



BY – LAW No. 13-17

A BY-LAW TO SET TAX RATIOS AND TO SET TAX RATE REDUCTIONS FOR PRESCRIBED PROPERTY SUBCLASSES FOR COUNTY AND LOCAL MUNICIPAL PURPOSES FOR THE YEAR 2013

WHEREAS it is necessary for the Council of the United Counties of Leeds and Grenville, pursuant to Subsection 308(5) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, (hereinafter referred to as the "Municipal Act") to establish the tax ratios for 2013 for the United Counties of Leeds and Grenville and its local municipalities;

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

AND WHEREAS the property classes have been prescribed by the Minister of Finance pursuant to Section 7 of the Assessment Act, R.S.O. 1990, c. A31, as amended by the Fair Municipal Finance Act, 1997 and Regulations thereto (hereinafter referred to as the "Assessment Act");

AND WHEREAS it is necessary for the United Counties of Leeds and Grenville, pursuant to Section 313 of the Municipal Act to establish tax reductions for prescribed property subclasses for 2013 for the United Counties of Leeds and Grenville and the local municipalities;

AND WHEREAS the property subclasses for which tax rate reductions are to be established are in accordance with Section 8 of the Assessment Act;

AND WHEREAS the tax rate reductions reduce the tax rates that would otherwise be levied for municipal purposes:

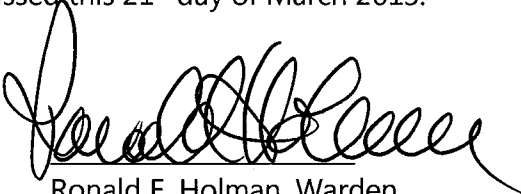
NOW THEREFORE THE COUNCIL OF THE UNITED COUNTIES OF LEEDS AND GRENVILLE HEREBY ENACTS AS FOLLOWS:

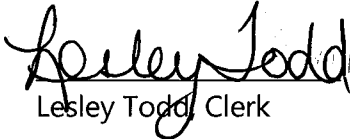
1. **THAT** the property tax class ratios for 2013 taxation be established as follows:
 - a) residential/farm property tax class - 1.0000
 - b) residential/farmlands 1 property tax class - 0.4000

- c) full shared PIL residential property tax class - 1.0000
- d) multi-residential property tax class - 1.0000
- e) new multi-residential property tax class - 1.0000
- f) farmlands 1 - commercial property tax class - 0.4000
- g) full shared PIL commercial property tax class - 1.3464
- h) PIL taxable tenant commercial property tax class - 1.3464
- i) commercial property tax class - 1.3464
- j) commercial vacant land property tax class - 0.9425
- k) commercial excess land property tax class - 0.9425
- l) shopping centre property tax class - 1.3464
- m) industrial property tax class - 1.8114
- n) industrial - full share PIL property tax class - 1.8114
- o) industrial excess land shared PIL property tax class - 1.1774
- p) industrial vacant land property tax class - 1.1774
- q) industrial excess land property tax class - 1.1774
- r) large industrial property tax class - 2.8035
- s) large industrial excess land property tax class - 1.8222
- t) large industrial vacant land property class - 1.8222
- u) pipelines property tax class - 1.6551
- v) farmlands property tax class - 0.2500
- w) managed forest property tax class - 0.2500

2. **THAT** the property tax subclass rate reductions be established as follows:
- a) vacant land, vacant units and excess land subclasses in the commercial property class - 30%;
 - b) vacant land, vacant units and excess land subclasses in the industrial and large industrial property class - 35%;
 - c) first subclass of farmland awaiting development in the residential/farm and commercial classes - 60%;
3. **THAT** this By-law shall come into force and take effect immediately following third reading.

By-law read a first, second and third time, and finally passed this 21st day of March 2013.


Ronald E. Holman, Warden


Lesley Todd, Clerk