

BY-LAW 22 OF 2018
THE CORPORATION OF THE TOWN OF ST. MARYS

Being a By-law to set Tax Ratios for prescribed property classes for municipal purposes for the year 2018.

AUTHORITY: *Municipal Act* 2001, S.O. 2001, c.25, as amended, Section 308

WHEREAS: It is necessary for the Council of The Corporation of the Town of St. Marys, pursuant to Section 308 of the *Municipal Act*, 2001, as amended, to establish the tax ratios for the municipality;

AND WHEREAS: The tax ratios determine the relative amount of taxation to be borne by each property class;

AND WHEREAS: Section 308(6) of the *Municipal Act*, 2001, as amended, requires that the transition ratios be established prior to setting the tax ratio;

AND WHEREAS: Section 308(8) of the *Municipal Act*, 2001, as amended, requires that the tax ratio for a property must be within the allowable range prescribed in the regulations for the property class;

AND WHEREAS: The property subclasses for which tax rate reductions are to be established are in accordance with the *Assessment Act*;

AND WHEREAS: The tax rate reductions reduce the tax rates that would otherwise be levied for municipal purposes;

NOW THEREFORE: The Council of The Corporation of the Town of St. Marys hereby enacts as follows;

1. For the taxation year 2018 the tax ratio for property in:
 - a. The Residential / Farm property class is 1.000000;
 - b. The Multi-Residential property class is 1.1000;
 - c. The Commercial property class is 1.546300;
 - d. The Industrial property class is 2.481186;
 - e. The Landfill property class is 1.583511;
 - f. The Pipelines property class is 1.810900;
 - g. The Farmlands property class is 0.250000;
 - h. The Managed Forest property class is 0.250000;

2. That the tax reduction for;
 - a. The vacant land, vacant units and excess land subclasses in the Commercial property class is 20%;
 - b. The vacant land, vacant units and excess land subclasses in the Industrial property class is 20%;
 - c. The first class of Farmland awaiting development in the Residential / Farm, Multi-Residential, Commercial or Industrial property classes (R1) is 65%;
 - d. The second class of Farmland awaiting development in the Residential / Farm, Multi-Residential, Commercial or Industrial property classes (R2) is 0%.
3. For the purposes of this By-law;
 - a. The Commercial property class includes all commercial office property, shopping centre property and parking lot property;
 - b. The Industrial property class included all large industrial property.
4. This By-Law comes into force and takes effect on the final passing thereof.

Read a first and second time this 13th day of March, 2018.

Read a third and final time and passed this 13th day of March, 2018.

Mayor Al Strathdee

Brent Kittmer, CAO / Clerk