

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 26-033

BEING a by-law to adopt the estimates for the sums required during the year 2026 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 Corporation of the County of Lanark for the Municipality of Mississippi Mills by By-law 2026-04 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)	1.973331
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
Aggregate Extraction (VT)	2.060008
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 \$2,460,216,939;

AND WHEREAS the municipal budget levy requirement for the Municipality of Mississippi Mills amounts to \$13,463,106 and the municipal policing levy amounts to \$2,242,394 (see attached Schedule 'A') for 2026.

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 2026 as follows and as attached as Schedule 'B':

<u>Property Class</u>	<u>Municipal Tax Rate</u>	<u>Municipal Policing Tax Rate</u>	<u>(As set by County By-law 2026-05) County Tax Rate</u>
Residential	.00557228	.00092811	.00420400
New Multi-Res.	.00612951	.00102092	.00462440
Multi-Residential	.01099595	.00183147	.00829588
Commercial	.01026931	.00171044	.00774767
Industrial	.01410698	.00234964	.01064299
Agg. Extraction	.01147894	.00191191	.00866027
Pipeline	.01118494	.00186295	.00843846
Farmland	.00139307	.00023203	.00105100
Managed Forest	.00139307	.00023203	.00105100

2. The assessment made in the year 2026, 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 2026 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 are Thursday, July 30th, 2026 and Tuesday, September 29, 2026.
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, 2026.
6. If any taxes levied pursuant to this By-law remain unpaid as of January 1st, 2027, interest at the rate of one and one-quarter percent (1.25%) of the unpaid taxes shall be charged on January 1st, 2027 and 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 26th day of May, 2026.

Christa Lowry, Mayor

Jeanne Harfield, Clerk

**THE COPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
 2026 BUDGET AND TAX LEVY REQUIREMENT
 SCHEDULE A TO TAX RATE BY-LAW 26-033**

Expenditures

Council	351,035
General Government	3,889,062
Fire Department	2,371,697
Building Department	993,395
Protection to Persons and Property	2,529,742
Road and Public Works	13,103,781
Waste Management	1,754,548
Agriculture and Drainage	66,142
Childcare	16,105,429
Parks and Recreation	3,140,829
Library	941,236
Heritage	63,379
Other Cultural	99,628
Development Services & Engineering	2,327,465
Community Economic Development	360,948

Subtotal Expenditures 48,098,316

Water & Sewer (Area rated to Almonte Ward but not included in tax rates) 7,895,422

Septage (Not included in tax rates) 2,000

Total Expenditures 55,995,738

Revenues

Provincial Grants	3,984,035
Federal Grants	3,224,281
Other Municipal Grants and Fees	27,271
Fees and Service Charges	3,934,455
Daycare Fees & Subsidies	4,019,140
Other Revenue	1,680,296
Transfer from Reserves	8,270,936
Grants in Lieu/Supp Taxes	622,878

Total Revenue Before Taxation 25,763,292

Bank Financing 8,956,525

Policing Levy 2,242,394

Levy Requirement from Taxation 13,463,105

Subtotal Revenue 50,425,316

Water & Sewer 5,568,422

Septage 2,000

Total Revenue 55,995,738

THE COPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
 SCHEDULE B TO BY-LAW 26-033

4.25387233%

		2026 MPAC	2026 Transition Ratio	2016 Weighted Phased in Assessment	2026 Municipal Tax Rate	Levy	2026 Policing Tax Rate	Levy	2026 Education Tax Rate	Levy	2026 County Tax Rate	Levy	Total Rate
RES/FARM	RT	2,092,019,536	1.000000	2,092,019,536	0.55722800%	11,657,318.62	0.09281100%	1,941,624.25	0.153000%	3,200,789.89	0.42040000%	8,794,850.13	1.22343900%
MULTI-RES	MT	23,417,100	1.973331	46,209,689	1.09959500%	257,493.26	0.18314700%	42,887.72	0.153000%	35,828.16	0.82958800%	194,265.45	2.26533000%
NEW MULTI-RES	NT	29,844,000	1.100000	32,828,400	0.61295100%	182,929.10	0.10209200%	30,468.34	0.153000%	45,661.32	0.46244000%	138,010.59	1.33048300%
COMMERC.	CT	73,959,582	1.842928	136,302,185	1.02693100%	759,513.88	0.17104400%	126,503.43	0.880000%	650,844.32	0.77476700%	573,014.43	2.85274200%
	C7	50,000	1.842928	92,146	1.02693100%	513.47	0.17104400%	85.52	0.220000%	110.00	0.77476700%	387.38	2.19274200%
	C0	6,400	1.842928	11,795	1.02693100%	65.72	0.17104400%	10.95	0.220000%	14.08	0.77476700%	49.59	2.19274200%
	CU	282,600	1.842928	520,811	1.02693100%	2,902.11	0.17104400%	483.37	0.880000%	2,486.88	0.77476700%	2,189.49	2.85274200%
	CX	2,837,500	1.842928	5,229,308	1.02693100%	29,139.17	0.17104400%	4,853.37	0.880000%	24,970.00	0.77476700%	21,984.01	2.85274200%
SHOP CENTR	ST	5,530,500	1.842928	10,192,313	1.02693100%	56,794.42	0.17104400%	9,459.59	0.880000%	48,668.40	0.77476700%	42,848.49	2.85274200%
PARK LOT/VA	XT		1.842928	0	1.02693100%	0.00	0.17104400%	0.00	0.880000%	0.00	0.77476700%	0.00	2.85274200%
INDUSTRIAL	IT	4,990,500	2.531635	12,634,124	1.41069800%	70,400.88	0.23496400%	11,725.88	0.880000%	43,916.40	1.06429900%	53,113.84	3.58996100%
	IU	150,900	2.531635	382,024	1.41069800%	2,128.74	0.23496400%	354.56	0.880000%	1,327.92	1.06429900%	1,606.03	3.58996100%
	IX	514,000	2.531635	1,301,260	1.41069800%	7,250.99	0.23496400%	1,207.71	0.880000%	4,523.20	1.06429900%	5,470.50	3.58996100%
AGG EXTRACTION	VT	1,147,800	2.060008	2,364,477	1.14789400%	13,175.53	0.19119100%	2,194.49	0.511000%	5,865.26	0.86602700%	9,940.26	2.71611200%
PIPELINE	PT	23,799,000	2.007246	47,770,448	1.11849400%	266,190.39	0.18629500%	44,336.35	0.880000%	209,431.20	0.84384600%	200,826.91	3.02863500%
FARMLAND	FT	101,354,500	0.250000	25,338,625	0.13930700%	141,193.91	0.02320300%	23,517.28	0.038250%	38,768.10	0.10510000%	106,523.58	0.30586000%
MG. FOREST	TT	11,553,900	0.250000	2,888,475	0.13930700%	16,095.39	0.02320300%	2,680.85	0.038250%	4,419.37	0.10510000%	12,143.15	0.30586000%
EXEMPT	E	88,759,121											
		2,460,216,939		2,416,085,617		\$ 13,463,106		\$ 2,242,394		\$ 4,317,624		\$ 10,157,224	