

BY-LAW 82-2021

A BY-LAW TO ADOPT THE ESTIMATES FOR THE SUMS REQUIRED DURING THE YEAR 2021 FOR THE GENERAL AND SPECIAL PURPOSES OF THE CORPORATION OF THE TOWN OF CARLETON PLACE AND TO ESTABLISH TAX RATES.

WHEREAS Section 312 of the Municipal Act, 2001 (S.O. 2001, c.25) provides that the Council of a local municipality shall after the adoption of estimates for the year, pass a by-law to levy a separate tax rate on the assessment in each property class;

AND WHEREAS Section 312 (6) of the said Act requires tax rates to be established in the same proportion to tax ratios;

AND WHEREAS the tax ratios as set by the County of Lanark for the Town of Carleton Place through By-Law 2021-11 are:

Residential/Farm Property Class (RT, RF, RH, RG)	1.000000
Farmland awaiting development – Phase 1	0.250000
Farmland awaiting development – Phase 2	0.250000
Multi-Residential Property Class (MT, MF)	2.144923
Commercial Property Class (CT, CF, CG, CK, ST, CH, GT, XT, ZT)	1.842928
Industrial Property Class (IT, IF, IJ, JT, LT, IH)	2.531635
Pipeline Property Class (PT)	2.007246
Farmland Property Class (FT)	0.250000
Managed Forest Property Class (TT)	0.250000
New Multi-Residential	1.100000

AND WHEREAS the property subclasses that have tax rate reductions set by the County of Lanark for the Town of Carleton Place are:

Commercial Property Class Vacant land, Vacant units and excess land - 0% reduction, (Qualifying Classes – CK, CU, CX, SU, CFU, CXN, SXN, XU)

Industrial Property Class Vacant land, Vacant units and excess land - 0% reduction, (Qualifying Classes - IU, IX, LU, IJ, JU)

AND WHEREAS the assessed value of all rateable real property according to the latest revised assessment roll including properties for Payment in Lieu for the Town of Carleton Place amounts to \$1,519,729,200;

AND WHEREAS the Municipal Budget Levy Requirement for the Town of Carleton Place amounts to \$11,979,408 for 2021;

AND WHEREAS the request from the BIA Board of Management is for a Budget Levy amounting to \$172,258 for 2021;

AND WHEREAS the tax rates on the various property classes and sub-classes have been calculated pursuant to the provisions of the Municipal Act and in the manner set out in this By-law;

NOW THEREFORE the Council of the Town of Carleton Place enacts as follows:

1. That the following tax rates be established and applied to the taxable assessments of the Town of Carleton Place for 2021 as follows:

PROPERTY CLASSES	MUNICIPAL TAX RATE	EDUCATION TAX RATE	COUNTY TAX RATE	TOTAL TAX RATE
RT - RH – RG	0.00695184	0.00153000	0.00371978	0.01220162
MT - (New)	0.00764702	0.00153000	0.00409176	0.01326878
MT	0.01491116	0.00153000	0.00786108	0.02430224
CT -CF - CG - CH - ST - GT	0.01281174	0.00880000	0.00685529	0.02846703
XT (New)	0.01281174	0.00880000	0.00685529	0.02846703
CU - CX – CK	0.01281174	0.00880000	0.00685529	0.02846703
XU - ZU (New)	0.01281174	0.00880000	0.00685529	0.02846703
IT - LT – IH	0.01759952	0.00880000	0.00941713	0.03581665
JT (New)	0.01759952	0.00880000	0.00941713	0.03581665
IU - IX – IJ	0.01759952	0.00880000	0.00941713	0.03581665
JU (New)	0.01759952	0.00880000	0.00941713	0.03581665
PT	0.01395405	0.00880000	0.00746651	0.03022056
FT R1	0.00173796	0.00038250	0.00092995	0.00305041

PROPERTY CLASSES	BIA SPECIAL RATES
JT	0.00653590
CT - ST – XT	0.00475787
CU -CX –SU -XU	0.00475787

2. That the due date for the payment of instalments of the 2021 taxes shall be:

REGULAR INSTALMENTS	MONTHLY PAYMENT PLAN BY AUTOMATIC WITHDRAWAL (10 MONTHS)
March 1, 2021	February 10, 2021
June 1, 2021	March 10, 2021
September 1, 2021	April 10, 2021
November 2, 2021	May 10, 2021
	June 10, 2021
	July 10, 2021
	August 10, 2021
	September 10, 2021
	October 10, 2021
	November 10, 2021

3. The assessment made in the year 2021, based on current values from January 1, 2016 under the provisions of the Assessment Act, Chapter A.31, R.S.O. 1990 as amended shall be the assessment on which the final tax rates shall be fixed and levied and the final tax shall be fixed and levied on such assessment.
4. If taxes are not paid on or before the due dates, a penalty of one and one-quarter percent (1.25%) of the unpaid taxes shall be levied immediately, and a further penalty of one and one-quarter percent (1.25%) on the first day of each calendar month thereafter for as long as the default continues.

READ A FIRST TIME, SECOND TIME AND THIRD TIME AND FINALLY PASSED
THIS 25TH DAY OF MAY, 2021.

Doug Black, Mayor

Stacey Blair, Clerk