



THE CORPORATION OF THE TOWNSHIP OF NORWICH

BY-LAW NUMBER 26-2010

TO PROVIDE FOR THE ADOPTION OF THE ASSESSMENT FOR THE YEAR 2010 AND FOR LEVYING THE RATES OF TAXATION THEREON.

WHEREAS The Municipal Act 2001, S.O. 2001, as amended, Chapter 25, Section 312 (1) and (2), provides that the Council of a local municipality for the purposes of raising the general local levy, shall 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 The Municipal Act 2001, S.O. 2001, as amended, Chapter 25, Section 312 (4), provides that the Council of a local municipality for the purposes of raising a special local municipal levy, shall pass a by-law levying a separate tax rate, as specified in the by-law, on all or part of the assessment, as specified in the by-law, in each property class in the local municipality rateable for local municipality purposes;

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

AND WHEREAS after provision for all other revenues, the following sums of money are required to be raised by taxation by The Corporation of the Township of Norwich in 2010 for the purposes stated:

1. County of Oxford	\$4,445,228
2. Education	2,934,693
3. Township	<u>4,894,451</u>
	<u>\$12,274,372</u>

AND WHEREAS the Assessment Roll for the Township of Norwich for taxation in 2010, and the amount of taxable assessment thereon, is as follows:

<u>REALTY TAX CLASS</u>	<u>TOTAL ASSESSMENT</u>
Residential/Farm	\$662,450,406
Multi-Residential	1,657,000
Commercial	34,979,415

Commercial Vacant Units/Excess Land	443,826
Commercial Vacant Lands	691,100
New Construction Commercial	529,500
New Construction Commercial Vacant Units/Excess Land	57,091
Industrial	12,663,829
Industrial Vacant Units/Excess Land	0
Industrial Vacant Lands	0
Pipelines	6,865,969
Farmlands	432,184,960
Managed Forests	<u>381,106</u>

\$1,152,904,202

AND WHEREAS certain Provincial regulations require reduction in certain tax rates for certain classes or sub classes of property, as follows:

<u>REALTY TAX CLASS</u>	<u>REDUCTION</u>
Commercial Vacant Units/Excess Land	30%
Commercial Vacant Land	30%
New Construction Commercial Excess Land	30%
Industrial Vacant Units/Excess Land	35%
Industrial Vacant Land	35%

NOW THEREFORE the Council of the Corporation of the Township of Norwich hereby enacts as follows:

1. Assessment Roll totalling \$1,152,904,202 in the preamble to this By-Law is hereby adopted for taxation purposes in the year 2010.
2. The sum of \$12,274,372 shall be raised in the year 2010 by taxation on the whole of the taxable assessment by means of a tax rate imposed on the respective assessments in accordance with the statutes in that behalf and as set forth in Schedule "A" which is attached hereto and is declared to be included and form part of the By-Law.
3. The 2010 Burgessville, Norwich, Otterville and Springford Special Area Rates for Streetlights for each class of property necessary to levy the funds required and set forth in Schedule "A" which is attached hereto and is declared to be included and form part of the By-Law.
4. The 2010 Norwich Band Special Area Rate for each class of property necessary to levy the funds required and set forth in Schedule "A" which is attached hereto and is declared to be included and form part of the By-Law.

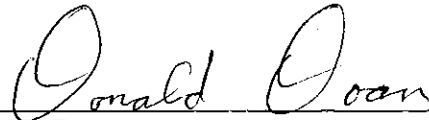
5. The "flat rate" levy of \$200.00 shall be assessed against properties in the commercial and industrial classes and constituting the "Norwich Downtown Business Improvement Area".
6. The said taxes imposed by the By-Law together with local Improvement amounts and other special charges and rents and rates payable as taxes and reduced by the amount of the interim levy of taxes authorized by By-Law No. 65-2009 of The Corporation of Township of Norwich passed on the 8th day of December 2009, shall be payable in two instalments as follows:

August 31, 2010

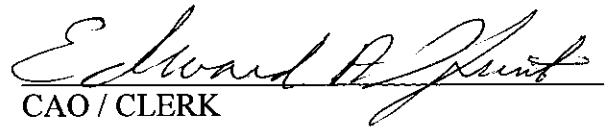
October 29, 2010

7. In the event of non-payment of these instalments of taxes by the due dates, a penalty of 1.25% shall be added on the first day of default and a further 1.25% shall be added on the first day of each calendar month thereafter in which default continues but not after the 31st day of December 2010.
8. All taxes unpaid and overdue as of December 31st, 2010, shall be entered into the tax arrears ledger and the Treasurer shall add to the amount of all such unpaid taxes, interest as the rate set out in the Municipal Act from the said 31st day of December 2010.
9. The Tax Collector shall not accept payment for the current year taxes until all arrears, including penalty and interest of former years applicable to such property, have been paid in full.
10. A statement of the time and manner of payment and different rates imposed shall be printed on or be forwarded with the tax bills.
11. The Tax Collector, not later than 21 days prior to the date that the first instalment is due, shall mail the tax notice or cause it to be mailed to the last known address or the residence, or the place of business for all persons in respect to which taxes are payable.
12. Except as provided in this By-Law, all rates imposed for the year 2009 are deemed to have been imposed and to be due on and from the 1st day of January 2010.
13. If any section or portion of this By-Law or of Schedule "A" is found by a court of competent jurisdiction to be invalid, it is the intent of the Council of Township of Norwich that all remaining sections and portions of the By-Law and Schedule "A" continue in force and effect.
14. That this By-law shall be effective upon the passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27TH DAY OF
APRIL 2010.

A handwritten signature in cursive script that reads "Donald Doan". The signature is written in black ink and is positioned above a horizontal line.

MAYOR
DONALD DOAN

A handwritten signature in cursive script that reads "Edward A. Hunt". The signature is written in black ink and is positioned above a horizontal line.

CAO / CLERK
EDWARD A. HUNT

SCHEDULE A
to
By-Law No. 26-2010

The Corporation of the Township of Norwich
2010 Tax Rates and Levy

Property Class	Tax Class	Township of Norwich		Oxford County		Total Tax Rate	2010 CVA	Tax Amount Per Class	Township of Norwich		Oxford County		Total Levy
		Tax Rates	Tax Rates	Tax Rates	Tax Rates				Levy	Levy	Levy	Levy	
Residential/Farm	RT	0.00552295	0.00501604	0.00241000	0.01294899	0.01294899	662,450,406	8,578,063	3,658,682	3,322,876	1,596,505	8,578,063	
Multi-Residential	MT	0.01513289	0.01374395	0.00241000	0.03126684	0.03126684	1,657,000	51,842	25,075	22,774	3,993	51,842	
Commercial (occupied)	CT	0.01050355	0.00953951	0.01881397	0.03885703	0.03885703	34,979,415	1,359,197	367,408	333,667	658,102	1,359,197	
Commercial Vacant Units/Excess Land	CU	0.00735248	0.00667765	0.01316978	0.02719991	0.02719991	443,826	12,072	3,263	2,964	5,845	12,072	
Commercial Vacant Land	CX	0.00735248	0.00667765	0.01316978	0.02719991	0.02719991	691,100	18,798	5,081	4,615	9,102	18,798	
New Const. Commercial (occupied)	XT	0.01050355	0.00953951	0.01430000	0.03434306	0.03434306	529,500	18,185	5,562	5,051	7,572	18,185	
New Const. Commercial/Excess Land	XU	0.00735248	0.00667765	0.01001000	0.02404013	0.02404013	57,091	1,373	420	382	571	1,373	
Industrial (occupied)	IT	0.01452536	0.01319219	0.02450000	0.05221755	0.05221755	12,863,829	661,274	183,947	167,063	310,264	661,274	
Industrial Vacant Units/Excess Land	IU	0.00944149	0.00857492	0.01592500	0.03394141	0.03394141	0	0	0	0	0	0	
Industrial Vacant Land	IX	0.00944149	0.00857492	0.01592500	0.03394141	0.03394141	0	0	0	0	0	0	
Pipelines	PT	0.00695505	0.00631670	0.01196008	0.02523183	0.02523183	6,865,969	173,241	47,753	43,370	82,118	173,241	
Farmlands	FT	0.00138074	0.00125402	0.00060250	0.00323726	0.00323726	432,184,960	1,399,093	596,734	541,968	260,391	1,399,093	
Managed Forests	TT	0.00138074	0.00125402	0.00060250	0.00323726	0.00323726	381,106	1,234	526	478	230	1,234	
TOTAL							1,152,904,202	12,274,372	4,894,451	4,445,228	2,934,693	12,274,372	

2010 Special Area Rates

Property Class	Tax Class	Township		Tax Amount Per Class
		Special Area Tax Rates	2010 CVA	
Burgessville Streetlights				
Residential/Farm	RT	0.00041861	27,499,547	11,512
Commercial (occupied)	CT	0.00079611	1,577,537	1,256
Commercial Vacant Units/Excess Land	CU	0.00055727	11,300	6
Industrial (occupied)	IT	0.00110093	150,000	165
Farmlands	FT	0.00010465	584,750	61
			29,823,134	13,000
Norwich Streetlights				
Residential/Farm	RT	0.00021228	170,729,856	36,243
Multi-Residential	MT	0.00058165	1,657,000	964
Commercial (occupied)	CT	0.00040372	14,228,589	5,744
Commercial Vacant Units/Excess Land	CU	0.00028260	109,365	31
Commercial Vacant Land	CX	0.00028260	417,700	118
New Const. Commercial (occupied)	XT	0.00040372	529,500	214
New Const. Commercial/Excess Land	XU	0.00028260	57,091	16
Industrial (occupied)	IT	0.00055830	4,679,762	2,613
Farmlands	FT	0.00005907	1,079,375	57
			193,486,238	46,000

2010 Special Area Rates

Property Class	Tax Class	Township		Tax Amount Per Class
		Special Area Tax Rates	2010 CVA	
Otterville Streetlights				
Residential/Farm	RT	0.00033339	63,057,433	21,022
Commercial (occupied)	CT	0.00063404	2,004,008	1,271
Commercial Vacant Land	CX	0.00044383	11,400	5
Industrial (occupied)	IT	0.00087682	2,355,700	2,066
Farmlands	FT	0.00008335	1,632,574	136
			<u>69,061,115</u>	<u>24,500</u>
Springford Streetlights				
Residential/Farm	RT	0.00028424	21,219,372	6,031
Commercial (occupied)	CT	0.00054056	338,258	183
Farmlands	FT	0.00007106	503,652	36
			<u>22,061,282</u>	<u>6,250</u>
Norwich Band				
Residential/Farm	RT	0.00001108	170,729,856	1,891
Multi-Residential	MT	0.00003035	1,657,000	50
Commercial (occupied)	CT	0.00002106	14,228,589	300
Commercial Vacant Units/Excess Land	CU	0.00001474	109,365	2
Commercial Vacant Land	CX	0.00001474	417,700	6
New Const. Commercial (occupied)	XT	0.00002106	529,500	11
New Const. Commercial/Excess Land	XU	0.00001474	57,091	1
Industrial (occupied)	IT	0.00002913	4,679,762	136
Farmlands	FT	0.00000277	1,079,375	3
			<u>193,488,238</u>	<u>2,400</u>