

The Corporation of the City of Kenora

By-law Number 41 - 2014

A By-law to Set Tax Ratios and to Set Tax Rate Reductions for Prescribed Property Classes and Subclasses for Municipal Purposes for the Year 2014

Whereas it is necessary for the Council of the Corporation of the City of Kenora, pursuant to Section 308(2) 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 2014; and

Whereas the 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. A.31, as amended (hereinafter referred to as the "Assessment Act"); and

Whereas it is necessary for the Council of the Corporation of the City of Kenora, pursuant to Section 313(1) of the Municipal Act, to establish tax reductions for prescribed property classes and subclasses for 2014; 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; and

Whereas the Corporation shall pass a by-law each year to establish the tax ratios for that year for the municipality pursuant to Section 308(4) of the Municipal Act; and

Whereas it is the intent of the Corporation to set the ratios to maximize the corresponding general purpose levy within the existing legislation and regulations for the existing property tax system in Ontario, with the exception of not passing on any levy increases to the hard-capped industrial property classes in 2014;

Now Therefore Be It Resolved That the Council of the Corporation of the City of Kenora hereby enacts as follows:-

1. **That** for the taxation year 2014, the tax ratio for property in:
 - a) the residential/farm property class is 1.000000;
 - b) the multi-residential property class is 1.639016;
 - c) the commercial property class is 1.983518;
 - d) the shopping centre property class is 2.818074;

- e) the office building property class is 2.396948;
- f) the parking/vacant land property class is 1.640995;
- g) the industrial property class is 2.123205;
- h) the large industrial property class is 2.761712;
- i) the pipelines property class is 1.335161;
- j) the farmlands property class is 0.250000;
- k) the managed forests property class is 0.250000.

2. **That** for the taxation year 2014, the tax reduction for:

- a) the vacant land, vacant units and excess land subclasses in the commercial property class is 30%;
- b) the vacant land, vacant units and excess land subclasses in the shopping centre property class is 30%;
- c) the vacant land, vacant units and excess land subclasses in the office building property class is 30%;
- d) the vacant land, vacant units and excess land subclasses in the industrial property class is 35%;
- e) the vacant land, vacant units and excess land subclasses in the large industrial property class is 35%;

3. **That** the provisions of this By-Law be subject to review and reconsideration during 2014 for the 2014 taxation year, pending availability of the OPTA system.

4. **That** this By-law shall become law and take effect on the final passing thereof.

By-law read a First and Second Time this 15 day of April, 2014.

By-law read a Third and Final Time this 15 day of April, 2014.

The Corporation of the City of Kenora:-

.....**Mayor**
David S. Canfield

.....**City Clerk**
Joanne L. McMillin