

The Corporation of the Municipality of Brockton



By-Law 2021-079

Being a By-Law to Opt-Out of the Vacant Unit Rebate Program and to Terminate the Vacant and Excess Land Subclass Property Tax Discounts Starting in 2022.

Whereas the *Municipal Act, 2001, S.O. 2001, c. 25*, Section 5(1), as amended, provides that the powers of a municipal corporation are to be exercised by its council;

And Whereas the *Municipal Act, 2001, S.O. 2001, c. 25*, Section 5(3), as amended, provides that a municipal power, including a municipality's capacity rights, powers and privileges under section 9; shall be exercised by By-Law;

And Whereas the *Municipal Act, 2001, S.O. 2001, c. 25*, Section 364, as amended, provides that tax rebates may be granted to eligible properties in the commercial, industrial, or other prescribed property classes, for their eligible vacant portions and periods of said properties.

And Whereas the *Municipal Act, 2001, S.O. 2001, c. 25*, Section 364 (1.1), as amended, was revised to no longer require a local municipality to have a program to provide tax rebates to owners of a property that has vacant portions, provided that the local municipality passes a by-law to end the rebate.

And Whereas the Ministry of Finance amended Ontario Regulation 580/17 which provided the County of Bruce with the authorization to remove discounts on vacant and excess land subclasses. This followed on the Province indicating that the discounts on the education rates for the vacant and excess land subclasses would be phased out

Now Therefore the Council of the Corporation of the Municipality of Brockton **Enacts as Follows:**

- 1.0 In this by-law the Commercial classes shall be considered a single property class and the Industrial classes shall be considered a single property class.
- 2.0 The Vacant Unit Rebate Program shall be terminated starting with the 2022 taxation year and no rebates shall be made under Section 364 of the *Municipal Act, 2001* commencing January 1, 2022 except for applications relating to the 2021 taxation year.
- 3.0 The cancellation of the Vacant Unit Rebate Program shall apply to any properties in the commercial or industrial property classes and to any other property in any other class identified as a prescribed class.
- 4.0 Vacant and Excess Land Subclasses Property Tax Discounts for Commercial and Industrial property classes shall be terminated starting with the 2022 taxation year.
- 5.0 That this By-Law shall come into effect upon final passage.
- 6.0 This By-Law may be cited as the "Opt-Out of Vacant Unit Rebate Program and Terminate Vacant and Excess Land Subclass Property Tax Discounts By-Law".

Read, Enacted, Signed and Sealed this 8th day of June, 2021.

Mayor – Chris Peabody

Clerk – Fiona Hamilton