

**THE CORPORATION OF THE TOWNSHIP OF WILMOT
BY-LAW NO. 2016-20**

**BEING A BY-LAW TO ESTABLISH THE 2016 FINAL TAX
LEVY, THE 2016 RATES OF TAXATION AND TO
PROVIDE FOR THE PAYMENT OF TAXES BY
INSTALMENTS.**

WHEREAS Section 290 of the Municipal Act, 2001, S.O. 2001, CHAPTER 25, as amended, provides that the Council of a local municipality shall, after consideration of the estimates for the year, pass a by-law to adopt the estimates and levy a separate tax rate on the assessment in each property class;

AND WHEREAS Section 307 of the Municipal Act, 2001, S.O. 2001, CHAPTER 25, as amended, outlines the manner in which taxes shall be assessed against a property, and,

AND WHEREAS the Regional Municipality of Waterloo has provided the 2015 tax ratios and subclass reductions as required by the Municipal Act, 2001, S.O. 2001, CHAPTER 25, as amended,

NOW THEREFORE the Council of the Corporation of the Township of Wilmot hereby enacts as follows:

Definitions

- “Municipal Act” means the Municipal Act, 2001, S.O. 2001, CHAPTER 25, as amended.
- “Person” means a natural person, partnership, association, corporation, legal representative, trustee, trustee in bankruptcy, or receiver.
- “Property Owner” means a person who has legal title or right to a property.
- “Region” means the Regional Municipality of Waterloo.
- “Tax” or “Taxes” means any sum payable as taxes and includes upper tier, lower tier and school board property taxes, local improvement charges, and all other fees that may have been added to the property’s tax roll as outlined in the Municipal Act.
- “Township” means The Corporation of the Township of Wilmot.

Final Tax Levy

- The current estimates for 2016, totalling \$7,327,930, detailed in the 2016 Municipal Budget, approved by Council on February 8, 2016, are used in the creation of the 2016 Township tax rates.
- Every property owner shall be taxed a Final Levy according to the tax rates in this by-law, save and except that portion of taxes raised by the 2016 Interim Levy under Section 317 of the Municipal Act.
- Taxes levied under this by-law shall be payable in multiple instalments, and the dates for payment shall be as follows:

For Residential, Farm, Managed Forest and Pipeline taxes payable outside of the Township’s Pre-Authorized Payment Plans:

Two Instalments:	Due Date of 1 st Instalment:	June 30, 2016
	Due Date of 2 nd Instalment:	September 30, 2016

For Multi-Residential, Commercial and Industrial taxes payable outside of the Township’s Pre-Authorized Payment Plans:

Two Instalments:	Due Date of 1 st Instalment:	July 29, 2016
	Due Date of 2 nd Instalment:	September 30, 2016

For Residential, Farm, Managed Forest and Pipeline taxes payable through the Township's Instalment Based Pre-Authorized Payment Plan:

Two Instalments: Due Date of 1st Instalment: **July 4, 2016**
 Due Date of 2nd Instalment: **October 3, 2016**

For Multi-Residential, Commercial and Industrial taxes payable through the Township's Instalment Based Pre-Authorized Payment Plan:

Two Instalments: Due Date of 1st Instalment: **August 2, 2016**
 Due Date of 2nd Instalment: **October 3, 2016**

For taxes payable through the Township's Monthly Pre-Authorized Payment Plan

Six Instalments: Instalments are due **the first business day of each month**
 (July through December 2016)

- Notice of 2016 Final Levy shall be mailed at least 21 days prior to the due date of the 1st Instalment.
- Failure to pay the amount of taxes due on the dates stated above shall constitute default and the provisions of By-law 2012-02 (being a by-law to provide for penalties to be applied to current taxes due and unpaid and for interest to be applied to taxes in arrears) shall be applicable.
- The Treasurer is hereby authorized to mail, deliver or cause to be mailed or delivered, the notice of taxes due to the address of the residence or place of business of the person to whom such notice is required to be given.
- Taxes shall be payable to the Township.
- The Treasurer is authorized to accept part payment from time to time on accounts of any taxes due and to give a receipt for such payment, provided that acceptance of any such payment shall not affect the collection of any percentage charge imposed and collectable under By-law No. 2012-02 in respect of non-payment of any taxes or any class of taxes or of any instalment thereof.

2016 Tax Rates

- The 2016 tax ratios provided by the Region are as follows:

<u>Tax Class Description</u>	<u>Tax Ratio</u>	<u>Tax Class Description</u>	<u>Tax Ratio</u>
Residential	1.0000	Commercial	1.9500
Residential Farmland CI 1	1.0000	Shopping Centre	1.9500
Multi-Residential	1.9500	Industrial	1.9500
New Multi-Residential	1.0000	Industrial Farmland CI 1	1.0000
Farm	0.2500	Pipeline	1.1613
Managed Forest	0.2500		

- The 2016 sub-class reductions provided by the Region are as follows:

<u>Tax Class Description</u>	<u>Sub-Class Reduction</u>
Residential Farmland CI 1	55%
Industrial Farmland CI 1	55%
Excess Land (All Classes)	30%
Vacant Land (All Classes)	30%

- The 2016 tax rates are set as follows:

<u>Tax Code</u>	<u>Tax Code Description</u>	<u>Tax Rate</u>
RT	Residential Taxable: Full	0.00241190
R1	Residential Taxable: Farmland Cl 1	0.00108536
MT	Multi-Residential Taxable: Full	0.00470321
NT	New Multi-Residential Taxable: Full	0.00241190
FT	Farm Taxable: Full	0.00060298
TT	Managed Forest Taxable: Full	0.00060298
CT	Commercial Taxable: Full	0.00470321
CU	Commercial Taxable: Excess Land	0.00329224
CX	Commercial Taxable: Vacant Land	0.00329224
XT	Commercial New Construction: Full	0.00470321
XU	Commercial New Construction: Excess Land	0.00329224
XX	Commercial New Construction: Vacant Land	0.00329224
YT	Office Building New Construction Taxable: Full	0.00470321
ST	Shopping Centre Taxable: Full	0.00470321
SU	Shopping Centre Taxable: Excess Land	0.00329224
SX	Shopping Centre Taxable: Vacant Land	0.00329224
ZT	Shopping Centre New Construction: Full	0.00470321
ZU	Shopping Centre New Construction: Excess Land	0.00329224
ZX	Shopping Centre New Construction: Vacant Land	0.00329224
IT	Industrial Taxable: Full	0.00470321
IH	Industrial Taxable: Full, Shared PIL	0.00470321
IK	Industrial Taxable: Excess Land, Shared PIL	0.00329224
IU	Industrial Taxable: Excess Land	0.00329224
IX	Industrial Taxable: Vacant Land	0.00329224
I1	Industrial Taxable: Farmland Cl 1	0.00108536
JT	Industrial New Construction: Full	0.00470321
JU	Industrial New Construction: Excess Land	0.00329224
JX	Industrial New Construction: Vacant Land	0.00329224
PT	Pipeline Taxable: Full	0.00280094
E	Exempt	0.00000000

Severability

- If a Court of competent jurisdiction should declare any section or part of a section of this by-law to be invalid, such section or part of a section shall not be construed as having persuaded or influenced Council to pass the remainder of this by-law and it is hereby declared that the remainder of this by-law shall be valid and shall remain in full force and effect.

Coming to Force

- This by-law shall come into force on the date of its passage by Council.

READ a first and second time in Open Council this 18th day of April, 2016.

READ a third time and finally passed in Open Council this 18th day of April, 2016.

Mayor

Clerk