX	0.01108150	0.00841831	0.00880000	0.02829981
Commercial Small Scale on Farm	C7	0.00277037	0.00210458	0.00220000	0.00707495
DBIA		0.00207581			0.00207581
Industrial Full	IT	0.01551410	0.01178564	0.00880000	0.03609974
Industrial Excess Land	IU	0.01551410	0.01178564	0.00880000	0.03609974
Industrial Vacant Land	IX	0.01551410	0.01178564	0.00880000	0.03609974
Industrial Small Scale on Farm	I7	0.00387852	0.00294641	0.00220000	0.00902493
Pipelines	PT	0.00885116	0.00672399	0.00880000	0.02437515
Farmland	FT	0.00184692	0.00140305	0.00038250	0.00363247
Managed Forests	TT	0.00184692	0.00140305	0.00038250	0.00363247
Landfill	HF	0.00738767	0.00561221	0.00880000	0.02179988
New Comm Full	XT	0.01108150	0.00841831	0.00880000	0.02829981
New Comm Excess Land	XU	0.01108150	0.00841831	0.00880000	0.02829981
New Comm Vacant Land	XX	0.01108150	0.00841831	0.00880000	0.02829981
New Indust Full	JT	0.01551410	0.01178564	0.00880000	0.03609974
New Indust Excess Land	JU	0.01551410	0.01178564	0.00880000	0.03609974
New Indust Vacant Land	JX	0.01551410	0.01178564	0.00880000	0.03609974