TOWNSHIP OF ST. CLAIR

BY-LAW NUMBER 37 of 2011

A By-law to Levy Taxes for the Year 2011

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 2011;

AND WHEREAS pursuant to the Township of St. Clair By-law Number 17 of 2011 the Council of the Corporation of the Township of St. Clair adopted the Budget for 2011;

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 17 of 2011;

AND WHEREAS pursuant to the County of Lambton By-law Number 11 of 2011, 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 2010;

AND WHEREAS pursuant to the County of Lambton By-law Number 16 of 2011, 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 18 of 2011, 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 2011 hereto attached and marked as Schedules "A" and "B" to this Bylaw;

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 17 of 2011 shall be reduced by the amount of the interim levy for 2011.
- 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 17th day of August, 2011; and the balance of the levy shall become due and payable 5th day of October, 2011 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.

- 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 2011.
- 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 18th day of July, 2011.

MAYOR

CLERK

TOWNSHIP OF ST CLAIR SCHEDULE"A" BY-LAW 37 OF 2011

H				DI-LAW 3	/ OF 2011				
Purpose	of Levy	Tax Class	Assessment Ward		Dollar Levy War		Tax Rate Ward	Dollar Levy	
Gen	neral		1	Ward 1	1	Ward 2	2	Ward 2	Total Dollar Levy
Municipal	l Purpose	Residential Multi-Residential	725,544,202	0.476776%		2 328,031,737	0.490229%	\$ 1,608,106.70	\$ 5,007,007,00
		Familands	7,517,000	1.144263%		1,277,250	1.176549%		-,,
i i		Farmland Awaiting Development I	174,315,955 6,711,775	0.119194% 0.166872%			0.122557%	,	\$ 405,137.87
		Managed Forests Commercial	77,500	0.119194%		,	0.171580% 0.122557%		,
 		Commercial New Construction	74,574,135	0.777693%	\$ 579,957.83	17,807,547	0.799636%		\$ 92.38 \$ 722,353.38
i		Commercial Excess Land	794,948 524,816	0.777693% 0.544385%	,		0.799636%	\$ -	\$ 6,182.25
		Commercial Excess Land New Construction	28,252	0.544385%	+ 4,007.00		0.559745% 0.559745%	,	\$ 7,713.24
		Commercial Vacant Land Commercial Office Building	714,706	0.521534%	\$ 3,727.43		0.536250%		\$ 153.80 \$ 5,581.38
		Shopping Centres	2,307,671 1,869,478	0.734054% 0.995842%	,		0.754766%	\$ -	\$ 16,939.55
il .		Shopping Centres Vacant	1,000,770	0.697089%			1.023941% 0.716758%		\$ 18,617.05
í		Parking Lot Industrial	47.000.000	0.521534%	•		0.536250%	•	\$
il		Industrial Taxable Farmland I	47,838,283	0.979059% 0.166875%		2,268,405	1.006688%		\$ 491,200.79
		Industrial New Construction	729,800	0.100875%			0.171580%		\$
		Industrial Excess Land Industrial Vacant	5,552,656	0.636388%		286,837	1.006684% 0.654344%	•	\$ 7,145.17 \$ 37,213.34
		Large Industrial	2,233,306 48,179,703	0.636388%	,	19,100	0.654344%	,	\$ 14,337.47
		Large Industrial Excess Land	2,002,616	1.436130% 0.933484%		10,945,970	1.476652%	,	\$ 853,557.05
		Pipelines	67,964,293	0.640003%		256,942 73,305,186	0.959823% 0.658061%	\$ 2,466.19 \$ 482,392.84	\$ 21,160.29
			1,169,481,095		\$ 6,063,386.32			\$ 2,641,966.83	\$ 917,366.35 \$ 8,705,353.15
Upper	Tier								v 0,700,333.13
County of L Gener			725,544,202	0.453341%	\$ 3,289,189.34	328,031,737	0.4522440/	f 1 407 400 00	
Creation		Multi-Residential Farmlands	7,517,000	1.088017%	\$ 81,786.24	1,277,250	1.088017%	\$ 1,487,102.36 \$ 13,896.70	
		Farmland Awaiting Development I	174,315,955 6,711,775	0.113335%		161,038,303	0.113335%		
		Managed Forests	77,500	0.158669% 0.113335%		601,850	0.158669%		\$ 11,604.46
		Commercial	74,574,135	0.739466%		17,807,547	0.113335% 0.739466%	I	\$ 87.83 \$ 683.131.13
		Commercial New Construction Commercial Excess Land	794,948	0.739466%	\$ 5,878.37	,	0.739466%	,	\$ 683,131.13 \$ 5,878.37
		Commerical Excess Land New Construction	524,816 28,252	0.517626%	-,,,,,,,,,	867,578	0.517626%		\$ 7,207,39
		Commercial Vacant Land	714,706	0.517626% 0.495898%	·	345,724	0.517626%	•	\$ 146.24
		Commercial Office Building Shopping Centres	2,307,671	0.697972%		343,724	0.495898% : 0.697972% :		\$ 5,258.65 \$ 16,106.90
ij		Shopping Centres Vacant	1,869,478	0.946892%			0.946892%		\$ 16,106.90 \$ 17,701.94
	1	Parking Lot		0.662824% : 0.495898% :			0.662824%	\$ - :	\$
		Industrial	47,838,283	0.930934%	•	2,268,405	0.495898% (
jj	1	industrial Taxable Farmland I Industrial New Construction		0.158669%	5 -	2,200,400	0.930934% \$ 0.158669% \$		\$ 466,460.19 \$
		industrial Excess Land	729,800	0.930934%			0.930934%		•
		ndustrial Vacant	5,552,656 2,233,306	0.605107% § 0.605107% §	,,	286,837	0.605107%		
		arge Industrial	48,179,703	1.365538%		19,100 10,945,970	0.605107% \$ 1.365538% \$		
		arge Industrial Excess Land Pipelines	2,002,616	0.887599%		256,942	0.887599% \$		
		-	67,964,293	0.608544%		73,305,186	0.608544%	_,	,
Province of (_	1,169,481,095	\$	5,765,348.70	597,052,429	\$	2,443,167.67	8,208,516.37
Schools Bo	Oards F	Residential Aulti-Residential	725,544,202	0.231000% \$	1,676,007.11	328,031,737	0.231000% \$	75775004 #	
r usinc a cra		amlands	7,517,000	0.231000% \$	17,364.27	1,277,250	0.231000% \$		
	F	armland Awaiting Development I	174,315,955 6,711,775	0.057750% \$ 0.080850% \$		161,038,303	0.057750% \$	92,999.62	
		Anaged Forests	77,500	0.057750% \$		601,850	0.080850% \$		-,
		Commercial Commercial New Construction	74,574,135	1.604676% \$		17,807,547	0.577500% \$ 1.604676% \$		44.76 1,482,426.68
İ	d	Commercial Excess Land	794,948 524,816	1.330000% \$.,		1.330000% \$		10,572.81
a management	C	ommerical Excess Land New Construction	28,252	1.123273% \$ 0.931000% \$	-,	867,578	1.123273% \$		
		commercial Vacant Land	714,706	1.023176% \$		345,724	0.931000% \$ 1.023176% \$	•	200.00
	s	ommercial Office Building hopping Centres	2,307,671	1.538754% \$,	1.538754% \$.,	,
		hopping Centres Vacant	1,869,478	1.581424% \$	29,564.37		1.581424% \$,
1		arking Lot		1.106997% \$ 1.231760% \$			1.106997% \$	•	•
		dustrial dustrial Taxable Farmland I	47,838,283	1.930000% \$	923,278.86	2,268,405	1.231760% \$ 1.930000% \$	•	007.050.00
	In	dustrial New Construction	720 800	0.080850% \$	•	, ,	0.080850% \$.,	967,059.08
i	In	dustrial Excess Land	729,800 5,552,656	1.330000% \$ 1.254500% \$	9,706.34	222.22-	1.330000% \$	- \$	9,706.34
i		dustrial Vacant	2,233,306	1.254500% \$	69,658.07 28,016.82	286,837 19,100	1.254500% \$	3,598.37 \$,,
		arge Industrial arge Industrial Excess Land	48,179,703	1.930000% \$	929,868.27	10,945,970	1.254500% \$ 1.930000% \$	239.61 \$ 211,257.22 \$	28,256.43
		pelines	2,002,616 67,964,293	1.254500% \$	25,122.82	256,942	1.254500% \$	3,223.34 \$	1,141,125.49 28,346.16
			1,169,481,095	1.301137% \$	884,308.56	73,305,186	1.301137% <u>\$</u>		1,838,109.46
	_			\$	5,955,260.46	597,052,429	\$	2,369,125.70 \$	8,324,386.16
100	•	otal Municipal, Upper Tier an			ė	25 220 255 60			
	Jo	otal Tax Rates - 2011 English Public, Englis esidential	h C-15-11- 5	.				4	25,238,255.68
			i Camolic, French	Public & Frenc	h Catholic		Ward 1	Ward 2	
	Fa	Irmland Awaiting Development I					1.161117%	1.174570%	
		ulti-Residential Immercial					0.406391% 2.463280%	0.411099% 2.495566%	
		ommercial New Construction					3.121835%	3.143778%	
and an article of the second	Ca	mmercial Excess Land					2.847159%	2.869102%	
200	Co	mmercial Excess Land New Construction					2.185284%	2.200644%	
	Co	mmercial Vacant Land mmercial Office Building					1.993011% 2.040608%	2.008371% 2.055324%	
ii Ii	Sh	opping Centres					2.970780%	2.991492%	
	Sh	opping Centres Vacant					3.524158%	3.552257%	
li		iustrial Vistrial Tayabla Farmland					2.466910% 3.839993%	2.486579%	
	ind	ustrial Taxable Farmland iustrial New Construction					0.406391%	3.867618% 0.411099%	
	ind	ustrial Excess Land					3.239993%	3.267618%	
2 P	ind	ustrial Vacant Land					2.495995%	2.513951%	
Ì		96 Industrial					2.495995% 4.731668%	2.513951%	
The state of the s		ge Industrial Excess Land elines					3.075583%	4.772190% 3.101922%	
1	Far	miands					2.549684%	2.567742%	
Ì	Mar	naged Forests					0.290279%	0.293642%	
							0.290279%	0.293642%	
H									

TOWNSHIP OF ST. CLAIR SCHEDULE "B" BY-LAW 37 OF 2011

	Improvements							
<u>Drai</u>	nage:							
	Municipal Drain Assessment		\$	130,533.08				
	Tile Drainage Loans (Ward 1)		\$	52,235.10				
	Tile Drainage Loans (Ward 2)		¢	33,982.75	¢.	016 750 00		
Dog	Tags:		Ψ	33,362.73	Φ	216,750.93		
	Female Not Spayed No Rabies (F)		ው					
	Female Not Spayed Rabies (FR)		\$	- -				
	Female Spayed No Rabies (FS)		\$	560.00				
	Female Spayed Rabies (FSR)		\$	120.00				
	Kennel License		\$	3,540.00				
	Male Not Neutered No Rabies (M)		\$	450.00				
	Male Not Neutered Rabies (MR)		\$	50.00				
	Male Neutered No Rabies (MN)		\$	1,120.00				
	Male Neutered Rabies (MNR)		\$	60.00	_			
Sew	er Connections:		<u>\$</u>	8,700.00	\$	14,600.00		
	Courtright Expires 2015							
	Brigden Expries 2016		\$	3,648.68				
Sau			\$	2,985.00	\$	6,633.68		
Sewi	er Frontage Charges:							
	Courtright Expires 2015		\$	4,226.26				
_	Brigden Expires 2016	;	\$	5,765.51	\$	9,991.77		
Othe	Marine Control of the	•		<u> </u>	Ψ	0,001.77		
	Stag Island Waterman Extension Expires 2013	4	\$	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				
j	St. Clair Parkway Sewers Expires 2017		\$		ው	170 005 55		
ĺ	•	<u>-</u>	Ψ	53,251.71	<u>\$</u>	170,865.55		
Tota	l Local Improvements						\$	418,841.93
	improvements							
Tota	Municipal, Upper Tier and Education from	Cabadus 11811						
	Total Municipal, Upper Tier and Education from Schedule "A"							5,238,255.68
TO	AL 2010 LEVY							
.0	AL ZUIU LEVY						\$ 2	5,657,097.61
	:						-	-,,