

THE CORPORATION OF THE TOWNSHIP OF SOUTH STORMONT

BY-LAW NO. 2019-076

BEING a by-law to amend By-law No. 2019-044, being a by-law to levy and adopt 2019 tax rates.

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WHEREAS the *Municipal Act, 2001*, c. 25 s. 5 (1) provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS the *Municipal Act, 2001*, c. 25 s. 5 (3) provides that the powers of every council are to be exercised by by-law;


AND WHEREAS Council of the Corporation of the Township of South Stormont did, on the 24<sup>th</sup> day of April, 2019, pass By-law No. 2019-044, being a by-law to levy and adopt the 2019 tax rates;


AND WHEREAS Council deems it necessary to amend By-law No. 2019-044 to reflect minor revisions due to rounding, Ontario Property Tax Analysis and Long Sault Sewer Multi-Residential Special Area Rates.

NOW THEREFORE Council of the Corporation of the Township of South Stormont enacts as follows:

1. That By-law No. 2019-044 is amended deleting Schedule "A" and Schedule "B" in their entirety and replacing them with Schedule "A" and Schedule "B" attached hereto and forming part of this by-law.
2. All other relevant sections of By-law No. 2019-044 shall remain.

READ and passed in open Council, signed and sealed this 14<sup>th</sup> day of August, 2019.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

**SCHEDULE "A" TO BY-LAW NO. 2019-044  
2019 Final Tax Rates**

Property Class	Tax Class	Tax Ratio	Current Assessment	Municipal Tax Rate	Municipal Tax Dollars	County Tax Rate	County Tax Dollars	Education Tax Rate	Education Tax Dollars	Total Tax Rates	Total Tax Dollars
Commercial PIL: Full	CF	1.634027	\$ 4,008,780	0.00730199	\$ 29,272	0.00946000	\$ 37,923	0.01290000	\$ 51,713	0.02966199	\$ 118,908
Commercial PIL: General	CG	1.634027	\$ 1,965,000	0.00730199	\$ 14,348	0.00946000	\$ 18,589	-	\$ -	0.01676199	\$ 32,937
Commercial Taxable: Full, Shared PIL	CH	1.634027	\$ 299,329	0.00730199	\$ 2,186	0.00946000	\$ 2,832	0.01290000	\$ 3,861	0.02966199	\$ 8,879
Commercial Taxable: Full	CT	1.634027	\$ 46,105,680	0.00730199	\$ 336,663	0.00946000	\$ 436,160	0.01290000	\$ 594,763	0.02966199	\$ 1,367,586
Commercial Taxable: Excess Land	CU	1.143819	\$ 782,241	0.00511140	\$ 3,998	0.00662200	\$ 5,180	0.01096500	\$ 8,577	0.02269840	\$ 17,756
Commercial Taxable: Vacant Land	CX	1.143819	\$ 564,311	0.00511140	\$ 2,884	0.00662200	\$ 3,737	0.01096500	\$ 6,188	0.02269840	\$ 12,809
Commercial PIL: General Vacant Land	CZ	1.143819	\$ 406,325	0.00511140	\$ 2,077	0.00662200	\$ 2,691	-	\$ -	0.01173340	\$ 4,768
Office Building Taxable: Full	DT	1.634027	\$ 894,825	0.00730199	\$ 6,534	0.00946000	\$ 8,465	0.01290000	\$ 11,543	0.02966199	\$ 26,542
Office Building Taxable: Excess Land	DU	1.143819	\$ 107,425	0.00511140	\$ 549	0.00662200	\$ 711	0.01096500	\$ 1,178	0.02269840	\$ 2,438
Exempt	E	-	\$ 39,318,621	-	\$ -	-	\$ -	-	\$ -	-	\$ -
Farmlands PIL: Full, Taxation of Province	FP	0.250000	\$ 30,925	0.00111718	\$ 35	0.00144700	\$ 45	0.00040250	\$ 12	0.00296668	\$ 92
Farmlands Taxable: Full	FT	0.250000	\$ 144,225,776	0.00111718	\$ 161,126	0.00144700	\$ 208,695	0.00040250	\$ 58,051	0.00296668	\$ 427,871
Landfill PIL: Full	HF	1.444403	\$ 46,350	0.00645462	\$ 299	0.00836200	\$ 388	0.05908938	\$ 2,739	0.07390600	\$ 3,426
Industrial Taxable: Full, Shared PIL	IH	2.063433	\$ 26,400	0.00922088	\$ 243	0.01194600	\$ 315	0.01290000	\$ 341	0.03406688	\$ 899
Industrial Taxable: Vacant Land, Shared PIL	IJ	1.444403	\$ 56,675	0.00645462	\$ 366	0.00836200	\$ 474	0.01096500	\$ 621	0.02578162	\$ 1,461
Industrial Taxable: Excess Land, Shared PIL	IK	1.444403	\$ 12,000	0.00645462	\$ 77	0.00836200	\$ 100	0.01096500	\$ 132	0.02578162	\$ 309
Industrial Taxable: Full	IT	2.063433	\$ 6,019,415	0.00922088	\$ 55,504	0.01194600	\$ 71,908	0.01290000	\$ 77,650	0.03406688	\$ 205,063
Industrial Taxable: Excess Land	IU	1.444403	\$ 218,028	0.00645462	\$ 1,407	0.00836200	\$ 1,823	0.01096500	\$ 2,391	0.02578162	\$ 5,621
Industrial Taxable: Vacant Land	IX	1.444403	\$ 1,157,550	0.00645462	\$ 7,472	0.00836200	\$ 9,679	0.01096500	\$ 12,693	0.02578162	\$ 29,844
New Construction Industrial Taxable: Full	JT	2.063433	\$ 5,096,818	0.00922088	\$ 46,997	0.01194600	\$ 60,887	0.01030000	\$ 52,497	0.03146688	\$ 160,381
New Construction Industrial Taxable: Excess Land	JU	1.444403	\$ 1,018,865	0.00645462	\$ 6,576	0.00836200	\$ 8,520	0.00721000	\$ 7,346	0.02202662	\$ 22,442
Large Industrial Taxable: Full	LT	4.143248	\$ 8,118,125	0.01851497	\$ 150,307	0.02398800	\$ 194,738	0.01290000	\$ 104,724	0.05540297	\$ 449,768
Large Industrial Taxable: Excess Land	LU	2.900273	\$ 145,625	0.01296048	\$ 1,887	0.01679100	\$ 2,445	0.01096500	\$ 1,597	0.04071648	\$ 5,929
Multi-Residential: Taxable: Full	MT	1.000000	\$ 7,572,758	0.00446871	\$ 33,840	0.00579000	\$ 43,846	0.00161000	\$ 12,192	0.01186871	\$ 89,879
Pipeline Taxable: Full	PT	1.367866	\$ 59,593,068	0.00611260	\$ 364,268	0.00791900	\$ 471,918	0.01030000	\$ 613,809	0.02433160	\$ 1,449,994
Residential Taxable: Education Only	RD	-	\$ 88,750	-	\$ -	-	\$ -	0.00161000	\$ 143	0.00161000	\$ 143
Residential Taxable PIL: General	RG	1.000000	\$ 1,259,975	0.00446871	\$ 5,630	0.00579000	\$ 7,295	-	\$ -	0.01025871	\$ 12,926
Residential Taxable: Full, Shared PIL	RH	1.000000	\$ 2,287,725	0.00446871	\$ 10,223	0.00579000	\$ 13,246	0.00161000	\$ 3,683	0.01186871	\$ 27,152
Residential PIL: Full, Taxable Tenant of Province	RP	1.000000	\$ 308,000	0.00446871	\$ 1,376	0.00579000	\$ 1,783	0.00161000	\$ 496	0.01186871	\$ 3,656
Residential Taxable: Full	RT	1.000000	\$ 1,233,519,232	0.00446871	\$ 5,512,240	0.00579000	\$ 7,142,076	0.00161000	\$ 1,985,966	0.01186871	\$ 14,640,282
Managed Forest Taxable: Full	TT	0.250000	\$ 1,238,831	0.00111718	\$ 1,384	0.00144700	\$ 1,793	0.00040250	\$ 499	0.00296668	\$ 3,675
New Construction Commercial Taxable: Full	XT	1.634027	\$ 9,709,004	0.00730199	\$ 70,895	0.00946000	\$ 91,847	0.01030000	\$ 100,003	0.02706199	\$ 262,745
New Construction Commercial Tax.: Excess Land	XU	1.143819	\$ 261,499	0.00511140	\$ 1,337	0.00662200	\$ 1,732	0.00721000	\$ 1,885	0.01894340	\$ 4,954
			<b>\$ 1,576,463,931</b>		<b>\$ 6,832,004</b>		<b>\$ 8,851,840</b>		<b>\$ 3,717,293</b>		<b>\$ 19,401,136</b>

**SCHEDULE "B" TO BY-LAW NO. 2019-044**  
**2019 Final Special Area Rates**

INGLESIDE SEWER					
Property Class	Tax Class	Tax Ratio	Current Assessment	Tax Rate	Total Tax Dollars
Commercial PIL: Full	CF	1.634027	\$ 236,000	0.00169071	\$ 399
Commercial PIL: Full, Shared PIL	CH	1.634027	\$ 779	0.00169071	\$ 1
Commercial Taxable: Full	CT	1.634027	\$ 6,024,973	0.00169071	\$ 10,186
Commercial Taxable: Excess Land	CU	1.143819	\$ 112,990	0.00118350	\$ 134
Office Building Taxable: Full	DT	1.634027	\$ 894,825	0.00169071	\$ 1,513
Office Building Taxable: Excess Land	DU	1.143819	\$ 107,425	0.00118350	\$ 127
Industrial Taxable: Full, Shared PIL	IH	2.063433		0.00213501	\$ -
Industrial Taxable: Vacant Land, Shared PIL	IJ	1.444403	\$ 37,650	0.00149451	\$ 56
Industrial Taxable: Full	IT	2.063433	\$ 296,281	0.00213501	\$ 633
Industrial Taxable: Excess Land	IU	1.444403	\$ 15,650	0.00149451	\$ 23
Industrial Taxable: Vacant Land	IX	1.444403	\$ 9,400	0.00149451	\$ 14
Multi-Residential Taxable: Full	MT	1.000000	\$ 3,103,000	0.00103469	\$ 3,211
Residential Taxable: Full, Shared PIL	RH	1.000000	\$ 222,875	0.00103469	\$ 231
Residential Taxable: Full	RT	1.000000	\$ 134,692,055	0.00103469	\$ 139,365
New Construction Commercial Taxable: Full	XT	1.634027	\$ 1,325,000	0.00169071	\$ 2,240
			\$ 147,078,903		\$ 158,133

LONG SAULT SEWER					
Property Class	Tax Class	Tax Ratio	Current Assessment	Tax Rate	Total Tax Dollars
Commercial PIL: Full	CF	1.634027	\$ 211,500	0.00168878	\$ 357
Commercial PIL: General	CG	1.634027	\$ 1,682,750	0.00168878	\$ 2,842
Commercial Taxable: Full	CT	1.634027	\$ 9,491,576	0.00168878	\$ 16,029
Commercial Taxable: Excess Land	CU	1.143819	\$ 39,600	0.00118215	\$ 47
Commercial Taxable: Vacant Land	CX	1.143819	\$ 304,200	0.00118215	\$ 360
Industrial Taxable: Full, Shared PIL	IH	2.063433	\$ 14,100	0.00213258	\$ 30
Industrial Taxable: Excess Land, Shared PIL	IK	1.444403	\$ 12,000	0.00149280	\$ 18
Industrial Taxable: Full	IT	2.063433	\$ 890,202	0.00213258	\$ 1,898
Industrial Taxable: Excess Land	IU	1.444403	\$ 27,641	0.00149280	\$ 41
Industrial Taxable: Vacant Land	IX	1.444403	\$ 64,000	0.00149280	\$ 96
Large Industrial Taxable: Full	LT	4.143248	\$ 1,912,025	0.00428209	\$ 8,187
Large Industrial Taxable: Vacant Unit/Excess Land	LU	2.900273	\$ 9,975	0.00299746	\$ 30
Multi-Residential Taxable: Full	MT	1.000000	\$ 4,469,758	0.00103351	\$ 4,620
Residential Taxable: Full, Shared PIL	RH	1.000000	\$ 46,750	0.00103351	\$ 48
Residential PIL: Full, Taxable Tenant of Province	RP	1.000000	\$ 308,000	0.00103351	\$ 318
Residential Taxable: Full	RT	1.000000	\$ 201,810,454	0.00103351	\$ 208,573
New Construction Commercial Taxable: Full	XT	1.634027	\$ 5,730,455	0.00168878	\$ 9,677
New Construction Commercial Taxable: Excess Land	XU	1.143819	\$ 171,820	0.00118215	\$ 203
			\$ 227,196,806		\$ 253,375

EAMERS CORNERS SEWER					
Property Class	Tax Class	Tax Ratio	Current Assessment	Tax Rate	Total Tax Dollars
Commercial Taxable: Full	CT	1.634027	\$ 3,855,675	0.00046866	\$ 1,807
Residential Taxable: Full	RT	1.000000	\$ 434,350	0.00028681	\$ 125
			\$ 4,290,025		\$ 1,932