



CORPORATE SERVICES

60 Snyder's Road West, Baden, ON N3A 1A1

Finance and Budget Division

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INTERNAL MEMORANDUM

TO: Mayor Salonen, Members of Council

CC: Sharon Chambers, CAO

PREPARED BY: Dan Elliott, Interim Manager of Finance/Deputy Treasurer

DATE: May 27, 2024

RE: Replacement Tax Rating Bylaw for Corrections

Attached to the Bylaws section of the agenda for this May 27, 2024 meeting is By-law 2024-29, a bylaw to establish tax rates for 2024. The calculations used to prepare the original table of tax rates contained an error, and the schedule of tax rates needs to be corrected.

In discussions with the Clerk's Division, it was agreed to repeal the whole of the original By-law 2024-24, and replace it with a corrected bylaw. This new bylaw, By-law 2024-29, has all the same text as the original, with no changes, except clause 18 was added to repeal the original bylaw. The table attached to the new bylaw has the corrected tax rates in it.

There is no change to the budget.

Attached hereto is an updated Combined Tax Rates schedule for 2024. We have updated the Township's website [tax information page](#) with the correct rates, and due dates for 2024 and added additional clarification regarding the Township share is only a portion of the tax billing.

Township of Wilmot 2024 Tax Rates
Corrected

Tax Rate Summary

	Wilmot Tax Rate	Region of Waterloo Tax Rate				Total	Education Tax Rate	Combined Total 2024 Tax Rate	
		General	Library	Transit	Transit - Special				
Rates for Taxable Assessment									
Residential Taxable: Full	RT	0.00318126	0.00579474	0.00020981	0.00015287	0.00010046	0.00625788	0.00153000	0.01096914
Residential Taxable: Farmland CI 1	R1	0.00238595	0.00434605	0.00015736	0.00011465	0.00007534	0.00469340	0.00114750	0.00822685
Multi-Residential Taxable: Full	MT	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00153000	0.01993630
New Multi-Residential Taxable: Full	NT	0.00318126	0.00579474	0.00020981	0.00015287	0.00010046	0.00625788	0.00153000	0.01096914
Farm Taxable: Full	FT	0.00079532	0.00144868	0.00005245	0.00003822	0.00002511	0.00156446	0.00038250	0.00274228
Managed Forest Taxable: Full	TT	0.00079532	0.00144868	0.00005245	0.00003822	0.00002511	0.00156446	0.00038250	0.00274228
Commercial Taxable: Full	CT	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00880000	0.02720630
Commercial Taxable: Excess Land	CU	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00880000	0.02720630
Commercial Taxable: Vacant Land	CX	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00880000	0.02720630
Commercial Taxable: Small-Scale On-Farm 2	C0	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00220000	0.02060630
Commercial Taxable: Small-Scale On-Farm	C7	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00220000	0.02060630
Commercial New Construction : Full	XT	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00880000	0.02720630
Commercial New Construction : Excess Land	XU	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00880000	0.02720630
Commercial New Construction : Vacant Land	XX	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00880000	0.02720630
Office Building New Construction Taxable: Full	YT	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00880000	0.02720630
Shopping Centre Taxable: Full	ST	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00880000	0.02720630
Shopping Centre Taxable: Excess Land	SU	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00880000	0.02720630
Shopping Centre Taxable: Vacant Land	SX	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00880000	0.02720630
Shopping Centre New Construction: Full	ZT	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00880000	0.02720630
Shopping Centre New Construction: Excess Land	ZU	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00880000	0.02720630
Shopping Centre New Construction: Vacant Land	ZX	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00880000	0.02720630
Industrial Taxable: Full	IT	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00880000	0.02720630
Industrial Taxable: Full, Shared PIL	IH	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.01250000	0.03090630
Industrial Taxable: Excess Land, Shared PIL	IK	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.01250000	0.03090630
Industrial Taxable: Excess Land	IU	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00880000	0.02720630
Industrial Taxable: Vacant Land	IX	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00880000	0.02720630
Industrial Taxable: Small-Scale On-Farm 2	I0	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00220000	0.02060630
Industrial Taxable: Farmland CI 1	I1	0.00238595	0.00434605	0.00015736	0.00011465	0.00007534	0.00469340	0.00114750	0.00822685
Industrial Taxable: Small-Scale On-Farm	I7	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00220000	0.02060630
Industrial New Construction : Full	JT	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00880000	0.02720630
Industrial New Construction : Excess Land	JU	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00880000	0.02720630
Industrial New Construction : Vacant Land	JX	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00880000	0.02720630
Industrial New Construction: Small-Scale On-Farm	J7	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01220284	0.00220000	0.02060630
Pipeline Taxable: Full	PT	0.00369440	0.00672943	0.00024365	0.00017753	0.00011666	0.00726727	0.00880000	0.01976167
Rates for PIL and Other Assessments									
Commercial PIL, Fully Taxable	CF	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01840630	0.01250000	0.03710976
Commercial PIL, General Taxable	CG	0.00620346	0.01129973	0.00040913	0.00029809	0.00019589	0.01840630	0.00000000	0.02460976
Residential PIL, General Taxable	RG	0.00318126	0.00579474	0.00020981	0.00015287	0.00010046	0.00943914	0.00000000	0.01262040
Farm PIL, Fully Taxable	FP	0.00079532	0.00144868	0.00005245	0.00003822	0.00002511	0.00235978	0.00038250	0.00353760

Setting and approving above tax rates are distinct and independent responsibilities of the Township of Wilmot, the Region of Waterloo, and, for education, the Province of Ontario respectively.

**THE CORPORATION OF THE TOWNSHIP OF WILMOT
BY-LAW NO. 2024-29**

**BEING A BY-LAW TO ESTABLISH THE 2024 FINAL
TAX LEVY RATES OF TAXATION AND TO
PROVIDE FOR THE PAYMENT OF TAXES BY
INSTALMENTS.**

WHEREAS for the purposes of raising the general local municipality levy, subsection 312(2) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended (the "Act"), provides that a local municipality shall, each year, pass a by-law levying a separate tax rate, as specified in the by-law, on the assessment in each property class in the local municipality ratable for local municipality purposes;

AND WHEREAS the Council of The Corporation of the Township of Wilmot (the "Township") considers it necessary and desirable to levy certain tax rates on the whole of the ratable property according to the last revised assessment roll for the Township for the purpose of raising the Township's estimated tax levy requirement of \$11,914,709 adopted for the taxation year 2024, and the said tax rates are included in the tax rates set out in Schedule "A" to this By-law;

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 The Regional Municipality of Waterloo has approved the tax rates and tax ratios to raise its estimated expenditures adopted for the year 2024;

AND WHEREAS the Minister of Finance has established the Education Tax Rates for all property classes for the year 2024;

AND WHEREAS on January 29, 2024, the Council of the Township enacted By-law Number 04-2024 which levied an Interim Property Tax on the Residential, Multi-Residential, Commercial, Industrial, Pipelines, Farmland and Managed Forests classes of property, before the adoption of the estimates for the taxation year 2024;

NOW THEREFORE the Council of the Corporation of the Township of Wilmot hereby enacts as follows:

1. For the property taxation year 2024, the Township shall levy upon the Residential Assessment, Multi-Residential Assessment, Commercial Assessment, Industrial Assessment, Pipelines Assessment, Farmland Assessment and Managed Forests Assessment the rates of taxation per current value assessment, as adjusted by the provisions of the Continued Protection for Property Taxpayers Act, S.O. 2000, c. 25, and which are set out in Schedule "A" to this By-law.
2. The taxes levied against assessments using the rates provided in Schedule "A" to this By-law shall be reduced by the amount of the Interim Property Tax levy set out in By-law Number 04-2024 for the taxation year 2024 on the Residential, Multi-Residential, Commercial, Industrial, Pipelines, Farmland and Managed Forests classes of property.
3. For the payments-in-lieu of taxes due and payable to the Town, the actual amount due to the Township shall be based on the assessment roll as returned and the rates as prescribed in Schedule "A" to this By-law for the taxation year 2024, the revenue from which is considered as non-tax revenue for the Township in its budgets.
4. For the railway right-of-way taxes due and payable to the Township in accordance with Ontario Regulation 387/98, as amended and as established by the Minister of Finance, the actual amount due to the Township shall be based on the assessment

roll as returned and the rates as prescribed in Schedule "A" to this By-law for the taxation year 2024, the revenue from which is considered as tax revenue for the Township in its budgets.

5. For the utility transmission line taxes due and payable to the Township in accordance with Ontario Regulation 387/98, as amended and as established by the Minister of Finance, the actual amount due to the Township shall be based on the assessment roll as returned and the rates as prescribed in Schedule "A" to this By-law for the taxation year 2024, the revenue from which is considered as tax revenue for the Township in its budgets.
6. All rates and taxes levied under the authority of this By-law shall, pursuant to section 342 of the Act, be due and payable in two instalments on Friday June 28, 2024, and Friday September 27, 2024, for residential properties, and Friday July 26, 2024, and Friday September 27, 2024, for non-residential properties. These due dates are subject to amendment by the Treasurer, or his/her designate, if required, to meet the statutory notice period set out in section 343 of the Act and may be changed for all properties in any or all property tax classes, but not for individual tax accounts.
7. All taxes payable to the Township under the Pre-authorized Tax Payment Plans shall be due and payable in the manner established for each of the said Plans.
8. The Treasurer or his/her designate shall add to the Collector's Roll all or any municipal charges in arrears for water and sewer billings, cutting weeds, property standards infractions, special fire services fees, or any other charges which should be levied pursuant to any statute or by-law against the respective properties chargeable therewith and that the same shall be collected in the same manner and at the same time as all other rates or levies.
9. A late payment penalty charge at the rate of one and one quarter percent (1.25%) shall be levied on the non-payment of any instalment of the taxes or any portion thereof as at the first day of each calendar month following the instalment date.
10. If any taxes levied pursuant to this By-law remain unpaid on the first day of the month following the date a late payment penalty charge was added pursuant to section 9 of this By-law, interest at the rate of one and one quarter percent (1.25%) of the unpaid taxes as at the date of calculation shall be levied, and likewise again on the first day of each month thereafter for as long as there are taxes remaining unpaid.
11. Partial payments are to be applied to accounts in accordance with section 347 of the Act. Despite the provisions of subsection 347(3) of the Act, the Treasurer or his/her designate shall apply all payments received, including partial payments, to accounts in a consistent manner.
12. The Treasurer or his/her designate is hereby authorized to mail or cause to be mailed the notices specifying the amount of taxes payable by a person liable for property taxes, addressed to them at their place of residence or place of business. Notices for properties for which authorization to issue tax billings by email has been received shall be sent by email according to the last updated email address on file with the Township.
13. Notice of 2023 Final Levy shall be mailed, or emailed as the case may be, at least 21 days prior to the due date of the 1st Instalment. The Treasurer or his/her designate is hereby authorized to alter the due dates above to accommodate any unforeseen delays in bill preparation to ensure compliance with the regulatory requirements for the mailing of tax notices.
14. Taxes shall be payable to the Township.
15. Schedule "A" attached hereto shall be and form a part of this By-law.

- 16. Where there is a conflict between a provision(s) of this By-law and any other bylaw of the Township, the provision(s) of this By-law shall prevail to the extent of the conflict.

- 17. In the event any part or provision of this By-law, including any part or provisions of a Schedule(s), is declared by a court of competent jurisdiction to be void, illegal or invalid, the offending part or provision shall be considered as separate, severable and struck out from the remaining parts or provisions of this By-law, which parts or provisions shall remain valid, binding and of full force and effect.

- 18. That By-law 2024-24 previously passed to set tax rates, which contained errors, is hereby repealed.

READ a first and second time in Open Council this 27th day of May 2024.

READ a third time and finally passed in Open Council this 27th day of May 2024.

Mayor

Clerk

Township of Wilmot 2024 Tax Rates

Schedule A

<u>Tax Code</u>	<u>Tax Code Description</u>	<u>Tax Rate</u>
Taxable Property:		
RT	Residential Taxable: Full	0.00318126
R1	Residential Taxable: Farmland CI 1	0.00238595
MT	Multi-Residential Taxable: Full	0.00620346
NT	New Multi-Residential Taxable: Full	0.00318126
FT	Farm Taxable: Full	0.00079532
TT	Managed Forest Taxable: Full	0.00079532
CT	Commercial Taxable: Full	0.00620346
CU	Commercial Taxable: Excess Land	0.00620346
CX	Commercial Taxable: Vacant Land	0.00620346
C0	Commercial Taxable: Small-Scale On-Farm 2	0.00620346
C7	Commercial Taxable: Small-Scale On-Farm 1	0.00620346
XT	Commercial New Construction: Full	0.00620346
XU	Commercial New Construction: Excess Land	0.00620346
XX	Commercial New Construction: Vacant Land	0.00620346
YT	Office Building New Construction Taxable: Full	0.00620346
ST	Shopping Centre Taxable: Full	0.00620346
SU	Shopping Centre Taxable: Excess Land	0.00620346
SX	Shopping Centre Taxable: Vacant Land	0.00620346
ZT	Shopping Centre New Construction: Full	0.00620346
ZU	Shopping Centre New Construction: Excess Land	0.00620346
ZX	Shopping Centre New Construction: Vacant Land	0.00620346
IT	Industrial Taxable: Full	0.00620346
IH	Industrial Taxable: Full, Shared PIL	0.00620346
IK	Industrial Taxable: Excess Land, Shared PIL	0.00620346
IU	Industrial Taxable: Excess Land	0.00620346
IX	Industrial Taxable: Vacant Land	0.00620346
I0	Industrial Taxable: Small-Scale On-Farm 2	0.00620346
I1	Industrial Taxable: Farmland CI 1	0.00238595
I7	Industrial Taxable: Small-Scale On-Farm 1	0.00620346
JT	Industrial New Construction: Full	0.00620346
JU	Industrial New Construction: Excess Land	0.00620346
JX	Industrial New Construction: Vacant Land	0.00620346
J7	Industrial Taxable: Small-Scale On-Farm	0.00620346
PT	Pipeline Taxable: Full	0.00369440
HT	Landfill Taxable: Full	0.00489914
E	Exempt	0.00000000
Payments-In-Lieu of taxes and other:		
RG	Residential PIL: general	0.00318126
CF	Commercial PIL: full	0.00620346
CG	Commercial PIL: general	0.00620346
FP	Farmland PIL: full	0.00079532
WT	Railway Corridor - (\$ per Acre) (per Ont. Reg.)	\$ 81.86
UT	Utility Corridor - (\$ per Acre)	\$ 116.70