

**MUNICIPALITY OF NORTH MIDDLESEX  
2015 TAX RATE SUMMARY BASED ON THE ROLL AS RETURNED**

TAX CLASS	RTC\ RTQ	SCHOOL BOARD SUPPORT	ASSESSMENT	TAX RATIO	MUNICIPAL TAX RATE	COUNTY TAX RATE	SCHOOL TAX RATE	TAX RATES PER CLASS
					0.00781492	0.0038725	0.00195	
COMMERCIAL TAXABLE - PAYMENT-IN-LIEU - FULL	CF - N	N - No Support	2,723,250	1.1449	0.0089473	0.00443363	0.01405282	0.02743375
COMMERCIAL TAXABLE - PAYMENT-IN-LIEU - GEN	CG - N	N - No Support	-	1.1449	0.0089473	0.00443363	0	0.01338093
COMMERCIAL TAXABLE - FULL SHARED PAYMENT-IN-LIEU	CH - N	N - No Support	55,000	1.1449	0.0089473	0.00443363	0.01405282	0.02743375
COMMERCIAL TAXABLE - FULL	CT - N	N - No Support	23,320,790	1.1449	0.0089473	0.00443363	0.01405282	0.02743375
COMMERCIAL TAXABLE - NEW CONST:FULL	XT - N	N - No Support	58,275	1.1449	0.0089473	0.00443363	0.0119	0.02528093
COMMERCIAL TAXABLE - VAC UNIT/EXCESS LAND	CU - N	N - No Support	50,225	1.1449	0.00626311	0.00310354	0.00983697	0.01920362
COMMERCIAL TAXABLE - VACANT LAND	CX - N	N - No Support	247,075	1.1449	0.00626311	0.00310354	0.00983697	0.01920362
COMMERCIAL TAXABLE - PAYMENT-IN-LIEU - VAC-GEN	CZ - N	N - No Support	-	1.1449	0.00626311	0.00310354	0.00983697	0.01920362
EXEMPT	E - N	N - No Support	28,020,042					
FARMLANDS TAXABLE- FULL	FT - EP	EP - English - Public	536,093,622	0.2500	0.00195373	0.00096813	0.0004875	0.00340935
FARMLANDS TAXABLE- FULL	FT - ES	ES - English - Separate	198,743,830	0.2500	0.00195373	0.00096813	0.0004875	0.00340935
FARMLANDS TAXABLE- FULL	FT - N	N - No Support	-	0.2500	0.00195373	0.00096813	0.0004875	0.00340935
FARMLANDS TAXABLE- FULL	FT - FP	FP - French - Public	119	0.2500	0.00195373	0.00096813	0.0004875	0.00340935
FARMLANDS TAXABLE- FULL	FT - FS	FP - French - Separate	564,942	0.2500	0.00195373	0.00096813	0.0004875	0.00340935
INDUSTRIAL - PAYMENT-IN-LIEU - FULL	IH - N	N - No Support	43,725	1.7451	0.01363782	0.0067579	0.0153	0.03569571
INDUSTRIAL - FULL	IT - N	N - No Support	2,147,288	1.7451	0.01363782	0.0067579	0.0153	0.03569571
INDUSTRIAL - NEW CONST: FULL	JT - N	N - No Support	1,740,539	1.7451	0.01363782	0.0067579	0.0119	0.03229571
INDUSTRIAL - VAC/EXCESS	IU - N	N - No Support	-	1.7451	0.00886458	0.00439263	0.009945	0.02320221
INDUSTRIAL - VACANT LAND	IX - N	N - No Support	177,800	1.7451	0.00886458	0.00439263	0.009945	0.02320221
MULTI-RESIDENTIAL TAXABLE - FULL	MT - EP	EP - English - Public	4,830,637	1.7697	0.01383006	0.00685316	0.00195	0.02263323
MULTI-RESIDENTIAL TAXABLE - FULL	MT - ES	ES - English - Separate	282,863	1.7697	0.01383006	0.00685316	0.00195	0.02263323
MULTI-RESIDENTIAL TAXABLE - FULL	MT - FP	FP - French - Public	-	1.7697	0.01383006	0.00685316	0.00195	0.02263323
MULTI-RESIDENTIAL TAXABLE - FULL	MT - FS	FP - French - Separate	-	1.7697	0.01383006	0.00685316	0.00195	0.02263323
PIPELINE TAXABLE- FULL	PT - N	N - No Support	10,886,474	1.0555	0.00824865	0.00408742	0.01322672	0.02556279
RESIDENTIAL/FARM TAXABLE - FULL	RT - EP	EP - English - Public	403,864,526	1.0000	0.00781492	0.0038725	0.00195	0.01363742
RESIDENTIAL/FARM TAXABLE - FULL	RT - ES	ES - English - Separate	73,908,525	1.0000	0.00781492	0.0038725	0.00195	0.01363742
RESIDENTIAL/FARM TAXABLE - FULL	RT - FP	FP - French - Public	307,706	1.0000	0.00781492	0.0038725	0.00195	0.01363742
RESIDENTIAL/FARM TAXABLE - FULL	RT - FS	FP - French - Separate	315,138	1.0000	0.00781492	0.0038725	0.00195	0.01363742
RESIDENTIAL/FARM TAXABLE - FULL	RT - N	N - No Support	-	1.0000	0.00781492	0.0038725	0.00195	0.01363742
MANAGED FOREST TAXABLE - FULL	TT - EP	EP - English - Public	4,458,832	0.2500	0.00195373	0.00096813	0.0004875	0.00340935
MANAGED FOREST TAXABLE - FULL	TT - ES	ES - English - Separate	628,472	0.2500	0.00195373	0.00096813	0.0004875	0.00340935
MANAGED FOREST TAXABLE - FULL	TT - FP	FP - French - Public	14,208	0.2500	0.00195373	0.00096813	0.0004875	0.00340935
MANAGED FOREST TAXABLE - FULL	TT - FS	FP - French - Separate	40,697	0.2500	0.00195373	0.00096813	0.0004875	0.00340935
			<b>1,293,524,600</b>					

MUNICIPALITY OF NORTH MIDDLESEX

BY-LAW #40 OF 2015

Being a by-law for the adoption of the 2015 levy, and to further provide for the adoption of tax rates and to further provide for penalty and interest in default of payment thereof for 2015.

WHEREAS Section 290 (1) of Ontario's Municipal Act requires the preparation and adoption of estimates of all sums required during the year and;

WHEREAS Section 312 (2) of Ontario's Municipal Act, Chapter M.25, S.O. 2001, as amended provides that the Council of a local municipality shall, after the adoption of estimates for the year, pass a by-law to levy a separate tax rate on the assessment in each property class, and;

WHEREAS Sections 312 (6) of the said Act require tax rates to be established in the same proportion to tax ratios, and;

WHEREAS the Corporation of the County of Middlesex establishes the Tax Ratios, Tax Reductions and Capping Options for the whole of the County and adopts its own estimates and establishes tax rates for County purposes for the year 2015; and

WHEREAS the Province of Ontario enacts regulations to amend O. Reg. 400/98. These regulations establish tax rates for school purposes for the year 2015.

NOW THEREFORE the Council of the Corporation of the Municipality of North Middlesex hereby ENACTS AS FOLLOWS:

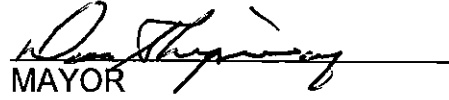
1. That the 2015 levy for own purposes has been set at \$ 5,637,061.36  
The departmental breakdown is attached hereto as Schedule "A", forming part of this by-law.
2. THAT the tax rates for all purposes, attached hereto as Schedule "B", forming part of this by-law are as follows:
  - a) THAT a tax rate of 0.00781492 is hereby adopted to be applied against the whole of the assessment for real property in the residential/farm class.
  - b) THAT a tax rate of 0.00894730 is hereby adopted to be applied against the whole of the assessment for real property in the commercial class.

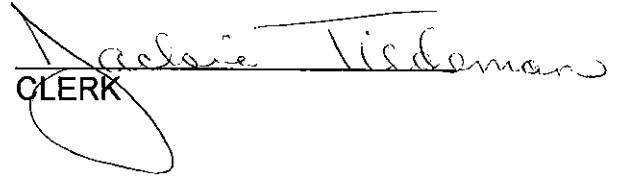
- c) THAT a tax rate of 0.01363782 is hereby adopted to be applied against the whole of the assessment for real property in the industrial class.
  - d) THAT a tax rate of 0.00195373 is hereby adopted to be applied against the whole of the assessment for real property in the farmland class.
  - e) THAT a tax rate of 0.00195373 is hereby adopted to be applied against the whole of the assessment for real property in the managed forest class.
  - f) THAT a tax rate of 0.00824865 is hereby adopted to be applied against the whole of the assessment for real property in the pipeline class.
- 3.
- a) THAT the reduction in the tax rate for commercial vacant land is established at 30% (Upper-tier determination)
  - b) THAT the reduction in the tax rate for industrial vacant land is established at 35% (Upper tier determination)
4. THAT there shall be levied and collected such other rates and/or Special Area rates, pursuant to the Municipal Act and the Municipal Drainage Act.
- 5.
- a) i) THAT every owner shall be taxed according to the tax rates in this by-law and all other related rates and charges, payable as taxes included in the tax roll for the year 2015 less any amounts levied under Interim tax by-law # 2 of 2015 and the balance shall be payable upon the following dates:
    - 50% thereof on the 26<sup>th</sup> day of August, 2015
    - 50% thereof on the 25<sup>th</sup> day of November, 2015
  - ii) THAT all commercial and industrial taxes and all other related rates and charges, payable as taxes included in the tax roll for the year 2015 less any amounts levied under Interim tax by-law # 2 of 2015 and the balance shall be payable upon the following dates:
    - 50% thereof on the 26<sup>th</sup> day of August, 2015
    - 50% thereof on the 25<sup>th</sup> day of November, 2015

- b) On all taxes of the levy, which are in default on the 1<sup>st</sup> day of the month following, a penalty of 1.25 percent shall be added and thereafter a penalty of 1.25 percent per month will be added on the 1<sup>st</sup> day of each and every month the default continues, until December 31<sup>st</sup>, 2015.
  - c) On all taxes in default on January 1<sup>st</sup>, 2015, interest shall be added at the rate of 1.25 percent per month for each month or fraction thereof in, which the default continues.
  - d) Penalties and interest added in default shall be collected as if the same had originally been imposed and formed part of such unpaid tax levy.
6. In accordance with the Municipal Act, S.O. 2001 c. 25, s. 354 (2); c. 17, Sch. A, s. 61, and the Assessment Act, Chapter A. 31, Sections 37 (6) (7), R.S.O., 1990, the Treasurer may strike from the roll, taxes that by reason of a decision under Section 357 or 358, or of a decision of a judge of any court are uncollectible and/or refund any overpayments received.
7.
  - a) The treasurer 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.
  - b) THAT taxes are payable at the Municipality of North Middlesex office, 229 Parkhill Main St., Parkhill, ON N0M 2K0.
8. NOTWITHSTANDING the provisions of this by-law providing for payment of taxes or installments thereof without an additional percentage charge on or before the dates hereof set forth, all taxes for the year 2015, including local improvement rates and other rates payable as taxes, shall be deemed to have been imposed and to be due on and from the first day of January, 2015.
9. THAT nothing herein contained shall prevent the Treasurer or his designate from proceeding at any time with the collection of any rate, tax or assessment, or any part thereof, in accordance with the provisions of the Statutes and by-laws governing the collection of taxes.
10. IN the event of conflict between the provisions of this by-law and any other by-law, the provisions of this by-law prevail.
11. THAT this by-law shall come into force and take effect on the date of its final passage by Council.

READ a first and second time this 17<sup>th</sup> day of June, 2015.

READ a third time and finally passed this 17<sup>th</sup> day of June, 2015.

  
MAYOR

  
CLERK