

TOWNSHIP OF ST. CLAIR

BY-LAW NUMBER 43 of 2009

A By-law to Levy Taxes for the Year 2009

WHEREAS it is necessary for the Council of the Corporation of the Township of St. Clair, pursuant to the Municipal Act, 2001, S.O. 2001, c. 25, as amended, to fix tax rates for 2009;

AND WHEREAS pursuant to the Township of St. Clair By-law Number 21 of 2009 the Council of the Corporation of the Township of St. Clair adopted the Budget for 2009;

AND WHEREAS the property classes have been prescribed by the Minister of Finance under the Assessment Act, R.S.O. 1990, c. A. 31, as amended and Regulations thereto;

AND WHEREAS it is necessary for the Council of the Corporation of the Township of St. Clair, pursuant to the Municipal Act to levy on the whole rateable property according to the last revised assessment roll for the Corporation of the Township of St. Clair the sums set forth for the various purposes in Township of St. Clair By-law Number 21 of 2009;

AND WHEREAS pursuant to the County of Lambton By-law Number 16 of 2009, the County of Lambton adopted estimates of all sums required by the County of Lambton for the purposes of the County and to provide a levy on lower tier municipalities for the year 2009;

AND WHEREAS pursuant to the County of Lambton By-law Number 20 of 2009, the County passed a By-law to set tax rate reductions for prescribed property subclasses for County and Councils of each lower tier municipality;

AND WHEREAS pursuant to the County of Lambton By-law Number 26 of 2009, the County passed a By-law to set tax ratios for the Councils of each lower tier municipality and setting out a method by which the portion of the County levies that will be raised in each lower tier municipality;

AND WHEREAS the Province of Ontario has enacted regulation 400/98 and 73/03, being regulations establishing tax rates for schedule purposes:

AND WHEREAS the Council of the Township of St. Clair, pursuant to Section 312 of the Municipal Act, 2001, S.O. 2001, c. 25 as amended has fixed the Tax Rates for each tax class for the year 2009 hereto attached and marked as Schedules "A" and "B" to this By-law;

NOW THEREFORE the Council of the Corporation of the Township of St. Clair enacts as follows:

1. The Estimates and the Tax Rates for each class and the amounts of Taxes to be levied shall be those set out in Schedules "A" and "B" attached hereto and forming part of this by-law.
2. The levy provided for in Township of St. Clair By-law Number 21 of 2009 shall be reduced by the amount of the interim levy for 2009.
3. (a) For the Residential, Pipeline, Farmland and Managed Forests tax classes, the said tax levy shall become due and payable in two installments as follows: Fifty percent of the levy rounded upwards to the next whole dollar shall become due and payable on the 5th day of August, 2009; and the balance of the levy shall become due and payable 7th day of October, 2009 and nonpayment of the amount on the dates stated in accordance with this section shall constitute default.

(b) For the Multi-Residential, Commercial and Industrial related tax classes, the said tax levy shall become due and payable on a due date to be established by resolution by the Township of St. Clair Council with such date to be published. Non-payment of the amount on the date established shall constitute default.
4. The Treasurer of the Corporation of the Township of St. Clair shall add to the amount of all taxes due and unpaid, interest at the rate of 1.25 percent per month or fraction thereof, being 15 percent per annum, and all by-laws and parts of by-laws inconsistent with this paragraph are hereby superseded.
5. Interest added on all taxes 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 tax levy.

By-law 43 of 2006

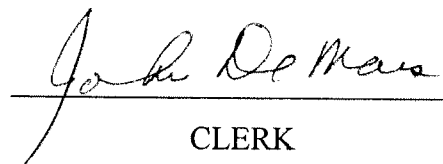
6. The Treasurer shall cause to be mailed to the residence or place of business of such person indicated on the last revised assessment roll, a notice specifying the amount of taxes payable.
7. A failure to receive the aforesaid notice in advance of the date for payment of the levy or any installment, does not affect the timing of default or the date from which interest shall be imposed.
8. The Treasurer of the Corporation of the Township of St. Clair may accept part payment on account of any taxes due, but such acceptance shall not affect interest under Section 4 of this By-law.
9. For payments in lieu of taxes due to the Corporation of the Township of St. Clair the actual amount due to the Corporation of the Township of St. Clair shall be based on the assessment roll and the tax rates for the year 2009.
10. For the railway rights of way taxes due to the Corporation of the Township of St. Clair in accordance with the Regulations established by the Minister of Finance, pursuant to the Municipal Act 2001, S.O. 2001, c. 25, as amended, the actual amount due to the Corporation of the Township of St. Clair shall be based on the assessment roll and the regulation 387/98.
11. If any section or portion of this By-law or Schedules "A" or "B" are found by a court of competent jurisdiction to be invalid, it is the intend of Council for the Corporation of the Township of St. Clair that all remaining sections and portions of this By-law and of Schedules "A" and "B" continue in force and effect.
12. Schedules "A" and "B" attached hereto form parts of this By-law.

This by-law shall come into force and effect when finally passed.

FINALLY PASSED this 20th day of July, 2009.



MAYOR



CLERK

**TOWNSHIP OF ST. CLAIR
SCHEDULE "A"
BY-LAW 43 OF 2009**

Purpose of Levy	Tax Class	Assessment Ward 1	Tax Rate Ward 1	Dollar Levy Ward 1	Assessment Ward 2	Tax Rate Ward 2	Dollar Levy Ward 2	Total Dollar Levy
General								
Municipal Purpose	Residential	638,530,999	0.426766%	2,725,033.20	293,750,002	0.441467%	1,296,868.07	\$ 4,021,901.27
	Multi-Residential	6,549,000	1.067505%	69,910.90	1,271,000	1.104328%	14,036.01	\$ 83,946.91
	Farmlands	172,835,766	0.106691%	184,400.21	154,182,532	0.110371%	170,172.80	\$ 354,573.01
	Farmland Awaiting Development I	6,305,925	0.149368%	9,419.03	476,800	0.154520%	736.75	\$ 10,155.79
	Managed Forests	63,248	0.106691%	67.48	-	0.110371%	-	\$ 67.48
	Commercial	69,110,023	0.703665%	486,303.04	15,796,399	0.727938%	114,987.99	\$ 601,291.03
	Commercial New Construction	-	0.703665%	-	-	0.727938%	-	\$ -
	Commercial Excess Land	457,159	0.492566%	2,251.81	913,546	0.509557%	4,655.04	\$ 6,906.85
	Commercial Excess Land New Construction	-	0.492566%	-	-	0.509557%	-	\$ -
	Commercial Vacant Land	612,475	0.471890%	2,890.21	222,125	0.488168%	1,084.34	\$ 3,974.55
	Commercial Office Building	2,080,024	0.664180%	13,815.10	-	0.687091%	-	\$ 13,815.10
	Shopping Centres	1,545,153	0.901049%	13,922.59	-	0.932130%	-	\$ 13,922.59
	Shopping Centres Vacant	-	0.630734%	-	-	0.652491%	-	\$ -
	Industrial	34,854,832	0.876362%	305,454.50	2,014,738	0.906592%	18,265.45	\$ 323,719.96
	Industrial Taxable Farmland	-	0.149368%	-	-	0.154520%	-	\$ -
	Industrial New Construction	-	0.876362%	-	-	0.906592%	-	\$ -
	Industrial Excess land	4,902,946	0.569635%	27,928.90	215,801	0.589284%	1,271.68	\$ 29,200.58
	Industrial Vacant Land	1,944,750	0.569635%	11,077.98	-	0.589284%	-	\$ 11,077.98
	Large Industrial	46,103,869	1.285490%	592,660.63	10,539,670	1.329832%	140,159.90	\$ 732,820.53
	Large Industrial Excess Land	1,980,727	0.835568%	16,550.32	1,419,000	0.854390%	12,265.69	\$ 28,816.02
	Pipelines	59,596,750	0.572871%	341,412.50	67,459,000	0.592632%	399,783.62	\$ 741,196.12
		1,047,473,646			548,260,613			\$ 6,977,385.76
Upper Tier								
County of Lambton	Residential	638,530,999	0.485339%	3,099,039.97	293,750,002	0.485339%	1,425,683.32	\$ 4,524,723.29
	Multi-Residential	6,549,000	1.214020%	79,506.17	1,271,000	1.214020%	15,430.19	\$ 94,936.36
	Farmlands	172,835,766	0.121335%	209,710.28	154,182,532	0.121335%	187,077.38	\$ 396,787.65
	Farmland Awaiting Development I	6,305,925	0.169869%	10,711.81	476,800	0.169869%	809.94	\$ 11,521.75
	Managed Forests	63,248	0.121335%	76.74	-	0.121335%	-	\$ 76.74
	Commercial	69,110,023	0.800244%	553,048.81	15,796,399	0.800244%	126,409.74	\$ 679,458.55
	Commercial New Construction	-	0.800244%	-	-	0.800244%	-	\$ -
	Commercial Excess Land	457,159	0.560171%	2,560.87	913,546	0.560171%	5,117.42	\$ 7,678.29
	Commercial Excess Land New Construction	-	0.560171%	-	-	0.560171%	-	\$ -
	Commercial Vacant Land	612,475	0.536657%	3,286.89	222,125	0.536657%	1,192.05	\$ 4,478.94
	Commercial Office Building	2,080,024	0.755339%	15,711.23	-	0.755339%	-	\$ 15,711.23
	Shopping Centres	1,545,153	1.024718%	15,833.46	-	1.024718%	-	\$ 15,833.46
	Shopping Centres Vacant	-	0.717303%	-	-	0.717303%	-	\$ -
	Industrial	34,854,832	0.996643%	347,378.24	2,014,738	0.996643%	20,079.75	\$ 367,457.99
	Industrial Taxable Full Farmland	-	0.169869%	-	-	0.169869%	-	\$ -
	Industrial New Construction	-	0.996643%	-	-	0.996643%	-	\$ -
	Industrial Excess land	4,902,946	0.647818%	31,762.17	215,801	0.647818%	1,398.00	\$ 33,160.16
	Industrial Vacant Land	1,944,750	0.647818%	12,598.44	-	0.647818%	-	\$ 12,598.44
	Large Industrial	46,103,869	1.461924%	674,003.53	10,539,670	1.461924%	154,081.97	\$ 828,085.49
	Large Industrial Excess Land	1,980,727	0.950250%	18,821.86	1,419,000	0.950250%	13,464.05	\$ 32,305.91
	Pipelines	59,596,750	0.651498%	388,271.63	67,459,000	0.651498%	439,494.04	\$ 827,766.67
		1,047,473,646			548,260,613			\$ 7,862,579.93
Province of Ontario								
School Boards	Residential	638,530,999	0.252000%	1,609,098.12	293,750,002	0.252000%	740,250.01	\$ 2,349,348.12
Public & Separate	Multi-Residential	6,549,000	0.252000%	16,503.48	1,271,000	0.252000%	3,202.92	\$ 19,706.40
	Farmlands	172,835,766	0.063000%	108,866.53	154,182,532	0.063000%	97,135.00	\$ 206,021.53
	Farmland Awaiting Development I	6,305,925	0.088200%	5,561.83	476,800	0.088200%	420.54	\$ 5,982.36
	Managed Forests	63,248	0.063000%	39.85	-	0.063000%	-	\$ 39.85
	Commercial	69,110,023	1.772963%	1,225,295.14	15,796,399	1.772963%	280,064.31	\$ 1,505,359.45
	Commercial New Construction	-	1.520000%	-	-	1.520000%	-	\$ -
	Commercial Excess Land	457,159	1.241074%	5,673.68	913,546	1.241074%	11,337.78	\$ 17,011.46
	Commercial Excess Land New Construction	-	1.064000%	-	-	1.064000%	-	\$ -
	Commercial Vacant Land	612,475	1.170683%	7,170.14	222,125	1.170683%	2,600.38	\$ 9,770.52
	Commercial Office Building	2,080,024	1.665904%	34,651.20	-	1.665904%	-	\$ 34,651.20
	Shopping Centres	1,545,153	2.023103%	31,260.04	-	2.023103%	-	\$ 31,260.04
	Shopping Centres Vacant	-	1.416172%	-	-	1.416172%	-	\$ -
	Industrial	34,854,832	2.291152%	798,577.18	2,014,738	2.291152%	46,160.71	\$ 844,737.89
	Industrial Taxable Farmland	-	0.088200%	-	-	0.088200%	-	\$ -
	Industrial New Construction	-	1.520000%	-	-	1.520000%	-	\$ -
	Industrial Excess land	4,902,946	1.489249%	73,017.07	215,801	1.489249%	3,213.81	\$ 76,230.89
	Industrial Vacant Land	1,944,750	1.489249%	28,962.17	-	1.489249%	-	\$ 28,962.17
	Large Industrial	46,103,869	2.700000%	1,244,804.46	10,539,670	2.700000%	284,571.09	\$ 1,529,375.55
	Large Industrial Excess Land	1,980,727	1.755000%	34,761.76	1,419,000	1.755000%	24,903.45	\$ 59,665.21
	Pipelines	59,596,750	1.409235%	839,858.26	67,459,000	1.409235%	950,655.84	\$ 1,790,514.10
		1,047,473,646			548,260,613			\$ 8,508,636.74
Total Municipal, Upper Tier and Education Levies								\$ 23,338,602.42

Total Tax Rates - 2008 Public, Catholic, French Public & French Catholic

	Ward 1	Ward 2
Residential	1.164105%	1.178826%
Farmland Awaiting Development I	0.407437%	0.412589%
Multi-Residential	2.533525%	2.570348%
Commercial	3.276872%	3.301145%
Commercial New Construction	3.023909%	3.048182%
Commercial Excess Land	2.293811%	2.310802%
Commercial Excess Land New Construction	2.116737%	2.133728%
Commercial Vacant Land	2.179230%	2.195508%
Commercial Office Building	3.085423%	3.108334%
Shopping Centres	3.948870%	3.979951%
Shopping Centres Vacant	2.764209%	2.785966%
Industrial	4.164157%	4.194387%
Industrial Taxable Farmland	0.407437%	0.412589%
Industrial New Construction	3.393005%	3.423235%
Industrial Excess Land	2.706702%	2.726351%
Industrial Vacant Land	2.706702%	2.726351%
Large Industrial	5.447414%	5.491756%
Large Industrial Excess Land	3.540818%	3.569640%
Pipelines	2.633604%	2.653365%
Farmlands	0.291026%	0.294706%
Managed Forests	0.291026%	0.294706%

**TOWNSHIP OF ST. CLAIR
SCHEDULE "B"
BY-LAW 43 OF 2009**

Local Improvements

Municipal Drain Assessment		\$	76,561.27
Tile Drainage Loans (Ward 1)		\$	45,165.01
Tile Drainage Loans (Ward 2)		\$	60,584.57

Dog Tags:

Female Not Spayed No Rabies	\$	-	
Female Not Spayed Rabies	\$	550.00	
Female Spayed No Rabies	\$	150.00	
Female Spayed Rabies	\$	3,080.00	
Kennel License	\$	150.00	
Male Not Neutered No Rabies	\$	50.00	
Male Neutered No Rabies	\$	210.00	
Male Neutered Rabies	\$	9,840.00	
Male Not Neutered Rabies	\$	<u>1,100.00</u>	\$ 15,130.00

Sewer Connections:

Courtright Expires 2015	\$	3,648.68	
Brigden Expires 2016	\$	<u>2,985.00</u>	\$ 6,633.68

Sewer Frontage Charges:

Courtright Expires 2015	\$	4,226.26	
Brigden Expires 2016	\$	<u>5,765.51</u>	\$ 9,991.77
Lambton Sportsman Ltd. Expires 2010	\$	4,496.95	
Stag Island Watermain Extension Expires 2013	\$	86,425.82	
Sombra McMillen Sewers Expires 2022	\$	1,990.77	
Sombra Sanitary Sewers Expires 2015	\$	16,672.90	
Catalpa Way Extension Expires 2012	\$	12,524.35	
St. Clair Parkway Sewers Expires 2017	\$	<u>53,251.71</u>	

Total Local Improvements **\$ 389,428.80**

Total Municipal, Upper Tier and Education from Schedule "A" **\$ 23,338,602.42**

TOTAL 2009 LEVY **\$ 23,728,031.22**