

TOWN OF FORT FRANCES

BY-LAW NO. 23/14

(Being a By-Law to authorize the levy and collection of taxes for all municipal purposes in the Town of Fort Frances for the year 2014).

WHEREAS pursuant to Section 290 of the *Municipal Act, 2001*, S.O. 2001, c.25, ("the Act") as amended, Council, on June 9, 2014, passed By-Law No. 22/14 to adopt a budget including estimates of all sums required during the year for the purposes of the municipality including amounts sufficient to pay all debts of the municipality falling due within the year, amounts required to be raised for sinking funds and amounts required for any board, commission or other body;

AND WHEREAS Section 312 of the Act, as amended provides that the Council of the Town of Fort Frances shall pass a by-law levying a separate tax rate on the assessment in each property class.

NOW THEREFORE the Municipal Council of the Corporation of the Town of Fort Frances HEREBY ENACTS as follows:

1. There shall be levied and collected upon the assessable lands and buildings, within the limits of the Town of Fort Frances, those rates more particularly set forth in Schedule "A" forming part of this By-Law in the manner set forth in the said Schedule "A".
2. The said taxes and all local assessments, and other rates payable as taxes for the year 2014 including school taxes at a rate determined by the Province (hereinafter collectively referred to as "municipal taxes") as set forth in Schedule "A" shall be payable into the office of the Treasurer of the Corporation in the manner as set out herein:

The Municipal Taxes as shown on Schedule "A" are to be payable in 2 installments, the first being fifty (50)% of the total taxes levied and the second being the remaining balance of said taxes with due dates for payment as follows:

First Installment: July 31, 2014

Second Installment: August 29, 2014

3. THAT the Treasurer is hereby empowered to accept part payment from time to time on account of taxes due.
4. THAT all taxes which are in default on the day after the due date a penalty of 1.25 percent shall be added and thereafter a penalty of 1.25 percent per month will be added on the first day of each and every month the default continues, until December 31, 2014.
5. On all taxes in default on January 1st, 2015 interest shall be added at the rate of 1.25 percent per month for each month the default continues.
6. Penalties and interest added in default shall become due and payable and shall be collected as if the same had originally been imposed and formed part of such unpaid tax levy.
7. The Tax Administrator shall mail or cause the same to be mailed to the residence or place of business of such person indicated on the last revised assessment roll, a written or printed notice specifying the amount of taxes payable.

8. THAT taxes may be paid through the following facilities:

Town of Fort Frances Civic Centre – 320 Portage Ave. Fort Frances, ON
Telebanking and Internet Services through any major financial institute
Preauthorized Payment Plan
Mail Service via Canada Post
Night Depository, Civic Centre – 320 Portage Ave., Fort Frances, ON
By cash, cheque, money order or interac service.

This By-Law shall come into force and take effect on final passing.

READ THREE TIMES and finally passed in open Council this 9th day of June 2014.

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R. Avis, Mayor

G. Treftlin, Clerk

2014 Tax Rates Summary

By-Law No. 23/14 - Schedule "A"

Using OPTA calculated rates on May 27, 2014 4:46PM.
Assessment Data Filter Option Used: No Limits. Include PIL Properties, Tax Ratios Used: 2014 Alternative Tax Ratios

	Residential		Multi-residential		Commercial		Industrial		Large Industrial		Pipelines		Farm	
	Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied
Tax Ratios	1.000000		2.597000		1.960000		2.744534		7.038400		2.554795		0.250000	
Education- New Construction					0.01220000		0.00854000		0.00793000		0.01220000		0.00793000	
Fort Frances Town, 5912														
Education	0.00203000		0.00203000		0.01220000		0.00854000		0.00793000		0.01220000		0.00793000	
General	0.01887815		0.04383256		0.03341874		0.02339312		0.03010973		0.03010973		0.00421954	
Total Tax Rate	0.01890815		0.04586256		0.04561874		0.03193312		0.03803973		0.13099517		0.08514686	

**TOWN OF FORT FRANCES
2014 TAX RATES & LEVY**

Property	Class	2014 Assessment	2014 Municipal Tax Rate	2014 School Tax Rate	Total Tax Rate	Municipal Taxes	Education Taxes	TOTAL Taxes
General								
Farm	FTEP	148,824	0.00421954	0.00050750	0.00472704	627.97	75.53	703.50
Residential	RTEP	313,065,921	0.01687815	0.00203000	0.01890815	5,283,973.57	635,523.82	5,919,497.39
No Support	RTEP	120,094	0.01687815	0.00203000	0.01890815	2,026.96	243.79	2,270.76
	RTES	70,780,444	0.01687815	0.00203000	0.01890815	1,194,642.95	143,684.30	1,338,327.25
	RTEP	706,500	0.01687815	0.00203000	0.01890815	11,924.41	1,434.20	13,358.61
	RTFS	1,784,567	0.01687815	0.00203000	0.01890815	30,120.19	3,622.67	33,742.86
Multi-Residential	MTEP	11,657,000	0.04383256	0.00203000	0.04586256	510,956.15	23,663.71	534,619.86
	MTES	647,633	0.04383256	0.00203000	0.04586256	28,387.41	1,314.69	29,702.11
	MTTP	79,593	0.04383256	0.00203000	0.04586256	3,488.76	161.57	3,650.34
Commercial	CT	62,614,297	0.03341874	0.01220000	0.04561874	2,092,490.91	763,894.42	2,856,385.34
	DT	154,990	0.03341874	0.01220000	0.04561874	5,179.57	1,890.88	7,070.45
New Construction	XT	268,000	0.03341874	0.01220000	0.04561874	8,956.22	3,269.60	12,225.82
	CU	862,145	0.02339312	0.00854000	0.03193312	20,168.26	7,362.72	27,530.98
	CX	1,992,350	0.02339312	0.00854000	0.03193312	46,607.28	17,014.67	63,621.95
	CM	78,000	0.03341874	0.01220000	0.04561874	2,606.66	0.00	2,606.66
Industrial	CH	407,750	0.03341874	0.01220000	0.04561874	13,626.49	4,974.55	18,601.04
	IT	2,245,366	0.04632266	0.01220000	0.05852266	104,011.33	27,393.47	131,404.79
	IU	160,380	0.03010973	0.00793000	0.03803973	4,829.00	1,271.81	6,100.81
	IX	573,420	0.03010973	0.00793000	0.03803973	17,265.52	4,547.22	21,812.74
HYDROPPIC	IH	345,750	0.04632266	0.01220000	0.05852266	16,016.06	4,218.15	20,234.21
HYDRO - EXCESS LAND	IK	61,750	0.03010973	0.00793000	0.03803973	1,859.28	489.68	2,348.95
Large Industrial	LT	13,332,067	0.11879517	0.01220000	0.13099517	1,583,785.17	162,651.22	1,746,436.38
Pipeline	PT	2,681,736	0.04312022	0.01220000	0.05532022	115,637.05	32,717.18	148,354.23
Sub-total		484,768,577				11,099,187.19	1,841,419.85	12,940,607.03
Payment-In Lieu								
Residential	RPEP	5,544	0.01687815	0.00203000	0.01890815	93.57	11.25	104.83
	RPEP	1,206	0.01687815	0.00203000	0.01890815	20.36	2.45	22.80
Commercial	CF	4,735,610	0.03341874	0.01220000	0.04561874	158,258.12	57,774.44	216,032.56
	CG	2,522,000	0.03341874	0.01220000	0.04561874	84,282.06	84,282.06	168,564.12
	CP	450,376	0.03341874	0.01220000	0.04561874	15,051.00	5,494.59	20,545.59
Sub-total		7,714,736				257,705.11	63,282.73	320,987.84
Town								
Commercial	CF	224,000	0.03341874	0.01220000	0.04561874	7,485.80	2,732.80	10,218.60
Commercial - Parking Lot	CG	5,400	0.03341874	0.01220000	0.04561874	180.46	0.00	180.46
Commercial - PTPC	CF	236,000	0.03341874	0.01220000	0.04561874	7,886.82	2,879.20	10,766.02
Commercial - Opp	CG	429,000	0.03341874	0.01220000	0.04561874	14,336.64	0.00	14,336.64
Exempt	Exempt	51,091,749				0.00	0.00	0.00
Sub-total		51,986,149	0	0	0	29,889.72	5,612.00	35,501.72
TOTALS		544,469,462				11,386,782.01	1,910,314.58	13,297,096.59
GNR (R.O.W)								
Hydro One (Acreage)						3,622.97	1,585.43	5,208.40
International Bridge						35,107.73		35,107.73
Power Dam Compensation						20,000.00		20,000.00
Heads & Beads P/L						350,800.00		350,800.00
MNR Butler Ranger Station (CG)						20,100.00		20,100.00
General - Local Improvements		70,500	0.03341874			2,356.02		2,356.02
						12,775.23		12,775.23
Sub-total						444,761.95	1,585.43	446,347.38
Totals						11,831,543.97	1,911,900.01	13,743,443.97

Education Tax Not Shared with School Boards