



MISSISSAUGA

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0089-2024

A by-law to establish the tax ratios and tax rates to levy the residential, commercial, industrial, multi-residential, new multi-residential, pipe line, farm and managed forests taxes and to levy an amount upon public hospitals, universities and colleges for the year 2024

WHEREAS The Corporation of the City of Mississauga is required under Section 290(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (the "*Municipal Act, 2001*"), to adopt yearly estimates of all sums required during the year for the purposes of The Corporation of the City of Mississauga, including the sums required by law to be provided by Council for any local boards of The Corporation of the City of Mississauga;

AND WHEREAS the Council of The Corporation of the City of Mississauga passed Resolution 0265-2023 on December 6, 2023, and the 2024 Business Plan and Budget was adopted in accordance with Section 284.16 of the *Municipal Act, 2001* and O. Reg 530/22 on December 18, 2023;

AND WHEREAS the 2024 Net Operating Levy is estimated at \$681,965,790;

AND WHEREAS it is necessary to establish tax ratios for the taxation year 2024 by the Council of The Corporation of the City of Mississauga pursuant to the *Municipal Act, 2001*;

AND WHEREAS the tax ratios establish the relative amount of taxation to be borne by each property class;

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

AND WHEREAS Section 310 of the *Municipal Act, 2001*, allows an upper-tier municipality to delegate to each of its lower-tier municipalities the authority to pass a by-law establishing the tax ratios for the year within the lower-tier for both lower-tier and upper-tier purposes;

AND WHEREAS pursuant to The Regional Municipality of Peel By-law Number 1-2024, 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 2024 taxation year;

AND WHEREAS The Regional Municipality of Peel adopted in By-law Number 21-2024 on April 11, 2024 estimates of all sums required by The Regional Municipality of Peel during the year 2024 for the purposes of the Regional Corporation that will provide for a general levy and special levies on area municipalities;

AND WHEREAS Ontario Regulation 400/98, under *Education Act*, R.S.O 1990, c. E.2 prescribes the tax rates for school purposes for 2024 for residential properties (including the residential, multi-residential and new multi-residential classes), and for the commercial, industrial, pipe line, farm and managed forest classes;

AND WHEREAS it is necessary for the Council of The Corporation of the City of Mississauga, pursuant to the *Municipal Act, 2001*, to levy on the whole rateable property for the residential, multi-residential, new multi-residential, commercial, industrial, pipe line, farm and managed forest classes according to the last revised assessment roll for The Corporation of the City of Mississauga the sums set forth for various purposes in Schedule A attached hereto for the current year;

AND WHEREAS Section 323 of the *Municipal Act, 2001*, authorizes a local municipality in which there is situated a university designated by the Minister of Training, Colleges and Universities or a college of applied arts and technology, or a public hospital or provincial mental health facility designated by the Minister of Health and Long-Term Care, to levy an annual amount not exceeding the prescribed amount for each full-time student enrolled in the university or college or for each provincially rated bed in the public hospital or provincial mental health facility;

AND WHEREAS Ontario Regulation 384/98, under the *Municipal Act, 2001*, prescribes the rate for universities, colleges of applied arts and technology, and designated public hospitals for the purposes of Section 323 of the *Municipal Act, 2001*;

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

1. For the taxation year 2024, the tax ratio for property in:
 - a) the residential class is 1.000000;
 - b) the commercial class is 1.516977;
 - c) the industrial class is 1.615021;
 - d) the multi-residential class is 1.265604;
 - e) the new multi-residential class is 1.000000;
 - f) the pipe line class is 1.313120;
 - g) the farm class is 0.250000; and
 - h) the managed forests class is 0.250000.
2. For the year 2024, The Corporation of the City of Mississauga shall levy upon the residential, commercial, industrial, multi-residential, new multi-residential, pipe line, farm and managed forests property assessments the rates of taxation per current value assessment for general purposes as set out in Schedule A attached to this By-law.
3. The estimates to be levied for the current year are as set forth in Schedule A attached to this By-law.
4. For universities, colleges of applied arts and technology or designated public hospitals or provincial mental health facilities within the City of Mississauga, taxes due and payable shall be calculated based on \$75 on each:
 - a) full time student of a designated university or college of applied arts and technology in the year preceding the year of levy;
 - b) provincially rated bed in a designated public hospital or provincial mental health facility as determined by the relevant Provincial Minister.
5. (1) For payments-in-lieu of taxes due to The Corporation of the City of Mississauga, the actual amount due to The Corporation of the City of Mississauga shall be based on the assessment roll and the tax rates for

the applicable classes as set out in Schedule A.

- (2) Notwithstanding subsection 5(1), payment-in-lieu of taxes due to The Corporation of the City of Mississauga for land that is owned or leased by the Greater Toronto Airports Authority operating the Toronto Pearson International Airport will be calculated in accordance with Ontario Regulation 282/98 under the *Assessment Act*, as amended.
6. Schedule A attached hereto shall be and hereby forms part of this By-law.
7. 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 of The Corporation of the City of Mississauga that all remaining sections and portions of this By-law continue in full force and effect.

ENACTED and PASSED this 15th day of May, 2024.

Signed by Matt Mahoney, Acting Mayor and Diana Rusnov, City Clerk.

Schedule A
The Corporation of the City of Mississauga
2024 Final Tax Rates and Levy

Class	Description	Returned Assessment for 2024	City Tax Rate (%)	Region Tax Rate (%)	Education Tax Rate (%)	Total Tax Rate (%)	City of Mississauga Levy	Region of Peel Levy	Education Levy	Total Levy
RT	Residential	128,176,836,236	0.348937%	0.444712%	0.153000%	0.946649%	447,256,969	570,017,250	196,110,559	1,213,384,778
RH	Residential Shared (PIL for Ed)	1,640,500	0.348937%	0.444712%	0.153000%	0.946649%	5,724	7,295	2,510	15,529
R1	Res Farm Awaiting Development I	1,719,000	0.104681%	0.133413%	0.045900%	0.283995%	1,799	2,293	789	4,881
R4	Res Farm Awaiting Development II	0	0.348937%	0.444712%	0.153000%	0.946649%	0	0	0	0
RD	Residential - Education Only	0	0.000000%	0.000000%	0.153000%	0.153000%	0	0	0	0
MT	Multi-Residential	6,904,612,722	0.441617%	0.562829%	0.153000%	1.157445%	30,491,917	38,861,147	10,564,057	79,917,121
M1	MR Farm Awaiting Development I	27,614,000	0.104681%	0.133413%	0.045900%	0.283995%	28,907	36,841	12,675	78,423
M4	MR Farm Awaiting Development II	0	0.441617%	0.562829%	0.153000%	1.157445%	0	0	0	0
NT	New Multi-Residential	104,003,500	0.348937%	0.444712%	0.153000%	0.946649%	362,907	462,516	159,125	984,548
CT	Commercial	19,773,755,583	0.529330%	0.674617%	0.880000%	2.083947%	104,668,434	133,397,167	174,009,049	412,074,650
CH	Commercial Shared (PIL for Ed)	18,700,400	0.529330%	0.674617%	0.944727%	2.148674%	98,987	126,156	176,668	401,811
CM	Commercial Taxable (No Ed)	45,493,500	0.529330%	0.674617%	0.000000%	1.203947%	240,811	306,907	0	547,718
CK	Commercial Excess Land (PIL for Ed)	3,668,900	0.529330%	0.674617%	0.944727%	2.148674%	19,421	24,751	34,661	78,833
C1	Commercial Farm Awaiting Development I	75,816,900	0.104681%	0.133413%	0.045900%	0.283995%	79,366	101,150	34,800	215,316
C4	Commercial Farm Awaiting Development II	0	0.529330%	0.674617%	0.880000%	2.083947%	0	0	0	0
C0	Commercial Small Scale On Farm Business	0	0.132333%	0.168654%	0.220000%	0.520987%	0	0	0	0
C7	Commercial Small Scale On Farm Business	22,400	0.132333%	0.168654%	0.220000%	0.520987%	30	38	49	117
CU	Commercial Excess Land	234,603,809	0.529330%	0.674617%	0.880000%	2.083947%	1,241,829	1,582,678	2,064,514	4,889,021
CJ	Commercial Vacant Land (PIL for Ed)	783,000	0.529330%	0.674617%	0.944727%	2.148674%	4,145	5,282	7,397	16,824
CX	Commercial Vacant Land	288,919,109	0.529330%	0.674617%	0.880000%	2.083947%	1,529,336	1,949,098	2,542,488	6,020,922
DT	Office Building	4,523,162,719	0.529330%	0.674617%	0.880000%	2.083947%	23,942,460	30,514,036	39,803,832	94,260,328
DH	Office Building Shared (PIL for Ed)	22,166,500	0.529330%	0.674617%	0.944727%	2.148674%	117,334	149,539	209,413	476,286
DU	Office Building Excess Land	47,676,842	0.529330%	0.674617%	0.880000%	2.083947%	252,368	321,636	419,556	993,560
DK	Office Building Excess Land (PIL for Ed)	4,322,300	0.529330%	0.674617%	0.944727%	2.148674%	22,879	29,159	40,834	92,872
ST	Shopping Centre	7,035,112,585	0.529330%	0.674617%	0.880000%	2.083947%	37,238,966	47,460,084	61,908,991	146,608,041
SU	Shopping Centre Excess Land	34,043,300	0.529330%	0.674617%	0.880000%	2.083947%	180,201	229,662	299,581	709,444
GT	Parking Lot	146,415,200	0.529330%	0.674617%	0.880000%	2.083947%	775,020	987,742	1,288,454	3,051,216
IT	Industrial	4,317,793,790	0.563541%	0.718219%	0.880000%	2.161760%	24,332,551	31,011,196	37,996,585	93,340,332
IH	Industrial Shared (PIL for Ed)	64,545,112	0.563541%	0.718219%	1.066032%	2.347792%	363,738	463,575	688,072	1,515,385
I1	Industrial Farm Awaiting Development I	66,384,700	0.104681%	0.133413%	0.045900%	0.283995%	69,492	88,566	30,471	188,529
I4	Industrial Farm Awaiting Development II	0	0.563541%	0.718219%	0.880000%	2.161760%	0	0	0	0
I0	Industrial Small Scale On-Farm Business	0	0.140885%	0.179555%	0.220000%	0.540440%	0	0	0	0
I7	Industrial Small Scale On-Farm Business	0	0.140885%	0.179555%	0.220000%	0.540440%	0	0	0	0

Schedule A
The Corporation of the City of Mississauga
2024 Final Tax Rates and Levy

Class	Description	Returned Assessment for 2024	City Tax Rate (%)	Region Tax Rate (%)	Education Tax Rate (%)	Total Tax Rate (%)	City of Mississauga Levy	Region of Peel Levy	Education Levy	Total Levy
IU	Industrial Excess Land	47,325,809	0.563541%	0.718219%	0.880000%	2.161760%	266,700	339,903	416,467	1,023,070
IX	Industrial Vacant Land	251,990,400	0.563541%	0.718219%	0.880000%	2.161760%	1,420,070	1,809,842	2,217,516	5,447,428
II	Industrial - Water Intake System	0	0.563541%	0.718219%	1.066032%	2.347792%	0	0	0	0
IJ	Industrial Vacant Land (PIL for Ed)	1,747,000	0.563541%	0.718219%	1.066032%	2.347792%	9,845	12,547	18,624	41,016
IK	Industrial Excess Land (PIL for Ed)	15,939,288	0.563541%	0.718219%	1.066032%	2.347792%	89,824	114,479	169,918	374,221
LT	Large Industrial	1,030,727,882	0.563541%	0.718219%	0.880000%	2.161760%	5,808,577	7,402,879	9,070,405	22,281,861
LH	Large Industrial Shared (PIL for Ed)	0	0.563541%	0.718219%	1.066032%	2.347792%	0	0	0	0
LJ	Large Industrial Vacant Land (PIL for Ed)	0	0.563541%	0.718219%	1.066032%	2.347792%	0	0	0	0
LK	Large Industrial Excess Land (PIL for Ed)	0	0.563541%	0.718219%	1.066032%	2.347792%	0	0	0	0
LU	Large Industrial Excess Land	51,279,133	0.563541%	0.718219%	0.880000%	2.161760%	288,979	368,296	451,256	1,108,531
PT	Pipe Line	163,971,000	0.458197%	0.583960%	0.880000%	1.922156%	751,310	957,525	1,442,945	3,151,780
FT	Farm	5,033,700	0.087234%	0.111178%	0.038250%	0.236662%	4,391	5,596	1,925	11,912
TT	Managed Forests	576,700	0.087234%	0.111178%	0.038250%	0.236662%	503	641	221	1,365
		173,488,403,519					681,965,790	869,147,472	542,194,407	2,093,307,669