

THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY

BY-LAW NUMBER 2011-06-028

Being a By-law to Provide for the Approval of the 2011 Budget, Adoption of 2011 Tax Rates and Sewer Rates and to Further Provide for Penalty and Interest in Default of Payment Thereof.

WHEREAS Section 290 and 312 of The Municipal Act, 2001, c. 25 as amended provides that the Council of a local municipality shall adopt estimates for the year, pass a by-law to levy a separate tax rate on the assessment in each property class, and;

WHEREAS Sections 307 and 308 as amended of the said Act requires tax rates to be established in the same proportion of tax ratios with exceptions, and;

WHEREAS the 2011 Budget for Municipal purposes is hereby adopted at \$8,569,698.00 with \$3,119,783.00 to be raised from the whole of the rateable property according to the last revised assessment roll of the Township and;

WHEREAS the Upper Tier (County of Renfrew) has passed By-Laws Numbered 39-11, 40-11, 41-11 and 42-11 to establish the County tax rate and education tax rates for commercial, industrial and pipeline property classes and these tax rates are included on Schedule A to this By-Law and;

WHEREAS the Provincial Government through Regulation 98/06 as amended has established the tax rates for school purposes on Residential, Multi Residential, Farmlands, and Managed Forest property classes and these tax rates are included on Schedule A to this By-Law;

AND WHEREAS Sections 342, 345, 346 and 347 provide for penalties for non-payment of taxes and interest on tax arrears;

AND WHEREAS Sections 342 and 343 as amended allow for billing of a class of real property separately from other classes of real property for the year 2010 and for the issuing of separate bills for separate classes of real property for 2011;

AND WHEREAS Sections 390, 391, 396, 398 and 399 as amended allow for the setting of a sewage service rate;

NOW THEREFORE the Council of the Corporation of the Township of Laurentian Valley hereby enacts as follows:


1. For the year 2011, the tax rates shown on Schedule A to this By-Law shall be levied upon the whole of the assessment in each property class shown on Schedule A to this By-Law.
2. For the year 2011, the sewage service rates shown on Schedule B to this By-Law shall be levied upon the lands that are connected to the sewage works.
3. For payments in lieu of taxes due to the Township, the actual amount due shall be based on the assessment roll and the tax rates for the year 2011.
4. Any amounts levied by the interim levy By-Law for 2011 shall be deducted from the amounts levied by this By-Law.
5. That every owner of rateable property in the Township of Laurentian Valley shall be taxed according to the tax rates on Schedule A of this By-Law, and for rateable properties in the Residential Class (RT), Residential and Farmland Phase 1 Class (R1), Farmland Class (FT), Managed Forest Class (TT) and Pipeline Property class

(PT) such tax shall become due and payable in two installments as follows, the final levy rounded upwards to the next whole dollar shall become due and payable on the 29th day of July, 2011 and the balance of the final levy shall become due and payable on the 30th day of September, 2011 and non-payment of the amount, as noted, on the dates stated in accordance with this section shall constitute By-Law default, and that for every owner of rateable properties in the Commercial Occupied Class (CT), Commercial Vacant Unit/Excess Land Class (CU), Commercial Vacant Land Class (CX), Shopping Centre Occupied Class (ST), Shopping Centre Vacant Unit/Excess Land Class (SU), Industrial Occupied Class (IT), Industrial Vacant Unit/Excess Land Class (IU), Industrial Vacant Land Class (IX), Large Industrial Occupied Class (LT), Large Industrial Vacant Unit/Excess Land Class (LU), Large Industrial Vacant Land Class (LX) and Multi Residential Class (MT) such tax shall become due and payable in two installments as follows, the final levy rounded upwards to the next whole dollar shall become due and payable on the 29th day of July, 2011 and the balance of the final levy shall become due and payable on the 30th day of September, 2011 and non payment of the amount, as noted on the dates stated in accordance with this section shall constitute default.

6. On all taxes of the levy, which are in default a penalty of (1¼) one and one quarter percent shall be added on the 1st day of each and every month the default continues, until December 31st, 2011.
7. On all taxes in default on January 1st, 2012 interest of (1¼) one and one quarter percent shall be added on the 1st day of each and every month the default continues.
8. 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.
9. The 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 roll, a written or printed notice specifying the amount of taxes payable.
10. That taxes are payable at the Township of Laurentian Valley Municipal Office, 460 Witt Road, Pembroke, Ontario, or at the Bank of Nova Scotia Pembroke Street West, Pembroke, Ontario on or before the due date as shown on the tax bill.
11. Schedule A and Schedule B attached hereto shall form a part of this By-Law.

READ A FIRST AND SECOND TIME THIS TWENTY-FIRST DAY OF JUNE, 2011

READ A THIRD TIME AND PASSED THIS TWENTY-FIRST DAY OF JUNE, 2011



Jack Wilson, Mayor



John Baird, Chief Administrative Officer

2011 FINAL TAX RATES SCHEDULE A BY-LAW 2011-06-028

Property Class	Tax Code	Lower Tier Tax Rates	Upper Tier Tax Rates	Education Tax Rates	Total Tax Rates	2010 CVA	Lower Tier Tax Amount Per Class	Upper Tier Tax Amount Per Class	Education Tax Amount Per Class	Total Tax Amount Per Class
Residential & Farm	RLTRT	0.00332552	0.00383885	0.00231000	0.00947437	668,258,228	\$2,222,306.10	\$2,565,343.10	\$1,543,676.51	\$6,331,325.71
Residential & Farm Farmlands 1	RLTR1	0.00116393	0.00134360	0.00080850	0.00331603	789,555	918.99	1,060.85	638.36	2,618.20
Multi Residential	RLTMT	0.00646347	0.00746119	0.00231000	0.01623466	1,195,954	7,730.01	8,923.24	2,762.65	19,415.90
Commercial Occupied	RLTCT	0.00603481	0.00696636	0.01559848	0.02859965	77,040,089	464,922.30	536,688.99	1,201,708.29	2,203,319.58
Commercial Vacant Unit/Excess Land	RLTCU	0.00422437	0.00487645	0.01091894	0.02001976	2,261,686	9,554.20	11,029.00	24,695.21	45,278.41
Commercial Vacant Land	RLTCX	0.00422437	0.00487645	0.01091894	0.02001976	1,275,509	5,388.22	6,219.96	13,927.21	25,535.39
Shopping Centre Occupied	RLTST	0.00603481	0.00696636	0.01559848	0.02859965	0	0.00	0.00	0.00	0.00
Shopping Centre Vacant Unit/Excess Land	RLTSU	0.00422437	0.00487645	0.01091894	0.02001976	0	0.00	0.00	0.00	0.00
Commercial New Construction	RLTXT	0.00603481	0.00696636	0.01330000	0.02630117	3,867,057	23,336.95	26,939.31	51,431.86	101,708.12
Comm New Construction Excess Land	RLTXU	0.00422437	0.00487645	0.00931000	0.01841082	36,658	154.86	178.76	341.29	674.91
Industrial Occupied	RLTIT	0.00926357	0.01134307	0.01930000	0.03990664	2,156,985	19,981.38	24,466.83	41,629.81	86,078.02
Industrial Vacant Unit/Excess Land	RLTIU	0.00602132	0.00737300	0.01254500	0.02593932	8,726	52.54	64.34	109.47	226.35
Industrial Vacant Land	RLTIX	0.00602132	0.00737300	0.01254500	0.02593932	0	0.00	0.00	0.00	0.00
Large Industrial Occupied	RLTLT	0.01155696	0.01415128	0.01930000	0.04500824	9,437,828	109,072.60	133,557.35	182,150.08	424,780.03
Large Industrial Vacant Unit/Excess Land	RLTLU	0.00751202	0.00919833	0.01254500	0.02925535	243,143	1,826.50	2,236.51	3,050.23	7,113.24
Large Industrial Vacant Land	RLTLX	0.00751202	0.00919833	0.01254500	0.02925535	0	0.00	0.00	0.00	0.00
Pipelines	RLTPT	0.00443225	0.00511642	0.01277339	0.02232206	40,479,057	179,413.30	207,107.86	517,054.78	903,575.94
Farmlands	RLTFT	0.00083138	0.00095971	0.00057750	0.00236859	28,777,673	23,925.18	27,618.22	16,619.11	68,162.51
Managed Forests	RLTTT	0.00083138	0.00095971	0.00057750	0.00236859	766,121	636.94	735.25	442.43	1,814.62
Sub Total						836,594,269	\$3,069,220.07	\$3,552,169.57	\$3,600,237.29	\$10,221,626.93
Payments in Lieu										
Commercial	RLTCF	0.00603481	0.00696636	0.00231000	0.01300117	7,086,250	\$42,764.17	\$49,365.37	\$0.00	\$92,129.54
Commercial General	RLTCG	0.00603481	0.00696636	0.00080850	0.01300117	567,000	3,421.74	3,949.93	0.00	7,371.67
Residential & Farm Taxable General	RLTIH	0.00332552	0.00383885	0.01559848	0.00716437	742,721	2,469.93	2,851.19	0.00	5,321.12
Industrial Occupied	RLTIJ	0.00926357	0.01134307	0.02060664	0.02060664	62,325	577.35	706.96	0.00	1,284.31
Industrial Vacant Land	RLTIJ	0.00602132	0.00737300	0.01091894	0.01339432	775	4.67	5.71	0.00	10.38
Residential & Farm	RLTRP	0.00332552	0.00383885	0.00231000	0.00947437	399,679	1,329.14	1,534.31	923.26	3,786.71
Sub Total						8,858,750	\$50,567.00	\$58,413.47	\$923.26	\$109,903.73
Grand Totals						845,453,019	\$3,119,787.07	\$3,610,583.04	\$3,601,160.55	\$10,331,530.66

**2011 SEWAGE SERVICE RATES
SCHEDULE B
BY-LAW NUMBER 2011-06-028**

Code	Description	CVA on Rateable Properties	Tax Ratio	Vacancy Factor	Weighted Assessment
SR	Residential & Farm	87,301,967	1.0000000	100%	87,301,967
SRMT	Multi-Residential	265,250	1.9436000	100%	515,540
SC/SC-N	Commercial	30,503,334	1.8147000	100%	55,354,400
SCX	Commercial Vacant Land	922,000	1.8147000	70%	1,171,207
SXT-N	Comm New Const/New Class	743,760	1.8147000	100%	1,349,701
SSU	Shopping Centre Vacant Excess	0	1.8147000	70%	0
SCV-N	Commercial Vacant Excess	1,296,499	1.8147000	70%	1,646,930
SCI	Industrial	501,750	2.9548100	100%	1,482,576
SFT	Farmland	21,299	0.2500000	100%	5,325
Total		121,555,859			148,827,646

Special Charges Sewer \$ 0.00268690

2011 Expenses	\$489,285
Less Sewage Frontage Charges	6,666
	482,619
Less City of Pembroke	40,265
Less 2010 surplus	42,469
Less Transfer from Reserves	0
Net Cost	399,885

Code	Description	Sewer Rate	Tax Ratio	Vacancy Factor	Class Sewer Rates
SR	Residential & Farm	0.00268690	1.0000000	100%	0.00268690
SRMT	Multi-Residential	0.00268690	1.9436000	100%	0.00522226
SC	Commercial	0.00268690	1.8147000	100%	0.00487592
SCX	Commercial Vacant Land	0.00268690	1.8147000	70%	0.00341314
SST	Shopping Centre	0.00268690	1.8147000	100%	0.00487592
SSU	Shopping Centre Vacant Excess	0.00268690	1.8147000	70%	0.00341314
SCV	Commercial Vacant Excess	0.00268690	1.8147000	70%	0.00341314
SCI	Industrial	0.00268690	2.9548100	100%	0.00793928
SFT	Farmland	0.00268690	0.2500000	100%	0.00067172

Code	Description	CVA on Rateable Properties	Sewer Rate	Amount Raised
SR	Residential & Farm	87,301,967	0.00268690	234,571.65
SRMT	Multi-Residential	265,250	0.00522226	1,385.20
SC/SC-N	Commercial	30,503,334	0.00487592	148,731.74
SCX	Commercial Vacant Land	922,000	0.00341314	3,146.92
SXT-N	Comm New Const/New Class	743,760	0.00487592	3,626.51
SSU	Shopping Centre Vacant Excess	0	0.00341314	0.00
SCV-N	Commercial Vacant Excess	1,296,499	0.00341314	4,425.14
SCI	Industrial	501,750	0.00793928	3,983.53
SFT	Farmland	21,299	0.00067172	14.31
Totals		121,555,859		399,885.00