

TOWN OF FORT FRANCES

BY-LAW NO. 22/13-A

(Being a By-Law to amend By-Law 22/13 a by-law to authorize the levy and collection of taxes for all municipal purposes in the Town of Fort Frances for the year 2013).

WHEREAS on April 22nd, 2013 Council enacted By-Law No. 22/13 pursuant to Section 290 of the *Municipal Act, 2001*, S.O. 2001, c.25, ("the Act") as amended;

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.

AND WHEREAS on December 3, 2013, Ontario Regulation 313/13 amending O. Reg. 385/98 Tax Matters – Transition Ratios and Average Transition Ratios for Certain Municipalities for 2013 was filed;

AND WHEREAS on December 9, 2013, Council approved a recommendation to authorize bringing forward the amendment of all 2013 taxation related by-laws in compliance with Ontario Regulation 313/13;

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

1. That Schedule "A" to By-Law No. 22/13 a 2013 Tax Rates Summary and 2013 Tax Rates & Levies be replaced with Schedule "A" attached to and forming part of this By-Law whereby amending the Large Industrial tax rate and municipal tax levy.
2. That the Large Industrial Municipal Taxes levied as a result of the O. Reg. 313/13, the due date for payment shall be December 31, 2013.

READ THREE TIMES and finally passed in open Council this 9th day of December 2013.

R. Avis, Mayor

K. Lawson, Deputy Clerk

2013 Tax Rates Summary

By-Law No. 22/13-A - Schedule "A"

Using OPTA calculated rates on December 5, 2013 12:12PM.

Assessment Data Filter Option Used: No Limits, Include P/L Properties, Tax Ratios Used: 2013 Tax Ratios and O. Reg. 313/13 Adjusted Transition Ratios

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
Education- New Construction	1.000000		2.597000		1.980000		2.744534		5.755343		3.740973		2.526858	
Education- Existing														
General	0.00212000	0.00212000	0.00212000	0.00212000	0.01260000	0.01260000	0.01260000	0.01260000	0.01260000	0.01260000	0.01260000	0.01260000	0.00053000	0.00053000
Industrial	0.01670548	0.04338415	0.03307687	0.02315380	0.00882000	0.00882000	0.00882000	0.00882000	0.00882000	0.00882000	0.00882000	0.00882000	0.00417637	0.00417637
Total Tax Rate	0.01882548	0.04550415	0.04567687	0.03197380	0.03197680	0.03197680	0.03759170	0.03759170	0.10874577	0.10874577	0.07068475	0.05481239	0.00470637	0.00470637

TOWN OF FORT FRANCES
2013 TAX RATES & LEVIES
with Adjusted Large Industrial Rate as per O. Reg. 313/13

Property	Class	2013 Assessment	2013 Municipal Tax Rate	2013 School Tax Rate	Total Tax Rate	Municipal Taxes	Education Taxes	TOTAL Taxes
General								
Farm	FTEP	33,025	0.00417637	0.00053000	0.00470637	137.92	17.50	155.43
Residential	RTEP	301,355,109	0.01670548	0.00212000	0.01882548	5,034,281.75	638,872.83	5,673,154.58
No Support	RTEP	113,641	0.01670548	0.00212000	0.01882548	1,898.43	240.92	2,139.35
	RTES	69,982,186	0.01670548	0.00212000	0.01882548	1,169,086.01	148,362.23	1,317,448.24
	RTEP	690,750	0.01670548	0.00212000	0.01882548	11,539.31	1,464.39	13,003.70
	RTFS	1,805,850	0.01670548	0.00212000	0.01882548	30,167.59	3,828.40	33,995.99
Multi-Residential	MTEP	11,070,223	0.04338415	0.00212000	0.04550415	480,272.22	23,468.87	503,741.09
	MTEP	769,662	0.04338415	0.00212000	0.04550415	33,391.13	1,631.68	35,022.82
Commercial	CT	79,365	0.04338415	0.00212000	0.04550415	3,443.18	168.25	3,611.44
	CT	62,094,419	0.03307687	0.01260000	0.04567687	2,053,889.02	782,389.68	2,836,278.70
	DT	132,013	0.03307687	0.01260000	0.04567687	4,366.58	1,663.36	6,029.94
New Construction	XT	268,000	0.03307687	0.01260000	0.04567687	8,864.60	3,376.80	12,241.40
	CU	828,942	0.02315380	0.00882000	0.03197380	19,193.16	7,311.27	26,504.43
	CX	1,938,475	0.02315380	0.00882000	0.03197380	44,883.06	17,097.35	61,980.41
	CM	77,500	0.03307687	0.01260000	0.04567687	2,563.46	0.00	2,563.46
Industrial	CH	407,375	0.03307687	0.01260000	0.04567687	13,474.69	5,132.93	18,607.61
	IT	2,552,425	0.04584876	0.01260000	0.05844876	117,025.52	32,160.56	149,186.08
	IU	185,805	0.02980170	0.00819000	0.03799170	5,537.30	1,521.74	7,059.05
	IX	592,650	0.02980170	0.00819000	0.03799170	17,661.98	4,853.80	22,515.78
HYDRO/FPC	IH	305,625	0.04584876	0.01260000	0.05844876	14,012.53	3,850.88	17,863.40
HYDRO - EXCESS LAND	IK	53,125	0.02980170	0.00819000	0.03799170	1,583.22	435.09	2,018.31
Large Industrial	LT	21,591,550	0.09614577	0.01260000	0.10874577	2,075,936.20	272,053.53	2,347,989.73
Pipeline	PT	3,094,750	0.04221239	0.01260000	0.05481239	130,636.79	38,993.85	169,630.64
Sub-total		480,022,465				11,273,845.65	1,988,895.93	13,262,741.57
Payment-In Lieu								
Residential	RG		0.01670548		0.01670548	0.00	0.00	0.00
	RPEP	5,564	0.01670548	0.00212000	0.01882548	92.95	11.80	104.74
	RPEP	1,161	0.01670548	0.00212000	0.01882548	19.40	2.46	21.86
Commercial	CF	4,651,915	0.03307687	0.01260000	0.04567687	153,870.79	58,614.13	212,484.92
	CG	2,500,500	0.03307687	0.01260000	0.04567687	82,708.71	82,708.71	165,417.42
	CP	476,925	0.03307687	0.01260000	0.04567687	15,775.19	6,009.26	21,784.44
Industrial	IP		0.03307687		0.03307687	0.00	0.00	0.00
Sub-total		7,636,065				252,467.03	64,637.64	317,104.67
Town								
Commercial	CF	224,000	0.03307687	0.01260000	0.04567687	7,409.22	2,822.40	10,231.62
Commercial - Parking Lot	CG	5,400	0.03307687	0.01260000	0.04567687	178.62	0.00	178.62
Commercial -FFPC	CF	231,500	0.03307687	0.01260000	0.04567687	7,657.30	2,916.90	10,574.20
Commercial - OPP	CG	429,000	0.03307687	0.01260000	0.04567687	14,189.98	14,189.98	28,379.96
Exempt	Exempt	49,156,951				0.00	0.00	0.00
Sub-total		50,046,851	0	0	0	29,435.11	5,739.30	35,174.41
TOTALS		537,705,381				11,555,747.79	2,059,272.87	13,615,020.65
GNR (R.O.W)							1,585.43	5,208.40
Hydro One (Acreage)							35,107.73	35,107.73
International Bridge							17,500.00	17,500.00
Power Dam Compensation							350,800.00	350,800.00
Heads & Beads P/L							20,325.00	20,325.00
MNR Butler Ranger Station (CG)		70,250	0.03307687			2,323.65	2,323.65	4,647.30
Sub-total Totals						11,985,427.14	2,060,858.30	14,046,285.43

Education Tax Not Shared with School Boards