

THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT

BY-LAW NO. 12-2025

BEING a By-law to levy and adopt the 2025 tax rates.

WHEREAS the *Municipal Act, 2001*, c. 25 s. 5 (1) provides that the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS the *Municipal Act, 2001*, c. 25 s. 5 (3) provides that the powers of every council are to be exercised by By-law;

AND WHEREAS the *Municipal Act 2001*, c.25, s. 290 provides that a local municipality shall in each year prepare and adopt a budget including estimates of all sums required during the year for the purposes of the municipality;

AND WHEREAS the *Municipal Act 2001*. c. 25 s. 312, provides that a local municipality shall, each year, pass a By-law levying a separate tax rate on the assessment in each property class in the local municipality rateable for local municipal purposes;

AND WHEREAS the *Municipal Act*, c.25, s. 312, provides that a local municipality may pass By-laws for purposes of raising a special local municipal levy including any adjustments made under the *Assessment Act*;

AND WHEREAS the *Municipal Act*, c.25, s. 342 authorizes municipalities to pass By-laws requiring payment of charges including taxes, and rates payable as taxes in bulk or installments;

AND WHEREAS the United Counties of Stormont, Dundas and Glengarry have adopted the transitional ratios for county and municipal purposes and the County tax rate through their By-law No.'s 5480 and 5481;

AND WHEREAS the Province has set the Education Rates as per Ontario Regulations;

AND WHEREAS the 2025 North Stormont budget was approved on January 28, 2025, requiring the amount of \$3,848,843 as the general tax levy.

NOW THEREFORE the Council of the Corporation of the Township of North Stormont hereby enacts as follows:

1. That the following tax rates are hereby adopted to be applied against the whole of the assessment of real property in the class indicated for the Township of North Stormont in Schedule "A" attached to this By-law.
2. That the Treasurer is hereby instructed to bill and collect the tax levies adopted by the United Counties of Stormont, Dundas and Glengarry and the Minister of Finance's 2025 education tax rates.
3. That every owner of land shall be taxed according to the rates as provided for in Section 1 of this By-law and such taxes shall become due and payable in two instalments less the interim levy previously billed: 50% of the final levy rounded upwards shall become due and payable on the 25th day of July 2025; and the


balance of the levy shall become due and payable on the 26th day of September 2025.

4. That there shall be imposed a penalty for non-payment of taxes the first working day after the due date or on any installment, the amount of one and one-quarter percent (1-1/4%) of the amount due and unpaid on the first day of default, and interest of one and one-quarter percent (1-1/4%) shall be added on the first working day of each calendar month thereafter in which default continues.
5. The Treasurer, not later than 21 days prior to the instalment dates named herein, shall mail or cause to be mailed to the address of the residence or place of business of each person, a notice setting out the tax payment required to be made pursuant to this By-law, the date by which it is to be paid to avoid penalty and the particulars of the penalties imposed by this By-law for late payment.
6. That taxes are payable in Canadian currency, by cash, cheque or debit. Payments may be made in person at the municipal office, by mail, telephone/internet banking and at most financial institutions, however a transaction fee may be applicable.
7. Property owners may pay their taxes through pre-authorized payments (PAP) on the due date or over ten (10) months with no interest being applied. Two instances of returned payments shall result in removal from the PAP plan. The appropriate charge will apply in each instance.
8. That any By-law inconsistent with this By-law is hereby repealed.

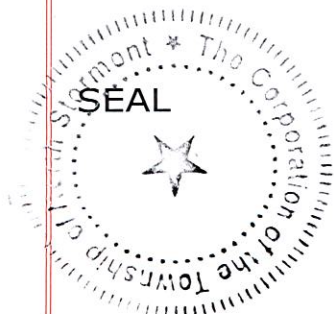
READ A FIRST, SECOND AND THIRD TIME and passed in open Council, signed and sealed this 25th day of February 2025.



François Landry, Mayor



Craig Calder, CAO/Clerk



SCHEDULE "A" TO BY-LAW 12-2025
TOWNSHIP OF NORTH STORMONT
2025 TAX RATES

Class Description	Class	2025 Assessment	2025 Municipal Rate	2025 Total Municipal Dollars	Municipal % Change	2024 County Rate	2025 County Rate	2025 Total County Dollars	County % Change	2025 School Board Rate	2025 Total School Dollars	School % Change	Total Rate 2025	Total % Change	Total 2024 Dollars
Residential Taxable: Full	RT	674,033,112	0.00402385	2,712,206.17	4.98%	0.00637409	0.00668892	4,508,554	4.94%	0.00153000	1,031,270.66	0.00%	0.01224277	4.31%	8,252,030.40
Multi-Residential Taxable: Full	MT	4,599,000	0.00402385	18,505.67	4.98%	0.00637409	0.00668892	30,762	4.94%	0.00153000	7,036.47	0.00%	0.01224277	4.31%	56,304.49
Farm Taxable: Full	FT	719,546,492	0.00100596	723,836.26	4.98%	0.00159352	0.00167223	1,203,247	4.94%	0.00038250	275,226.53	0.00%	0.00306069	4.31%	2,202,310.03
Managed Forests Taxable: Full	TT	4,842,200	0.00100596	4,871.07	4.98%	0.00159352	0.00167223	8,097	4.94%	0.00038250	1,852.14	0.00%	0.00306069	4.31%	14,820.48
Commercial, Lower Tier and Education Only	CC	10,700	0.00657507	70.35	0.00%	-	-	-	-	0.00880000	94.16	-	0.01537507	-	164.51
Commercial Taxable: Full	CT	36,392,405	0.00657507	239,282.78	4.98%	0.01041543	0.01092988	397,765	4.94%	0.00880000	320,253.16	0.00%	0.02630495	3.24%	957,300.57
Commercial Taxable: Excess Land	CU	668,800	0.00460255	3,078.19	4.98%	0.00729080	0.00765092	5,117	4.94%	0.00880000	5,885.44	0.00%	0.02105347	2.83%	14,080.56
Commercial Taxable: Vacant Land	CX	254,100	0.00460255	1,169.51	4.98%	0.00729080	0.00765092	1,944	4.94%	0.00880000	2,236.08	0.00%	0.02105347	2.83%	5,349.69
Industrial Taxable: Full	IT	10,972,600	0.00830294	91,104.83	4.98%	0.01315250	0.01380214	151,445	4.94%	0.00880000	96,558.88	0.00%	0.03090508	3.50%	339,109.07
Industrial Taxable: Excess Land	IU	21,900	0.00581206	127.28	4.98%	0.00920675	0.00966150	212	4.94%	0.00880000	192.72	0.00%	0.02427356	3.10%	531.59
Industrial Taxable: Vacant Land	IX	576,000	0.00581206	3,347.74	4.98%	0.00920675	0.00966150	5,565	4.94%	0.00880000	5,068.80	0.00%	0.02427356	3.10%	13,981.57
Industrial Taxable: Full, Shared Payment in Lieu	IH	17,100	0.00830294	141.98	4.98%	0.01315250	0.01380214	236	4.94%	0.00880000	150.48	0.00%	0.03090508	3.50%	528.48
Landfill Taxable: Full	HT	298,900	0.00581206	1,737.22	4.98%	0.00920675	0.00966150	2,888	4.94%	0.00880000	2,630.32	0.00%	0.02427356	3.10%	7,255.37
Pipeline Taxable: Full	PT	2,623,000	0.00550408	14,437.21	4.98%	0.00871890	0.00914955	23,999	4.94%	0.00880000	23,082.40	0.00%	0.02345363	3.04%	61,518.88
Aggregate Extraction	VT	3,503,100	0.00675616	23,667.49	0.00%	0.01315250	0.01123089	39,343	-	0.00511000	17,900.84	-	0.02309705	0.00%	80,911.26
Taxation Total		1,458,359,409		3,837,584				6,379,174			1,789,439				12,006,197
								-			-				-
Commercial Payment in Lieu: Full	CF	583,000	0.00657507	3,833.27	4.98%	0.01041543	0.01092988	6,372	4.94%	0.01250000	7,287.50	0.00%	0.03000495	2.83%	17,492.89
Commercial Payment in Lieu: General	CG	356,700	0.00657507	2,345.33	4.98%	0.01041543	0.01092988	3,899	4.94%	0.00000000	-	-	0.01750495	4.96%	6,244.02
Commercial Payment in Lieu: General, Vacant Land	CZ	165,700	0.00460255	762.64	4.98%	0.00729080	0.00765092	1,268	4.94%	0.00000000	-	-	0.01225347	4.96%	2,030.40
Residential Payment in Lieu: General	RG	1,073,100	0.00402385	4,317.99	4.98%	0.00637409	0.00668892	7,178	4.94%	0.00000000	-	-	0.01071277	4.96%	11,495.87
Residential Taxable: Education Only	RD	144,900	0.00000000	-	-	-	-	-	-	0.00153000	221.70	-	-	-	-
Exempt	E	37,176,400	0.00000000	-	-	-	-	-	-	-	-	-	-	-	-
PIL & Exempt Total		39,499,800		11,259				18,716			7,509				37,263
GRAND TOTAL		1,497,859,209		\$ 3,848,843				\$ 6,397,891			\$ 1,796,948				\$ 12,043,460