

**THE CORPORATION OF THE TOWN OF SMITHS FALLS  
BY-LAW NO. 10545-2024**

A BY-LAW TO ESTABLISH TAX RATES AND POLICIES FOR THE PURPOSES OF  
RAISING THE GENERAL MUNICIPAL REVENUES ON THE YEAR 2024 AND TO  
IMPOSE THE FINAL 2024 TAX LEVY ON ALL PROPERTIES WITHIN THE  
TOWN OF SMITHS FALLS

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WHEREAS the estimates of all sums that may be required for the lawful purpose of the Corporation of the Town of Smiths Falls for the year 2024 have been adopted by the Municipal Council by virtue of By-law No. 10526-2024; and

WHEREAS the property assessment roll for the Town of Smiths Falls on which the 2024 taxes are to be levied has been or will be provided by the Ontario Property Assessment Corporation pursuant to appropriate provincial legislation; and

WHEREAS section 312 of the said Municipal Act, c. 25 S.O. 2001 dictates that for the purposes of raising the general local municipality levy, the council of a local municipality shall, each year, pass a by-law levying a separate tax rate, as specified in the by-law, on the assessment in each property class in the local municipality rateable for local municipality purposes; and

WHEREAS it is deemed appropriate to adopt or reject certain options made available through amendment to the Municipal Act and through the Assessment Act, namely Bill 140 and associated regulations, which will impact on the calculation of the final tax bills for the year 2024.

NOW THEREFORE the Council of the Corporation of the Town of Smiths Falls enacts as follows:

1. That pursuant to section 314 of the Municipal Act, graduated taxation within specified property classes may be established to ease the burden of taxes on certain properties within the class, thereby allowing properties with lesser assessment to pay a lesser tax rate. Within the Industrial class of properties graduated taxation shall be applied as follows.

Properties with assessed value at or over \$1.5 million shall pay according to the full tax rate.  
Properties with assessed value less than \$1.5 million shall pay 85% of the established rate.

2. That the option available in section 318 and 319 regarding the phasing-in of tax increases within the Residential/Farm class of properties not be adopted.
3. That permissive options with respect to tax rebates and targeted reductions in class taxation not be adopted.
4. That the Tax Ratios, namely the relationship certain tax rates bear to the residential tax rate, shall be established as follows, pursuant to section 308 of the Municipal Act.

Residential	1.0000
New Multi-Residential	1.0000
Multi-Residential	2.0000
Commercial	1.9661
Industrial (Average)	2.5421
Farmland	0.2500
Pipeline	1.4956

5. The tax rates for the year 2024, as shown on Schedule "A" attached, are hereby assessed, levied and imposed on the whole rateable property assessments within the Town of Smiths Falls and the levying and collecting of the said rates are hereby authorized and directed.
6. The tax rates for the year 2024, as shown on Schedule "B" attached, are, in addition to the above, hereby assessed, levied and imposed on the property assessments within the Downtown Business Improvement Area as

established by by-law, and the levying and collecting of the said rates are hereby authorized and directed.

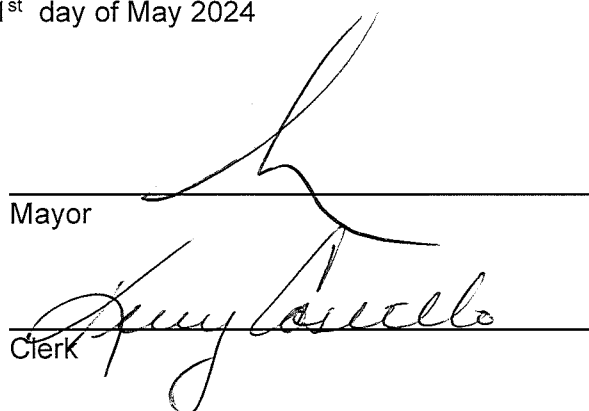
7. The assessment made in the year 2023, based on current values as per returned roll for 2024 prepared under the provisions of the Assessment Act, Charter A. 31, R.S.O. 1990 as amended, shall be the assessment on which the final tax rates shall be fixed and levied and the final tax shall be fixed and levied on such assessment. Notwithstanding all adjustments made to the assessment, including supplementaries, write-offs, Assessment Review Board decisions and Minutes of Settlement on or before the 31<sup>st</sup> day of December, 2023 shall be recognized.
8. The Treasurer is hereby authorized and directed to issue final tax billings for all tax classes within the Town of Smiths Falls and to collect all taxes levied and owing for the year 2024. Taxes owing shall be calculated as the difference between the total amount levied and any interim installment paid to date.
9. The final taxes shall be due and payable in two (2) installments as follows: 50% of the final levy rounded upward to the next whole dollar shall become due and payable on the 30<sup>th</sup> day of June 2024 and the balance of the final levy shall become due and payable on the 31<sup>st</sup> day of August 2024.
10. Penalty at the current rate established by by-law shall be added on the first of each month following the due dates until paid.
11. The Tax Collector 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, a written or printed notice specifying the amount of taxes payable.
12. Taxes shall be payable at the Office of the Tax Collector in the Townhall. The Tax Collector is authorized to accept part payment on account of any taxes due and to give a receipt for such payment.
13. Taxes may also be payable, at the option of the taxpayer, at any Chartered Bank or through an Online Portal on the Town website.
14. The provisions of the by-law shall come into force and take effect upon passing thereof.

Read a first and second time this 21<sup>st</sup> day of May 2024

Read a third time and passed this 21<sup>st</sup> day of May 2024

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



The Town of Smiths Falls  
By-Law XXXXX-2024, Schedule A  
2024 General Tax Rates Levy

Assessment Type	RTC/ RTQ	School Support	Assessment	General Tax Rate	Total General Taxes Levied	School Tax Rate	Total School Taxes Levied	Total Combined Rate
Commercial Taxable: Full	CT	No Support	146,153,344	0.03531675	5,161,661.11	0.00880000	1,286,149.43	0.04411675
Commercial Taxable Vacant Unit/Excess Land	CU	No Support	1,985,047	0.02472173	49,073.80	0.00880000	17,468.41	0.03352173
Commercial Taxable: Vacant Land	CX	No Support	2,690,700	0.02472173	66,518.76	0.00880000	23,678.16	0.03352173
Shopping Centre Taxable: Full	ST	No Support	9,439,900	0.03531675	333,386.59	0.00880000	83,071.12	0.04411675
Shopping Centre Taxable: Vacant Unit Excess Land	SU	No Support	44,700	0.02472173	1,105.06	0.00880000	393.36	0.03352173
Parking Lots	GT	No Support	70,000	0.02472173	1,730.52	0.00880000	616.00	0.03352173
Farmlands Taxable: Full	FT	English Pub	116,700	0.00449070	524.06	0.00038250	44.64	0.0048732
Industrial Taxable: Full under 1,500,000	IT	No Support	3,553,000	0.04018216	142,767.21	0.00774545	27,519.58	0.04792761
Industrial Taxable: Full 1,500,000 and over	IT	No Support	0	0.04727313	0.00	0.00911229	0.00	0.05638542
Industrial Taxable: Vacant Unit/Excess Land under 1,500,000	IU	No Support	118,300	0.02611840	3,089.81	0.00774545	916.29	0.03386385
Industrial Taxable: Vacant Unit/Excess Land 1,500,000 and over	IU	No Support	0	0.03072753	0.00	0.00911229	0.00	0.03983982
Industrial Taxable: Vacant Land under 1,500,000	IX	No Support	391,400	0.02611840	10,222.74	0.00774545	3,031.57	0.03386385
Industrial Taxable: Vacant Land 1,500,000 and over	IX	No Support	0	0.03072753	0.00	0.00911229	0.00	0.03983982
Large Industrial: Full Under 1,500,000	LT	No Support	1,488,900	0.04018216	59,827.22	0.00774545	11,532.20	0.04792761
Large Industrial: Full Over 1,500,000	LT	No Support	18,646,100	0.04727313	881,459.51	0.00911229	169,908.67	0.05638542
Large Industrial: Excess Land Under 1,500,000	LU	No Support	11,100	0.02611840	289.92	0.00774545	85.98	0.03386385
Large Industrial: Excess Land Over 1,500,000	LU	No Support	137,900	0.03072753	4,237.32	0.00911229	1,256.58	0.03983982
Multi-Residential Taxable: Full	MT	English Pub	39,047,492	0.03592560	1,402,804.58	0.00153000	59,742.66	0.0374556
Multi-Residential Taxable: Full	MT	English Sep	1,504,592	0.03592560	54,053.37	0.00153000	2,302.03	0.0374556
Multi-Residential Taxable: Full	MT	French Pub	29,663	0.03592560	1,065.66	0.00153000	45.38	0.0374556
Multi-Residential Taxable: Full	MT	French Sep	156,453	0.03592560	5,620.67	0.00153000	239.37	0.0374556
New Multi-Residential Taxable: Full	NT	English Pub	15,820,000	0.01796280	284,171.50	0.00153000	24,204.60	0.0194928
Pipeline Taxable: Full	PT	No Support	2,379,000	0.02686516	63,912.22	0.00880000	20,935.20	0.03566516
Res/Farm Taxable: Full	RT	English Pub	518,919,115	0.01796280	9,321,240.28	0.00153000	793,946.25	0.0194928
Res/Farm Taxable: Full	RT	English Sep	56,912,747	0.01796280	1,022,312.29	0.00153000	87,076.50	0.0194928
Res/Farm Taxable: Full	RT	French Pub	1,074,785	0.01796280	19,306.15	0.00153000	1,644.42	0.0194928
Res/Farm Taxable: Full	RT	French Sep	2,917,262	0.01796280	52,402.19	0.00153000	4,463.41	0.0194928
			<u>823,608,200</u>		<u>18,942,782.54</u>		<u>2,620,271.82</u>	
						<u>21,563,054.35</u>		

Town of Smiths Falls  
 Council Report 2024-XXX; Schedule "B"  
 Calculation of 2024 DBIA Levy

Commercial	Assessment	Vacant Weighting	Weighted Tax Rate	Taxes Levied
Commercial Taxable: Full	23,935,790	.1	0.00451064	107,966
Commercial Taxable: Vacant Unit/Excess Land	479,000	0.7	0.00315745	1,512
Commercial Taxable Vacant Land	0	0.7	0.00315745	0
Shopping Centre Taxable: Full	1,889,300	1	0.00451064	8,522
Shopping Centre Taxable Vacant Unit/Excess Land	0	0.7	0.00315745	0
<b>Totals</b>	<b><u>26,304,090</u></b>			<b><u>118,000</u></b>