

THE CORPORATION OF THE CITY OF KAWARTHA LAKES

BY-LAW 2017-

A BY-LAW TO ESTABLISH 2017 TAX RATIOS  
IN THE CITY OF KAWARTHA LAKES

**Recitals**

1. Subsection 308 (4) and 308.1 (4) of the *Municipal Act, 2001* provides that the council shall pass a by-law in the year to establish the tax ratios for that year.
2. Subsection 308 (6) requires the municipality to pass a by-law adopting tax ratios subsequent to the setting of transition ratios.
3. Ontario Regulation 162/09, amending Ontario Regulation 385/98, provides for the exclusion of properties in a property class in the calculation of tax ratios.
4. The tax ratios determine the relative amount of taxation to be borne by each property class.

**Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2017-**

Section 1.00: Definitions and Interpretation

1.01 **Definitions:** In this by-law:

“**City**”, **City of Kawartha Lakes**” or “**Kawartha Lakes**” means The Corporation of the City of Kawartha Lakes.

“**commercial classes**” means the commercial property class and the property classes each of which is a property class that a municipality may opt to have apply under the regulations under the *Assessment Act* and that contains property that, if the municipality did not opt to have the property class apply, would be in the commercial property class.

“**Council**” means the municipal council for the City.

“**industrial classes**” means the industrial property class prescribed under the *Assessment Act* and the property classes each of which is a property class that a municipality may opt to have apply under the regulations under the *Assessment Act* and that contains property that, if the municipality did not opt to have the property class apply, would be in the industrial property class.

“**Corporate Services Manager - Revenue and Taxation**” means the person within the administration of the City which fulfills the function of the Tax Collector and his or her delegate(s), as required by the *Municipal Act, 2001* or, in the event of organizational changes, another person designated by Council.

1.02 **Interpretation Rules:**

- (a) The Schedules attached to this by-law form part of the by-law, and are enforceable as such.
- (b) The words “include” and “including” are not to be read as limiting the meaning of a word or term to the phrases or descriptions that follow.

1.03 **Statutes:** References to laws in this by-law are meant to refer to the statutes, as amended from time to time that are applicable within the Province of Ontario.

1.04 **Severability:** If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

Section 2.00: Tax Ratios

2.01 **Transition Ratios:** On April 16, 2009 Ontario Regulation 162/09 was made setting out the method of setting transition ratios.

2.02 **Tax Ratios:** The Tax Ratios for the taxation year 2017 shall be as follows:

Property Class	Tax Ratio
Residential and Farm	1.000000
Residential FAD 1	0.550000
Farmland	0.250000
Managed Forest	0.250000
Multi Residential	1.956823
Commercial Occupied	1.379305
Commercial Excess Land	1.379305
Commercial Vacant Land	1.379305
Landfill Occupied	1.353442
Industrial Occupied	1.346448
Industrial Excess Land	1.346448
Industrial Vacant Units	1.346448
Pipelines	2.001314

2.03 **Optional Property Classes:** For the purpose of this By-law:

- a) the commercial property class includes parking lot property, major office buildings, commercial (new construction) and shopping centres; and
- b) the industrial property class includes large industrial properties and industrial (new construction).

Section 3.00: Effective Date and Administration

3.01 **Effective Date:** This By-law shall come into force on April 18, 2017

3.02 **Administration of the By-law:** The Corporate Services Manager - Revenue and Taxation is responsible for the administration of this by-law.

By-law read a first, second and third time, and finally passed, this 18th day of April, 2017.

---

Andy Letham, Mayor

---

Judy Currins, City Clerk