

BY-LAW 43-2020

A BY-LAW TO ADOPT THE ESTIMATES FOR THE SUMS REQUIRED DURING THE YEAR 2019 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;

WHEREAS the tax ratios as set by the County of Lanark for the Town of Carleton Place through By-Law 2020-11 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)	2.157514
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
Landfill	1.232450
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 have tax rate reductions as set by the County of Lanark for the Town of Carleton Place through By-Law 2020-11 are:

Commercial Property Class Vacant land, Vacant units and excess land - 30% reduction, (Qualifying Classes – CK, CU, CX, SU, CFU, CXN, SXN, XU)

Industrial Property Class Vacant land, Vacant units and excess land - 35% 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 \$1,473,044,000;

AND WHEREAS the Municipal Budget Levy Requirement for the Town of Carleton Place amounts to \$11,430,795 for 2020.

AND WHEREAS the request from the BIA Board of Management is for a Budget Levy amounting to \$166,403 for 2020.

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 tax rates as follows:

1. That the following tax rates be established and applied to the taxable assessments of the Town of Carleton Place for 2020 as follows:

PROPERTY CLASS	MUNICIPAL TAX RATE	EDUCATION TAX RATE	COUNTY TAX RATE	TOTAL TAX RATE
RT – RH	0.00681753	0.00153000	0.00367114	0.01201867
MT - (New)	0.00749928	0.00153000	0.00403825	0.01306753
MT	0.01470892	0.00153000	0.00781445	0.02405337
CT - CF - CG - CH - ST - GT	0.01256422	0.01250000	0.00676565	0.03182987
XT (New)	0.01256422	0.01250000	0.00676565	0.03182987
CU - CX - CK	0.00879495	0.01250000	0.00473596	0.02603091
XU - ZU (New)	0.00879495	0.01250000	0.00473596	0.02603091
IT - LT – IH	0.01725950	0.01250000	0.00929399	0.03905349
JT (New)	0.01725950	0.01250000	0.00929399	0.03905349
IU - IX – IJ	0.01121867	0.01250000	0.00604109	0.02975977
JU (New)	0.01121867	0.01031250	0.00604109	0.02757227
PT	0.01368446	0.01250000	0.00736888	0.03355334
FT R1	0.00170438	0.00038250	0.00091779	0.00300467

BIA SPECIAL RATES	
JT	0.00668535
CT - ST - XT	0.00486667
CU -CX –SU -XU	0.00340667

2. That the due date for the payment of instalments of the 2020 taxes shall be:

REGULAR INSTALMENTS	MONTHLY PAYMENT PLAN BY AUTOMATIC WITHDRAWAL (10 MONTHS)
March 2, 2020	February 10, 2020
June 1 2020	March 10, 2020
September 1, 2020	April 10, 2020
November 2, 2020	May 10, 2020
	June 10, 2020
	July 10, 2020
	August 10, 2020
	September 10, 2020
	October 10, 2020
	November 10, 2020

3. The assessment made in the year 2020, 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. This provision will take effect upon the repeal of By-law 34-2020.

READ A FIRST TIME, SECOND TIME AND THIRD TIME AND FINALLY PASSED
THIS 12TH DAY OF MAY, 2020.

Doug Black, Mayor

Stacey Blair, Clerk