

# The Corporation of the Town of Tecumseh

## By-Law Number 2019 -41

Being a by-law to provide for the adoption of tax rates, area rates and additional charges for Municipal, County and Education purposes for the Year 2019

**Whereas** Section 290(1) (a) (b) (c) of The Municipal Act, Chapter M.25, R.S.O. 2001 a local municipality shall in each year prepare and adopt a budget including estimates of all sums required during the year for the purposes of the municipality;

**And Whereas** by By-law 2019-12 the Council of The Corporation of the Town of Tecumseh did approve the sum of \$23,320,357 to be raised for general municipal purposes for taxation year 2019;

**And Whereas** the Council of the County of Essex has, by By-law 57-2009, adopted optional property classes for the year 2019;

**And Whereas** the Council of the County of Essex has, by By-law 03-2019, established tax ratios for the year 2019;

**And Whereas** the Council of the County of Essex has, by By-law 04-2019, adopted the County of Essex levy and established tax rates for County purposes for the year 2019;

**And Whereas** the Council of The Corporation of the Town of Tecumseh is required to levy and collect the tax rates prescribed for school purposes on the residential and business property within The Corporation of the Town of Tecumseh;

**And Whereas** the assessment roll prepared in 2018 and upon which the taxes for 2019 are to be levied was certified by the Assessment Commissioner;

**And Whereas** the assessment on which the general municipal tax rate is to be calculated in each property class and sub-class is as detailed in Schedule "A" attached hereto;

**Now Therefore the Council of The Corporation of The Town of Tecumseh Enacts as follows:**

1. **That** the tax rates as listed in Schedule "B" attached hereto, be applied to the corresponding taxable assessments listed in Schedule "A" in the Town of Tecumseh to raise the sums of: \$23,320,357 for general Town purposes; \$15,530,876 for the County of Essex; and \$10,633,737 for education purposes.
2. **That** the amounts to be collected for tile drains, municipal drains, water mains, sewers and miscellaneous charges shall be as listed on Schedule "C" attached hereto.
3. **That** the Treasurer is hereby authorized to mail or cause to be mailed, the notice of taxes due to the address of the residence or place of business of the person to whom notice is required to be given.

4. **That** pursuant to the provisions of Section 346 (1), subject to Subsection (2) of *The Municipal Act*, R.S.O.2001 c 25, the 2015 taxes shall be paid to the Treasurer at 917 Lesperance Road, Tecumseh, Ontario, by telephone or electronically at banks or credit unions offering such services, and upon request of the person paying the taxes, the Treasurer shall issue a receipt of the amount paid.
5. **That** pursuant to the provisions of Section 347 (1) allocation of payment, subject to Subsection (2) and (3) of *The Municipal Act*, R.S.O. 2001 c 25, where any payment is received on account of taxes, payment shall first be applied against late payment charges owing in respect of those taxes and then applied against the taxes owing.
6. **That** the final taxes on property in the residential, farmlands, managed forests and pipeline classes shall become due and payable in two equal installments:
- |               |                    |
|---------------|--------------------|
| Installment 1 | June 26, 2019      |
| Installment 2 | September 26, 2019 |
- That the final taxes on property in the commercial, shopping centre, office building, industrial, utilities and large industrial classes shall become due and payable in two equal installments:
- |               |                    |
|---------------|--------------------|
| Installment 1 | September 26, 2019 |
| Installment 2 | November 27, 2019  |
- In the event the above dates cannot be adhered to, the Treasurer may amend the above dates as long as they comply with the provisions of *The Municipal Act*.
7. **That** the Treasurer is hereby authorized to administer a pre-authorized payment plan for the Town of Tecumseh.
8. **That** penalties, be added as per the provisions of By-law No. 2018-72.
9. **That** interest, be added as per the provisions of By-law No. 2018-72.
10. **That** the failure to receive a tax notice does not exempt the property owner from penalty and interest charges.
11. **That** this by-law shall come into force and effect upon the date of the final reading thereof.

**Read** a first, second and third time and finally passed this 28th day of May, 2019.

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Gary McNamara, Mayor

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Laura Moy, Clerk

**Schedule "A" to By-Law 2019-41  
Corporation of the Town of Tecumseh  
2019 Tax Assessment**

RTC	RTQ	RTC/RTQ Name	RTQ Category	School Support	Returned Assessment for 2019
R	T	Res/Farm	Full	Public	1,383,876,974
R	T	Res/Farm	Full	Separate	906,458,147
R	T	Res/Farm	Full	No Support	177,470
R	T	Res/Farm	Full	French Public	7,986,746
R	T	Res/Farm	Full	French Separate	99,862,815
M	T	Multi-Residential	Full	Public	16,972,559
M	T	Multi-Residential	Full	Separate	3,716,222
M	T	Multi-Residential	Full	French Public	122,323
M	T	Multi-Residential	Full	French Separate	517,121
F	T	Farmlands	Full	Public	81,062,294
F	T	Farmlands	Full	Separate	25,233,297
F	T	Farmlands	Full	No Support	-
F	T	Farmlands	Full	French Public	-
F	T	Farmlands	Full	French Separate	323,728
C	T	Commercial	Full (Occupied)	No Support	250,164,055
X	T	Commercial - NC	Full (Occupied)	No Support	42,852,505
S	T	Shopping Centre	Full (Occupied)	No Support	19,390,601
Z	T	Shopping Centre - NC	Full (Occupied)	No Support	7,707,200
D	T	Office Building	Full (Occupied)	No Support	336,348
Y	T	Office Building - NC	Full (Occupied)	No Support	2,955,408
I	T	Industrial	Full (Occupied)	No Support	152,586,688
J	T	Industrial - NC	Full (Occupied)	No Support	21,477,557
I	H	Utilities	Full (Occupied)	No Support	223,100
L	T	Large Industrial	Full (Occupied)	No Support	4,880,000
K	T	Large Industrial - NC	Full (Occupied)	No Support	3,400,114
P	T	Pipeline	Full	No Support	14,169,786
T	T	Managed Forest	Full	Public	159,004
T	T	Managed Forest	Full	Separate	-
T	T	Managed Forest	Full	French Public	-
T	T	Managed Forest	Full	French Separate	-
<b>Sub-Total: Full Taxable Assessment</b>					<b>3,046,612,062</b>

RTC	RTQ	RTC/RTQ Name	RTQ Category	School Support	Returned Assessment for 2019
C	U	Commercial	Vacant Unit/ Excess Land	No Support	4,976,070
X	U	Commercial Excess - NC	Vacant Unit/ Excess Land	No Support	822,339
C	X	Commercial	Vacant Land	No Support	3,574,581
X	X	Commercial Vacant - NC	Vacant Land	No Support	-
C	1	Commercial	Farmland 1	No Support	2,579,750
S	U	Shopping Centre	Vacant Unit/ Excess Land	No Support	120,750
Z	U	Shopping Centre Excess - N	Vacant Unit/ Excess Land	No Support	-
D	U	Office Building	Vacant Unit/ Excess Land	No Support	-
I	U	Industrial	Vacant Unit/ Excess Land	No Support	3,285,045
I	K	Utilities	Vacant Unit/ Excess Land	No Support	-
I	X	Industrial	Vacant Land	No Support	5,992,012
J	U	Industrial - NC	Vacant Unit/ Excess Land	No Support	404,024
L	X	Large Industrial	Vacant Unit/ Excess Land	No Support	-
<b>Sub-Total: Vacant/Excess Taxable Assessment</b>					<b>21,754,571</b>

<b>Total Taxable Assessment from Returned Assessment Roll</b>	<b>3,068,366,633</b>
<b>Total Exempt Assessment from Returned Assessment Roll</b>	<b>97,768,812</b>
<b>Total P.I.L.'S Assessment from Returned Assessment Roll</b>	<b>4,742,500</b>

**Town of Tecumseh  
2019 Tax Rate Schedule "B" to  
By-Law 2019-41**

RTC	RTQ	RTC/RTQ Name	Taxable/Exempt	RTQ Category	2019 Municipal Tax Rates	2019 County Tax Rates	2019 Education Tax Rates	Grand Total Rate
R	T	Res/Farm	Taxable	Full	0.00725225	0.00482987	0.00161000	0.01369212
M	T	Multi-Residential	Taxable	Full	0.01418105	0.00944433	0.00161000	0.02523538
F	T	Farmlands	Taxable	Full	0.00181306	0.00120747	0.00040250	0.00342303
C	T	Commercial	Taxable	Full	0.00784725	0.00522613	0.01290000	0.02597338
X	T	Commercial - NC	Taxable	Full	0.00784725	0.00522613	0.01030000	0.02337338
C	U	Commercial	Taxable	Excess Land	0.00549308	0.00365829	0.01096500	0.02011637
X	U	Commercial - NC	Taxable	Excess Land	0.00549308	0.00365829	0.00875500	0.01790637
C	X	Commercial	Taxable	Vacant Land	0.00407576	0.00271439	0.00660629	0.01339644
X	X	Commercial - NC	Taxable	Vacant Land	0.00407576	0.00271439	0.00660629	0.01339644
C	1	Farmland 1	Taxable	Land forDevelopment	0.00181306	0.00120747	0.00040250	0.00342303
S	T	Shopping Centre	Taxable	Full	0.00784725	0.00522613	0.01290000	0.02597338
Z	T	Shopping Centre - NC	Taxable	Full	0.00784725	0.00522613	0.01030000	0.02337338
S	U	Shopping Centre	Taxable	Excess Land	0.00549308	0.00365829	0.01096500	0.02011637
Z	U	Shopping Centre - NC	Taxable	Excess Land	0.00549308	0.00365829	0.00875500	0.01790637
D	T	Office Building	Taxable	Full	0.00844162	0.00562197	0.01030000	0.02436359
Y	T	Office Building - NC	Taxable	Full	0.00844162	0.00562197	0.01030000	0.02436359
D	U	Office Building	Taxable	Excess Land	0.00590913	0.00393538	0.00875500	0.01859951
I	T	Industrial	Taxable	Full	0.01408750	0.00938202	0.01290000	0.03636952
J	T	Industrial - NC	Taxable	Full	0.01408750	0.00938202	0.01030000	0.03376952
I	U	Industrial	Taxable	Excess Land	0.00915687	0.00609831	0.01064250	0.02589768
J	U	Industrial - NC	Taxable	Excess Land	0.00915687	0.00609831	0.00849750	0.02375268
I	X	Industrial	Taxable	Vacant Land	0.00915687	0.00609831	0.01064250	0.02589768
I	H	Utilities	Taxable	Full	0.01408750	0.00938202	0.01290000	0.03636952
I	K	Utilities	Taxable	Vacant Land	0.00915687	0.00609831	0.01064250	0.02589768
L	T	Large Industrial	Taxable	Full	0.01948027	0.01297351	0.01290000	0.04535378
K	T	Large Industrial - NC	Taxable	Full	0.01948027	0.01297351	0.01030000	0.04275378
L	U	Large Industrial	Taxable	Excess Land	0.01266217	0.00843278	0.01064250	0.03173745
P	T	Pipeline	Taxable	Full	0.00944968	0.00629332	0.01290000	0.02864300
T	T	Managed Forest	Taxable	Full	0.00181306	0.00120747	0.00040250	0.00342303

**Schedule 'C' to By-law 2019-41**

**2019 Tax Rates**

**Town of Tecumseh**

**Additional Charges**

<b>Description</b>	<b>Expiry Year</b>	<b>By-law</b>	<b>Amount</b>
<b>Tile Drains</b>	-	-	-
Tile Drain - 21	2021	2011-51	\$ 1,019.01
<b>Sub-Total</b>	-	-	<b>\$ 1,019.01</b>
<b>Municipal Drains</b>	-	-	-
Colchester	2019	N/A	\$ 4,050.59
Quick	2020	N/A	\$ 7,683.10
South Malden	2020	N/A	\$ 15,662.77
Pike Creek	2020	N/A	\$ 3,185.65
O'Neil	2021	N/A	\$ 8,645.11
Malden West	2021	N/A	\$ 5,751.96
Little 10th	2021	N/A	\$ 1,847.58
10th Concession	2022	N/A	\$ 1,536.77
South McPhee	2022	N/A	\$ 12,844.39
South Malden Graham	2022	N/A	\$ 7,910.04
South Talbot Holden	2023	N/A	\$ 1,376.02
McLean Hergott	2023	N/A	\$ 4,454.74
Banwell	2023	N/A	\$ 6,337.65
East Townline - Pike Creek	2023	N/A	\$ 3,540.13
<b>Sub-Total</b>	-	-	<b>\$ 84,826.50</b>
<b>Sewers</b>	-	-	-
North Talbot/Halford - 10	2023	2011-103	\$ 24,310.04
Brendan/Binder - 5	2020	2011-103	\$ 14,509.88
Burke/Outer/Moro - 5	2021	2011-103	\$ 61,143.86
Dumouchelle/Outer - 5	2021	2011-103	\$ 43,013.01
Pulleyblank/Crowder/Moro - 5	2022	2011-103	\$ 28,610.83
Rossi - 5	2023	2011-103	\$ 30,115.69
Rossi - 10	2028	2011-103	\$ 5,348.80
<b>Sub-Total</b>	-	-	<b>\$ 207,052.11</b>
<b>Grand Total</b>	-	-	<b>\$ 292,897.62</b>