

**THE CORPORATION OF THE TOWN OF SMITHS FALLS
BY-LAW NO. 8864-2016**

**A BY-LAW TO ESTABLISH TAX RATES AND POLICIES FOR THE PURPOSES OF
RAISING THE GENERAL MUNICIPAL REVENUES ON THE YEAR 2015 AND TO
IMPOSE THE FINAL 2016 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 2016 have been adopted by the Municipal Council by virtue of By-law No. 8854-2016; and

WHEREAS the property assessment roll for the Town of Smiths Falls on which the 2016 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 2016.

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.

Passed: May 24, 2016

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 2016 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 2016 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 2015 or that would cross over CVA Tax in 2016.
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
Multi-Residential	2.0508
Commercial	1.9661
Industrial (Average)	2.5421
Farmland	0.2500
Pipeline	1.4956

10. The tax rates for the year 2016, 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 2016, 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 2015, based on current values as per returned roll for 2015 prepared under the provisions of the Assessment Act, Charter 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

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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 31st day of December, 2015 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 2016. 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 30th day of June, 2016 and the balance of the final levy shall become due and payable on the 31st day of August, 2016.
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 24th day of May, 2016

Read a third time and passed this 24th day of May, 2016

Mayor

Clerk

The Town of Smiths Falls
Schedule A to By-law
Calculation of the 2016 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, <i>CT</i>	No Support	87,495,858	0.03125113	2,734,344.43	0.01400000	1,224,942.01	0.04525113
Comercial Taxable Vacant Unit/Excess Land <i>CU</i>	No Support	4,192,272	0.02187579	91,709.26	0.00980000	41,084.27	0.03167579
Commercial Taxable: Vacant Land, <i>CX</i>	No Support	2,858,800	0.02187579	62,538.51	0.00980000	28,016.24	0.03167579
New Commercial Constructin Taxable: Full <i>XT</i>	No Support	5,857,800	0.03125113	183,062.87	0.01180000	69,122.04	0.04305113
Shopping Centre Taxable: Full <i>ST</i>	No Support	16,348,710	0.03125113	510,915.66	0.01400000	228,881.94	0.04525113
Shopping Centre Taxable: Vacant Unit Excess Land <i>SU</i>	No Support	39,360	0.02187579	861.03	0.00980000	385.73	0.03167579
Parking Lots <i>GT</i>	No Support	66,000	0.02187579	1,443.80	0.00980000	646.80	0.03167579
Farmlands Taxable: Full	English Pub	0	0.00397374	0.00	0.00047000	0.00	0.00444374
Industrial Taxable: Full under 1,500,000 <i>IT</i>	No Support	5,080,800	0.03912507	198,786.66	0.01451813	73,763.71	0.05364320
Industrial Taxable: Full 1,500,000 and over <i>IT</i>	No Support	0	0.04602950	0.00	0.01708016	0.00	0.06310966
Industrial Taxable: Vacant Unit/Excess Land under 1,500,000 <i>IU</i>	No Support	240,400	0.02543130	6,113.68	0.00943679	2,268.60	0.03486809
Industrial Taxable: Vacant Unit/Excess Land 1,500,000 and over	No Support	0	0.02991917	0.00	0.01110210	0.00	0.04102127
Industrial Taxable: Vacant Land under 1,500,000 <i>IX</i>	No Support	556,200	0.02543130	14,144.89	0.00943679	5,248.74	0.03486809
Industrial Taxable: Vacant Land 1,500,000 and over	No Support	0	0.02991917	0.00	0.01110210	0.00	0.04102127
Large Industrial Taxable: Full under 1,500,000 <i>LT</i>	No Support	2,244,100	0.03912507	87,800.57	0.01451813	32,580.14	0.05364320
Large Industrial Taxable: Full 1,500,000 and over <i>LT</i>	No Support	1,638,500	0.04602950	75,419.34	0.01708016	27,985.84	0.06310966
Large Industrial Taxable: Vacant unit Excess Land under 1.5M <i>LT</i>	No Support	224,400	0.02543130	5,706.78	0.00943679	2,117.62	0.03486809
Large Industrial Taxable: Vacant unit Excess Land 1.5M and over <i>L</i>	No Support	0	0.02991917	0.00	0.01110210	0.00	0.04102127
Multi-Residential Taxable: Full <i>MT</i>	English Pub	31,854,508	0.03259735	1,038,372.55	0.00188000	59,886.48	0.03447735
Multi-Residential Taxable: Full <i>MT</i>	English Sep	987,141	0.03259735	32,178.18	0.00188000	1,855.83	0.03447735
Multi-Residential Taxable: Full <i>MT</i>	French Pub	1,329	0.03259735	43.32	0.00188000	2.50	0.03447735
Multi-Residential Taxable: Full <i>MT</i>	French Sep	60,222	0.03259735	1,963.08	0.00188000	113.22	0.03447735
Pipeline Taxable: Full <i>PT</i>	No Support	1,134,000	0.02377248	26,957.99	0.01342673	15,225.91	0.03719921
Res/Farm Taxable: Full <i>RT</i>	English Pub	448,724,829	0.01589494	7,132,454.23	0.00188000	843,602.68	0.01777494
Res/Farm Taxable: Full <i>RT</i>	English Sep	65,941,568	0.01589494	1,048,137.27	0.00188000	123,970.15	0.01777494
Res/Farm Taxable: Full <i>RT</i>	French Pub	1,066,668	0.01589494	16,954.62	0.00188000	2,005.34	0.01777494
Res/Farm Taxable: Full <i>RT</i>	French Sep	4,145,535	0.01589494	65,893.03	0.00188000	7,793.61	0.01777494
Res/Farm Taxable: Full <i>RT</i>	No Support	0	0.01589494	0.00	0.00188000	0.00	0.01777494
		<u>680,759,000</u>		<u>13,335,801.76</u>		<u>2,791,499.38</u>	
							<u><u>16,127,301.14</u></u>

Town of Smiths Falls
 Schedule "B" to By-Law
 Calculation of 2016 DBIA Levy

Commercial	Assessment	Vacant Weighting	Weighted Tax Rate	Taxes Levied
Commercial Taxable: Full	18,966,630	1	0.00369305	70,045
Commercial Taxable: Vacant Unit/Excess Land	330,500	0.7	0.00258514	854
Commercial Taxable Vacant Land	0	0.7	0.00258514	0
Shopping Centre Taxable: Full	2,193,470	1	0.00369305	8,101
Shopping Centre Taxable Vacant Unit/Excess Land	0	0.7	0.00258514	0
Totals	<u>21,490,600</u>			<u>79,000</u>