

**THE CORPORATION OF THE TOWN OF SMITHS FALLS  
BY-LAW NO. 10620-2025**

**A BY-LAW TO ESTABLISH TAX RATES AND POLICIES FOR THE PURPOSES OF  
RAISING THE GENERAL MUNICIPAL REVENUES ON THE YEAR 2025 AND TO  
IMPOSE THE FINAL 2025 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 2025 have been adopted by the Municipal Council by virtue of By-law No. 10606-2025; and

WHEREAS the property assessment roll for the Town of Smiths Falls on which the 2025 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 2025.

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

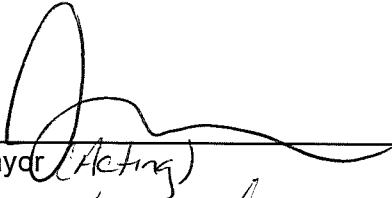
5. The tax rates for the year 2025, as shown on Schedule "A" attached, are hereby assessed, levied and imposed on the whole rateable property assessments within the Town of Smiths Falls and the levying and collecting of the said rates are hereby authorized and directed.
6. The tax rates for the year 2025, 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

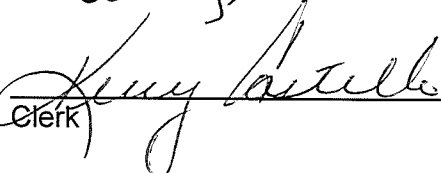
established by by-law, and the levying and collecting of the said rates are hereby authorized and directed.

7. The assessment made in the year 2024, based on current values as per returned roll for 2025 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, 2024 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 2025. 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 2025 and the balance of the final levy shall become due and payable on the 31<sup>st</sup> day of August 2025.
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 20<sup>th</sup> day of May 2025

Read a third time and passed this 20<sup>th</sup> day of May 2025

  
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Mayor (Acting)

  
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Clerk

The Town of Smiths Falls  
By-Law [REDACTED] Schedule A  
2025 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	150,937,144	0.03712565	5,603,640	0.00880000	1,328,247	0.04592565
Commercial Taxable Vacant Unit/Excess Land	CU	No Support	2,344,547	0.02598796	60,930	0.00880000	20,632	0.03478796
Commercial Taxable: Vacant Land	CX	No Support	1,406,700	0.02598796	36,557	0.00880000	12,379	0.03478796
Shopping Centre Taxable: Full	ST	No Support	9,439,900	0.03712565	350,462	0.00880000	83,071	0.04592565
Shopping Centre Taxable: Vacant Unit Excess Land	SU	No Support	44,700	0.02598796	1,162	0.00880000	393	0.03478796
Parking Lots	GT	No Support	70,000	0.02598796	1,819	0.00880000	616	0.03478796
Farmlands Taxable: Full	FT	English Pub	116,700	0.00472071	551	0.00038250	45	0.00510321
Industrial Taxable: Full under 1,500,000	IT	No Support	3,553,000	0.04222567	150,028	0.00774545	27,520	0.04997112
Industrial Taxable: Vacant Unit/Excess Land under 1,500,000	IU	No Support	118,300	0.02744668	3,247	0.00774545	916	0.03519213
Industrial Taxable: Vacant Land under 1,500,000	IX	No Support	391,400	0.02744668	10,743	0.00774545	3,032	0.03519213
Large Industrial: Full Under 1,500,000	LT	No Support	1,488,900	0.04222567	62,870	0.00774545	11,532	0.04997112
Large Industrial: Full Over 1,500,000	LT	No Support	18,646,100	0.04967726	926,287	0.00911229	169,909	0.05878955
Large Industrial: Excess Land Under 1,500,000	LU	No Support	11,100	0.02744668	305	0.00774545	86	0.03519213
Large Industrial: Excess Land Over 1,500,000	LU	No Support	137,900	0.03229022	4,453	0.00911229	1,257	0.04140251
Multi-Residential Taxable: Full	MT	English Pub	38,811,013	0.03776568	1,465,724	0.00153000	59,381	0.03929568
Multi-Residential Taxable: Full	MT	English Sep	1,658,499	0.03776568	62,634	0.00153000	2,538	0.03929568
Multi-Residential Taxable: Full	MT	French Pub	30,606	0.03776568	1,156	0.00153000	47	0.03929568
Multi-Residential Taxable: Full	MT	French Sep	158,082	0.03776568	5,970	0.00153000	242	0.03929568
New Multi-Residential Taxable: Full	NT	English Pub	52,565,700	0.01888284	992,590	0.00153000	80,426	0.02041284
Pipeline Taxable: Full	PT	No Support	2,452,000	0.02824118	69,247	0.00880000	21,578	0.03704118
Res/Farm Taxable: Full	RT	English Pub	545,466,767	0.01888284	10,299,962	0.00153000	834,564	0.02041284
Res/Farm Taxable: Full	RT	English Sep	55,267,215	0.01888284	1,043,602	0.00153000	84,559	0.02041284
Res/Farm Taxable: Full	RT	French Pub	1,083,796	0.01888284	20,465	0.00153000	1,658	0.02041284
Res/Farm Taxable: Full	RT	French Sep	3,052,031	0.01888284	57,631	0.00153000	4,670	0.02041284
			<u>889,252,100</u>		<u>21,232,034</u>		<u>2,749,295</u>	
						<u>23,981,329</u>		

Town of Smiths Falls  
By-Law [REDACTED] Schedule "B"  
Calculation of 2025 DBIA Levy

Commercial	Assessment	Vacant Weighting	Weighted Tax Rate	Taxes Levied
Commercial Taxable: Full	24,507,090	1	0.00466453	114,314
Commercial Taxable: Vacant Unit/Excess Land	379,000	0.7	0.00325117	1,232
Commercial Taxable Vacant Land	0	0.7	0.00325117	0
Shopping Centre Taxable: Full	1,889,300	1	0.00466453	8,813
Shopping Centre Taxable Vacant Unit/Excess Land	0	0.7	0.00325117	0
Totals	<u>26,775,390</u>			<u>124,359</u>