



THE CORPORATION OF THE TOWN OF ERIN

By-Law # 21 – 21

**Being a By-law to set the rates
for 2021 taxation and provide
for the collection thereof.**

WHEREAS pursuant to Section 312 of the Municipal Act, 2001, S.O. 2001, c.25, provides that 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;

AND WHEREAS, the Council of the Corporation of the Town of Erin has passed By-law number 18-64 to adopt the estimates of all sums required during 2021 for the purposes of the municipality;

AND WHEREAS Sections 307 and 308 of the said Act require tax rates to be established in the same portion to tax ratios;

AND WHEREAS the Council of the County of Wellington has passed By-law number 5710-21 being a by-law to set tax ratios for the County of Wellington and for all local municipalities within the boundaries of the County for the year 2021 as follows:

Residential/Farm	1.000000
Multi Residential	1.900000
Commercial	1.491000
Industrial	2.400000
Pipeline	2.250000
Farmlands	0.250000
Managed Forests	0.250000

AND WHEREAS, the tax rates for education purposes have been prescribed by the Ministry of Finance and announced by O.Reg 46/21 February 3, 2021.

AND WHEREAS, the Council of the County of Wellington has passed By-law number 5710-21 that established levy requirements for the 2021 Budget and By-law number 5711-21 to establish tax rates for same against the local municipalities;

AND WHEREAS, the Council of the County of Wellington, in said By-law number 5660-21, has established tax rate reductions as follows:

- 1) the vacant land, vacant units and excess land subclasses in the commercial property class is 0%;
- 2) the vacant land, vacant units and excess land subclasses in the industrial property class is 0%;
- 3) the first class of farmland awaiting development in the residential/farm, multi-residential, commercial or industrial property classes is 25%;
- 4) the second class of farmland awaiting development in the residential/farm, multi-residential, commercial or industrial property classes is 0%.

AND WHEREAS, the Assessment Roll compiled in 2020 and upon which taxes for 2021 are to be levied, was certified by the Assessment Commissioner, the whole of the assessment for real property, according to the said last assessment roll, is as follows:

residential/farm (RT)	2,182,050,143
multi-residential (MT)	3,992,900
commercial (CT)	70,371,500
industrial (IT)	26,922,000
pipeline (PT)	2,125,000
farmland (FT)	436,339,139
managed forests (TT)	20,549,600
commercial excess land (CU)	1,370,200
commercial vacant land (CX)	3,027,000
parking lot (GT)	175,000
industrial taxable shared (IH)	324,400
industrial excess land shared (IK)	149,600
industrial excess land (IU)	1,105,200
industrial vacant land (IX)	3,327,000
new construction industrial (JT)	1,711,400
new construction commercial (XT)	13,479,400
new constr. comm. excess land (XU)	47,400
new construction office building (YT)	2,625,000
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Total Returned Assessment	2,769,691,882

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF ERIN HEREBY ENACTS AS FOLLOWS;

- 1/ That the sums to be raised by means of taxation for the year 2021 be as follows:
 - 1) for general municipal purposes a sum of \$ 7,689,659
 - 2) for County purposes a sum of \$ 15,705,161
 - 3) for education purposes a sum of \$ 4,634,895
 - 4) for Business Improvement Area purposes - a sum of \$ 17,200

- 2/ That there shall be levied and collected upon the whole assessment for real property, according to the last certified assessment roll, the rates of taxation for the year 2021 as set out in Schedule "A" attached hereto, and which forms part hereof.

- 3/ That, in addition to the rates above, a special services levy be applied to each benefiting unit within the specific areas of Hillsburgh, the hamlets of Cedar Valley, Orton, Ospringe, and Ballinafad, and the subdivisions of Mountainview, Sandalwood Drive, Credit River Pines, Erinwood Drive, Erin Meadows, and Belerin, Delarmbro Drive, Trail Ridge, Forest Ridge, the Village of Erin, Crewson Ridge and Erinbrook for streetlighting costs based on the 2020 hydro and maintenance costs of \$116,000 as a flat rate per unit of \$60.00

- 4/ That a Business Improvement Area rate of \$400 be applied to the specific commercial properties within the designated Business Improvement Area of the Village of Erin according to the minimum and maximum provisions established by the Village of Erin By-law number 84-24.

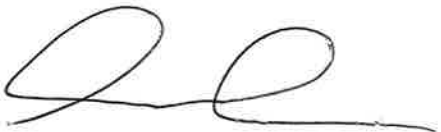
- 5/ That the final tax installments for all property classes, including subclasses, be paid in two installments as follows: 50 percent of the final levy rounded upwards to the next whole dollar shall become due and payable on the 30th day of September, 2021; the final 50 percent of the final levy shall become due and payable on the 30th day of November, 2021.

- 6/ That where the sum of the taxes for which any person is chargeable in 2021 for municipal, County, education, and any other purpose, upon any real property

assessed in one parcel to the same owner would according to the assessment thereon be less than \$10.00, the sum of such taxes shall be deemed to be \$10.00.

- 7/ On all taxes of the levy, which are in default on the 1st day of October, 2020, a penalty of 1.25 percent shall be added and thereafter a penalty of 1.25 percent per month will be added on the first day of each calendar month in which default continues, until December 31st, 2020.
- 8/ On all taxes in default on January 1st, 2022 interest shall be added at the rate of 1.25 percent per month for each month or fraction thereof in which default continues.
- 9/ Penalties and interest added in default shall become due and payable and shall be collected as if the same had originally been imposed and formed part of such unpaid tax levy.
- 10/ The collector may email or mail or cause the same to be mailed to the residence or place of business of such person indicated on the last revised assessment roll, a written or printed notice specifying the amount of taxes payable.
- 11/ That taxes are payable at the Town of Erin Municipal Office, 5684 Trafalgar Road, Hillsburgh, Ontario.

Passed in Open Council on the 18th day of May, 2021.



Mayor



Clerk

The Corporation of the Town of Erin
 Schedule "A"
 By-Law # 21 - 21

2021

CLASS	ASSESSMENT	CODE	TAX RATES					
			MUNICIPAL			COUNTY	EDUCATION	TOTAL
			GENERAL	INFRASTRUCTURE	TOTAL			
res/farm		RT	0.00277555	0.00026991	0.00304546	0.00621997	0.00153000	0.01079543
multi-res		MT	0.00527355	0.00051283	0.00578638	0.01181794	0.00153000	0.01913432
farmlands		FT	0.00069389	0.00006748	0.00076137	0.01554990	0.00038250	0.01669377
commercial		CT	0.00413835	0.00040243	0.00454078	0.00927397	0.00880000	0.02261475
industrial		IT	0.00666132	0.00064778	0.00730910	0.01492792	0.00880000	0.03103702
Large industrial		LT	0.00666132	0.00064778	0.00730910	0.01492792	0.00880000	0.03103702
pipeline		PT	0.00624499	0.00060730	0.00685229	0.01399493	0.00880000	0.02964722
managed forests		TT	0.00069389	0.00006748	0.00076137	0.01554990	0.00038250	0.01669377
commercial excess land		CU	0.00413835	0.00040243	0.00454078	0.09273970	0.00880000	0.10608048
commercial vacant land		CX	0.00413835	0.00040243	0.00454078	0.00927397	0.00880000	0.02261475
commercial farmland class I		C1	0.00208166	0.00020243	0.00228409	0.00466498	0.00220000	0.00914907
parking lot		GT	0.00413835	0.00040243	0.00454078	0.00927397	0.00880000	0.02261475
industrial taxable shared		IH	0.00666132	0.00064778	0.00730910	0.01492792	0.00880000	0.03103702
industrial excess land		IU	0.00666132	0.00064778	0.00730910	0.01492792	0.00880000	0.03103702
industrial excess land shared		IK	0.00666132	0.00064778	0.00730910	0.01492792	0.00880000	0.03103702
large indus excess/vacant		LU	0.00666132	0.00064778	0.00730910	0.01492792	0.00880000	0.03103702
industrial vacant land		IX	0.00666132	0.00064778	0.00730910	0.01492792	0.00880000	0.03103702
industrial farmland class I		I1	0.00208166	0.00020243	0.00228409	0.00466498	0.00220000	0.00914907
industrial farmland class II		I4	0.00666132	0.00064778	0.00730910	0.01492792	0.00880000	0.03103702
new construction industrial		JT	0.00666132	0.00064778	0.00730910	0.01492792	0.00880000	0.03103702
new constr ind excess land		JU	0.00666132	0.00064778	0.00730910	0.01492792	0.00880000	0.03103702
new construction commercial		XT	0.00413835	0.00040243	0.00454078	0.00927397	0.00880000	0.02261475
new construction excess land		XU	0.00413835	0.00040243	0.00454078	0.00927397	0.00880000	0.02261475
Supp New ConstrOffice		YT	0.00413835	0.00040243	0.00454078	0.00927397	0.00880000	0.02261475
new construction office vacant land		YU	0.00413835	0.00040243	0.00454078	0.00927397	0.00880000	0.02261475