THE CORPORATION OF THE TOWNSHIP OF AMARANTH

BY-LAW NUMBER 26-2014

A BYLAW TO PROVIDE FOR THE LEVY AND COLLECTION OF TAXES REQUIRED FOR THE TOWNSHIP OF AMARANTH FOR THE YEAR 2014

WHEREAS it is necessary for the Council of the Corporation of the Township of Amaranth pursuant to The Municipal Act, 2001, S.O. 2001, Chapter 25 as amended to Levy on the whole rateable property according to the last revised assessment roll for the Corporation of the Township of Amaranth the sums set forth for various purposes as set out in Schedule "A" hereto attached for the year 2014.

AND WHEREAS pursuant to the County of Dufferin By-Law Number 2014-04, the County of Dufferin passed a by-law to set tax ratios and to set tax rate reductions for prescribed property subclasses for county purposes and lower tier municipal purposes for the year 2014.

AND WHEREAS the transition tax ratios established the relative amount of taxation to be borne by each property class and have been set for the taxation year 2014 as follows:

(A)	The Residential Class is	1.0000
(B)	The Multi-Residential Class is	2.6802
(C)	The Commercial Class is	1.2200
(D)	The Industrial Class is	2.1984
(E)	The Pipeline Class is	0.8421
(F)	The Farmland Class is	0.2500
(G)	The Managed Forest Class is	0.2500

AND WHEREAS the property classes have been prescribed by the Minister of Finance under The Assessment Act R.S.O. 1990 c.A.31 as amended and regulations thereto;

AND WHEREAS an Interim Levy was made before the adoption of the estimates for the current year;

NOW THEREFORE, the Council of the Corporation of the Township of Amaranth enacts as follows:

THAT for the year 2014 the Corporation of the Township of Amaranth shall levy upon the Residential Assessment, Multi-Residential Assessment, Commercial Assessment, Industrial Assessment, Pipeline Assessment, Farmland Assessment, and Managed Forest Assessment, the rates of taxation per current value assessment to raise the sum of $2,610,104.00 for General Municipal Purposes based on the estimates for the current year.

THAT every owner be taxed according to the tax rates in this by-law, together with such tax rates as are properly set by the County of Dufferin for County purposes and by the Province of Ontario for education purposes, and such taxes shall become due and payable as follows:

1. The taxes shall be payable to the Treasurer, Township of Amaranth in four instalments, namely:

   February 19, 2014
   May 21, 2014
   August 20, 2014
   November 19, 2014

2. In the event that the Provincial "OPTA" system does not have the necessary data to provide on Commercial, Industrial and Multi-Residential tax capping to permit processing tax bills for these instalment dates, then the Treasurer is authorized to process tax bills for the remaining tax classes and to establish later tax instalment due date(s) for the Commercial, Industrial and Multi- Residential tax classes on a separate tax bill.

3. Any instalment or any part of any instalment of rates, taxes and assessments not paid on the due date, a penalty shall be added of one and one quarter (1.25) per cent on the first day of default and on the first day of each calendar month thereafter in which default continues, as set out in the Municipal Act.

4. And Whereas the Treasurer shall add all special charges required pursuant to any statute or by-law to the respective properties chargeable thereto and that the same shall be collected by the collector in the manner as all other rates or levies.

5. The Treasurer as the Collector of Taxes for the Township of Amaranth is hereby authorized to mail or cause to be mailed, the notice specifying the amount of taxes payable by any person liable for taxes, to the address or place of business of the person or persons to whom such notice is required to be given.

6. Taxes are payable at the office of the Tax Collector of the Township Amaranth or any other place designated by the said collector.

7. If any section or portion of this by-law or of Schedule "A" is found by a court of competent jurisdiction to be invalid, it is the intent of the Council of the Township of Amaranth that all remaining sections and portions of this by-law and Schedule "A" continues in force and effect.

8. Schedule "A" attached hereto shall be and form a part of this by-law.

This by-law shall come into force and effect upon the date of its final passing.

BY-LAW READ A FIRST AND SECOND TIME THIS 7th DAY OF MAY, 2014

BY-LAW READ A THIRD TIME AND PASSED THIS 7th DAY OF MAY, 2014

MAYOR **CLERK**

Township of Amaranth

2014 Tax Rates and Tax Levies

SCHEDULE "A"
TO BY-LAW NUMBER 26-2014

New Property Class	Tax Class	Township of Amaranth Tax Rates	County of Dufferin Tax Rates	Provincial Education Tax Rates	Total Tax Rates	2014 CVA	Township of Amaranth Tax Levy	County of Dufferin Tax Levy	Education Tax Levy	Total Tax Levy
Residential	RT	0.481387%	0.395404%	0.203000%	**1.079791%**	466,103,245	$2,243,759.33	$1,842,990.87	$946,189.59	**$5,032,939.80**
Multi Residential - Full	MT	1.290213%	1.059762%	0.203000%	**2.552975%**	0	$0.00	$0.00	$0.00	**$0.00**
Farmland Awaiting Development - Phase 1	M1	0.168485%	0.138391%	0.071050%	**0.377927%**	0	$0.00	$0.00	$0.00	**$0.00**
Commercial Full (Occupied)	CT	0.587292%	0.482393%	1.046519%	**2.116204%**	13,355,750	$78,437.23	$64,427.19	$139,770.46	**$282,634.88**
Vacant Units & Excess Land	CU	0.411104%	0.337675%	0.732563%	**1.481343%**	730,750	$3,004.14	$2,467.56	$5,353.21	**$10,824.91**
Vacant Land	CX	0.411104%	0.337675%	0.732563%	**1.481343%**	0	$0.00	$0.00	$0.00	**$0.00**
Full, Shared PIL	CH	0.587292%	0.482393%	1.046519%	**2.116204%**	0	$0.00	$0.00	$0.00	**$0.00**
Commercial New Const. Full	XT	0.587292%	0.482393%	1.046519%	**2.116204%**	4,582,839	$26,914.64	$22,107.29	$47,960.28	**$96,982.21**
Farmland Awaiting Development - Phase 1	C1	0.168485%	0.138391%	0.071050%	**0.377927%**	0	$0.00	$0.00	$0.00	**$0.00**
Shopping Centre (Occupied)	ST	0.587292%	0.482393%	1.046519%	**2.116204%**	0	$0.00	$0.00	$0.00	**$0.00**
Vacant Unit & Excess Land	SU	0.411104%	0.337675%	0.732563%	**1.481343%**	0	$0.00	$0.00	$0.00	**$0.00**
Office Building (Occupied)	DT	0.587292%	0.482393%	1.046519%	**2.116204%**	0	$0.00	$0.00	$0.00	**$0.00**
Vacant Unit & Excess Land	DU	0.411104%	0.482393%	0.732563%	**1.626060%**	0	$0.00	$0.00	$0.00	**$0.00**
Industrial (Occupied)	IT	1.058281%	0.869256%	1.560000%	**3.487537%**	3,484,550	$36,876.32	$30,289.67	$54,358.98	**$121,524.96**
Vacant Units & Excess Land	IU	0.740796%	0.608479%	1.092000%	**2.441276%**	151,250	$1,120.45	$920.32	$1,651.65	**$3,692.43**
Vacant Land	IX	0.740796%	0.608479%	1.092000%	**2.441276%**	712,500	$5,278.17	$4,335.42	$7,780.50	**$17,394.09**
Farmland Awaiting Development - Phase 1	I1	0.168485%	0.138391%	0.071050%	**0.377927%**	0	$0.00	$0.00	$0.00	**$0.00**
Farmland Awaiting Development - Phase 2	I2	0.168485%	0.138391%	0.071050%	**0.377927%**	0	$0.00	$0.00	$0.00	**$0.00**
Full, Shared PIL	IH	1.058281%	0.869256%	1.560000%	**3.487537%**	432,000	$4,571.77	$3,755.19	$6,739.20	**$15,066.16**
Full, Shared PIL Excess Land	IK	0.740796%	0.608479%	1.092000%	**2.441276%**	189,000	$1,400.11	$1,150.03	$2,063.88	**$4,614.01**
Industrial New Constr. - Full	JT	1.058281%	0.869256%	1.220000%	**3.147537%**	2,813,761	$29,777.49	$24,458.79	$34,327.88	**$88,564.16**
Excess Land	JU	0.740796%	0.608479%	0.854000%	**2.203276%**	0	$0.00	$0.00	$0.00	**$0.00**
Large Industrial	LT	1.058281%	0.869256%	1.560000%	**3.487537%**	0	$0.00	$0.00	$0.00	**$0.00**
Vacant Units & Excess Land	LU	0.740796%	0.608479%	0.854000%	**2.203276%**	0	$0.00	$0.00	$0.00	**$0.00**
Pipeline	PT	0.405376%	0.332970%	0.871187%	**1.609533%**	1,998,478	$8,101.35	$6,654.33	$17,410.48	**$32,166.15**
Farmlands	FT	0.120347%	0.098851%	0.050750%	**0.269948%**	140,004,930	$168,491.30	$138,396.27	$71,052.50	**$377,940.08**
Managed Forests	TT	0.120347%	0.098851%	0.050750%	**0.269948%**	1,970,712	$2,371.69	$1,948.07	$1,000.14	**$5,319.89**
TOTAL AMOUNTS TO BE RAISED						**636,529,765**	**$2,610,104.00**	**$2,143,900.99**	**$1,335,658.75**	**$6,089,663.74**