

TOWN OF FORT FRANCES

BY-LAW NO. __/17

(A By-law to Establish Tax Ratios for Prescribed Property Classes).

WHEREAS the Corporation of the Town of Fort Frances is required to establish tax ratios pursuant to s. 308 of the Municipal Act, 2001, as amended;

AND WHEREAS the tax ratios determine the relative amount of taxation to be borne by each property class;

AND WHEREAS the property classes have been prescribed pursuant to Section 7 of the Assessment Act, R.S.O. 1990, c.A.31, and Part II of O.Reg 282/98 (optional large industrial class has been adopted);

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

1. That for the taxation year 2017, the tax ratio for property in:
 - a. The residential property class is 1;
 - b. The multi-residential property class is 2.649658
 - c. The commercial occupied property class is 1.980000;
 - d. The commercial vacant/excess property class is 1.386000;
 - e. The industrial occupied property class is 2.836760;
 - f. The industrial vacant/excess property class is 1.843894;
 - g. The large industrial occupied property class is 7.274917;
 - h. The large industrial vacant/excess property class is 4.728696;
 - i. The Landfill property class is 1.100000
 - j. The pipelines property class is 2.606431;
 - k. The farm property class is 0.250000;
 - l. The managed forests property class is 0.250000.

This by-law shall come into force and take effect on final passing.

READ THREE TIMES and finally passed in open Council this 8th day of May, 2017.

R. Avis, Mayor

E. Slomke, Clerk