

THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE

BY-LAW NO. 32/2010

Being a By-law to Adopt Estimates of all Sums Required During the Year and to Strike the Rates of Taxation for the Year 2010

WHEREAS the Council of the Corporation of the Municipality of Port Hope has in accordance with the Municipal Act, 2001, S.O. 2001, c. 25, as amended by any other applicable legislation considered the estimates of the Municipality and it is necessary that the following sums be raised by means of taxation for the year 2010.

AND WHEREAS Section 307 of the said Act requires tax rates to be established in the same proportion to tax ratios as set out by the County of Northumberland;

AND WHEREAS the Assessment Roll for 2009, for taxation in 2010, has been received;

AND WHEREAS a Policy has been adopted by Council to ensure that the tax burdens do not shift from one ward to the other;

AND WHEREAS the Taxable Assessment used to levy rates is as follows:

	Ward 1	Ward 2	Total
Residential	847,845,973	362,096,587	1,209,942,560
Multi-Residential	38,727,770	0	38,727,770
Farmlands	1,905,148	109,728,751	111,633,899
Commercial	101,457,194	16,940,493	118,397,687
Commercial New Construction	4,063,000	3,267,216	7,330,216
Industrial	34,370,641	12,395,000	46,765,641
Pipeline	2,576,819	4,242,214	6,819,033
Managed Forests	27,500	0	27,500
Shopping Centre	2,725,100		2,725,100
Commercial Excess/Vacant Unit	5,094,602	2,070,734	7,165,336
Industrial Vacant Land	1,260,913	3,226,386	4,487,299
Total	1,040,054,660	513,967,381	1,554,022,041

NOW THEREFORE the Council of the Corporation of the Municipality of Port Hope enacts as follows:

1. That the estimates are adopted and the following amounts be levied therefore in the manner set out hereinafter:

GENERAL MUNICIPAL	\$ 13,709,400
UPPER TIER	8,013,342
EDUCATION	<u>6,576,448</u>
TOTAL	\$28,299,190

2. There shall be levied and collected the following tax rates upon the assessable land and buildings within the Corporation of the Municipality of Port Hope for the year 2010 against the whole of assessment for real property in the following classes as adjusted by The Municipal Act, 2001, S.O. 2001, c. 25:

Ward 1 Tax Rates	Municipal	Upper Tier	Education	Total
Residential	0.00980873	0.00486655	0.00241000	0.01708528
Multi-Residential	0.02173613	0.01078427	0.00241000	0.03493040
Farmlands	0.00245218	0.00121664	0.00060250	0.00427132
Commercial	0.01486218	0.00737379	0.01761587	0.03985184
Commercial New Construction	0.01486218	0.00737379	0.01430000	0.03653597
Industrial	0.02579695	0.01279902	0.02450000	0.06309597
Pipeline	0.01175183	0.00583061	0.01493416	0.03251660
Managed Forests	0.00245218	0.00121664	0.00060250	0.00427132
Shopping Centre Commercial	0.01486218	0.00737379	0.01761587	0.03985184
Excess/Vacant Unit	0.01040353	0.00516166	0.01233111	0.02789630
Industrial Vacant Land	0.01676802	0.00831936	0.01592500	0.04101238
Ward 2 Tax Rates				
Residential	0.00435110	0.00486655	0.00241000	0.01162765
Multi-Residential	0.00964203	0.01078427	0.00241000	0.02283630
Farmlands	0.00108777	0.00121664	0.00060250	0.00290691
Commercial	0.00659278	0.00737379	0.01761587	0.03158244
Industrial	0.01144338	0.01279902	0.02450000	0.04874240
Pipeline	0.00521305	0.00583061	0.01493416	0.02597782
Managed Forests	0.00108777	0.00121664	0.00060250	0.00290691
Shopping Centre Commercial	0.00659278	0.00737379	0.01761587	0.03158244
Excess/Vacant Unit	0.00461495	0.00516166	0.01233111	0.02210772
Industrial Vacant Land	0.00743820	0.00831936	0.01592500	0.03168256

Commercial property class includes all commercial office property, shopping centre property and parking lot property.
Commercial vacant land class includes commercial excess land.
Industrial property class includes all large industrial property.
Industrial vacant land class includes industrial excess land.
Farmlands class includes managed forest.

3. The levy shall, in all cases, be reduced by the amount of the interim levy as set out in By-law 124/2009, passed on the 15th day of December 2009.
4. The Residential and Farmland taxes shall become due and payable in two instalments. The first due date will be June 30th, 2010 and the second on September 30th, 2010. The Multi-Residential, Pipelines, Commercial and Industrial taxes shall become due and payable no sooner than 21 days after it is practical for the Treasurer to issue the tax bills. Upon failure to make payment on one or all instalments, the whole shall become due and payable forthwith.
5. When in default of payment of such installment of taxes or any part of any installment by the date for payment as set out in Section 4, the remaining installment or installments shall become due and payable immediately.
6. There shall be imposed a penalty for non-payment of taxes after due date or any installment due thereof, the amount of 1.25% of the amount due and unpaid on the first day of each calendar month thereafter in which default continues, but not after the end of the year in which the taxes are levied as authorized under with the Municipal Act, 2001, S.O. 2001, c. 25, Section 345.

By-law 12/2006 provides the deferral of property tax payments applicable to eligible farm assessment classifications to October 30, 2010.

7. There is also imposed interest of 1.25% per month on the amount of any such taxes remaining unpaid after the 31st day of December 2010.
8. The Treasurer is hereby authorized to mail or cause to be mailed, the Notice of Taxes due to the address of the residence or place of business of the person and/or company to whom such notice is required.
9. Taxes may be paid at the Municipal Offices, at 56 Queen Street, Port Hope and 5325 County Road 10, through pre-authorized payment arranged with the Municipality or via on-line banking with most banks.
10. The Treasurer is hereby empowered to accept part payment, from time to time, on account of any taxes due.
11. The Treasurer in receipt of part payment on account of taxes due for any year, shall credit such part payment first on account of the interest and percentage charges, if any, added to such taxes.
12. There shall be rates levied and collected upon all properties against which charges for the cost of cutting grass and weeds have been entered in the assessment roll pursuant to the Local Improvement Act.
12. This by-law shall come into effect upon the date of the final reading thereof.

READ a FIRST, SECOND and THIRD time and finally passed in Open Council this 4th day of May, 2010.

Linda Thompson, Mayor

S.C. Dawe, Municipal Clerk