

CORPORATION OF THE COUNTY OF DUFFERIN

BY-LAW 2021-08

A BY-LAW TO ESTABLISH PROPERTY TAX RATES FOR UPPER-TIER (COUNTY) PURPOSES FOR THE YEAR 2021.

WHEREAS Section 311 of the Municipal Act, 2001 requires an Upper-Tier Municipality, annually, to pass a by-law directing each lower-tier municipality to levy a separate tax rate, as specified in the by-law, on the assessment in each property class in the lower-tier municipality rateable for upper-tier purposes;

AND WHEREAS By-law 2021-05 of the Corporation of the County of Dufferin, dated February 11, 2021, adopted the annual County Budget, including estimates of all sums required during the year 2021 by the County of Dufferin, pursuant to section 289 of the Municipal Act, 2001;

AND WHEREAS the general upper-tier levy was determined from the estimates adopted in By-law 2021-05 to be \$41,043,301;

AND WHEREAS all property assessment rolls on which the 2021 taxes are to be levied have been returned and revised pursuant to the provisions of the Assessment Act, 1990 chapter A.31 as amended (hereinafter referred to as the "Assessment Act") subject to appeals at present before the Assessment Review Board, the Ontario Municipal Board and the District Court;

AND WHEREAS the "Residential Assessment", "Multi-Residential Assessment", "Commercial Assessment", "Office Building Assessment", "Shopping Centre Assessment", "Parking Lot Assessment", "Industrial Assessment", "Large Industrial Assessment", "Pipeline Assessment", "Farmlands Assessment", "Managed Forest Assessment", "New Construction Assessment", and their applicable subclasses pursuant to the Assessment Act, as amended, have been determined on the basis of the aforementioned property assessment rolls and are detailed on Schedule "A" attached hereto, and which forms part hereof;

AND WHEREAS the Tax Ratios and the Tax Rate Reductions for prescribed property subclasses have been set out in By-law 2021-06 of the Corporation of the County of Dufferin dated February 11, 2021;

AND WHEREAS these tax rates on the aforementioned "Residential Assessment", "Multi-Residential Assessment", "Commercial Assessment", "Office Building Assessment", "Shopping Centre Assessment", "Parking Lot Assessment", "Industrial Assessment", "Large Industrial Assessment", "Pipeline Assessment", "Farmlands Assessment", "Managed Forest Assessment", "New Construction Assessment", and their applicable subclasses have been calculated pursuant to the provisions of the Municipal Act, 2001;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF DUFFERIN ENACTS AS FOLLOWS:

1. DEFINITIONS:

In this By-law:



- a) "lower-tier municipalities" mean those municipalities that are member municipalities which form part of the County of Dufferin";
 - b) "Property classes" are as prescribed under the Assessment Act and include the residential property class, the multi-residential property class, the commercial property class and its subclasses, the industrial property class and its subclasses the pipeline property class, the farmlands property class and the managed forest property class;
 - c) "Tax rate" means the tax rate to six decimal places to be levied against the assessment of the property;
 - d) "Tax ratio" means the ratio between the tax rates for each property class and the tax rate for the residential property class, when the residential property class ratio is 1.0;
 - e) "Upper-tier municipality" means the Corporation of the County of Dufferin.
2. THAT for the year 2021, the lower-tier municipalities in the Corporation of the County of Dufferin shall levy upon Residential assessment, Multi-residential assessment, Commercial assessment, Industrial assessment, Pipeline assessment, Farmland assessment and Managed Forest assessment, and applicable subclasses, the upper-tier tax rates for County purposes as set out in Schedule "B" attached hereto and which forms part hereof.

3. THAT County Council directs that the general upper-tier tax levy, for each lower-tier municipality (as detailed in Schedule "C" attached hereto) be paid to the Treasurer of the Corporation of the County of Dufferin in four instalments, as per s. 311(13) of the Municipal Act, 2001.
4. THAT the amounts outlined in s. 311(13) which are not received by the Corporation of the County of Dufferin on the dates specified shall bear interest thereon at the rate of 15 per cent per year pursuant to s. 311 (19) of the Municipal Act, 2001.
5. THAT the County Treasurer is hereby directed and authorized to undertake any required action necessary to collect the levies herein, including advising the lower-tier municipalities of the terms of this by-law forthwith, after its enactment.
6. THAT for payments-in-lieu of taxes, as defined in s.306 of the Municipal Act, 2001 and due to the County of Dufferin under s. 322, s.323 and O. Reg. 423/02 of the Municipal Act, 2001:
 - a) the estimated amount will be provided to the County Treasurer by the Treasurer of each lower-tier municipality as required under the Municipal Act;
 - b) the actual amount due to the County of Dufferin will be based on the assessment rolls and the County rates of taxation for the year 2021.
7. THAT this bylaw comes into force on the day it is passed.

READ a first, second and third time and finally passed this 11th day of February, 2021.



Darren White, Warden

Michelle Dunne, Clerk

Schedule "A" to By-law # 2021-08

Current Value Assessment, using Phased-in Re-assessment Values of 2016 (Phase-in year 4 of 4) for purposes of 2021 Taxation

PROPERTY CLASS	CODE	2208	2201	2204	2219	2212	2214	2216	2221	COUNTY TOTAL
		AMARANTH	EAST GARAFRAXA	GRAND VALLEY	MELANCTHON	MONO	ORANGEVILLE	MULMUR	SHELburne	
Residential - Full, Shared PIL	RH		82,600	101,000						183,600
Residential - Full	RT	652,638,218	522,203,711	476,619,368	427,788,300	2,049,705,337	3,641,484,426	795,907,500	849,137,300	9,415,484,160
Sub-Total RESIDENTIAL		652,638,218	522,286,311	476,720,368	427,788,300	2,049,705,337	3,641,484,426	795,907,500	849,137,300	9,415,667,760
Multi-Residential - Full	MT			1,032,000			79,186,000		16,332,200	96,550,200
Multi-Residential - Farmland Awaiting Dev.	NT						0			0
Sub-Total MULTI-RESIDENTIAL		0	0	1,032,000	0	0	79,186,000	0	16,332,200	96,550,200
Commercial - Full	CT	14,070,082	7,113,200	6,146,500	6,826,400	85,383,967	323,248,700	9,173,700	43,075,400	495,037,949
Commercial - Excess Land	CU	1,564,100	241,200	301,400	528,800	6,181,102	3,591,900	608,900	1,037,100	14,054,502
Commercial - Vacant Land	CX	442,000		494,500	68,000	8,154,000	10,667,700	387,000	1,784,000	21,997,200
Commercial - Full, Shared PIL	CH					45,000	6,427,000			6,472,000
Commercial - New Constr. Full	XT	8,131,000	10,765,900	4,315,460	3,050,300	12,052,800	52,542,800	676,900	10,125,200	101,660,360
Commercial - New Constr. Excess Land	XU	31,800	165,100	444,300			504,200		962,000	2,107,400
Commercial - Farm Business	C7					36,400				36,400
Office Building - Full	DT						2,014,400			2,014,400
Parking Lot - Full	GT						2,581,000		123,000	2,704,000
Shopping Centre - Full	ST					4,937,731	132,387,400		1,698,500	139,023,631
Shopping Centre - Excess Land	SU					228,106	657,700			885,806
Sub-Total COMMERCIAL		24,238,982	18,285,400	11,702,160	10,473,500	117,019,106	534,622,800	10,846,500	58,805,200	785,993,648
Industrial - Full	IT	4,580,100	3,388,800	448,200	10,764,900	6,383,400	41,132,300	345,800	12,645,300	79,688,800
Industrial - Excess Land	IU	157,800	88,200			85,400	1,443,600		346,100	2,121,100
Industrial - Vacant Land	IX	1,447,000		155,000	141,000	1,750,000	5,342,500		4,197,000	13,032,500
Industrial - Full, Shared PIL	IH	619,700		109,200	117,000	255,100	262,000	60,700	113,000	1,536,700
Industrial - Full, Shared PIL Excess Land	IK	266,300				94,900		55,800		417,000
Industrial - Farm Business	J7	11,500								11,500
Industrial - Farmland 1	I1						2,779,000			2,779,000
Industrial - New Constr. Full	JT	4,946,200	3,214,100	5,896,366	26,576,400	6,772,600	2,022,000		6,461,000	55,888,666
Industrial - New Constr. Excess Land	JU		2,800			65,900				68,700
Large Industrial - Full	LT						10,857,600		24,154,000	35,011,600
Large Industrial - Excess Land	LU						511,600			511,600
Sub-Total INDUSTRIAL		12,028,600	6,693,900	6,608,766	37,599,300	15,407,300	64,350,600	462,300	47,916,400	191,067,166
Pipeline	PT	2,038,000	386,000	883,000	1,937,000	5,027,000	6,030,000	39,500	1,977,000	18,317,500
Farmlands	FT	266,180,500	237,241,289	181,693,624	249,652,300	176,277,542	586,200	204,666,600	1,186,500	1,317,484,555
Managed Forest	TT	4,069,400	6,329,000	2,411,300	3,039,100	35,282,400		50,993,800		102,125,000
TOTAL TAXABLE		961,193,700	791,221,900	681,051,218	730,489,500	2,398,718,685	4,326,260,026	1,062,916,200	975,354,600	11,927,205,829
Payments-in-lieu	PIL	2,939,500	0	4,554,000	853,000	14,809,000	7,830,400	14,274,000	4,189,400	49,449,300
Exempt	E	27,544,800	15,450,400	17,065,900	12,813,600	146,438,115	241,229,400	87,910,400	56,041,900	604,494,515
TOTAL Phased-In Values for 2020		991,678,000	806,672,300	702,671,118	744,156,100	2,559,965,800	4,575,319,826	1,165,100,600	1,035,585,900	12,581,149,644

Schedule "B" to By-law # 2021-08
2021 COUNTY OF DUFFERIN TAX RATES AND LEVY

Property Class	Code	2021 County Tax Rates	2021 Phased-in CVA from MPAC (per Schedule A)	Total Taxes Per Class 2021	Total Taxes 2020 (Info only)
Residential	RT	0.363549%	9,415,484,160	\$34,229,928	\$33,300,441
Residential Full, Shared PIL	RH	0.363549%	183,600	\$667	\$295
Multi Residential - Full	MT	0.727098%	96,550,200	\$702,015	\$698,615
Multi-Residential - Farmland Awaiting Develop.	NT	0.254484%	0	\$0	\$0
Commercial - Full	CT	0.443530%	495,037,949	\$2,195,641	\$2,176,761
Excess Land	CU	0.310471%	14,054,502	\$43,635	\$41,150
Vacant Land	CX	0.310471%	21,997,200	\$68,295	\$78,556
Full, Shared PIL	CH	0.443530%	6,472,000	\$28,705	\$28,225
Commercial New Constr. - Full	XT	0.443530%	101,660,360	\$450,894	\$417,364
- Excess Land	XU	0.310471%	2,107,400	\$6,543	\$6,368
Commercial - Farm Business	C7	0.443530%	36,400	\$161	\$159
Office Building - Full	DT	0.443530%	2,014,400	\$8,934	\$8,785
Parking Lot - Full	GT	0.443530%	2,704,000	\$11,993	\$11,793
Shopping Centre - Full	ST	0.443530%	139,023,631	\$616,611	\$606,810
Excess Land	SU	0.310471%	885,806	\$2,750	\$3,925
Industrial - Full	IT	0.799226%	79,688,800	\$636,894	\$627,884
Excess Land	IU	0.559458%	2,121,100	\$11,867	\$11,780
Vacant Land	IX	0.559458%	13,032,500	\$72,911	\$79,785
Full, Shared PIL	IH	0.799226%	1,536,700	\$12,282	\$12,274
Full, Shared PIL Excess Land	IJ	0.559458%	417,000	\$2,333	\$2,294
Farm Business	J7	0.799226%	11,500	\$92	\$90
Farmland 1	I1	0.279729%	2,779,000	\$7,774	\$15,397
Industrial New Constr. - Full	JT	0.799226%	55,888,666	\$446,677	\$373,385
Excess Land	JU	0.559458%	68,700	\$384	\$378
Large Industrial - Full	LT	0.799226%	35,011,600	\$279,822	\$289,076
Excess Land	LU	0.559458%	511,600	\$2,862	\$2,814
Pipeline	PT	0.306145%	18,317,500	\$56,078	\$54,894
Farmlands	FT	0.079981%	1,317,484,555	\$1,053,734	\$1,026,083
Managed Forests	TT	0.090887%	102,125,000	\$92,819	\$89,618
			11,927,205,829	\$41,043,301	\$39,965,000

2021 Tax Levy

**Schedule "C" to By-law # 2021-08
2021 TAX LEVY for Upper Tier Purposes by Area Municipality**

PROPERTY CLASS	Code	MPAC Code TAX RATE	2208	2201	2204	2219	2212	2214	2216	2221	COUNTY TOTAL
			AMARANTH	EAST GARAFRAXA	GRAND VALLEY	MELANCTHON	MONO	ORANGEVILLE	MULMUR	SHELBURNE	
Residential - Full, Shared PIL	RH	0.363549%	0	300	367	0	0	0	0	0	667
Residential - Full	RT	0.363549%	2,372,660	1,898,466	1,732,745	1,555,220	7,451,683	13,238,609	2,893,514	3,087,030	34,229,928
Sub-Total RESIDENTIAL			2,372,660	1,898,767	1,733,112	1,555,220	7,451,683	13,238,609	2,893,514	3,087,030	\$34,230,595
Multi-Residential - Full	MT	0.727098%	0	0	7,504	0	0	575,760	0	118,751	702,015
Multi-Res - Farmland Awaiting Dev.	NT	0.254484%	0	0	0	0	0	0	0	0	0
Sub-Total MULTI-RESIDENTIAL			0	0	7,504	0	0	575,760	0	118,751	\$702,015
Commercial - Full	CT	0.443530%	62,405	31,549	27,262	30,277	378,703	1,433,704	40,688	191,052	2,195,641
Commercial - Excess Land	CU	0.310471%	4,856	749	936	1,642	19,191	11,152	1,890	3,220	43,635
Commercial - Vacant Land	CX	0.310471%	1,372	0	1,535	211	25,316	33,120	1,202	5,539	68,295
Commercial - Full, Shared PIL	CH	0.443530%	0	0	0	0	200	28,506	0	0	28,705
Commercial New Constr. - Full	XT	0.443530%	36,063	47,750	19,140	13,529	53,458	233,043	3,002	44,908	450,894
Commercial New Constr. - Excess Land	XU	0.310471%	99	513	1,379	0	0	1,565	0	2,987	6,543
Commercial - Farm Business	C7	0.443530%	0	0	0	0	161	0	0	0	161
Office Building - Full	DT	0.443530%	0	0	0	0	0	8,934	0	0	8,934
Parking Lot - Full	GT	0.443530%	0	0	0	0	0	11,448	0	546	11,993
Shopping Centre - Full	ST	0.443530%	0	0	0	0	21,900	587,178	0	7,533	616,611
Shopping Centre - Excess Land	SU	0.310471%	0	0	0	0	708	2,042	0	0	2,750
Sub-Total COMMERCIAL			104,795	80,561	50,252	45,659	499,637	2,350,692	46,782	255,785	\$3,434,163
Industrial - Full	IT	0.799226%	36,605	27,084	3,582	86,036	51,018	328,740	2,764	101,065	636,894
Industrial - Excess Land	IU	0.559458%	883	493	0	0	478	8,076	0	1,936	11,867
Industrial - Vacant Land	IX	0.559458%	8,095	0	867	789	9,791	29,889	0	23,480	72,911
Industrial - Full, Shared PIL	IH	0.799226%	4,953	0	873	935	2,039	2,094	485	903	12,282
Industrial - Full, Shared PIL Excess Land	IJ	0.559458%	1,490	0	0	0	531	0	312	0	2,333
Industrial - Farm Business	J7	0.799226%	92	0	0	0	0	0	0	0	92
Industrial - Farmland 1	I1	0.279729%	0	0	0	0	0	7,774	0	0	7,774
Industrial New Constr. - Full	JT	0.799226%	39,531	25,688	47,125	212,406	54,128	16,160	0	51,638	446,677
Industrial New Constr. - Excess Land	JU	0.559458%	0	16	0	0	369	0	0	0	384
Large Industrial - Full	LT	0.799226%	0	0	0	0	0	86,777	0	193,045	279,822
Large Industrial - Excess Land	LU	0.559458%	0	0	0	0	0	2,862	0	0	2,862
Sub-Total INDUSTRIAL			91,649	53,281	52,447	300,165	118,353	482,372	3,561	372,067	\$1,473,897
Pipeline	PT	0.306145%	6,239	1,182	2,703	5,930	15,390	18,461	121	6,052	56,078
Farmlands	FT	0.079981%	212,893	189,747	145,320	199,674	140,988	469	163,694	949	1,053,734
Managed Forest	TT	0.090887%	3,699	5,752	2,192	2,762	32,067	0	46,347	0	92,819
TOTAL TAX LEVY			\$2,791,936	\$2,229,290	\$1,993,530	\$2,109,410	\$8,258,118	\$16,666,362	\$3,154,019	\$3,840,635	\$41,043,301
% SHARE OF UPPER TIER LEVY			6.80%	5.43%	4.86%	5.14%	20.12%	40.61%	7.68%	9.36%	per Schedule B

Schedule "A" to By-law # 2021-08

Current Value Assessment, using Phased-in Re-assessment Values of 2016 (Phase-in year 4 of 4) for purposes of 2021 Taxation

		2208	2201	2204	2219	2212	2214	2216	2221	
PROPERTY CLASS	CODE	AMARANTH	EAST GARAFRAXA	GRAND VALLEY	MELANCTHON	MONO	ORANGEVILLE	MULMUR	SHELburnE	COUNTY TOTAL
Residential - Full, Shared PIL	RH		82,600	101,000						183,600
Residential - Full	RT	652,638,218	522,203,711	476,619,368	427,788,300	2,049,705,337	3,641,484,426	795,907,500	849,137,300	9,415,484,160
Sub-Total RESIDENTIAL		652,638,218	522,286,311	476,720,368	427,788,300	2,049,705,337	3,641,484,426	795,907,500	849,137,300	9,415,667,760
Multi-Residential - Full	MT			1,032,000			79,186,000		16,332,200	96,550,200
Multi-Residential - Farmland Awaiting Dev.	NT						0			0
Sub-Total MULTI-RESIDENTIAL		0	0	1,032,000	0	0	79,186,000	0	16,332,200	96,550,200
Commercial - Full	CT	14,070,082	7,113,200	6,146,500	6,826,400	85,383,967	323,248,700	9,173,700	43,075,400	495,037,949
Commercial - Excess Land	CU	1,564,100	241,200	301,400	528,800	6,181,102	3,591,900	608,900	1,037,100	14,054,502
Commercial - Vacant Land	CX	442,000		494,500	68,000	8,154,000	10,667,700	387,000	1,784,000	21,997,200
Commercial - Full, Shared PIL	CH					45,000	6,427,000			6,472,000
Commercial - New Constr. Full	XT	8,131,000	10,765,900	4,315,460	3,050,300	12,052,800	52,542,800	676,900	10,125,200	101,660,360
Commercial - New Constr. Excess Land	XU	31,800	165,100	444,300			504,200		962,000	2,107,400
Commercial - Farm Business	C7					36,400				36,400
Office Building - Full	DT						2,014,400			2,014,400
Parking Lot - Full	GT						2,581,000		123,000	2,704,000
Shopping Centre - Full	ST					4,937,731	132,387,400		1,698,500	139,023,631
Shopping Centre - Excess Land	SU					228,106	657,700			885,806
Sub-Total COMMERCIAL		24,238,982	18,285,400	11,702,160	10,473,500	117,019,106	534,622,800	10,846,500	58,805,200	785,993,648
Industrial - Full	IT	4,580,100	3,388,800	448,200	10,764,900	6,383,400	41,132,300	345,800	12,645,300	79,688,800
Industrial - Excess Land	IU	157,800	88,200			85,400	1,443,600		346,100	2,121,100
Industrial - Vacant Land	IX	1,447,000		155,000	141,000	1,750,000	5,342,500		4,197,000	13,032,500
Industrial - Full, Shared PIL	IH	619,700		109,200	117,000	255,100	262,000	60,700	113,000	1,536,700
Industrial - Full, Shared PIL Excess Land	IK	266,300				94,900		55,800		417,000
Industrial - Farm Business	J7	11,500								11,500
Industrial - Farmland 1	I1						2,779,000			2,779,000
Industrial - New Constr. Full	JT	4,946,200	3,214,100	5,896,366	26,576,400	6,772,600	2,022,000		6,461,000	55,888,666
Industrial - New Constr. Excess Land	JU		2,800			65,900				68,700
Large Industrial - Full	LT						10,857,600		24,154,000	35,011,600
Large Industrial - Excess Land	LU						511,600			511,600
Sub-Total INDUSTRIAL		12,028,600	6,693,900	6,608,766	37,599,300	15,407,300	64,350,600	462,300	47,916,400	191,067,166
Pipeline	PT	2,038,000	386,000	883,000	1,937,000	5,027,000	6,030,000	39,500	1,977,000	18,317,500
Farmlands	FT	266,180,500	237,241,289	181,693,624	249,652,300	176,277,542	586,200	204,666,600	1,186,500	1,317,484,555
Managed Forest	TT	4,069,400	6,329,000	2,411,300	3,039,100	35,282,400		50,993,800		102,125,000
TOTAL TAXABLE		961,193,700	791,221,900	681,051,218	730,489,500	2,398,718,685	4,326,260,026	1,062,916,200	975,354,600	11,927,205,829
Payments-in-lieu	PIL	2,939,500	0	4,554,000	853,000	14,809,000	7,830,400	14,274,000	4,189,400	49,449,300
Exempt	E	27,544,800	15,450,400	17,065,900	12,813,600	146,438,115	241,229,400	87,910,400	56,041,900	604,494,515
TOTAL Phased-in Values for 2020		991,678,000	806,672,300	702,671,118	744,156,100	2,559,965,800	4,575,319,826	1,165,100,600	1,035,585,900	12,581,149,644

**Schedule "B" to By-law # 2021-08
2021 COUNTY OF DUFFERIN TAX RATES AND LEVY**

Property Class	Code	2021 County Tax Rates	2021 Phased-in CVA from MPAC (per Schedule A)	Total Taxes Per Class 2021	Total Taxes 2020 (info only)
Residential	RT	0.363549%	9,415,484,160	\$34,229,928	\$33,300,441
Residential Full, Shared PIL	RH	0.363549%	183,600	\$667	\$295
Multi Residential - Full	MT	0.727098%	96,550,200	\$702,015	\$698,615
Multi-Residential - Farmland Awaiting Develop.	NT	0.254484%	0	\$0	\$0
Commercial - Full	CT	0.443530%	495,037,949	\$2,195,641	\$2,176,761
Excess Land	CU	0.310471%	14,054,502	\$43,635	\$41,150
Vacant Land	CX	0.310471%	21,997,200	\$68,295	\$78,556
Full, Shared PIL	CH	0.443530%	6,472,000	\$28,705	\$28,225
Commercial New Constr. - Full	XT	0.443530%	101,660,360	\$450,894	\$417,364
- Excess Land	XU	0.310471%	2,107,400	\$6,543	\$6,368
Commercial - Farm Business	C7	0.443530%	36,400	\$161	\$159
Office Building - Full	DT	0.443530%	2,014,400	\$8,934	\$8,785
Parking Lot - Full	GT	0.443530%	2,704,000	\$11,993	\$11,793
Shopping Centre - Full	ST	0.443530%	139,023,631	\$616,611	\$606,810
Excess Land	SU	0.310471%	885,806	\$2,750	\$3,925
Industrial - Full	IT	0.799226%	79,688,800	\$636,894	\$627,884
Excess Land	IU	0.559458%	2,121,100	\$11,867	\$11,780
Vacant Land	IX	0.559458%	13,032,500	\$72,911	\$79,785
Full, Shared PIL	IH	0.799226%	1,536,700	\$12,282	\$12,274
Full, Shared PIL Excess Land	IJ	0.559458%	417,000	\$2,333	\$2,294
Farm Business	J7	0.799226%	11,500	\$92	\$90
Farmland 1	I1	0.279729%	2,779,000	\$7,774	\$15,397
Industrial New Constr. - Full	JT	0.799226%	55,888,666	\$446,677	\$373,385
Excess Land	JU	0.559458%	68,700	\$384	\$378
Large Industrial - Full	LT	0.799226%	35,011,600	\$279,822	\$289,076
Excess Land	LU	0.559458%	511,600	\$2,862	\$2,814
Pipeline	PT	0.306145%	18,317,500	\$56,078	\$54,894
Farmlands	FT	0.079981%	1,317,484,555	\$1,053,734	\$1,026,083
Managed Forests	TT	0.090887%	102,125,000	\$92,819	\$89,618
			11,927,205,829	\$41,043,301	\$39,965,000

2021 Tax Levy

**Schedule "C" to By-law # 2021-08
2021 TAX LEVY for Upper Tier Purposes by Area Municipality**

		MPAC Code	2208	2201	2204	2219	2212	2214	2216	2221	
PROPERTY CLASS	Code	TAX RATE	AMARANTH	EAST GARAFRAXA	GRAND VALLEY	MELANCTHON	MONO	ORANGEVILLE	MULMUR	SHELBURNE	COUNTY TOTAL
Residential - Full, Shared PIL	RH	0.363549%	0	300	367	0	0	0	0	0	667
Residential - Full	RT	0.363549%	2,372,660	1,898,466	1,732,745	1,555,220	7,451,683	13,238,609	2,893,514	3,087,030	34,229,928
Sub-Total RESIDENTIAL			2,372,660	1,898,767	1,733,112	1,555,220	7,451,683	13,238,609	2,893,514	3,087,030	\$34,230,595
Multi-Residential - Full	MT	0.727098%	0	0	7,504	0	0	575,760	0	118,751	702,015
Multi-Res - Farmland Awaiting Dev.	NT	0.254484%	0	0	0	0	0	0	0	0	0
Sub-Total MULTI-RESIDENTIAL			0	0	7,504	0	0	575,760	0	118,751	\$702,015
Commercial - Full	CT	0.443530%	62,405	31,549	27,262	30,277	378,703	1,433,704	40,688	191,052	2,195,641
Commercial - Excess Land	CU	0.310471%	4,856	749	936	1,642	19,191	11,152	1,890	3,220	43,635
Commercial - Vacant Land	CX	0.310471%	1,372	0	1,535	211	25,316	33,120	1,202	5,539	68,295
Commercial - Full, Shared PIL	CH	0.443530%	0	0	0	0	200	28,506	0	0	28,705
Commercial New Constr. - Full	XT	0.443530%	36,063	47,750	19,140	13,529	53,458	233,043	3,002	44,908	450,894
Commercial New Constr. - Excess Land	XU	0.310471%	99	513	1,379	0	0	1,565	0	2,987	6,543
Commercial - Farm Business	C7	0.443530%	0	0	0	0	161	0	0	0	161
Office Building - Full	DT	0.443530%	0	0	0	0	0	8,934	0	0	8,934
Parking Lot - Full	GT	0.443530%	0	0	0	0	0	11,448	0	546	11,993
Shopping Centre - Full	ST	0.443530%	0	0	0	0	21,900	587,178	0	7,533	616,611
Shopping Centre - Excess Land	SU	0.310471%	0	0	0	0	708	2,042	0	0	2,750
Sub-Total COMMERCIAL			104,795	80,561	50,252	45,659	499,637	2,350,692	46,782	255,785	\$3,434,163
Industrial - Full	IT	0.799226%	36,605	27,084	3,582	86,036	51,018	328,740	2,764	101,065	636,894
Industrial - Excess Land	IU	0.559458%	883	493	0	0	478	8,076	0	1,936	11,867
Industrial - Vacant Land	IX	0.559458%	8,095	0	867	789	9,791	29,889	0	23,480	72,911
Industrial - Full, Shared PIL	IH	0.799226%	4,953	0	873	935	2,039	2,094	485	903	12,282
Industrial - Full, Shared PIL Excess Land	IJ	0.559458%	1,490	0	0	0	531	0	312	0	2,333
Industrial - Farm Business	J7	0.799226%	92	0	0	0	0	0	0	0	92
Industrial - Farmland 1	I1	0.279729%	0	0	0	0	0	7,774	0	0	7,774
Industrial New Constr. - Full	JT	0.799226%	39,531	25,688	47,125	212,406	54,128	16,160	0	51,638	446,677
Industrial New Constr. - Excess Land	JU	0.559458%	0	16	0	0	369	0	0	0	384
Large Industrial - Full	LT	0.799226%	0	0	0	0	0	86,777	0	193,045	279,822
Large Industrial - Excess Land	LU	0.559458%	0	0	0	0	0	2,862	0	0	2,862
Sub-Total INDUSTRIAL			91,649	53,281	52,447	300,165	118,353	482,372	3,561	372,067	\$1,473,897
Pipeline	PT	0.306145%	6,239	1,182	2,703	5,930	15,390	18,461	121	6,052	56,078
Farmlands	FT	0.079981%	212,893	189,747	145,320	199,674	140,988	469	163,694	949	1,053,734
Managed Forest	TT	0.090887%	3,699	5,752	2,192	2,762	32,067	0	46,347	0	92,819
TOTAL TAX LEVY			\$2,791,936	\$2,229,290	\$1,993,530	\$2,109,410	\$8,258,118	\$16,666,362	\$3,154,019	\$3,840,635	\$41,043,301
% SHARE OF UPPER TIER LEVY			6.80%	5.43%	4.86%	5.14%	20.12%	40.61%	7.68%	9.36%	per Schedule B 100.00%