



THE CORPORATION OF THE TOWN OF ERIN

By-Law Number 17 – 28

Being a By-law to set the rates for 2017 taxation and to 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 17-12 to adopt the estimates of all sums required during 2017 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 5517-17 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 2017 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 letter dated April 5, 2017.

And whereas, the Council of the County of Wellington has passed By-law number 5503-17 that established levy requirements for the 2017 Budget and By-law number 5516-17 to establish tax rates for same against the local municipalities;

And whereas, the Council of the County of Wellington, in said By-law number 5517-17, has established tax rate reductions as follows:

- 1) the vacant land, vacant units and excess land subclasses in the commercial property class is 30%;
- 2) the vacant land, vacant units and excess land subclasses in the industrial property class is 35%;
- 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 2016 and upon which taxes for 2017 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 property class	1,900,283,179
Multi-residential property class	6,263,000
Commercial property class - full	64,602,625
Commercial property class - excess land	1,771,500
Commercial property class - vacant land	3,091,750
New Commercial	7,514,475
Commercial property class - Farmland I	0
Industrial property class - full	19,063,750
Industrial property class - excess land	858,025
Industrial Shared PIL	472,500
Industrial property - farmland II	0
Industrial property class - vacant land	4,288,250
Industrial property class - Farmland I	187,250
Large Industrial property class - full	0
Large Industrial property class - excess land	0
Pipeline property class	2,004,500
Farm property class	301,837,025
Managed Forest property class	13,235,650
New construction industrial	179,700
New construction – office	2,189,500
New construction – excess land	47,100
	<u>\$2,327,889,779</u>

Now therefore be it resolved that the Council of the Corporation of the Town of Erin hereby enacts as follows:

- That the sums to be raised by means of taxation for the year 2017 be as follows:
 - for general municipal purposes a sum of \$ 6,301,655
 - for County purposes a sum of \$13,873,737
 - for education purposes a sum of \$4,698,810
 - for Business Improvement Area purposes - a sum of \$16,400
- 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 2017 as set out in Schedule "A" attached hereto, and which forms part hereof.
- 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, Ospringle, 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 2017 hydro and maintenance costs of \$196,009 as a flat rate per unit of \$102.73
- That a Business Improvement Area rate of .01826485 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.
- That save and except that portions of taxes and other special rates levied by the Interim Levy under Section 317 of the *Municipal Act*, 2001 the taxes levied on the Residential, Farm, Managed Forest, and Pipelines, Commercial or Industrial farmlands awaiting development property classes, including all other rates, to be raised in 2017 shall become due and payable on the date of passing of this By-law, but may 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 31st day of August, 2017; the remaining 50 percent of the final levy shall become

due and payable on the 31st day of October, 2017; where the final tax levy is \$20.00 or less, they shall become due and payable in one installment on the 31st day of August, 2017; non-payment of the amount on the dates stated in accordance with this section shall constitute default, whereby the subsequent installment or installments shall forthwith become payable.

6. That the final tax installments for Commercial, Industrial, and Multi-Residential 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 29th day of September, 2017; the final 50 percent of the final levy shall become due and payable on the 30th day of November, 2017.
7. That where the sum of the taxes for which any person is chargeable in 2017 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.
8. On all taxes of the levy, which are in default on the 1st day of September, 2017, 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, 2017.
9. On all taxes in default on January 1st, 2018 interest shall be added at the rate of 1.25 percent per month for each month or fraction thereof in which default continues.
10. 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.
11. The 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 roll, a written or printed notice specifying the amount of taxes payable.
12. That taxes are payable at the Town of Erin Municipal Office, 5684 Trafalgar Road, Hillsburgh, Ontario.

Passed in Open Council on June 6, 2017.



Mayor, Allan Ails



Clerk, Dina Lundy

The Corporation of the Town of Erin
 Schedule "A"
 By-Law # 17 -

2017

CLASS	ASSESSMENT	CODE	TAX RATES					
			MUNICIPAL			COUNTY	EDUCATION	TOTAL
			GENERAL	INFRASTRUCTURE	TOTAL			
res/farm		RT	0.00268487	0.00022332	0.00290819	0.00640268	0.00179000	0.01110087
multi-res		MT	0.00510126	0.00042430	0.00552556	0.01216509	0.00179000	0.01948065
farmlands		FT	0.00067122	0.00005583	0.00072705	0.00160067	0.00044750	0.00277522
commercial		CT	0.00400315	0.00033296	0.00433611	0.00954640	0.01025278	0.02413529
industrial		IT	0.00644370	0.00053596	0.00697966	0.01536643	0.01390000	0.03624609
Large industrial		LT	0.00644370	0.00053596	0.00697966	0.01536643	0.01390000	0.03624609
pipeline		PT	0.00604097	0.00050246	0.00654343	0.01440603	0.01390000	0.03484946
managed forests		TT	0.00067122	0.00005583	0.00072705	0.00160067	0.00044750	0.00277522
commercial excess land		CU	0.00280220	0.00023308	0.00303528	0.00668248	0.00717695	0.01689470
commercial vacant land		CX	0.00280220	0.00023308	0.00303528	0.00668248	0.00717695	0.01689470
commercial farmland class I		C1	0.00201366	0.00016749	0.00218115	0.00480201	0.00134250	0.00832566
industrial taxable shared		IH	0.00644370	0.00053596	0.00697966	0.01536643	0.01390000	0.03624609
industrial excess land		IU	0.00418840	0.00034837	0.00453677	0.00998818	0.00903500	0.02355995
large indus excess/vacant		LU	0.00418840	0.00034837	0.00453677	0.00998818	0.00903500	0.02355995
industrial vacant land		IX	0.00418840	0.00034837	0.00453677	0.00998818	0.00903500	0.02355995
industrial farmland class I		I1	0.00201366	0.00016749	0.00218115	0.00480201	0.00134250	0.00832566
industrial farmland class II		I4	0.00644370	0.00053596	0.00697966	0.01536643	0.01390000	0.03624609
new construction industrial		JT	0.00644370	0.00053596	0.00697966	0.01536643	0.01025278	0.03259887
new constr ind vacant land		JU	0.00418840	0.00034837	0.00453677	0.00998818	0.00903500	0.02355995
new commercial		XT	0.00400315	0.00033296	0.00433611	0.00954640	0.01025278	0.02413529
new construction excess land		XU	0.00280220	0.00023308	0.00303528	0.00668248	0.00717695	0.01689470
Supp New ConstrOffice		YT	0.00400315	0.00033296	0.00433611	0.00954640	0.01025278	0.02413529
new construction office vacant land		YU	0.00280220	0.00023308	0.00303528	0.00668248	0.00717695	0.01689470