



A People Place, A Change of Pace
SHELBURNE
ONTARIO, CANADA

Meeting Date:	Monday, October 04, 2021
To:	Mayor & Members of Council
From:	Carey Holmes, Director of Financial Services/Treasurer
Report:	Financial Services 2021-10
Subject:	Tax Rate By-Law Schedule Amendment

Recommendation

Be it Resolved that Council of the Town of Shelburne receives the staff report FS 2021-10 with respect to amending the 2021 Tax Rate Schedule; and that

Leave be given for the reading and enacting of By-Law 60-2021, being a By-Law to Amend Schedule A to By-Law Number 27-2021.

Background

By-Law 27-2021 was passed on May 31, 2021, being a By-Law to strike the rates of taxation for 2021.

Analysis

A Supplemental Assessment has recently been received from the Municipal Property Assessment Corporation (MPAC) for a new Industrial Property within town. The tax class assigned by MPAC is Industrial New Construction Excess Land (JU). The 2021 returned assessment roll did not have this tax class and therefore the Tax Rate By-Law passed on May 27th, 2021 did not include rates for the class JU.

In order to levy a tax bill against this Tax Class, Schedule A to By-Law 27-2021 needs to be amended to include rates for JU.

Attached as Appendix 1 is the amending By-Law and corresponding Tax Rate Schedule.

Financial Impact & Changes

The enacting of this By-Law will allow for the preparation of Supplemental Assessment to be levied in accordance with Schedule A of the By-Law as amended.

Council Strategic Priorities

Council's Strategic Priorities has three Goals - Sustainable, Engaged and Livable. There is a total of 12 targets within the three Goals.

This report aligns with the Sustainable Goals within the Targets:

Target T4 – Promote Balanced Growth

Supporting Documentation

Appendix 1 - By-Law 60-2021

Respectfully Submitted & Prepared by:

Carey Holmes, Treasurer

Reviewed by:

Denyse Morrissey, CAO

THE CORPORATION OF THE TOWN OF SHELBURNE

BY-LAW 60-2021

**BEING A BY-LAW TO REPLACE SCHEDULE A TO BY-LAW 27-2021
BEING A BY-LAW TO STRIKE THE RATES OF TAXATION, AND TO
FURTHER PROVIDE FOR PENALTY AND INTEREST IN DEFAULT OF
PAYMENT THEREOF FOR THE YEAR 2021**

WHEREAS the Council of the Corporation of the Town of Shelburne has, in accordance with the Municipal Act, 2001, S.O. 2001, Section 308 and 313 as amended, considered the estimates of the Municipality for the year 2021 with the passing of By-Law 27-2021

NOW THEREFORE the Council of the Corporation of the Town of Shelburne enacts as follows:

1. **THAT** Schedule A of By-Law 27-2021 be replaced with Schedule A attached hereto to include a new tax class and tax rates for:

Industrial New Construction, Excess Land (JU)

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 4th DAY OF OCTOBER 2021.

MAYOR

CLERK

SCHEDULE A to BY-LAW 60-2021

TOWN OF SHELBURNE

2021 TAX RATES & LEVIES (Amended Schedule A to By-Law 27-2021 to include JU)

Property Class	Tax Class	Town of Shelburne Tax Rates	2021 CVA	Town of Shelburne Tax Levy
Residential	RT	0.741710%	849,137,300	\$6,298,139
Multi Residential - Full	MT	1.483421%	16,332,200	\$242,275
Commercial Full (Occupied)	CT	0.904887%	43,075,400	\$389,784
Commercial Excess Land	CU	0.633421%	1,037,100	\$6,569
Commercial Vacant Land	CX	0.633421%	1,784,000	\$11,300
Commercial New Const. Full	XT	0.904887%	10,125,200	\$91,622
Commerical New Const. Excess Land	XU	0.633421%	962,000	\$6,094
Shopping Centre (Occupied)	ST	0.904887%	1,698,500	\$15,369
Parking Lot - Full	GT	0.904887%	123,000	\$1,113
Industrial (Occupied)	IT	1.630576%	12,645,300	\$206,191
Industrial Excess Land	IU	1.141403%	346,100	\$3,950
Industiral Vacant Land	IX	1.141403%	4,197,000	\$47,905
Large Industrial	LT	1.630576%	24,154,000	\$393,849
Industrial New Const. Full	JT	1.630576%	6,461,000	\$105,352
Industrial New Const. Excess Land	JU	1.141403%	0	\$0
Pipeline	PT	0.624594%	1,977,000	\$12,348
Farmlands	FT	0.163176%	1,186,500	\$1,936
TOTAL AMOUNTS TO BE RAISED			975,241,600	\$7,833,796