

THE CORPORATION OF THE TOWNSHIP OF SOUTH STORMONT

BY-LAW NO. 2018-030

BEING a by-law to levy and adopt the 2018 tax rates.

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WHEREAS the *Municipal Act, 2001*, s. 290, 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 municipal purposes;

AND WHEREAS the *Municipal Act, 2001*, s. 312(2), as amended, provides that a local municipality shall, each year, pass a by-law levying a separate tax rate on the assessment in each property class in the local municipality rateable for local municipality purposes;

AND WHEREAS the United Counties of Stormont, Dundas and Glengarry have adopted the transition ratios for county and municipal purposes and the county tax rates through their By-law Nos. 5145 and 5146;

AND WHEREAS the 2018 levy for general purposes, for the Township of South Stormont has been set at \$56,260,402 with special area rates having been set at \$142,218 for Ingleside Sewer, \$220,605 for Long Sault Sewer, and \$1,586 for Eamers Corners Sewer;

AND WHEREAS the *Municipal Act, 2001*, S. 342, as amended, authorizes municipalities to pass by-laws requiring payment of charges including taxes, local improvements, sewer rates, special rates and other rents and rates payable as taxes in bulk or installments.

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

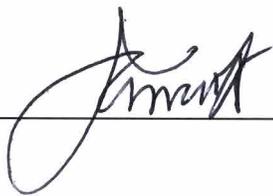
1. That the estimates and tax rates for the current year are as set forth in Schedule "A" attached to this by-law, and shall be levied upon each property class.
2. That the special area rates as set forth in Schedule "B" attached to this by-law shall be levied where applicable.
3. That the levy provided for in Schedules "A" and "B" shall be reduced by the amount of the interim levy for 2018.

4. That the Treasurer is hereby instructed to bill and collect the tax levies adopted by the United Counties of Stormont, Dundas and Glengarry and the Minister of Finance's 2018 Education Tax Rates.
5. That every owner of land in the capped and uncapped classes shall be taxed according to the rates in this by-law and such taxes shall become due and payable in two installments; 50% of the final levy, rounded upwards, shall become due and payable on the 29<sup>th</sup> day of June, 2018, and the balance shall become due and payable on the 28<sup>th</sup> day of September, 2018.
6. That non-payment of the installment amount(s) on the due dates stated shall constitute default.
7. That penalty of 1¼% shall be added on the first day of default on all taxes levied and thereafter a penalty of 1¼% shall be added on the first day of each calendar month in which default continues until December 31, 2018.
8. That on all taxes in default on January 1, 2019, interest shall be added at a rate of 1¼% per month or fraction thereof in which the default continues.
9. That penalties and interest added in default shall become due and payable and shall be collected as if same had originally been imposed and formed part of such unpaid tax levy.
10. That the Treasurer shall mail or 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.
11. That taxes are payable by Canadian currency, cash, cheque or debit at the Township of South Stormont Municipal Office. In addition, payments may be made at most financial institutions; a transaction fee may be applicable.
12. The appropriate service charge will be applied for any returned payment. Two instances of returned payments within a 12-month period may result in the Township not accepting payments unless by certified cheque, bank draft or cash for one year. If, after the one year there is a second recurrence of two returned payments, payments may not be accepted indefinitely unless by certified cheque, bank draft or cash.

13. Pre-Authorized Payment Plan (PAP) Options
  - i) Taxpayers without arrears may pay their taxes through pre-authorized electronic payments from January to October. Properties enrolled in this option are not subject to penalty for non-payment of taxes on the due dates indicated in this by-law. Two instances of returned payments in a 12-month period will result in removal from this payment option. The appropriate service charge will apply in each instance.
  - ii) Taxpayers without arrears may pay the amount owing on their taxes through pre-authorized electronic payments on the due date. Two instances of returned payments in a 12-month period will result in removal from this payment option. The appropriate service charge will apply in each instance.
  - iii) Taxpayers with arrears may pay their taxes through twelve monthly pre-authorized electronic payments. The monthly amount to be withdrawn may be specified by the payor. Penalties and interest will continue to accumulate on overdue balances for properties enrolled in this PAP option. Two instances of returned payments in a 12-month period will result in removal from this payment plan. The appropriate service charge will apply in each instance.
14. That Schedule "A" and Schedule "B" attached hereto shall be and form part of this by-law.
15. That any by-law inconsistent with this by-law is hereby repealed.

READ and passed in open council, signed and sealed this 25<sup>th</sup> day of April, 2018.

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Mayor



\_\_\_\_\_  
Clerk



**SCHEDULE "A" TO BY-LAW NO. 2018-030**  
**Final Tax Rates**

Property Class	Tax Class	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	\$ 3,954,800	0.695464%	\$ 27,504.21	0.96610%	\$ 38,207.32	1.34000%	\$ 52,994.32	3.00156%	\$ 118,705.85
Commercial PIL: General	CG	\$ 1,917,000	0.695464%	\$ 13,332.04	0.96610%	\$ 18,520.14	1.34000%	\$ 25,687.80	3.00156%	\$ 57,539.98
Commercial Taxable: Full, Shared PIL	CH	\$ 292,900	0.695464%	\$ 2,037.01	0.96610%	\$ 2,829.71	1.34000%	\$ 3,924.86	3.00156%	\$ 8,791.58
Commercial Taxable: Full	CT	\$ 44,136,103	0.695464%	\$ 306,950.71	0.96610%	\$ 426,398.89	1.34000%	\$ 591,423.78	3.00156%	\$ 1,324,773.38
Commercial Taxable: Excess Land	CU	\$ 683,151	0.486825%	\$ 3,325.75	0.67630%	\$ 4,620.15	0.93800%	\$ 6,407.96	2.10113%	\$ 14,353.86
Commercial Taxable: Vacant Land	CX	\$ 522,822	0.486825%	\$ 2,545.23	0.67630%	\$ 3,535.85	0.93800%	\$ 4,904.07	2.10113%	\$ 10,985.14
Commercial PIL: General Vacant Land	CZ	\$ 366,450	0.486825%	\$ 1,783.97	0.67630%	\$ 2,478.30	0.93800%	\$ 3,437.30	2.10113%	\$ 7,699.57
Office Building Taxable: Full	DT	\$ 902,650	0.695464%	\$ 6,277.61	0.96610%	\$ 8,720.50	1.34000%	\$ 12,095.51	3.00156%	\$ 27,093.62
Office Building Taxable: Excess Land	DU	\$ 73,850	0.486825%	\$ 359.52	0.67630%	\$ 499.45	0.93800%	\$ 692.71	2.10113%	\$ 1,551.68
Exempt	E	\$ 37,398,474	0.000000%	\$ -	0.00000%	\$ -	0.00000%	\$ -	0.00000%	\$ -
Farmlands PIL: Full, Taxation of Province	FP	\$ 25,850	0.106403%	\$ 27.51	0.14780%	\$ 38.21	0.04250%	\$ 10.99	0.29670%	\$ 76.70
Farmlands Taxable: Full	FT	\$ 122,752,023	0.106403%	\$ 130,611.84	0.14780%	\$ 181,427.49	0.04250%	\$ 52,169.61	0.29670%	\$ 364,208.93
Landfill PIL: Full	HF	\$ 44,400	0.614757%	\$ 272.95	0.85400%	\$ 379.18	5.90894%	\$ 2,623.57	7.37770%	\$ 3,275.70
Industrial Taxable: Full, Shared PIL	IH	\$ 27,200	0.878225%	\$ 238.88	1.22000%	\$ 331.84	1.34000%	\$ 364.48	3.43823%	\$ 935.20
Industrial Taxable: Vacant Land, Shared PIL	IJ	\$ 56,350	0.614757%	\$ 346.42	0.85400%	\$ 481.23	1.34000%	\$ 755.09	2.80876%	\$ 1,582.73
Industrial Taxable: Excess Land, Shared PIL	IK	\$ 12,000	0.614757%	\$ 73.77	0.85400%	\$ 102.48	1.34000%	\$ 160.80	2.80876%	\$ 337.05
Industrial Taxable: Full	IT	\$ 5,906,351	0.878225%	\$ 51,871.05	1.22000%	\$ 72,057.48	1.34000%	\$ 79,145.10	3.43823%	\$ 203,073.64
Industrial Taxable: Excess Land	IU	\$ 204,854	0.614757%	\$ 1,259.35	0.85400%	\$ 1,749.45	0.93800%	\$ 1,921.53	2.40676%	\$ 4,930.34
Industrial Taxable: Vacant Land	IX	\$ 1,228,200	0.614757%	\$ 7,550.45	0.85400%	\$ 10,488.83	0.93800%	\$ 11,520.52	2.40676%	\$ 29,559.79
New Construction Industrial Taxable: Full	JT	\$ 4,601,637	0.878225%	\$ 40,412.73	1.22000%	\$ 56,139.97	1.09000%	\$ 50,157.84	3.18823%	\$ 146,710.54
New Construction Industrial Taxable: Excess Land	JU	\$ 892,430	0.614757%	\$ 5,486.28	0.85400%	\$ 7,621.35	0.76300%	\$ 6,809.24	2.23176%	\$ 19,916.87
Large Industrial Taxable: Full	LT	\$ 7,541,150	1.763422%	\$ 132,982.30	2.44970%	\$ 184,735.55	1.34000%	\$ 101,051.41	5.55312%	\$ 418,769.26
Large Industrial Taxable: Excess Land	LU	\$ 135,350	1.234395%	\$ 1,670.75	1.71480%	\$ 2,320.98	0.93800%	\$ 1,269.58	3.88720%	\$ 5,261.32
Multi-Residential: Taxable: Full	MT	\$ 5,712,318	0.761782%	\$ 43,515.41	0.59120%	\$ 33,771.22	0.17000%	\$ 9,710.94	1.52298%	\$ 86,997.57
Pipeline Taxable: Full	PT	\$ 57,524,842	0.582182%	\$ 334,899.28	0.80870%	\$ 465,203.40	1.08319%	\$ 623,105.06	2.47408%	\$ 1,423,207.73
Residential Taxable: Education Only	RD	\$ 85,500	0.000000%	\$ -	0.00000%	\$ -	0.17000%	\$ 145.35	0.17000%	\$ 145.35
Residential Taxable PIL: General	RG	\$ 1,276,650	0.425613%	\$ 5,433.59	0.59120%	\$ 7,547.55	0.17000%	\$ 2,170.31	1.18681%	\$ 15,151.45
Residential Taxable: Full, Shared PIL	RH	\$ 2,134,150	0.425613%	\$ 9,083.22	0.59120%	\$ 12,617.09	0.17000%	\$ 3,628.06	1.18681%	\$ 25,328.37
Residential PIL: Full, Taxable Tenant of Province	RP	\$ 308,000	0.425613%	\$ 1,310.89	0.59120%	\$ 1,820.90	0.17000%	\$ 523.60	1.18681%	\$ 3,655.38
Residential Taxable: Full	RT	\$ 1,190,697,955	0.425613%	\$ 5,067,765.29	0.59120%	\$ 7,039,406.31	0.17000%	\$ 2,024,186.52	1.18681%	\$ 14,131,358.12
Managed Forest Taxable: Full	TT	\$ 1,098,885	0.106403%	\$ 1,169.25	0.14780%	\$ 1,624.15	0.04250%	\$ 467.03	0.29670%	\$ 3,260.42
New Construction Commercial Taxable: Full	XT	\$ 8,534,780	0.695464%	\$ 59,356.32	0.96610%	\$ 82,454.51	1.09000%	\$ 93,029.10	2.75156%	\$ 234,839.93
New Construction Commercial Tax.: Excess Land	XU	\$ 193,891	0.486825%	\$ 943.91	0.96610%	\$ 1,873.18	0.76300%	\$ 1,479.39	2.21593%	\$ 4,296.48
		<b>\$ 1,501,242,966</b>		<b>\$ 6,260,397.46</b>		<b>\$ 8,670,002.66</b>		<b>\$ 3,767,973.42</b>		<b>\$ 18,698,373.55</b>

**SCHEDULE "B" TO BY-LAW NO. 2018-030  
2018 Final Special Area Rates**

<b>INGLESIDE SEWER</b>				
Property Class	Tax Class	Current Assessment	Tax Rate	Total Tax Dollars
Commercial PIL: Full	CF	\$ 219,000	0.15373%	\$ 336.66
Commercial Taxable: Full	CT	\$ 5,538,101	0.15373%	\$ 8,513.45
Commercial Taxable: Excess Land	CU	\$ 34,400	0.10761%	\$ 37.02
Office Building Taxable: Full	DT	\$ 902,650	0.15373%	\$ 1,387.60
Office Building Taxable: Excess Land	DU	\$ 73,850	0.10761%	\$ 79.47
Industrial Taxable: Full, Shared PIL	IH	\$ 800	0.19415%	\$ 1.55
Industrial Taxable: Vacant Land, Shared PIL	IJ	\$ 37,500	0.13588%	\$ 50.96
Industrial Taxable: Full	IT	\$ 188,800	0.19415%	\$ 366.55
Industrial Taxable: Excess Land	IU	\$ 14,700	0.13588%	\$ 19.97
Industrial Taxable: Vacant Land	IX	\$ 9,400	0.13588%	\$ 12.77
Multi-Residential Taxable: Full	MT	\$ 2,880,000	0.16835%	\$ 4,848.34
Residential Taxable: Full, Shared PIL	RH	\$ 202,750	0.09406%	\$ 190.71
Residential Taxable: Full	RT	\$ 132,217,616	0.09406%	\$ 124,367.20
New Construction Commercial Taxable: Full	XT	\$ 1,305,000	0.15373%	\$ 2,006.11
		\$ 143,624,567		\$ 142,218.34

<b>LONG SAULT SEWER</b>				
Property Class	Tax Class	Current Assessment	Tax Rate	Total Tax Dollars
Commercial PIL: Full	CF	\$ 199,000	0.15351%	\$ 305.48
Commercial PIL: General	CG	\$ 1,665,500	0.15351%	\$ 2,556.71
Commercial Taxable: Full	CT	\$ 8,865,205	0.15351%	\$ 13,608.98
Commercial Taxable: Excess Land	CU	\$ 9,700	0.10750%	\$ 10.43
Commercial Taxable: Vacant Land	CX	\$ 283,300	0.10750%	\$ 304.55
Industrial Taxable: Full, Shared PIL	IH	\$ 14,100	0.19393%	\$ 27.34
Industrial Taxable: Excess Land, Shared PIL	IK	\$ 12,000	0.19393%	\$ 23.27
Industrial Taxable: Full	IT	\$ 868,787	0.19393%	\$ 1,684.84
Industrial Taxable: Excess Land	IU	\$ 26,781	0.13577%	\$ 36.36
Industrial Taxable: Vacant Land	IX	\$ 101,500	0.13577%	\$ 137.81
Large Industrial Taxable: Full	LT	\$ 1,772,750	0.38937%	\$ 6,902.47
Large Industrial Taxable: Vacant Unit/Excess Land	LU	\$ 9,250	0.27251%	\$ 25.21
Multi-Residential Taxable: Full	MT	\$ 2,832,318	0.16824%	\$ 4,765.02
Residential Taxable: Full, Shared PIL	RH	\$ 42,500	0.09396%	\$ 39.93
Residential PIL: Full, Taxable Tenant of Province	RP	\$ 308,000	0.09396%	\$ 289.38
Residential Taxable: Full	RT	\$ 193,161,464	0.09396%	\$ 181,484.85
New Construction Commercial Taxable: Full	XT	\$ 5,361,411	0.15351%	\$ 8,230.30
New Construction Commercial Taxable: Excess Land	XU	\$ 159,641	0.10750%	\$ 171.61
		\$ 215,693,207		\$ 220,604.55

<b>EAMERS CORNERS SEWER</b>				
Property Class	Tax Class	Current Assessment	Tax Rate	Total Tax Dollars
Commercial Taxable: Full	CT	\$ 3,618,500	0.04085%	\$ 1,478.16
Residential Taxable: Full	RT	\$ 432,000	0.02494%	\$ 107.74
		\$ 4,050,500		\$ 1,585.90