

**THE CORPORATION OF THE TOWN OF SMITHS FALLS  
BY-LAW NO. 9941-2018**

**A BY-LAW TO ESTABLISH TAX RATES AND POLICIES FOR THE PURPOSES OF  
RAISING THE GENERAL MUNICIPAL REVENUES ON THE YEAR 2018 AND TO  
IMPOSE THE FINAL 2017 TAX LEVY ON ALL PROPERTIES WITHIN THE  
TOWN OF SMITHS FALLS**

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WHEREAS the estimates of all sums that may be required for the lawful purpose of the Corporation of the Town of Smiths Falls for the year 2018 have been adopted by the Municipal Council by virtue of By-law No. 9941-2018; and

WHEREAS the property assessment roll for the Town of Smiths Falls on which the 2018 taxes are to be levied has been or will be provided by the Ontario Property Assessment Corporation pursuant to appropriate provincial legislation; and

WHEREAS section 312 of the said Municipal Act, c. 25 S.O. 2001 dictates that for the purposes of raising the general local municipality levy, the council of a local municipality shall, each year, pass a by-law levying a separate tax rate, as specified in the by-law, on the assessment in each property class in the local municipality rateable for local municipality purposes; and

WHEREAS it is deemed appropriate to adopt or reject certain options made available through amendment to the Municipal Act and through the Assessment Act, namely Bill 140 and associated regulations, which will impact on the calculation of the final tax bills for the year 2018.

NOW THEREFORE the Council of the Corporation of the Town of Smiths Falls enacts as follows:

1. That pursuant to section 314 of the Municipal Act, graduated taxation within specified property classes may be established to ease the burden of taxes on certain properties within the class, thereby allowing properties with lesser assessment to pay a lesser tax rate. Within the Industrial class of properties graduated taxation shall be applied as follows.

Properties with assessed value at or over \$1.5 million shall pay according to the full tax rate.

Properties with assessed value less than \$1.5 million shall pay 85% of the established rate.

2. That pursuant to section 329 and 330 of the Municipal Act the provincially imposed cap on increases in the Multi-Residential, Commercial and Industrial property tax classes will be self-financed from within the respective tax class, such that full decreases within the same class not be fully applied to allow mitigation of the corresponding loss in ability to collect more than the specified increase from properties within the same class.

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3. That pursuant to Section 329.1 (1) the municipality hereby selects the greater of, 10% of the Annualized taxes, or 5% of the previous years CVA taxes, as the capping method for the 2017 taxation year.
4. That pursuant to Section 329.1(1) the municipality hereby elects to remove from the capping and claw-back system those properties whose 2018 Revised Taxes fall within \$250 of the current years CVA tax.
5. That pursuant to Section 329.1 (1) the municipality hereby elects to exclude from capping in the Multi-Residential, Commercial, and Industrial classes all properties that were at CVA Tax in 2017 or that would cross over CVA Tax in 2018.
6. That pursuant to Section 329.1(1) the municipality hereby elects a minimum level of taxation of 100% of the assessed value of new to class/new construction properties that become "eligible property" within the meaning of subsection 331(20).
7. That the option available in section 318 and 319 regarding the phasing-in of tax increases within the Residential/Farm class of properties not be adopted.
8. That permissive options with respect to tax rebates and targeted reductions in class taxation not be adopted.
9. That the Tax Ratios, namely the relationship certain tax rates bear to the residential tax rate, shall be established as follows, pursuant to section 308 of the Municipal Act.

Residential	1.0000
New Multi-Residential	1.0000
Multi-Residential	2.0000
Commercial	1.9661
Industrial (Average)	2.5421
Farmland	0.2500
Pipeline	1.4956

10. The tax rates for the year 2018, as shown on Schedule "A" attached, are hereby assessed, levied and imposed on the whole rateable property assessments within the Town of Smiths Falls and the levying and collecting of the said rates are hereby authorized and directed.
11. The tax rates for the year 2018, as shown on Schedule "B" attached, are, in addition to the above, hereby assessed, levied and imposed on the property assessments within the Downtown Business Improvement Area as established by by-law, and the levying and collecting of the said rates are hereby authorized and directed.
12. The assessment made in the year 2016, based on current values as per returned roll for 2018 prepared under the provisions of the Assessment Act, Charter A. 31, R.S.O. 1990 as amended, shall be the assessment on which

Passed: April 23, 2018

the final tax rates shall be fixed and levied and the final tax shall be fixed and levied on such assessment. Notwithstanding, all adjustments made to the assessment, including supplementaries, write-offs, Assessment Review Board decisions and Minutes of Settlement on or before the 31<sup>st</sup> day of December, 2017 shall be recognized.

13. The Treasurer is hereby authorized and directed to issue final tax billings for all tax classes within the Town of Smiths Falls and to collect all taxes levied and owing for the year 2018. Taxes owing shall be calculated as the difference between the total amount levied and any interim installment paid to date.
14. The final taxes shall be due and payable in two (2) installments as follows: 50% of the final levy rounded upward to the next whole dollar shall become due and payable on the 29<sup>th</sup> day of June, 2018 and the balance of the final levy shall become due and payable on the 31<sup>st</sup> day of August, 2018.
15. Penalty at the current rate established by by-law shall be added on the first of each month following the due dates until paid.
16. The Tax Collector may mail or cause the same to be mailed to the residence or place of business of such person indicated on the last revised assessment, a written or printed notice specifying the amount of taxes payable.
17. Taxes shall be payable at the Office of the Tax Collector in the Townhall. The Tax Collector is authorized to accept part payment on account of any taxes due and to give a receipt for such payment.
18. Taxes may also be payable, at the option of the taxpayer at any Chartered Bank. Payment shall not be made in amounts other than shown on the tax bill and may not be made beyond the date set out in clause 5.
19. The provisions of the by-law shall come into force and take effect upon passing thereof.

Read a first and second time this 23<sup>rd</sup> day of April, 2018

Read a third time and passed this 23<sup>rd</sup> day of April, 2018

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Mayor

  
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Clerk

The Town of Smiths Falls  
Schedule A to By-Law  
Calculation of the 2018 General and Education Tax Rates & Levy

Assessment Type	School Support	Assessment	General Tax Rate	Total General Taxes Levied	School Tax Rate	Total School Taxes Levied	Total Combined Rate
Commercial Taxable: Full CT	No Support	78,745,205	0.03210832	2,528,376.24	0.01340000	1,055,185.75	0.04550832
Commercial Taxable Vacant Unit/Excess Land CU	No Support	3,601,755	0.02247583	80,952.43	0.00938000	33,784.46	0.03185583
Commercial Taxable: Vacant Land CX	No Support	3,039,500	0.02247583	68,315.29	0.00938000	28,510.51	0.03185583
New Commercial Construction Taxable: Full XT	No Support	6,160,750	0.03210832	197,811.33	0.01090000	67,152.18	0.04300832
Shopping Centre Taxable: Full ST	No Support	5,756,255	0.03210832	184,823.68	0.01340000	77,133.82	0.04550832
Shopping Centre Taxable: Vacant Unit Excess Land SU	No Support	42,030	0.02247583	944.66	0.00938000	394.24	0.03185583
Parking Lots GT	No Support	68,000	0.02247583	1,528.36	0.00938000	637.84	0.03185583
Farmlands Taxable: Full FT	English Pub	115,263	0.00408273	470.59	0.00042500	48.99	0.00450773
Industrial Taxable: Full under 1,500,000 IT	No Support	3,488,600	0.04016072	140,104.69	0.01249468	43,588.94	0.0526554
Industrial Taxable: Full 1,500,000 and over IO	No Support	0	0.04724791	0.00	0.01469962	0.00	0.06194753
Industrial Taxable: Vacant Unit/Excess Land under 1,500,000 IU	No Support	76,500	0.02610447	1,996.99	0.00812154	621.30	0.03422601
Industrial Taxable: Vacant Unit/Excess Land 1,500,000 and over IO	No Support	0	0.03071114	0.00	0.00955475	0.00	0.04026589
Industrial Taxable: Vacant Land under 1,500,000 IX	No Support	530,300	0.02610447	13,843.20	0.00812154	4,306.85	0.03422601
Industrial Taxable: Vacant Land 1,500,000 and over IX	No Support	0	0.03071114	0.00	0.00955475	0.00	0.04026589
Large Industrial Taxable: Full under 1,500,000 LT	No Support	2,269,250	0.04016072	91,134.71	0.01249468	28,353.55	0.0526554
Large Industrial Taxable: Full 1,500,000 and over LT	No Support	3,991,576	0.04724791	188,593.62	0.01469962	58,674.65	0.06194753
Large Industrial Taxable: Vacant unit Excess Land under 1.5M LU	No Support	384,452	0.02610447	10,035.92	0.00812154	3,122.34	0.03422601
Large Industrial Taxable: Vacant unit Excess Land 1.5M and over L	No Support	0	0.03071114	0.00	0.00955475	0.00	0.04026589
Multi-Residential Taxable: Full MT	English Pub	35,605,221	0.03266186	1,162,932.74	0.00170000	60,528.88	0.03436186
Multi-Residential Taxable: Full MT	English Sep	1,075,182	0.03266186	35,117.44	0.00170000	1,827.81	0.03436186
Multi-Residential Taxable: Full MT	French Pub	1,533	0.03266186	50.07	0.00170000	2.61	0.03436186
Multi-Residential Taxable: Full MT	French Sep	71,910	0.03266186	2,348.71	0.00170000	122.25	0.03436186
Pipeline Taxable: Full PT	No Support	2,147,000	0.02442454	52,439.49	0.01284865	27,586.05	0.03727319
Res/Farm Taxable: Full RT	English Pub	451,828,157	0.01633093	7,378,774.00	0.00170000	768,107.87	0.01803093
Res/Farm Taxable: Full RT	English Sep	65,503,351	0.01633093	1,069,730.64	0.00170000	111,355.70	0.01803093
Res/Farm Taxable: Full RT	French Pub	1,068,127	0.01633093	17,443.51	0.00170000	1,815.82	0.01803093
Res/Farm Taxable: Full RT	French Sep	4,286,696	0.01633093	70,005.73	0.00170000	7,287.38	0.01803093
Res/Farm Taxable: Full RT	No Support	0	0.01633093	0.00	0.00170000	0.00	0.01803093

669,856,613

13,297,774.05

2,380,149.77

15,677,923.82

Town of Smiths Falls  
 Schedule "B" to By-Law  
 Calculation of 2018 DBIA Levy

Commercial	Assessment	Vacant Weighting	Weighted Tax Rate	Taxes Levied
Commercial Taxable: Full	19,280,070	1	0.00363051	69,996
Commercial Taxable: Vacant Unit/Excess Land	346,800	0.7	0.00254136	881
Commercial Taxable Vacant Land	0	0.7	0.00254136	0
Shopping Centre Taxable: Full	2,237,235	1	0.00363051	8,122
Shopping Centre Taxable Vacant Unit/Excess Land	0	0.7	0.00254136	0
<b>Totals</b>	<b>21,864,105</b>			<b>79,000</b>