

THE CORPORATION OF THE
TOWN OF PELHAM
BY-LAW 4345(2021)

Being a by-law to set the rates of taxation for the year 2021.

WHEREAS Section 312 of the Municipal Act, S.O. 2001, c.25, as amended, provides that the Council of 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 rateable for local municipality purposes;

AND WHEREAS Section 307 and 308 of the said Act requires tax rates to be established in the same proportion to tax ratios;

AND WHEREAS tax ratios for prescribed property classes for the 2021 taxation year have been set by the Regional Municipality of Niagara;

AND WHEREAS the Regional Municipality of Niagara has by by-law set the tax rates, pending tax ratios and tax rate reductions for Region, Waste Management and Education purposes;

AND WHEREAS the Council of the Corporation of the Town of Pelham passed By-law #4306(2021) to adopt estimates of all sums required by the Corporation for the year 2021;

AND WHEREAS the 2021 adjustments for the capped classes have been determined;

AND WHEREAS it is necessary for the Council of the Corporation of the Town of Pelham, pursuant to the Municipal Act, to levy on the whole rateable property according to the last revised assessment roll for The Corporation of the Town of Pelham the sums set forth for various purposes in Schedule "A" hereto attached for the current year;


NOW THEREFORE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

- (1) THAT for 2021, the Corporation of the Town of Pelham shall levy upon the whole rateable properties, the rates of taxation on the current value assessment for general purposes as set out in Schedule "A" attached hereto and forming part of this by-law.
- (2) THAT the levy provided for in Schedule "A" attached to this by-law shall be reduced by the amount of the interim tax levy for 2021 and the balance shall be due and payable in two instalments – June 30th, 2021 and September 30th, 2021.
- (3) THAT a penalty of 1.25% of the amount of each instalment shall be imposed on the first day of default and on the first day of each calendar month thereof in which default continues until taxes are paid as prescribed by Subsections 345 (1), (2) & (3) of the Municipal Act, S.O. 2001, c.25.
- (4) THAT the Treasurer of the Corporation of the Town of Pelham shall send a tax bill to the taxpayer's residence or place of business or to the premises in respect of which the taxes are payable unless the taxpayer directs the treasurer in writing to send the bill to another

address, in which case it shall be sent to that address, at least 21 days before any taxes shown on the tax bill are due.

- (5) THAT all monies raised, levied or collected under authority of this by-law shall be paid into the hands of the Town Treasurer, to be applied and paid to such persons and corporations and in such manner as the laws of Ontario and the by-laws or resolutions of the Council direct.
- (6) THAT this by-law shall come into force and effect upon the final day of passing thereof.

ENACTED, SIGNED & SEALED THIS
03rd DAY OF MAY, 2020 A.D.


MAYOR MARVIN JUNKIN


HOLLY WILLFORD, ACTING TOWN CLERK



TOWN OF PELHAM
2021 SCHEDULE OF TAX RATES

PROPERTY CLASS	2021 Property Assessment Value	2021 Tax Ratios	Town of Pelham		Regional						Education		2021 Total	
			Tax Rate	Tax Levy	General Tax Rate	Tax Levy	Waste Management	Tax Levy	Total Tax Rate	Total Levy	Tax Rate	Tax Levy	Tax Rate	Tax Levy
RESIDENTIAL/FARM	2,616,394,467	1	0.00537196	\$ 14,055,166.42	0.00587571	\$ 15,373,175.13	0.00048218	\$ 1,261,573.08	0.00635789	\$ 16,634,748.22	0.0015300	\$ 4,003,083.53	0.01325985	\$ 34,692,998.17
MULTI - RESIDENTIAL	18,604,000	1.97	0.01058276	\$ 196,881.69	0.01157515	\$ 215,344.09	0.00094989	\$ 17,671.75	0.01252504	\$ 233,015.84	0.0015300	\$ 28,464.12	0.02463780	\$ 458,361.65
NEW MULTI-RESIDENTIAL	544,000	1	0.00537196	\$ 2,922.35	0.00587571	\$ 3,196.39	0.00048218	\$ 262.31	0.00635789	\$ 3,458.69	0.0015300	\$ 832.32	0.01325985	\$ 7,213.36
COMMERCIAL OCCUPIED	100,241,189	1.7349	0.00931981	\$ 934,229.18	0.01019377	\$ 1,021,835.63	0.00083653	\$ 83,854.76	0.01103030	\$ 1,105,690.39	0.0088000	\$ 882,122.46	0.02915011	\$ 2,922,042.03
COMMERCIAL ON-FARM BUSINESS	4,700	1.7349	0.00931981	\$ 43.80	0.01019377	\$ 47.91	0.00083653	\$ 3.93	0.01103030	\$ 51.84	0.0022000	\$ 10.34	0.02255011	\$ 105.99
COMMERCIAL EXCESS LAND	764,111	1.3445	0.00722286	\$ 5,519.06	0.00790017	\$ 6,036.61	0.00064831	\$ 495.38	0.00854848	\$ 6,531.99	0.0088000	\$ 6,724.18	0.02457134	\$ 18,775.23
COMMERCIAL VAC LAND	3,553,000	1.3445	0.00722286	\$ 25,662.81	0.00790017	\$ 28,069.31	0.00064831	\$ 2,303.45	0.00854848	\$ 30,372.76	0.0088000	\$ 31,266.40	0.02457134	\$ 87,301.96
INDUSTRIAL OCCUPIED	4,165,800	2.63	0.01412825	\$ 58,855.48	0.01545312	\$ 64,374.61	0.00126813	\$ 5,282.78	0.01672125	\$ 69,657.38	0.0088000	\$ 36,659.04	0.03964950	\$ 165,171.91
INDUSTRIAL ON-FARM BUSINESS	50,000	2.63	0.01412825	\$ 706.41	0.01545312	\$ 772.66	0.00126813	\$ 63.41	0.01672125	\$ 836.06	0.0022000	\$ 110.00	0.03304950	\$ 1,652.48
INDUSTRIAL EXCESS LAND	45,100	2.0383	0.01094940	\$ 493.82	0.01197617	\$ 540.13	0.00098280	\$ 44.32	0.01295897	\$ 584.45	0.0088000	\$ 396.88	0.03270837	\$ 1,475.15
INDUSTRIAL VAC LAND	101,000	2.0383	0.01094940	\$ 1,105.89	0.01197617	\$ 1,209.59	0.00098280	\$ 99.26	0.01295897	\$ 1,308.86	0.0088000	\$ 888.80	0.03270837	\$ 3,303.54
PIPELINES	17,725,000	1.7021	0.00914361	\$ 162,070.54	0.01000105	\$ 177,268.61	0.00082072	\$ 14,547.26	0.01082177	\$ 191,815.87	0.0088000	\$ 155,980.00	0.02876538	\$ 509,866.42
FARMLANDS	172,072,933	0.25	0.00134299	\$ 231,092.23	0.00146893	\$ 252,763.09	0.00012055	\$ 20,743.39	0.00158948	\$ 273,506.49	0.0003825	\$ 65,817.90	0.00331497	\$ 570,416.61
MANAGED FORESTS	3,079,300	0.25	0.00134299	\$ 4,135.47	0.00146893	\$ 4,523.28	0.00012055	\$ 371.21	0.00158948	\$ 4,894.49	0.0003825	\$ 1,177.83	0.00331497	\$ 10,207.79
TOTAL ASSESSMENT FOR TAX PURPOSES	2,937,344,600			\$ 15,678,885.15		\$ 17,149,157.03		\$ 1,407,316.30		\$ 18,556,473.33		\$ 5,213,533.80		\$ 39,448,892.28