

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-032

BEING a by-law to adopt the estimates for the sums required during the year 2021 for the general and special purposes of the Corporation of the Municipality of Mississippi Mills and to establish tax rates.

WHEREAS Section 312 of the *Municipal Act, 2001* (S.O. 2001, c.25) 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 Section 312 (6) of the said Act require tax rates to be established in the same proportion to tax ratios;

AND WHEREAS the tax ratios as set by the County of Lanark for the Municipality of Mississippi Mills by By-law are:

Residential/Farm Property Class (RT, RF, RH, RG)	1.000000
New Multi-Residential (NT)	1.100000
Farmland Awaiting Development-Phase I	0.250000
Farmland Awaiting Development-Phase II	0.250000
Multi-Residential Property Class (MT, MF)	2.144923
Commercial Property Class (CT, CF, CG, C7, CU, CX, ST, SU XT, XU)	1.842928
Industrial Property Class (IT, IU, IX, JT, JU, IF, LT, LU)	2.531635
Landfill (HT)	1.232450
Pipeline Property Class (PT)	2.007246
Farmland Property Class (FT)	0.250000
Managed Forest Property Class (TT)	0.250000

AND WHEREAS the assessed value of all rateable real property according to the revised assessment roll for the Municipality of Mississippi Mills amounts to \$2,123,224,818;

AND WHEREAS the municipal budget levy requirement for the Municipality of Mississippi Mills amounts to \$9,607,506 and the municipal policing levy amounts to \$1,943,703 (see attached Schedule 'B') for 2021;

AND WHEREAS there is no 2021 budget levy request from the Business Improvement Area (BIA) Board of Management.

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills enacts as follows:

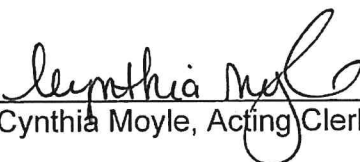
1. That the following tax rates be established and applied to the taxable assessments of the Municipality of Mississippi Mills for 2021 as follows and as attached as Schedule 'B':

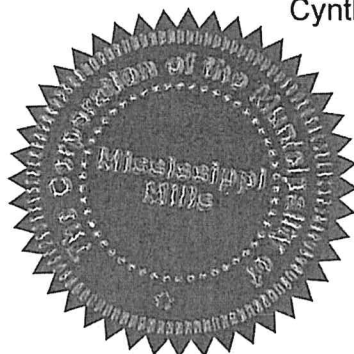
Property Class	Municipal Tax Rate	Municipal Policing Tax Rate	(As set by County By-law) County Tax Rate
Residential	.00446722	.00090250	.00371978
New Multi-Res.	.00491395	.00099275	.00409176
Multi-Residential	.00909222	.00193579	.00786108
Commercial	.00823277	.00166324	.00685529
Industrial	.01130938	.00228480	.00941713
Pipeline	.00896682	.00181154	.00746651
Farmland	.00111681	.00022562	.00092995
Managed Forest	.00111681	.00022562	.00092995

2. The assessment made in the year 2021, based on current values from January 1, 2016 under the provisions of the Assessment Act, Chapter A.31, R.S.O. 1990 as amended, shall be the assessment on which the final tax rates shall be fixed and levied and the final tax shall be fixed and levied on such assessment.
3. That for the purpose of paying the debentures and amounts due under the Tile Drainage Act, the 2021 repayment amounts shall be shown as an addition to the final tax levy.
4. The net amount of taxes levied by this By-law shall be due and payable in two equal installments. The installment due dates for all tax classes is Thursday, July 29, 2021 and Wednesday, September 29, 2021.
5. If taxes are not paid on the due dates, a penalty of one and one-quarter percent (1.25%) of the unpaid taxes shall be levied on the first day of the calendar month following the due date and a further penalty of one and one-quarter percent (1.25%) on the first day of each calendar month thereafter for as long as the default continues, but not after December 31st., 2021.
6. If any taxes levied pursuant to this By-law remain unpaid as of January 1st., 2022, interest at the rate of one and one-quarter percent (1.25%) of the unpaid taxes shall be charged on January 1st., 2022 and also on the first day of each calendar month thereafter for as long as the default continues.

BY-LAW READ, passed, signed and sealed in open Council this 20th day of April, 2021.


 Christa Lowry, Mayor


 Cynthia Moyle, Acting Clerk



SCHEDULE 'A' TO BY-LAW NO. 21-032

ESTIMATED EXPENDITURES

Council	\$221,921.00
General Government	2,269,523.00
Fire Department	1,371,893.00
Building Department	594,794.00
Protection to Persons & Property	2,282,610.00
Roads & Public Works	4,823,306.00
Waste Management	2,028,205.00
Agriculture & Drainage	6,628.00
Daycare	15,894.00
Parks & Recreation	1,416,852.00
Library	621,136.00
Heritage	40,330.00
Other Cultural	33,150.00
Planning & Development	295,200.00
Community Economic Development	322,619.00
Cost Sharing	154,330.00
Total Expenditures	\$16,498,391.00

**Water & Sewer (Area Rated to Almonte
Ward but not included in tax rates)**

Septage (not included in tax rates)

\$3,867,687.00

50,000.00

ESTIMATED REVENUES

Provincial Grants	\$ 958,650.00
Canada Grants	.00
Other Municipal Grants & Fees	28,365.00
Fees & Service Charges	2,604,727.00
Other Revenue	631,380.00
Transfer from Reserve/Reserve Fund	395,010.00
Grants in Lieu/Supp taxes	329,050.00
Total Revenue Before Taxation	\$4,947,182.00
Policing Levy	1,943,703.00
Tax Room	(.00)
Fund Balance-Beginning of Year	0.00
Requirement from Taxation	9,607,506.00
Total Revenue	\$16,498,391.00

Water & Sewer

Septage

\$3,867,687.00

\$50,000.00

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
SCHEDULE B TO BY-LAW 21-032

	2016 Current Value Phased in Assessment	Transition Ratio	2016 Weighted Phased in Assessment	Municipal Tax Rate	Levy	Policing Tax Rate	Levy	Education Tax Rate	Levy	County Tax Rate	Levy	Total Rate
RES/FARM	1,887,213,918	1.000000	1,887,213,918	0.446722%	8,430,599.76	0.090250%	1,703,210.56	0.153000%	2,887,437.29	0.371978%	7,020,020.59	1.061950%
RF	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
RG	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MT	21,973,400	2.144923	47,131,251	0.909222%	199,786.99	0.193579%	42,535.89	0.153000%	33,619.30	0.786108%	172,734.66	2.041909%
NEW MULTI-RT	5,570,000	1.100000	6,127,000	0.491395%	27,370.70	0.099275%	6,082.58	0.153000%	8,522.10	0.409176%	22,791.10	1.152846%
COMMERC.	47,741,600	1.842928	87,984,331	0.823277%	393,045.61	0.166324%	79,405.74	0.860000%	420,126.08	0.685529%	327,282.36	2.555130%
CF	50,000	1.842928	92,146	0.823277%	411.64	0.166324%	83.16	0.220000%	110.00	0.685529%	342.76	1.895130%
CU	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CG	205,900	1.842928	379,459	0.823277%	1,695.13	0.166324%	342.46	0.880000%	1,811.92	0.685529%	1,411.50	2.555130%
CW	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SHOP CENTR	6,113,100	1.842928	11,266,003	0.823277%	50,327.75	0.166324%	10,167.55	0.880000%	53,795.28	0.685529%	41,907.05	2.555130%
SU	0	1.842928	0	0.823277%	0.00	0.166324%	0.00	0.880000%	0.00	0.685529%	0.00	2.555130%
ZT	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ZU	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ZX	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PARK LOTVA	2,498,500	1.842928	4,604,556	0.823277%	20,569.58	0.166324%	4,155.61	0.880000%	21,986.80	0.685529%	17,127.93	2.555130%
XT	11,195,700	1.842928	20,640,241	0.823277%	92,204.55	0.166324%	18,627.82	0.880000%	98,557.36	0.685529%	76,777.15	2.555130%
XU	95,100	1.842928	177,105	0.823277%	791.17	0.166324%	159.84	0.880000%	845.68	0.685529%	658.79	2.555130%
XX	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INDUSTRIAL	1,864,300	2.531635	4,719,727	1.130938%	21,084.08	0.228480%	4,259.55	0.880000%	16,405.84	0.941713%	17,556.35	3.181131%
IT	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
IU	61,700	2.531635	156,202	1.130938%	697.79	0.228480%	140.97	0.880000%	542.96	0.941713%	581.04	3.181131%
IX	861,000	2.531635	2,179,738	1.130938%	9,737.38	0.228480%	1,967.21	0.880000%	7,576.80	0.941713%	8,108.14	3.181131%
JT	1,901,900	2.531635	4,814,917	1.130938%	21,509.31	0.228480%	4,345.46	0.880000%	16,736.72	0.941713%	17,910.43	3.181131%
JX	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
JU	128,100	2.531635	324,302	1.130938%	1,448.73	0.228480%	292.68	0.880000%	1,127.28	0.941713%	1,206.33	3.181131%
LT	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LU	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PIPELINE	23,519,000	2.007246	47,208,419	0.895682%	210,890.64	0.181154%	42,605.60	0.880000%	206,987.20	0.746651%	175,604.93	2.704487%
PT	102,859,400	0.250000	25,714,850	0.111681%	114,874.41	0.022562%	23,207.14	0.038250%	39,343.72	0.092995%	95,653.58	0.265488%
FARMLAND	9,367,200	0.250000	2,341,800	0.111681%	10,461.38	0.022562%	2,113.43	0.038250%	3,582.95	0.092995%	8,710.98	0.265488%
MG. FOREST												
	2,123,224,818		2,153,075,955		9,607,506.58		1,943,703.25		3,819,095.29		8,006,385.69	