

By-law 14-2004
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 2004.
2. Taxes for properties in the commercial, business, residential/farm, farmlands, managed forest and pipeline tax classes shall be payable in two installments, with a due date to be established by Council resolution. The total bill shall be reduced by the amount collected on the Interim Tax Billing collected pursuant to By-law 10-2004 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, 2004.
4. On all taxes of the final tax levy in default on January 1, 2005, 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 15th day of March 2004.

Read a third time and finally passed this 15th day of March 2004.



Reeve, Bert Dykstra



Clerk, Richard Harding

SCHEM E "A" TO BY-LAW 14-2004
THE CORPORATION OF THE MUNICIPALITY OF CENTRAL HURON

RTC	TAX OR PIL	DESCRIPTION	CENTRAL HURON CVA	COUNTY RATES	COUNTY LEVY	EDUCATION RATES	EDUCATION LEVY	BASE MUNICIPAL RATE	MUNICIPAL LEVY	TOTAL TAX RATE
RT	TAX	Residential/Farm	\$ 430,141,826	0.00587258	\$ 2,526,042.28	0.00296000	\$ 1,273,219.80	0.00541201	\$ 2,327,932.73	0.014244592
R1	TAX	Res/Farm Farmland 1	\$ 232,600	0.00146815	\$ 341.49	0.00074000	\$ 172.12	0.00135300	\$ 314.71	0.003561153
RG	PIL	Residential PIL General (no ed)	\$ 11,100	0.00587258	\$ 65.19	0.00000000	\$ -	0.00541201	\$ 60.07	0.011284592
RP	PIL	Res/Frm Rv/Tax Prv/PIL Full	\$ 2,070,500	0.00587258	\$ 12,159.18	0.00296000	\$ 6,128.68	0.00541201	\$ 11,205.57	0.014244592
FT	TAX	Farmlands	\$ 275,142,480	0.00146815	\$ 403,950.43	0.00074000	\$ 203,605.44	0.00135300	\$ 372,268.60	0.003561153
TT	TAX	Managed Forests	\$ 2,216,169	0.00146815	\$ 3,253.67	0.00074000	\$ 1,639.97	0.00135300	\$ 2,998.48	0.003561153
PT	TAX	Pipeline Taxable	\$ 4,972,000	0.00411081	\$ 20,438.95	0.00525933	\$ 26,149.39	0.00378841	\$ 18,835.97	0.013158548
CT	TAX	Commercial Taxable Full	\$ 28,702,445	0.00645984	\$ 185,413.20	0.01284857	\$ 368,785.37	0.00595321	\$ 170,871.77	0.025261623
CF	PIL	Commercial Taxable (full) PIL (Lower Tier Keeps Ed)	\$ 1,441,980	0.00645984	\$ 9,314.96	0.01284857	\$ 18,527.38	0.00595321	\$ 8,584.41	0.025261623
CG	PIL	Commercial PIL (No Education)	\$ 7,264,100	0.00645984	\$ 46,924.92	0.00000000	\$ -	0.00595321	\$ 43,244.74	0.012413053
CQ	PIL	Com Rate Tax Ten Prv/ExcLdRt PIL	\$ 149,261	0.00452189	\$ 674.94	0.00899400	\$ 1,342.45	0.00416725	\$ 622.01	0.017683136
CU	TAX	Commercial Tax Vacant/Excess Land	\$ 391,930	0.00452189	\$ 1,772.26	0.00899400	\$ 3,525.02	0.00416725	\$ 1,633.27	0.017683136
CX	TAX	Commercial Taxable: Vacant Land	\$ 807,700	0.00452189	\$ 3,652.33	0.00899400	\$ 7,264.45	0.00416725	\$ 3,365.89	0.017683136
CZ	PIL	Commercial Vacant Land PIL (no ed)	\$ 115,100	0.00452189	\$ 520.47	0.00000000	\$ -	0.00416725	\$ 479.65	0.008689136
IT	TAX	Industrial Taxable Full	\$ 4,707,350	0.00645984	\$ 30,408.73	0.01524133	\$ 71,746.27	0.00595321	\$ 28,023.86	0.027654383
LT	TAX	Large Industrial Taxable Full	\$ 3,304,000	0.00645984	\$ 21,343.31	0.01524133	\$ 50,357.35	0.00595321	\$ 19,669.42	0.027654383
IH	PIL	Industrial Taxable: Full, Shared PIL	\$ 7,800	0.00645984	\$ 50.39	0.01524133	\$ 118.88	0.00595321	\$ 46.44	0.027654383
IF	PIL	Industrial PIL: Full	\$ 7,030	0.00645984	\$ 45.41	0.01524133	\$ 107.15	0.00595321	\$ 41.85	0.027654383
ST	TAX	Shopping Centre Taxable Full	\$ 10,902,310	0.00645984	\$ 70,427.18	0.01284857	\$ 140,079.09	0.00595321	\$ 64,903.78	0.025261623
IU	TAX	Industrial Taxable: Excess Land	\$ 159,525	0.00452189	\$ 721.35	0.01066893	\$ 1,701.96	0.00416725	\$ 664.78	0.019358066
IX	TAX	Industrial Taxable: Vacant Land	\$ 43,100	0.00452189	\$ 194.89	0.01066893	\$ 459.83	0.00416725	\$ 179.61	0.019358066
IJ	PIL	Industrial Vacant PIL	\$ 61,800	0.00452189	\$ 279.45	0.01066893	\$ 659.34	0.00416725	\$ 257.54	0.019358066
SU	TAX	Shopping Centre Taxable/Excess Land	\$ 134,640	0.00452189	\$ 608.83	0.00899400	\$ 1,210.95	0.00416725	\$ 561.08	0.017683136
MT	TAX	Multi Residential Taxable Full	\$ 5,925,000	0.00645984	\$ 38,274.55	0.00296000	\$ 17,538.00	0.00595321	\$ 35,272.79	0.015373053
E	TAX	Exempt	\$ 48,468,354	0.00000000	\$ -	0.00000000	\$ -	0.00000000	\$ -	0
		Total	\$ 827,380,100		\$ 3,376,878.37		\$ 2,194,338.91		\$ 3,112,039.00	
		Uncapped Totals	\$ 763,255,029		\$ 2,966,251.19		\$ 1,510,915.40		\$ 2,733,616.13	
		Capped Totals	\$ 64,125,071		\$ 410,627.18		\$ 683,423.52		\$ 378,422.87	
		Totals	\$ 827,380,100		\$ 3,376,878.37		\$ 2,194,338.91		\$ 3,112,039.00	
		Tax Totals	\$ 767,783,075		\$ 3,306,843		\$ 2,167,455		\$ 3,047,497	
		Exempt Properties	\$ 48,468,354		\$ -		\$ -		\$ -	
		PIL Totals (included as taxable on Schedule 22A of FIR)	\$ 69,600		\$ 330		\$ 778		\$ 304	
		PIL Totals (included on Schedule 24A of FIR)	\$ 11,059,071		\$ 69,705		\$ 26,106		\$ 64,238	
			\$ 827,380,100		\$ 3,376,878		\$ 2,194,339		\$ 3,112,039	
		Schedule 20 Total	\$ 767,852,675		\$ 3,307,173		\$ 2,168,233		\$ 3,047,801	
		Schedule 24A Total								

SCHEDULE "B" TO BY-LAW 14-2004

THE CORPORATION OF THE MUNICIPALITY OF CENTRAL HURON

RT C	DESCRIPTION	BLYTH LANDFILL AREA CVA	BLYTH LANDFILL AREA TAX RATE	BLYTH LANDFILL AREA LEVY	AUBURN STREET LIGHT CVA	AUBURN STREET LIGHT TAX RATE	AUBURN STREET LIGHT LEVY	LONDESBORO STREET LIGHT CVA	LONDESBORO STREET LIGHT TAX RATE	LONDESBORO STREET LIGHT LEVY	HOLMESVILLE STREETLIGHT FLAT RATE	HOLMESVILLE STREET LIGHT LEVY	CLINTON STREET LIGHT CVA	CLINTON STREET LIGHT TAX RATE	CLINTON STREETLIGHT LEVY
RT	Residential/Farm	70,709,690	0.00016207	\$ 11,460.15	2,900,725	0.00043163	\$ 1,252.04	8,484,395	0.00051188	\$ 4,343.02	\$ 35.46	\$ 1,631.16	119,903,865	0.00025134	\$ 30,136.93
R1	Farmland 1	23,600	0.00004052	\$ 0.96	0	0.00010791	\$ -	0	0.00012797	\$ -	\$ 35.46		57,000	0.00006284	\$ 3.58
RG	Res PIL Gen (no ed)	0	0.00016207	\$ -	0	0.00043163	\$ -	0	0.00051188	\$ -	\$ 35.46		7,400	0.00025134	\$ 1.86
RP	Res/Frm Rt/Tax Prv/PIL Full	2,070,500	0.00016207	\$ 335.57	0	0.00043163	\$ -	0	0.00051188	\$ -	\$ 35.46		0	0.00025134	\$ -
FT	Farmlands	144,553,985	0.00004052	\$ 5,857.08	0	0.00010791	\$ -	0	0.00012797	\$ -	\$ 35.46		605,900	0.00006284	\$ 38.07
TT	Managed Forests	231,000	0.00004052	\$ 9.36	0	0.00010791	\$ -	0	0.00012797	\$ -	\$ 35.46		0	0.00006284	\$ -
PT	Pipeline Taxable	1,774,000	0.00011345	\$ 201.26	0	0.00030214	\$ -	0	0.00035832	\$ -	\$ 35.46		799,000	0.00017594	\$ 140.58
CT	Comm Taxable Full	3,541,505	0.00017828	\$ 631.38	234,375	0.00047479	\$ 111.28	738,305	0.00056307	\$ 415.72	\$ 35.46		16,292,475	0.00027648	\$ 4,504.49
CF	Comm (full) PIL	65,540	0.00017828	\$ 11.68	0	0.00047479	\$ -	0	0.00056307	\$ -	\$ 35.46		1,033,870	0.00027648	\$ 285.84
CG	Comm PIL (No Ed)	5,913,500	0.00017828	\$ 1,054.26	0	0.00047479	\$ -	0	0.00056307	\$ -	\$ 35.46		694,000	0.00027648	\$ 191.87
CQ	Com Ten Prv/ExcLdRt PIL	0	0.00012480	\$ -	0	0.00033236	\$ -	0	0.00039415	\$ -	\$ 35.46		0	0.00019353	\$ -
CU	Comm Vac/Ex Land	55,670	0.00012480	\$ 6.95	0	0.00033236	\$ -	0	0.00039415	\$ -	\$ 35.46		104,600	0.00019353	\$ 20.24
CX	Comm: Vacant Lan	2,500	0.00012480	\$ 0.31	0	0.00033236	\$ -	0	0.00039415	\$ -	\$ 35.46		435,500	0.00019353	\$ 84.28
CZ	Comm Vacant Land PIL (no ed)	102,000	0.00012480	\$ 12.73	0	0.00033236	\$ -	0	0.00039415	\$ -	\$ 35.46		0	0.00019353	\$ -
IT	Ind Taxable Full	2,259,640	0.00017828	\$ 402.85	0	0.00047479	\$ -	477,200	0.00056307	\$ 268.70	\$ 35.46		749,710	0.00027648	\$ 207.28
LT	Lg Ind Taxable Full	0	0.00017828	\$ -	0	0.00047479	\$ -	0	0.00056307	\$ -	\$ 35.46		3,304,000	0.00027648	\$ 913.48
IH	Ind Tax: Shared PIL	0	0.00017828	\$ -	0	0.00047479	\$ -	0	0.00056307	\$ -	\$ 35.46		7,800	0.00027648	\$ 2.16
IF	Industrial PIL: Full	0	0.00017828	\$ -	0	0.00047479	\$ -	0	0.00056307	\$ -	\$ 35.46		7,030	0.00027648	\$ 1.94
ST	Shop Ctre Tax Full	0	0.00017828	\$ -	0	0.00047479	\$ -	0	0.00056307	\$ -	\$ 35.46		0	0.00027648	\$ -
IU	IndTax: Ex Land	70,770	0.00012480	\$ 8.83	0	0.00033236	\$ -	0	0.00039415	\$ -	\$ 35.46		61,695	0.00019353	\$ 11.94
IX	Ind Tax: Vac Land	0	0.00012480	\$ -	0	0.00033236	\$ -	0	0.00039415	\$ -	\$ 35.46		43,100	0.00019353	\$ 8.34
IJ	Ind Vac PIL	53,000	0.00012480	\$ 6.61	0	0.00033236	\$ -	0	0.00039415	\$ -	\$ 35.46		0	0.00019353	\$ -
SU	Shop Ctre/Ex Land	0	0.00012480	\$ -	0	0.00033236	\$ -	0	0.00039415	\$ -	\$ 35.46		0	0.00019353	\$ -
MT	Multi ResTax Full	0	0.00017828	\$ -	0	0.00047479	\$ -	0	0.00056307	\$ -	\$ 35.46		5,925,000	0.00027648	\$ 1,638.12
E	Exempt	5,110,900	0.00000000	\$ -	0	0.00000000	\$ -	38,000	0.00000000	\$ -	\$ 35.46		25,645,355	0.00000000	\$ -
	Total	236,537,800		\$ 20,000.00	\$ 3,135,100.00		\$ 1,363.32	9,737,900		\$ 5,027.44		\$ 1,631.16	175,677,300		\$ 38,191.02
	Uncapped Totals	\$ 224,473,675.00		\$ 17,864.39			\$ 1,252.04			\$ 4,343.02		\$ 1,631.16			\$ 30,321.02
	Capped Totals	\$ 12,064,125.00		\$ 2,135.61			\$ 111.28			\$ 684.42		\$ -			\$ 7,870.00
	Totals	236,537,800.00		20,000.00			1,363.32			5,027.44		1,631.16			38,191.02