

The Township of Cavan Monaghan

By-law No. 2025-36

Being a by-law to provide for the levy and collection of special charges for the year 2025 in respect of the Business Improvement Area

Whereas Section 208 of the Municipal Act, 2001 as amended, provides that a municipality shall annually raise the amount required for the purposes of a business improvement area board of management, including any interest payable by the municipality on money borrowed by it, and that a municipality may establish a special charge to raise such an amount by levying such special charge upon rateable property in the improvement area that is in a prescribed business property class;

Now Therefore the Council of the Township of Cavan Monaghan enacts as follows:

1. There shall be levied and collected for the purposes of the Board of Management of the business improvement area as summarized by property code on the attached Special Area Rate Verification, in amounts calculated for each prescribed business property tax class and qualifier, on the amount of the Board of Management's annual approved Budget, the flat dollar amount for each prescribed business property class as set out as the rate which shall produce the total special charge for the business improvement area as set out under the amount to be collect below by class:

| Class | No. of Properties | Rate | Total Charge for Class |
|-------------------------------|-------------------|-----------|------------------------|
| Industrial | | | |
| Taxable Full | I T 1 | \$ 400.00 | \$ 400.00 |
| | | - | \$ - |
| Commercial | | | |
| Taxable Full | C T 40 | \$ 400.00 | \$ 16,000.00 |
| Taxable Vacant Land | C X 4 | \$ 400.00 | \$ 1,600.00 |
| Commercial (New Construction) | | | |
| Taxable Full | X T - | \$ 400.00 | \$ - |
| | 45 | | \$ 18,000.00 |

2. That every property owner shall be levied the special charge amount accordingly and the installment due dates shall be the same as they are for the final billing for all classes of properties.
3. Non-payment of the amount, as noted, on the dates stated in accordance with this section shall constitute default.
4. Interest charges shall be imposed for the non-payment of taxes at the rate of 1.25 percent per month of taxes due and unpaid and shall start to accrue on the first day of default.
5. The due dates set out therein shall apply to the Commercial, Shopping Center, Industrial and Multi-Residential property classes. The final property taxes for 2025 on properties in "capped" classes (properties assessed as commercial, industrial or multi-residential) shall be levied in accordance with the ratio established by the County of Peterborough and Township by-laws.
6. The Treasurer may mail or cause to be mailed, all notices of taxes required in accordance with the provisions of the Municipal Act, 2001 as amended, to the address of the residence or place of business of the person taxes pursuant to this by-law. Notices will not be mailed to tenants. It is the responsibility of the person taxed to notify and collect taxes from tenants or other persons.
7. The taxes are payable at the Township of Cavan Monaghan Municipal Office, by mail, telephone banking, Interac, web/online banking and direct withdrawal.
8. The Treasurer and designate(s) are hereby empowered to accept part payment from time to time on account of any taxes due. Payments shall be credited first to all penalties and interest, and then to the oldest tax arrears.

Read a first, second and third time and passed this 23rd day of June 2025.

Matthew Graham
Mayor

Cindy Page
Clerk

Run Date: 2025-05-31
Business Date: 2025-05-31

Special Area Rate Verification
Township Of Cavan Monaghan
For Tax Year 2025 By Tax Class
County: 15 Municipality: 09

| Roll | Owner | Assessment | Class | Special Area | Amount |
|------|-------|------------|-------|--------------|--------|
|------|-------|------------|-------|--------------|--------|

Special Area Code Summary

| Code | Tax Class | Assessment | Total Charges |
|------|-----------|------------|---------------|
| B | CT | 8,815,000 | 16,000.00 |
| B | CX | 463,000 | 1,600.00 |
| B | IT | 88,000 | 400.00 |

| | | |
|---------------|-----------|-----------|
| Report Total: | 9,366,000 | 18,000.00 |
|---------------|-----------|-----------|