



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 91-2016

A By-Law to Provide for the Levy and
Collection of Realty Taxes for the Year 2016

WHEREAS section 3 of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended, provides that all real property, with specific exceptions, is subject to assessment and taxation;

AND WHEREAS the property classes have been prescribed by the Minister of Finance under the *Assessment Act*, R.S.O. 1990, c. A.31, as amended, and the regulations thereto;

AND WHEREAS it is necessary for the Council of The Corporation of the City of Brampton, pursuant to the *Municipal Act, 2001* to levy upon the whole of the assessment for real property for the property classes according to the last revised assessment roll for The Corporation of the City of Brampton the sums set forth for the purposes in Schedule "A" and Schedule "B" hereto attached for the current year;

AND WHEREAS, the Regional Municipality of Peel has adopted estimates of all sums required by The Regional Municipality of Peel during the year 2016 for the purposes of the Regional Corporation and has provided for a general levy and special levies on Area Municipalities;

AND WHEREAS the tax rates for school purposes are prescribed by Ontario Regulation;

AND WHEREAS the Regional Municipality of Peel delegated to the Council of each area municipality the authority to pass a By-law establishing tax ratios and setting out a method by which the portion of Regional levies will be raised in each area municipality for the 2016 taxation year;

AND WHEREAS the City of Brampton Tax Ratios By-law established the relative amount of taxation to be borne by each property class;

AND WHEREAS it is expedient to provide for the levy and collection of taxes by instalments and to impose penalties on all overdue current levies and interest on all arrears of taxes pursuant to the *Municipal Act, 2001*;

AND WHEREAS an Interim levy was made by The Corporation of the City of Brampton before the adoption of the estimates for the current year;

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. For the year 2016, the tax rates shown on Schedule "A" and Schedule "B" to this By-law shall be levied upon the whole of the assessment in each property class shown on Schedule "A" and Schedule "B" to this By-law.
2. Any amounts levied by the interim levy for 2016 shall be deducted from the amounts levied by this By-law.
3. (1a) Every property within the tax classes of Residential, Farm, Managed Forest & Pipelines shall be taxed according to the tax rates shown on Schedule A to this By-law, and the taxes levied shall be collected in three (3) instalments, (due July 20th, August 24th, and September 21st 2016 respectively) provided that the first instalment shall be due not earlier than 21 days from the date of the mailing of the tax notice.

(1b) Every property within the tax classes of Commercial, Industrial and Multi-Residential shall be taxed according to the tax rates shown on Schedule A and Schedule B to this By-law, and the taxes levied shall be collected in three (3) instalments, (due August 24th, September 21st and October 19th respectively) provided that the first instalment shall be due not earlier than 21 days from the date of the mailing of the tax notice.

(2) Notwithstanding subsection 3 (1a) & (1b), the final levy for real property taxes including local improvement assessments, for those properties subject to an agreement for monthly payments under the City of Brampton Pre-Authorized Tax Payment Program shall be due and payable to the Corporation of the City of Brampton in six (6) instalments where practicable based on the withdrawal day consisting of the option of payment dates on the 1st or the 15th, or the next subsequent business day in the event of a weekend or a statutory holiday, during the months of:

July 2016
August 2016
September 2016
October 2016
November 2016
December 2016

(3) For the year 2016, pursuant to Sections 208(2) of the *Municipal Act, 2001*, a special charge or tax rate of 0.255908% shall be levied against the ratable property in the improvement area as defined in By-law 276-88, that belongs to a class of property prescribed under the Assessment Act as a business property class for the purposes of Sections 204 to 215 of the *Municipal Act, 2001*, sufficient to provide the sum of \$385,239 for the purposes of the Brampton Downtown Business Improvement Area, together with interest on the sum at such rate as is required to repay any interest payable by the City on the whole or any part of that sum.

(4) For Payments-in-Lieu (P.I.L.'s) of taxes due to the City, the actual amount due to the City shall be based on the Assessment Roll and the tax rates for 2016, unless otherwise required by regulation.

(5) That realty taxes to be levied as a result of additions to the Tax Roll pursuant to the *Assessment Act*, shall be due and payable in three (3) instalments, provided that the first instalment shall be due not earlier than 21 days from the date of the mailing of the tax notice.

(6) Notwithstanding subsection (5) where realty taxes are levied as a result of additions to the Tax Roll pursuant to the *Assessment Act*, at such points during the year that it is impractical or otherwise not feasible for such taxes to be payable in three instalments then these taxes shall be due and payable on such dates as may be determined by the Treasurer of the Corporation of the City of Brampton.

4. There shall be added to the Collector's Roll all or any Local Improvement or Special Charges, arrears of charges, fees, costs or other expenses as may be permitted by applicable Provincial legislation and such Local Improvement or Special Charges, arrears of charges, fees, costs or other expenses shall be deemed to be taxes, collected as taxes, or collected in the same manner as municipal taxes, as may be specifically authorized by the applicable statute.

5. (1) Pursuant to Section 345(2) of the *Municipal Act, 2001* the Treasurer shall add a late payment charge as a penalty for non-payment of the instalment(s) of taxes on the respective due date(s) of one and one quarter percent (1 ¼ %) of the amount of taxes due and unpaid for the first day of default in the year in which the taxes were levied.

(2) Pursuant to Section 345(3) of the *Municipal Act, 2001* the Treasurer shall add an interest charge of one and one-quarter percent (1 ¼%) for the non-payment of taxes due and unpaid on the first day of each calendar month.

6. The Treasurer is hereby authorized to accept part payment from time to time on account of any taxes due and to give a receipt for such part payment, provided that acceptance of any such part payment does not affect the collection of any late payment charges imposed and collectable under the provisions of subsection 5(1) and 5(2) of this By-law, in respect of non-payment of any taxes or any class of taxes or of any instalment thereof.
7. (1) That the following institutions are hereby authorized to collect instalments of taxes to be credited to the Treasurer:
- (1a) All Schedule I and Schedule II banks pursuant to the *Bank Act*;
- (1b) Trust Companies incorporated under the laws of the Province of Ontario;
- (1c) Credit Union and Caisses Populaires.
- (2) The institutions shall provide a receipt to the taxpayer and the City shall credit the taxpayer's account for the amount paid effective on the date of the institution's receipt to the taxpayer.
8. That the Treasurer is hereby authorized to mail every tax notice or cause the same to be mailed to the address of the residence or place of business of the person taxed unless directed otherwise by the taxpayer or agent of the taxpayer, as provided by the *Municipal Act, 2001* as amended.
9. If any section or portion of this By-law is found by a court of competent jurisdiction to be invalid, it is the intent of Council for the Corporation of the City of Brampton that all remaining sections and portions of this By-law continue in force and effect.

ENACTED and PASSED this 25th day of May, 2016

Approved as to form. May / 09 / 2016 ____ JZ ____ Legal

Approved as to content May / 03 / 2016 ____ PH ____
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Treasurer



Linda Jeffrey, Mayor



Peter Fay, City Clerk

Schedule "A"
Corporation of the City of Brampton
2016 Tax Rates and Levy

(\$000's)										
Tax Class Description	Tax Class	CVA	Lower Tier Tax Rate	Upper Tier Tax Rate	Education Tax Rate	Total Tax Rate	City of Brampton	Region of Peel	Educatio n	Total
Residential & Farm	RT	61,539,137,396	0.504409%	0.410616%	0.188000%	1.103025%	310,409	252,690	115,694	678,792
Residential Taxable (full rate, shared PIL)	RH	0	0.504409%	0.410616%	0.188000%	1.103025%	-	-	-	-
Res. Farmland Awaiting Dev. Ph. I	R1	4,732,500	0.151323%	0.123185%	0.056400%	0.330908%	7	6	3	16
Res. Farmland Awaiting Dev. Ph. II	R4	0	0.504409%	0.410616%	0.188000%	1.103025%	-	-	-	-
Multi-Residential	MT	1,461,197,400	0.860017%	0.700100%	0.188000%	1.748117%	12,567	10,230	2,747	25,543
New Multi-Residential	NT	0	0.860017%	0.700100%	0.188000%	1.748117%	-	-	-	-
MR Farmland Awaiting Dev. Ph. I	M1	11,801,000	0.151323%	0.123185%	0.056400%	0.330908%	18	15	7	39
MR Farmland Awaiting Dev. Ph II	M4	0	0.860017%	0.700100%	0.188000%	1.748117%	-	-	-	-
Commercial Taxable Full Rate	CT	6,292,293,807	0.654269%	0.532610%	1.057399%	2.244278%	41,169	33,513	66,535	141,217
Office Building New Construction: Full	YT	14,116,140	0.654269%	0.532610%	1.057399%	2.244278%	92	75	149	317
Office Building New Construction: Excess Land	YU	1,505,040	0.457988%	0.372827%	0.740179%	1.570994%	7	6	11	24
Shopping Centre New Construction: Full	ZT	275,487,440	0.654269%	0.532610%	1.057399%	2.244278%	1,802	1,467	2,913	6,183
Shopping Centre New Construction: Excess Land	ZU	19,533,980	0.457988%	0.372827%	0.740179%	1.570994%	89	73	145	307
Commercial Taxable (full rate, shared PIL)	CH	14,958,000	0.654269%	0.532610%	1.057399%	2.244278%	98	80	158	336
Commercial Taxable - (no school taxes)	CM	0	0.654269%	0.532610%	0.000000%	1.186879%	-	-	-	-
C.Farmland Awaiting Dev. Ph I	C1	0	0.151323%	0.123185%	0.056400%	0.330908%	-	-	-	-
C.Farmland Awaiting Dev. Ph II	C4	0	0.654269%	0.532610%	1.057399%	2.244278%	-	-	-	-
Commercial Excess Land	CU	123,778,450	0.457988%	0.372827%	0.740179%	1.570994%	567	461	916	1,945
Commercial Taxable (vacant land, shared PIL)	CJ	0	0.457988%	0.372827%	0.740179%	1.570994%	-	-	-	-
Office Building	DT	337,046,974	0.654269%	0.532610%	1.057399%	2.244278%	2,205	1,795	3,564	7,564
Office Building Taxable (full rate, shared PIL)	DH	0	0.654269%	0.532610%	1.057399%	2.244278%	-	-	-	-
Office Building Excess Land	DU	968,000	0.457988%	0.372827%	0.740179%	1.570994%	4	4	7	15
Shopping Centres	ST	2,192,650,724	0.654269%	0.532610%	1.057399%	2.244278%	14,346	11,678	23,185	49,209
Shopping Centres Excess Land	SU	4,316,340	0.457988%	0.372827%	0.740179%	1.570994%	20	16	32	68
Parking Lot	GT	32,237,000	0.654269%	0.532610%	1.057399%	2.244278%	211	172	341	723
Commercial Vacant Land	CX	280,139,209	0.457988%	0.372827%	0.740179%	1.570994%	1,283	1,044	2,074	4,401
Commercial New Construction : Full	XT	1,026,827,553	0.654269%	0.532610%	1.057399%	2.244278%	6,718	5,469	10,858	23,045
Commercial New Construction : Excess Land	XU	53,186,229	0.457988%	0.372827%	0.740179%	1.570994%	244	198	394	836
Industrial Taxable Full Rate	IT	1,644,461,262	0.741481%	0.603606%	1.292875%	2.637962%	12,193	9,926	21,261	43,380
Industrial New Construction : Full	JT	10,759,000	0.741481%	0.603606%	1.180000%	2.525087%	80	65	127	272
Industrial New Construction Vacant Land	JX	426,000	0.519037%	0.422524%	0.826000%	1.767561%	2	2	4	8
Industrial Taxable (full rate, shared PIL)	IH	19,714,000	0.741481%	0.603606%	1.292875%	2.637962%	146	119	255	520
Large Industrial New Construction : Full	KT	19,346,000	0.741481%	0.603606%	1.180000%	2.525087%	143	117	228	489
I. Farmland Awaiting Dev. Ph I	I1	19,314,000	0.151323%	0.123185%	0.056400%	0.330908%	29	24	11	64
I. Farmland Awaiting Dev. Ph II	I4	0	0.741481%	0.603606%	1.292875%	2.637962%	-	-	-	-
Industrial Excess Land	IU	39,532,625	0.519037%	0.422524%	0.905013%	1.846574%	205	167	358	730
Industrial Vacant Land	IX	139,027,500	0.519037%	0.422524%	0.905013%	1.846574%	722	587	1,258	2,567
Industrial Vacant land, Shared PIL	IJ	4,975,200	0.519037%	0.422524%	0.905013%	1.846574%	26	21	45	92
Industrial Excess Land Shared PIL	IK	4,505,000	0.519037%	0.422524%	0.905013%	1.846574%	23	19	41	83
Large Industrial Taxable	LT	889,938,673	0.741481%	0.603606%	1.292875%	2.637962%	6,599	5,372	11,506	23,476
Large Industrial Excess Land	LU	32,565,318	0.519037%	0.422524%	0.905013%	1.846574%	169	138	295	601
Pipelines	PT	145,908,000	0.466023%	0.379368%	1.320774%	2.166165%	680	554	1,927	3,161
Farmland	FT	200,793,000	0.126102%	0.102654%	0.047000%	0.275756%	253	206	94	554
Managed Forests	TT	2,157,000	0.126102%	0.102654%	0.047000%	0.275756%	3	2	1	6
TOTAL	TOTAL	76,859,335,760					413,130	336,310	267,141	1,016,580

Schedule "B"
The Corporation of the City of Brampton
2016 New Construction Final Tax Rates

Tax Class Description	Tax Class	Lower Tier Tax Rate	Upper Tier Tax Rate	Education Tax Rate	Total Tax Rate
Industrial New Construction Shared (PIL for Ed)	JH	0.741481%	0.603606%	1.180000%	2.525087%
Industrial New Construction - Water Intake System (PIL for Ed)	JI	0.741481%	0.603606%	1.180000%	2.525087%
Industrial New Construction Vacant Land (PIL for Ed)	JJ	0.519037%	0.422524%	0.826000%	1.767561%
Industrial New Construction Excess Land (PIL for Ed)	JK	0.519037%	0.422524%	0.826000%	1.767561%
Industrial New Construction - Non-Generating Station (PIL for Ed)	JN	0.741481%	0.603606%	1.180000%	2.525087%
Industrial New Construction - Generating Station (PIL for Ed)	JS	0.741481%	0.603606%	1.180000%	2.525087%
Industrial New Construction	JT	0.741481%	0.603606%	1.180000%	2.525087%
Industrial New Construction Excess Land	JU	0.519037%	0.422524%	0.826000%	1.767561%
Industrial New Construction Vacant Land	JX	0.519037%	0.422524%	0.826000%	1.767561%
Large Industrial New Construction Shared (PIL for Ed)	KH	0.741481%	0.603606%	1.180000%	2.525087%
Large Industrial New Construction - Water Intake System (PIL for Ed)	KI	0.741481%	0.603606%	1.180000%	2.525087%
Large Industrial New Construction Excess Land (PIL for Ed)	KK	0.519037%	0.422524%	0.826000%	1.767561%
Large Industrial New Construction - Non-Generating Station (PIL for Ed)	KN	0.741481%	0.603606%	1.180000%	2.525087%
Large Industrial New Construction - Generating Station (PIL for Ed)	KS	0.741481%	0.603606%	1.180000%	2.525087%
Large Industrial New Construction	KT	0.741481%	0.603606%	1.180000%	2.525087%
Large Industrial New Construction Excess Land	KU	0.519037%	0.422524%	0.826000%	1.767561%
Large Industrial New Construction Vacant Land	KX	0.519037%	0.422524%	0.826000%	1.767561%
Commercial New Construction - Lower Tier and Education Only	XC	0.654269%		1.057399%	1.711668%
Commercial New Construction - Education Only	XD			1.057399%	1.057399%
Commercial New Construction Shared (PIL for Ed)	XH	0.654269%	0.532610%	1.057399%	2.244278%
Commercial New Construction Vacant Land (PIL for Ed)	XJ	0.457988%	0.372827%	0.740179%	1.570994%
Commercial New Construction Excess Land (PIL for Ed)	XK	0.457988%	0.372827%	0.740179%	1.570994%
Commercial New Construction - Upper Tier and Education Only	XL		0.532610%	1.057399%	1.590009%
Commercial New Construction	XT	0.654269%	0.532610%	1.057399%	2.244278%
Commercial New Construction Excess Land	XU	0.457988%	0.372827%	0.740179%	1.570994%
Commercial New Construction Vacant Land	XX	0.457988%	0.372827%	0.740179%	1.570994%
Office Building New Construction - Lower Tier and Education Only	YC	0.654269%		1.057399%	1.711668%
Office Building New Construction - Education Only	YD			1.057399%	1.057399%
Office Building New Construction Shared (PIL for Ed)	YH	0.654269%	0.532610%	1.057399%	2.244278%
Office Building New Construction Excess Land (PIL for Ed)	YK	0.457988%	0.372827%	0.740179%	1.570994%
Office Building New Construction - Upper Tier and Education Only	YL		0.532610%	1.057399%	1.590009%
Office Building New Construction	YT	0.654269%	0.532610%	1.057399%	2.244278%
Office Building New Construction Excess Land	YU	0.457988%	0.372827%	0.740179%	1.570994%
Shopping Centre New Construction - Lower Tier and Education Only	ZC	0.654269%		1.057399%	1.711668%
Shopping Centre New Construction - Education Only	ZD			1.057399%	1.057399%
Shopping Centre New Construction Shared (PIL for Ed)	ZH	0.654269%	0.532610%	1.057399%	2.244278%
Shopping Centre New Construction Excess Land (PIL for Ed)	ZK	0.457988%	0.372827%	0.740179%	1.570994%
Shopping Centre New Construction - Upper Tier and Education Only	ZL		0.532610%	1.057399%	1.590009%
Shopping Centre New Construction	ZT	0.654269%	0.532610%	1.057399%	2.244278%
Shopping Centre New Construction Excess Land	ZU	0.457988%	0.372827%	0.740179%	1.570994%