

TOWN OF FORT FRANCES

BY-LAW NO. 31/17

(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 2017)

WHEREAS pursuant to Section 290 of the *Municipal Act, 2001*, S.O. 2001, c.25, ("the Act") as amended, Council on June 12/17, passed By-Law No. 30/17 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 2017 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 "B" 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, 2017

Second Installment: August 31, 2017

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, 2017.
5. On all taxes in default on January 1st, 2018, 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 12th day of June 2017.

R. Avis, Mayor

E. Slomke, Clerk

2017 Tax Rates Summary

By-Law No. 31/17 - Schedule "A"

Using OPTA calculated rates on May 3, 2017 8:53AM EST.

	Residential	Multi-Residential	Commercial									Industrial			Large Industrial		Pipelines	Farm
	Occupied	Occupied	Occupied			Excess Land			Vacant Land			Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Occupied	Occupied
			No Band	Low Band	High Band	No Band	Low Band	High Band	No Band	Low Band	High Band							
Tax Ratios	1.000000	2.649658	1.980000									2.836760			7.274917		2.606431	0.250000
Education- New Construction			0.01140000	0.01113172	0.01855286	0.00798000	0.00779220	0.01298700	0.00798000	0.00779220	0.01298700	0.01140000	0.00741000	0.00741000	0.01140000	0.00741000		
Fort Frances Town, 5912																		
Education	0.00179000	0.00179000	0.01140000	0.01113172	0.01855286	0.00798000	0.00779220	0.01298700	0.00798000	0.00779220	0.01298700	0.01140000	0.00741000	0.00741000	0.01140000	0.00741000	0.01140000	0.00044750
General	0.01686886	0.04469671	0.03340034	0.03265332	0.05442220	0.02338024	0.02285733	0.03809554	0.02338024	0.02285733	0.03809554	0.04785291	0.03110439	0.03110439	0.12271956	0.07976771	0.04396752	0.00421722
TOTAL TAX RATE	0.01865886	0.04648671	0.04480034	0.04378504	0.07297506	0.03136024	0.03064953	0.05108254	0.03136024	0.03064953	0.05108254	0.05925291	0.03851439	0.03851439	0.13411956	0.08717771	0.05536752	0.00466472

TOWN OF FORT FRANCES

2017 Tax Rates/Levy

By-Law No. 31/17 - Schedule "B"

Property	Class	2017 Assessment	2017 Municipal Tax Rates	2017 School Tax Rates	Total Tax Rate	MUNICIPAL TAXES	SCHOOL TAXES	TOTAL TAXES
General								
Farmland	FTEP	165,875	0.00421722	0.00044750	0.00466472	699.53	74.23	773.76
Residential	RTEP	337,798,297	0.01686886	0.00179000	0.01865886	5,698,272.18	604,658.95	6,302,931.13
No-support	RTEP	68,152	0.01686886	0.00179000	0.01865886	1,149.65	121.99	1,271.64
	RTES	67,931,624	0.01686886	0.00179000	0.01865886	1,145,929.05	121,597.61	1,267,526.66
	RTFP	682,250	0.01686886	0.00179000	0.01865886	11,508.78	1,221.23	12,730.01
	RTFS	1,590,267	0.01686886	0.00179000	0.01865886	26,825.99	2,846.58	29,672.57
	MTEP	12,481,291	0.04469671	0.00179000	0.04648671	557,872.64	22,341.51	580,214.16
Multi-Residential	MTES	698,903	0.04469671	0.00179000	0.04648671	31,238.66	1,251.04	32,489.70
	MTFP	56,306	0.04469671	0.00179000	0.04648671	2,516.69	100.79	2,617.48
	CT	56,752,411	0.03265332	0.01113172	0.04378504	1,853,154.64	631,751.95	2,484,906.59
Commercial - Low Band	High Band	2,384,159	0.05442220	0.01855286	0.07297506	129,751.18	44,232.97	173,984.15
	CM	79,750	0.03265332		0.03265332	2,604.10	0.00	2,604.10
	CH	417,625	0.03265332	0.01113172	0.04378504	13,636.84	4,648.88	18,285.73
	DT	199,918	0.03265332	0.01113172	0.04378504	6,527.99	2,225.43	8,753.42
	XT	882,550	0.03265332	0.01113172	0.04378504	28,818.19	9,824.30	38,642.49
New Construction	Excess Land - Low Band	CU	843,138	0.02285733	0.00779220	19,271.88	6,569.90	25,841.78
	High Band	CU	102,841	0.03809554	0.01298700	3,917.78	1,335.60	5,253.38
Vacant Land - Low Band	CX	1,899,250	0.02285733	0.00779220	0.03064953	43,411.78	14,799.34	58,211.12
	High Band	CX	0	0.03809554	0.01298700	0.00	0.00	0.00
Industrial	IT	1,598,364	0.04785291	0.01140000	0.05925291	76,486.37	18,221.35	94,707.72
HYDRO/FFPC	IH	406,950	0.04785291	0.01140000	0.05925291	19,473.74	4,639.23	24,112.97
Excess Land	IU	180,260	0.03110439	0.00741000	0.03851439	5,606.88	1,335.73	6,942.60
Vacant Land	IX	762,025	0.03110439	0.00741000	0.03851439	23,702.32	5,646.61	29,348.93
HYDRO - EXCESS LAND	IK	71,800	0.03110439	0.00741000	0.03851439	2,233.30	532.04	2,765.33
Large Industrial	LT	6,142,385	0.12271956	0.01140000	0.13411956	753,790.78	70,023.19	823,813.97
Pipeline	PT	2,891,000	0.04396752	0.01140000	0.05536752	127,110.10	32,957.40	160,067.50
Sub-total		497,087,391				10,585,511.06	1,602,957.82	12,188,468.88
Payment-In Lieu								
Residential	RPEP	5,767	0.01686886	0.00179000	0.01865886	97.28	10.32	107.61
	RPES	1,208	0.01686886	0.00179000	0.01865886	20.38	2.16	22.54
Commercial	CF	5,270,375	0.03265332	0.01113172	0.04378504	172,095.24	58,668.34	230,763.58
	CG	3,136,975	0.03265332		0.03265332	102,432.65	0.00	102,432.65
	CP	459,250	0.03265332	0.01113172	0.04378504	14,996.04	5,112.24	20,108.28
Sub-total		8,873,575				289,641.59	63,793.07	353,434.65
Exempt		62,964,185						
TOTALS		568,925,151				10,875,152.65	1,666,750.89	12,541,903.54