

THE CORPORATION OF THE TOWN OF AMHERSBURG

BY-LAW NO. 2016-30

BY-LAW TO ADOPT THE 2015 ASSESSMENTS ON WHICH TAXES SHALL BE LEVIED FOR THE YEAR 2016, TO LEVY TAXES FOR THE YEAR 2016, AND TO PROVIDE FOR THE COLLECTION THEREOF.

WHEREAS the Assessment Roll for the year 2015 has been confirmed;

AND WHEREAS the Council of the Town of Amherstburg, in accordance with the provisions of the Municipal Act, 2001, S.O. 2001, Section 290, has prepared and provisionally adopted the estimates of all sums required during the year 2016 for the purposes of the municipality, including sums required by law to be provided for school purposes and for any board, commission or other body has reviewed its estimates for the year 2016;

AND WHEREAS the Council of the County of Essex, has passed By-law 06-2016, being a by-law to set tax ratios for the County of Essex and for all local municipalities within the boundaries of the County of Essex for the year 2016 as follows: Residential/farm property class is 1.0000; Multi-residential property class is 1.9554; Commercial property class is 1.082044; Parking lots/vacant land property class is 0.5620; Office building property class is 1.1640; Industrial property class is 1.9425; Large industrial property class is 2.6861; Farmlands property class is 0.2500; Pipelines property class is 1.3030; and Managed forests property class is 0.2500;

AND WHEREAS the Council of the County of Essex, has passed By-law 06-2016, being a by-law to adopt the estimates for the sums required during the year 2016 for the County of Essex and to establish tax rates for same against the local municipalities;

AND WHEREAS the Council of the County of Essex, in said By-law 06-2016 has established tax rate reductions as follows:

- a) vacant and excess lands in commercial property subclasses is 30%;
- b) vacant and excess lands in the industrial property subclasses is 35%;
- c) the first subclass of farmland awaiting development in the residential/farm property class is 75%;
- d) the first subclass of farmland awaiting development in all other classes except residential/farm property class to be calculated as follows:

Percentage Reduction = $100 - [(100-R) / T]$ where,

R is the percentage reduction for the municipality for the first subclass for the residential property class; and

T is the amount equal to the tax rate for the property class divided by the tax rate for the residential property class,

- e) the second subclass of farmland awaiting development for all property classes is 75%;

AND WHEREAS, the Assessment Roll prepared in 2015 and upon which the taxes for 2016 are to be levied, was certified by the Assessment Commissioner on December 8, 2015, the whole of the Assessment for real property, according to the said last assessment roll, is as detailed on Appendix A.


NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF AMHERSTBURG ENACTS AS FOLLOWS:

1. THAT the estimates of the Corporation of the Town of Amherstburg, for the year 2016 be as they are hereby adopted.
2. THAT the sums to be raised by means of taxation for the year 2016 be as follows, subject to the adjustments adopted in the estimates, which adjustments are by law required to be made:
 - a) For general municipal purposes the net levy will be \$19,418,169;
 - b) For County purposes the net levy will be \$9,916,083;
 - c) For School purposes the net levy will be \$5,971,471.
3. 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 2016 as set out in Appendix B.
4. Special rates will be applied, in addition to the rates outlined in clause 3 for the purpose of generating revenue for Capital Replacement and Capital Reserves as set out in Appendix B.
 - a) For capital replacement the net levy will be \$388,371;
 - b) For capital reserve the net levy will be \$388,371
5. THAT all other rates as provided for in the Statutes of Ontario and in the by-laws of the municipality, be levied and collected in the manner directed and authorized by said Statutes and By-laws.
6. THAT all taxes, local improvements, and other special rates shall be paid into the office of the Treasurer or the Collector of Taxes of the Town of Amherstburg.
7. THAT all taxes, local improvements, and other special rates shall be payable in the following manner and on the following dates:
 - a) All amounts of \$100.00 and under, on or before July 29, 2016 or a date as may be determined by the Treasurer to be in compliance with the Municipal Act,
 - b) All amounts in excess of \$100.00 levied on real property:


Fifty percent on the 29th day of July, 2016;
Fifty percent on the 31st day of October, 2016
 - c) In the event that the above dates cannot be adhered to as a result of changes to provisions as may be prescribed by the Province of Ontario, the Treasurer may amend the above dates to comply with the said provisions.
8. THAT a penalty charge of one and one quarter percent (1¼ %) on the first day in which default occurs shall be imposed for non-payment of taxes.
9. THAT a late payment charge of one and one quarter percent (1¼ %) on the first day of each calendar month thereafter on the outstanding taxes due shall be imposed for non-payment of taxes.
10. THAT exception shall be made to clause 8 and 9 above for tax accounts where no penalties or interest have been charged on the account for the previous 3 year period. Said exception to penalty must be requested by the ratepayer and accounts shall be granted a grace period of 15 business days for payment with penalties and interest charges applying as described in clause 8 and 9 above.

11. THAT failure to receive a tax notice does not exempt the property owner from penalty and late payment charges as outlined in clause 8 and 9 above.
12. THAT the Treasurer and the Collector may accept part payment from time to time on account of any installments, provided that acceptance of such part payment shall not affect the collection of the percentage charges imposed under Clause 8 or 9 of this by-law.
13. THAT the Collector may mail or cause to be mailed to the address of the residence, the notice specifying the amount of taxes and local improvement rates payable by such persons.
14. This by-law comes into force and effect upon final passing thereof.

READ A FIRST, SECOND, AND THIRD TIME AND FINALLY PASSED THIS 25TH DAY OF APRIL 2016.



Mayor – Aldo DiCarlo



Clerk – Paula Parker

TOWN OF AMHERSTBURG

BY-LAW NO. 2016-30

APPENDIX A

Property Class	Assessment
Residential	1,824,514,205
Res. Farm 1	1,027,200
Multi-Residential	25,009,030
Commercial - Full	93,362,443
Commercial - Excess Land	3,193,355
Commercial - Vacant Land	4,321,600
Comm. New Const. - Full	8,695,000
Comm. New Const. - Excess Land	70,000
Shopping Centre	18,061,000
Industrial - Full	29,098,107
Industrial - Full Shared PIL	84,900
Industrial - Excess Land	2,206,044
Industrial - Vacant Land	4,903,900
Industrial - New Construction Full	1,338,000
Large Industrial - Full	5,542,028
Large Industrial - Excess Land	66,234
Pipeline - Full	11,237,000
Farm	160,604,254
Managed Forest	617,300
Total	2,193,951,600

Classification		Taxable Assessment	Ratio	Weighted Assessment	Municipal Rate	County Rate	Education Rate	Additional Levy Rates	Capital Replacement Levy	Capital Reserve Levy	Municipal Levy	County Levy	Education Levy	Pub Eng 56.004%	Pub Fre 1.114%	Sep Eng 33.956%	Sep Fre 8.926%	Total Education	
		0.01590624																	
Residential	RT Public English	1,290,033,273	1.000000	1,290,033,273	0.00904533	0.00461909	0.00188000	0.00018091	233,379.92	233,379.92	11,668,780.53	5,958,779.79	2,425,262.55	2,425,262.55					2,425,262.55
	RT Public French	4,292,642	1.000000	4,292,642	0.00904533	0.00461909	0.00188000	0.00018091	776.58	776.58	38,828.38	19,828.10	8,070.17		8,070.17				8,070.17
	RT Separate English	468,706,758	1.000000	468,706,758	0.00904533	0.00461909	0.00188000	0.00018091	84,793.74	84,793.74	4,239,608.70	2,164,996.70	881,168.71			881,168.71			881,168.71
	RT Separate French	61,481,532	1.000000	61,481,532	0.00904533	0.00461909	0.00188000	0.00018091	11,122.62	11,122.62	556,120.93	283,988.73	115,585.28					115,585.28	115,585.28
	R1 Res. Farm 1	1,027,200	0.250000	256,800	0.00226133	0.00115477	0.00047000	0.00004523	46.46	46.46	2,322.84	1,186.18	482.78	270.38	5.38	163.93	43.09		482.78
Multi-Residential	MT Public English	20,810,265	1.955400	40,692,392	0.01768724	0.00903217	0.00188000	0.00035375	7,361.66	7,361.66	368,076.24	187,961.85	39,123.30	39,123.30					39,123.30
	MT Public French	40,191	1.955400	78,589	0.01768724	0.00903217	0.00188000	0.00035375	14.22	14.22	710.87	363.01	75.56		75.56				75.56
	MT Separate English	3,915,569	1.955400	7,656,504	0.01768724	0.00903217	0.00188000	0.00035375	1,385.14	1,385.14	69,255.62	35,366.08	7,361.27			7,361.27			7,361.27
	MT Separate French	243,005	1.955400	475,172	0.01768724	0.00903217	0.00188000	0.00035375	85.96	85.96	4,298.09	2,194.86	456.85					456.85	456.85
Commercial	CT Full	93,362,443	1.082044	101,022,271	0.00978745	0.00499806	0.01355735	0.00019575	18,275.94	18,275.94	913,780.08	466,631.09	1,265,747.32	708,869.13	14,100.43	429,797.16	112,980.61		1,265,747.32
	CU Excess Land	3,193,355	0.757431	2,418,746	0.00685122	0.00349864	0.00949015	0.00013703	437.58	437.58	21,878.36	11,172.40	30,305.40	16,972.24	337.60	10,290.50	2,705.06		30,305.40
	CX Vacant Land	4,321,600	0.562000	2,428,739	0.00508348	0.00259593	0.00707431	0.00010167	439.38	439.38	21,968.75	11,218.57	30,572.34	17,121.73	340.58	10,381.14	2,728.89		30,572.34
Comm. New Const.	XT Full	8,695,000	1.082044	9,408,373	0.00978745	0.00499806	0.01180000	0.00019575	1,702.07	1,702.07	85,101.86	43,458.13	102,601.00	57,460.66	1,142.98	34,839.20	9,158.17		102,601.00
	XU Excess Land	70,000	0.757431	53,020	0.00685122	0.00349864	0.00826000	0.00013703	9.59	9.59	479.59	244.90	578.20	323.82	6.44	196.33	51.61		578.20
Shopping Centre	ST Full	18,061,000	1.082044	19,542,797	0.00978745	0.00499806	0.01180000	0.00019575	3,535.49	3,535.49	176,771.10	90,269.96	213,119.80	119,355.61	2,374.15	72,366.96	19,023.07		213,119.80
Industrial	IT Full Occupied	29,098,107	1.942500	56,523,073	0.01757056	0.00897258	0.01500000	0.00035142	10,225.59	10,225.59	511,270.02	261,085.09	436,471.61	244,441.56	4,862.29	148,208.30	38,959.46		436,471.61
	IH Full Shared PIL	84,900	1.942500	164,918	0.01757056	0.00897258	0.01500000	0.00035142	29.84	29.84	1,491.74	761.77	1,273.50	713.21	14.19	432.43	113.67		1,273.50
	IU Excess Land	2,206,044	1.262625	2,785,406	0.01142086	0.00583218	0.00975000	0.00022842	503.91	503.91	25,194.93	12,866.05	21,508.93	12,045.86	239.61	7,303.57	1,919.89		21,508.93
	IX Vacant Land	4,903,900	1.262625	6,191,787	0.01142086	0.00583218	0.00975000	0.00022842	1,120.16	1,120.16	56,006.77	28,600.43	47,813.03	26,777.21	532.64	16,235.39	4,267.79		47,813.03
	JT Full - New Const.	1,338,000	1.942500	2,599,065	0.01757056	0.00897258	0.01180000	0.00035142	470.20	470.20	23,509.41	12,005.31	15,788.40	8,842.14	175.88	5,361.11	1,409.27		15,788.40
Large Industrial	LT Full Occupied	5,542,028	2.686100	14,886,441	0.02429667	0.01240734	0.01500000	0.00048594	2,693.11	2,693.11	134,652.82	68,761.83	83,130.42	46,556.36	926.07	28,227.77	7,420.22		83,130.42
	LU Excess Land	66,234	1.745965	115,642	0.01579283	0.00806477	0.00975000	0.00031586	20.92	20.92	1,046.02	534.16	645.78	361.66	7.19	219.28	57.64		645.78
Pipeline	PT Full	11,237,000	1.303000	14,641,811	0.01178607	0.00601867	0.01500000	0.00023573	2,648.85	2,648.85	132,440.06	67,631.79	168,555.00	94,397.54	1,877.70	57,234.54	15,045.22		168,555.00
Farm	FT Public English	134,942,754	0.250000	33,735,689	0.00226133	0.00115477	0.00047000	0.00004523	6,103.12	6,103.12	305,150.54	155,827.84	63,423.09	63,423.09					63,423.09
	FT Public French	272,000	0.250000	68,000	0.00226133	0.00115477	0.00047000	0.00004523	12.30	12.30	615.08	314.10	127.84		127.84				127.84
	FT Separate English	21,884,900	0.250000	5,471,225	0.00226133	0.00115477	0.00047000	0.00004523	989.80	989.80	49,489.05	25,272.03	10,285.90			10,285.90			10,285.90
	FT Separate French	3,504,600	0.250000	876,150	0.00226133	0.00115477	0.00047000	0.00004523	158.50	158.50	7,925.07	4,047.01	1,647.16					1,647.16	1,647.16
Managed Forest	TT Public English	313,921	0.250000	78,480	0.00226133	0.00115477	0.00047000	0.00004523	14.20	14.20	709.88	362.51	147.54	147.54					147.54
	TT Public French	1,098	0.250000	275	0.00226133	0.00115477	0.00047000	0.00004523	0.05	0.05	2.48	1.27	0.52		0.52				0.52
	TT Separate English	293,480	0.250000	73,370	0.00226133	0.00115477	0.00047000	0.00004523	13.27	13.27	663.66	338.90	137.94			137.94			137.94
	TT Separate French	8,801	0.250000	2,200	0.00226133	0.00115477	0.00047000	0.00004523	0.40	0.40	19.90	10.16	4.14					4.14	4.14
		2,193,951,600		2,146,761,141					388,370.56	388,370.56	19,418,169.38	9,916,082.62	5,971,471.31	3,882,465.59	35,217.21	1,720,211.42	333,577.08		5,971,471.31