

By-law 16-2007
The Corporation of the Municipality of Central Huron

Being a by-law for the purposes of adopting an annual budget and levying and collecting rates for various purposes and to provide for the payment of taxes and to provide for penalty and interest.

WHEREAS Section 290 (1) of The Municipal Act, R.S.O., 2001 as amended provides that a local municipality shall in each year prepare and adopt a budget including estimates of all sums required during the year for the purposes of the municipality.

AND WHEREAS Section 312 (1) of the Municipal Act, R.S.O., 2001 as amended defines a "general local municipality levy" to mean the amount the local municipality decided to raise in its budget for the year under section 290 of the Municipal Act, R.S.O., 2001 as amended, on all rateable property in the local municipality.

AND WHEREAS Section 312(2) of the Municipal Act, R.S.O., 2001 as amended provides that 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 in the local municipality rateable for local municipality purposes.

AND WHEREAS the County of Huron, under the provisions of Section 308 and 311 of the Municipal Act, R.S.O., 2001 establishes tax ratios and an upper tier tax levy for the County of Huron.

AND WHEREAS the Minister of Finance, under the provisions of Ontario Regulation 400/98, under the Education Act R.S.O., 1990 as amended by Ontario Regulation 74/03, establishes education tax rates.

AND WHEREAS the Municipality of Central Huron, under the provisions of Section 326 of the Municipal Act, R.S.O., 2001 has by By-law 9-2003 and amended by By-law 15-2004 identified and prescribed special services areas for levying a special local municipal levy.

AND WHEREAS Section 342 and 345 of the Municipal Act, R.S.O., 2001 as amended, provides that a municipality may establish due dates, places where taxes may be paid and penalty rates for non-payment of taxes.

NOW THEREFORE the Council of the Corporation of the Municipality of Central Huron enacts as follows:

1. That tax rates as per Schedule "A" and Schedule "B" attached hereto shall be levied and charged in 2007.
2. Taxes for properties in the commercial, business, residential/farm, farmlands, managed forest and pipeline tax classes shall be payable in two installments, with due dates of September 28, 2007 and November 30, 2007 respectively. The total bill shall be reduced by the amount collected on the Interim Tax Billing collected pursuant to By-law 7-2007 of the Corporation of the Municipality of Central Huron.
3. A penalty of one-and-one-quarter percent (1.25%) per month shall be added to each installment on the first day of default and on the first day of each month thereafter that the default continues, until December 31, 2007.
4. On all taxes of the final tax levy in default on January 1, 2008, interest shall be added at the rate of 1.25% per month for each month or fraction thereof of default.
5. Penalties and interest added on all taxes of the final tax levy in default shall become due and payable and shall be collected forthwith as if the same had originally been imposed and formed part of such unpaid final tax levy.

6. 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.
7. The notice to be mailed under this by-law shall contain the particulars provided for in this by-law and the information required to be entered in the Collector's roll under Section 340 of the Municipal Act R.S.O. 2001.
8. The Collector shall be authorized to accept part payment from time to time on account of any taxes due, and to give a receipt of such part payment, provided that acceptance of any such part payment shall not affect the collection of any percentage charge imposed and collectable under Section 3 of this by-law in respect of non-payment or late payment of any taxes or any installment of taxes.
9. Nothing in this by-law shall prevent the Collector from proceeding at any time with the collection of any tax, or any part thereof, in accordance with the provisions of the statutes and by-laws governing the collection of taxes.
10. In the event of any conflict between the provisions of this by-law and any other by-law, the provisions of this by-law shall prevail.
11. This By-law shall come into force and take effect on the day of the final passing thereof.

Read a first and second time this 27th day of March 2007.

Read a third time and finally passed this 27th day of March 2007.



Reeve, Bert Dykstra



Clerk, Richard Harding

THE CORPORATION OF THE MUNICIPALITY OF CENTRAL HURON									
RTC	OR PIL	DESCRIPTION	CENTRAL HURON CVA	COUNTY RATES	COUNTY LEVY	ED RATES	EDUCATION LEVY	MUNICIPAL RATE	MUNICIPAL LEVY
RT	TAX	Residential/Farm	\$ 492,712,805	0.00652088	\$3,212,920.09	0.00264000	\$1,300,761.81	0.00549589	\$2,707,895
R1	TAX	Res/Farm Farmland 1	\$ 201,800	0.00163022	\$ 328.98	0.00066000	\$ 133.19	0.00137397	\$277
RG	PIL	Residential PIL General (no ed)	\$ 13,500	0.00652088	\$ 88.03	0.00000000	\$ -	0.00549589	\$74
RP	PIL	Res/Frm Rt/Tax Prv/PIL Full	\$ 2,323,765	0.00652088	\$ 15,152.99	0.00264000	\$ 6,134.74	0.00549589	\$12,771
FT	TAX	Farmlands	\$ 312,429,060	0.00163022	\$ 509,328.10	0.00066000	\$ 206,203.18	0.00137397	\$429,268
TT	TAX	Managed Forests	\$ 2,281,135	0.00163022	\$ 3,718.75	0.00066000	\$ 1,505.55	0.00137397	\$3,134
PT	TAX	Pipeline Taxable	\$ 5,080,000	0.00456462	\$ 23,188.24	0.00517095	\$ 26,268.43	0.00384712	\$19,543
CT	TAX	Commercial Taxable Full	\$ 36,260,365	0.00717297	\$ 260,094.37	0.01237468	\$ 448,710.41	0.00604548	\$219,211
CF	PIL	Commercial Taxable (full) PIL (Lower Tier Keeps Ed)	\$ 1,587,110	0.00717297	\$ 11,384.29	0.01237468	\$ 19,639.98	0.00604548	\$9,595
CG	PIL	Commercial PIL (No Education)	\$ 7,605,635	0.00717297	\$ 54,554.96	0.00000000	\$ -	0.00604548	\$45,980
CO	PIL	Corn Rate Tax Ten Prv/ExcLdRt PIL	\$ 154,340	0.00502108	\$ 774.95	0.00866228	\$ 1,336.94	0.00423184	\$653
CU	TAX	Commercial Tax Vacant/Excess Land	\$ 421,585	0.00502108	\$ 2,116.81	0.00866228	\$ 3,651.89	0.00423184	\$1,784
CX	TAX	Commercial Taxable: Vacant Land	\$ 710,200	0.00502108	\$ 3,565.97	0.00866228	\$ 6,151.95	0.00423184	\$3,005
CZ	PIL	Commercial Vacant Land PIL (no ed)	\$ 126,400	0.00717297	\$ 906.66	0.00000000	\$ -	0.00423184	\$535
IT	TAX	Industrial Taxable Full	\$ 5,348,060	0.00717297	\$ 38,361.45	0.01428246	\$ 76,383.45	0.00604548	\$32,332
LT	TAX	Large Industrial Taxable Full	\$ 3,465,000	0.00717297	\$ 24,854.33	0.01428246	\$ 49,488.72	0.00604548	\$20,948
IH	PIL	Industrial Taxable: Full, Shared PIL	\$ 7,800	0.00717297	\$ 55.95	0.01428246	\$ 111.40	0.00604548	\$47
IF	PIL	Industrial PIL: Full	\$ 7,470	0.00717297	\$ 53.58	0.01428246	\$ 106.69	0.00604548	\$45
ST	TAX	Shopping Centre Taxable Full	\$ 4,880,010	0.00717297	\$ 35,004.15	0.01237468	\$ 60,388.56	0.00604548	\$29,502
IU	TAX	Industrial Taxable: Excess Land	\$ 162,675	0.00502108	\$ 816.80	0.00999772	\$ 1,626.38	0.00423184	\$688
IX	TAX	Industrial Taxable: Vacant Land	\$ 51,200	0.00502108	\$ 257.08	0.00999772	\$ 511.88	0.00423184	\$217
IJ	PIL	Industrial Vacant PIL	\$ 61,800	0.00502108	\$ 310.30	0.00999772	\$ 617.86	0.00423184	\$262
SU	TAX	Shopping Centre Taxable/Excess Land	\$ 97,500	0.00502108	\$ 489.55	0.00866228	\$ 844.57	0.00423184	\$413
MT	TAX	Multi Residential Taxable Full	\$ 6,264,000	0.00717297	\$ 44,931.46	0.00264000	\$ 16,536.96	0.00604548	\$37,869
E	TAX	Exempt	\$ 44,646,085	0.00000000	\$ -	0.00000000	\$ -	0.00000000	\$0
		Total	\$ 926,899,300		\$4,243,257.85		\$2,227,114.54		\$3,576,049

SCHEDULE "A" TO BY-LAW 16-2007

THE CORPORATION OF THE MUNICIPALITY OF CENTRAL HURON

RTC	OR PIL	DESCRIPTION	CENTRAL HURON CVA	MUNICIPAL RATE	MUNICIPAL LEVY
	TAX	Residential/Farm	\$ 492,712,805	0.00549589	\$ 2,707,895.38
R1	TAX	Res/Farm Farmland 1	\$ 201,800	0.00137397	\$ 277.27
RG	PIL	Residential PIL General (no ed)	\$ 13,500	0.00549589	\$ 74.19
RP	PIL	Res/Frm Rt/Tax Prv/PIL Full	\$ 2,323,765	0.00549589	\$ 12,771.16
FT	TAX	Farmlands	\$ 312,429,060	0.00137397	\$ 429,268.16
TT	TAX	Managed Forests	\$ 2,281,135	0.00137397	\$ 3,134.21
PT	TAX	Pipeline Taxable	\$ 5,080,000	0.00384712	\$ 19,543.37
CT	TAX	Commercial Taxable Full	\$ 36,260,365	0.00604548	\$ 219,211.31
F	PIL	Commercial Taxable (full) PIL (Lower Tier Keeps Ed)	\$ 1,587,110	0.00604548	\$ 9,594.84
CG	PIL	Commercial PIL (No Education)	\$ 7,605,635	0.00604548	\$ 45,979.71
CQ	PIL	Com Rate Tax Ten Prv/ExcLdRt PIL	\$ 154,340	0.00423184	\$ 653.14
CU	TAX	Commercial Tax Vacant/Excess Land	\$ 421,585	0.00423184	\$ 1,784.08
CX	TAX	Commercial Taxable: Vacant Land	\$ 710,200	0.00423184	\$ 3,005.45
CZ	PIL	Commercial Vacant Land PIL (no ed)	\$ 126,400	0.00423184	\$ 534.90
IT	TAX	Industrial Taxable Full	\$ 5,348,060	0.00604548	\$ 32,331.59
LT	TAX	Large Industrial Taxable Full	\$ 3,465,000	0.00604548	\$ 20,947.59
IH	PIL	Industrial Taxable: Full, Shared PIL	\$ 7,800	0.00604548	\$ 47.15
IF	PIL	Industrial PIL: Full	\$ 7,470	0.00604548	\$ 45.16
ST	TAX	Shopping Centre Taxable Full	\$ 4,880,010	0.00604548	\$ 29,502.00
IU	TAX	Industrial Taxable: Excess Land	\$ 162,675	0.00423184	\$ 688.41
IX	TAX	Industrial Taxable: Vacant Land	\$ 51,200	0.00423184	\$ 216.67
IJ	PIL	Industrial Vacant PIL	\$ 61,800	0.00423184	\$ 261.53
SU	TAX	Shopping Centre Taxable/Excess Land	\$ 97,500	0.00423184	\$ 412.60
MT	TAX	Multi Residential Taxable Full	\$ 6,264,000	0.00604548	\$ 37,868.89
E	TAX	Exempt	\$ 44,646,085	0.00000000	\$ -
		Total	\$ 926,899,300		\$ 3,576,048.76
		Uncapped Totals	\$ 859,688,150		\$ 3,172,963.74
		Capped Totals	\$ 67,211,150		\$ 403,085.02
		Totals	\$ 926,899,300		\$ 3,576,048.76

SCHEDULE "B" TO BY-LAW 16-2007

THE CORPORATION OF THE MUNICIPALITY OF CENTRAL HURON

R T C	DESCRIPTION	AUBURN STREET LIGHT CVA	AUBURN STREET LIGHT TAX RATE	AUBURN STREET LIGHT LEVY	LONDESBO RO STREET LIGHT CVA	LONDES BORO STREET LIGHT TAX RATE	LONDES- BORO STREET LIGHT LEVY	HOLMESVILLE STREETLIGHT FLAT RATE	HOLMES- VILLE STREET LIGHT LEVY	CLINTON STREET LIGHT CVA	CLINTON STREET LIGHT TAX RATE	CLINTON STREETLIGH T LEVY
RT	Residential/Farm	2,716,180	0.00035951	\$ 976.49	8,963,800	0.00051023	\$ 4,573.60	\$ 28.22	\$ 1,775.00	136,148,925	0.00028147	\$ 38,321.84
R1	Farmland 1	0	0.00008988	\$ -	0	0.00012756	\$ -	\$ 28.22		0	0.00007037	\$ -
RC	Res PIL Gen (no ed)	0	0.00035951	\$ -	0	0.00051023	\$ -	\$ 28.22		11,300	0.00028147	\$ 3.18
RP	Res/Frm Rt/Tax Prv/PIL Full	0	0.00035951	\$ -	0	0.00051023	\$ -	\$ 28.22		0	0.00028147	\$ -
FT	Farmlands	0	0.00008988	\$ -	0	0.00012756	\$ -	\$ 28.22		833,100	0.00007037	\$ 58.63
TT	Managed Forests	0	0.00008988	\$ -	0	0.00012756	\$ -	\$ 28.22		0	0.00007037	\$ -
PT	Pipeline Taxable	0	0.00025166	\$ -	0	0.00035716	\$ -	\$ 28.22		828,000	0.00019703	\$ 163.14
CT	Comm Taxable Full	209,220	0.00039546	\$ 82.74	850,180	0.00056125	\$ 477.16	\$ 28.22		16,097,060	0.00030962	\$ 4,983.97
CF	Comm (full) PIL	0	0.00039546	\$ -	0	0.00056125	\$ -	\$ 28.22		1,132,930	0.00030962	\$ 350.78
CG	Comm PIL (No Ed)	0	0.00039546	\$ -	0	0.00056125	\$ -	\$ 28.22		715,000	0.00030962	\$ 221.38
CC	Com Ten Prv/ExcLdRt PIL	0	0.00027682	\$ -	0	0.00039288	\$ -	\$ 28.22		0	0.00021673	\$ -
CU	Comm Vac/Ex Land	0	0.00027682	\$ -	0	0.00039288	\$ -	\$ 28.22		90,070	0.00021673	\$ 19.52
CX	Comm: Vacant Land	0	0.00027682	\$ -	0	0.00039288	\$ -	\$ 28.22		351,200	0.00021673	\$ 76.12
CZ	Comm Vacant Land PIL (no ed)	0	0.00027682	\$ -	0	0.00039288	\$ -	\$ 28.22		0	0.00021673	\$ -
IT	Ind Taxable Full	0	0.00039546	\$ -	520,520	0.00056125	\$ 292.14	\$ 28.22		1,258,720	0.00030962	\$ 389.72
LT	Lg Ind Taxable Full	0	0.00039546	\$ -	0	0.00056125	\$ -	\$ 28.22		3,465,000	0.00030962	\$ 1,072.83
IH	Ind Tax: Shared PIL	0	0.00039546	\$ -	0	0.00056125	\$ -	\$ 28.22		7,800	0.00030962	\$ 2.42
IF	Industrial PIL: Full	0	0.00039546	\$ -	0	0.00056125	\$ -	\$ 28.22		7,470	0.00030962	\$ 2.31
ST	Shop Ctre Tax Full	0	0.00039546	\$ -	0	0.00056125	\$ -	\$ 28.22		0	0.00030962	\$ -
IU	IndTax: Ex Land	0	0.00027682	\$ -	0	0.00039288	\$ -	\$ 28.22		63,840	0.00021673	\$ 13.84
IX	Ind Tax: Vac Land	0	0.00027682	\$ -	0	0.00039288	\$ -	\$ 28.22		51,200	0.00021673	\$ 11.10
IJ	Ind Vac PIL	0	0.00027682	\$ -	0	0.00039288	\$ -	\$ 28.22		0	0.00021673	\$ -
SU	Shop Ctre/Ex Land	0	0.00027682	\$ -	0	0.00039288	\$ -	\$ 28.22		0	0.00021673	\$ -
MT	Multi ResTax Full	0	0.00039546	\$ -	0	0.00056125	\$ -	\$ 28.22		6,264,000	0.00030962	\$ 1,939.46
E	Exempt	0	0.00000000	\$ -	41,800	0.00000000	\$ -	\$ 28.22		18,898,685	0.00000000	\$ -
	Total	\$ 2,925,400.00		\$ 1,059.23	10,376,300		\$ 5,342.90		\$ 1,775.00	186,224,300		\$ 47,630.24
	Uncapped Totals			\$ 976.49			\$ 4,573.60		\$ 1,775.00			\$ 38,546.79
	Capped Totals			\$ 82.74			\$ 769.30		\$ -			\$ 9,083.45
	Totals			1,059.23			5,342.90		1,775.00			47,630.24