

COUNTY OF OXFORD

BY-LAW NO. 5091-2009

BEING a By-Law to Establish Decrease Limits for Certain Property Classes for the Year 2009.

WHEREAS the Corporation of the County of Oxford may limit tax decreases for a taxation year pursuant to Section 330 of the *Municipal Act, 2001*, S.O. 2001 c.25, as amended (hereinafter referred to as the "Act") in order to provide for the recovery of foregone revenue resulting from the application of Section 329 of the *Act*;

AND WHEREAS this by-law shall only apply to properties in a property class to which Part IX of the *Act* applies;

AND WHEREAS for the purposes of this by-law the commercial classes shall be considered a single property class and the industrial classes shall be deemed to be a single property class;

AND WHEREAS limits to tax decreases for any class may only be established in order to recover all or part of the foregone revenue in respect of the same property class;


NOW THEREFORE the Council of the County of Oxford hereby enacts as follows:

1. That pursuant to Section 330 of the *Municipal Act*, for the taxation year 2009, tax decreases for property in the following classes shall be limited at:
 - a) the multi-residential property class 48.253114%;
 - b) the commercial property class 78.886495%;
 - c) the industrial property class 86.241291%;
2. In the event the application of this By-Law on property in the lower-tier municipalities results in a tax surplus or tax shortfall to the lower-tier municipality, then all adjustments shall be made as between the County of Oxford and the lower-tier municipality to ensure that there is neither a tax surplus nor a tax shortfall to the lower-tier municipality as set out in Schedule A of this By-Law.
3. In the event the adjustments required by section 2 of this By-Law result in a tax shortfall to the County of Oxford then any such tax shortfall shall be shared by the County of Oxford and its lower-tier municipalities in the same proportion that those municipalities share in the taxes levied on the property class for municipal purposes as set out in Schedule B of this By-Law.
4. Schedule A and Schedule B attached shall form a part of this By-Law as per sections 2 and 3 of this By-Law.


5. This By-Law applies to the 2009 taxation year shall come into force and take effect on the 18th day of August, 2009.

READ a first and second time this 12th day of August, 2009.


READ a third time and finally passed in this 9th day of September, 2009.



PAUL J. HOLBROUGH, WARDEN



BRENDA J. TABOR, CLERK

I hereby certify this to be a true copy of
County of Oxford By- Law No. 5091-2009
09/14/09 
Date Brenda J. Tabor, Clerk

2009 Banking Function Summary Report by Municipality

3200-7-23-2009-7519

The County of OXFORD

Thursday, July 23, 2009

PRELIMINARY

	2008 CVA	2008 CVA Taxes	2008 Annualized Capped Taxes	2009 CVA	2009 CVA Taxes	2009 Pre-Levy Tax Subject to Capping	2009 Tax Capping Adjustment	2009 Final (Adjusted) Taxes	Overall Levy Change Adjustment	Billing Adjustment Amount
The Township of Norwich										
3202	48,250,259	\$2,193,942.76	\$2,483,905.12	48,930,854	\$2,133,528.46	\$1,786,626.32	-\$74,356.83	\$2,139,879.40	\$15,271.49	\$6,450.93
The Town of Tillsenburgh										
3204	227,317,277	\$11,095,480.92	\$11,170,572.95	240,937,713	\$11,348,104.81	\$7,653,118.93	-\$322,843.99	\$11,391,563.38	\$41,521.93	\$43,458.57
The Township of South-West Oxford										
3211	66,638,440	\$2,984,366.07	\$2,931,682.57	65,720,372	\$2,798,957.97	\$2,247,242.12	-\$206,883.33	\$2,768,715.73	\$12,035.81	-\$30,242.24
The Town of Ingersoll										
3218	193,409,925	\$10,095,591.56	\$10,261,925.12	191,516,623	\$9,593,687.38	\$6,390,894.61	-\$971,862.84	\$9,706,926.37	\$102,873.65	\$113,238.99
The Township of Zorra										
3227	57,953,762	\$2,714,008.91	\$2,526,687.87	61,530,042	\$2,780,985.28	\$2,254,280.35	\$67,171.38	\$2,649,186.60	\$22,958.34	-\$131,798.68
The Township of East Zorra-Tavistock										
3238	47,747,610	\$1,960,976.91	\$1,947,651.70	49,506,244	\$1,964,632.87	\$1,479,565.41	-\$22,192.96	\$1,953,598.63	\$16,935.34	-\$11,034.24
The City of Woodstock										
3242	627,633,440	\$34,257,951.10	\$34,465,426.71	680,782,117	\$35,148,131.59	\$15,581,618.96	-\$533,202.09	\$35,224,589.39	-\$13,087.54	\$76,457.99
The Township of Blandford-Blenheim										
3245	38,930,661	\$1,627,275.51	\$1,552,088.01	40,102,127	\$1,610,312.47	\$846,070.82	\$36,902.69	\$1,543,761.15	\$5,386.16	-\$66,531.32
	1,307,881,374	\$66,929,593.74	\$67,039,950.04	1,379,026,092	\$67,378,340.63	\$38,239,417.52	-\$2,010,894.01	\$67,378,340.63	\$203,895.17	\$0.00

	% of Ann. Tax	% of CVA Tax	CVA Threshold Inc.	CVA Threshold Dec.	Percent Decrease Ret.	Sh. of CVA Tax Excluded	CVA Tax Exclusion Claw-back to CVA	CVA Tax Exclusion Claw-back to CVA
Mult-Residential	10.00%	5.00%	\$250.00	\$0.00	48.83114%	Yes	Yes	Yes
Commercial	10.00%	5.00%	\$250.00	\$0.00	78.88995%	Yes	Yes	Yes
Industrial	10.00%	5.00%	\$250.00	\$0.00	86.94221%	Yes	Yes	Yes

MUNICIPAL TAX EQUITY (MTE) CONSULTANTS INC.

NOTE: ALL VALUES ARE SUBJECT TO THE VERIFICATION AND APPROVAL OF THE LOCAL MUNICIPALITY

2009 Banking Function Summary Report by Class and Municipality

3200-7-23-2009-7519

The County of OXFORD

Thursday, July 23, 2009

PRELIMINARY

	2008 CVA	2008 CVA Taxes	2008 Annualized Capped Taxes	2009 CVA	2009 CVA Taxes	2009 Pre-Levy Tax	Tax Change Subject to Capping	2009 Tax Capping Adjustment	Overall Levy Change Adjustment	2009 Final (Adjusted) Taxes	Billing Adjustment Amount	
Multi-Residential												
The Township of Norwich												
3202	1,501,000	\$50,434.28	\$50,436.28	1,579,000	\$51,258.11					\$51,258.11	\$0.00	
The Town of Tillsonburg												
3204	36,123,085	\$1,379,178.94	\$1,379,109.29	37,948,491	\$1,399,260.25	\$64,463.60	-\$1,688.32	-\$666.94	\$598.98	\$1,400,290.97	\$1,030.72	
The Township of South-West Oxford												
3211	237,280	\$6,689.31	\$6,689.31	239,103	\$6,548.46					\$6,548.46	\$0.00	
The Town of Ingersoll												
3218	15,322,345	\$582,657.30	\$580,999.58	16,049,396	\$606,595.43	\$11,806.11	\$3,227.96	\$857.82	\$253.20	\$604,376.53	-\$2,218.90	
The Township of Zorra												
3227	1,993,800	\$7,271.02	\$7,271.02	2,044,750	\$7,884.01					\$7,884.01	\$0.00	
The Township of East Zorra-Tavistock												
3238	4,654,000	\$138,798.57	\$135,169.34	4,838,500	\$141,132.85	\$6,251.08	\$3,527.90	\$317.62	\$66.58	\$137,852.28	-\$3,280.57	
The City of Woodstock												
3242	75,422,285	\$3,295,284.86	\$3,300,285.22	79,181,351	\$3,289,087.22	\$151,140.76	-\$5,333.50	-\$2,573.58	-\$206.98	\$3,291,843.43	\$2,756.21	
The Township of Blandford-Blenheim												
3245	2,628,010	\$78,027.38	\$78,082.07	2,537,225	\$72,794.38	\$11,399.34	-\$3,267.03	-\$1,576.44	\$169.99	\$74,506.92	\$1,712.54	
	137,871,005	\$5,588,341.66	\$5,588,042.13	144,417,816	\$5,624,560.71	\$245,060.89	-\$3,533.00	-\$3,641.53	\$881.77	\$5,624,560.71	\$0.00	
Commercial												
The Township of Norwich												
3202	34,615,879	\$1,434,177.24	\$1,415,084.55	35,175,795	\$1,405,142.88	\$1,129,495.26	-\$36,695.29	-\$36,892.12	\$9,609.80	\$1,405,487.80	\$344.92	
The Town of Tillsonburg												
3204	132,395,992	\$6,049,383.61	\$6,089,037.25	136,814,037	\$6,022,597.29	\$4,539,305.73	-\$146,908.01	-\$121,817.23	\$24,445.17	\$6,047,822.44	\$25,225.15	
The Township of South-West Oxford												
3211	34,190,224	\$1,283,958.64	\$1,227,950.99	34,880,230	\$1,266,538.59	\$1,017,736.78	\$10,484.25	-\$29,085.07	\$5,299.88	\$1,226,886.59	-\$39,652.00	
The Town of Ingersoll												
3218	89,692,705	\$4,017,900.38	\$3,994,896.14	94,690,924	\$4,152,416.15	\$2,348,857.51	-\$34,290.62	-\$47,800.28	\$36,833.55	\$4,138,693.42	-\$13,722.73	
The Township of Zorra												
3227	21,854,550	\$839,654.85	\$828,267.26	22,387,997	\$833,923.66	\$633,172.83	-\$8,159.95	-\$12,904.52	\$6,775.51	\$829,127.93	-\$4,795.73	
The Township of East Zorra-Tavistock												
3238	34,255,105	\$1,341,194.96	\$1,339,364.94	35,485,589	\$1,346,543.59	\$1,041,171.90	-\$19,497.01	-\$21,469.41	\$11,947.98	\$1,344,618.16	-\$1,925.42	
The City of Woodstock												
3242	318,505,755	\$15,470,878.40	\$15,579,453.08	343,210,242	\$15,873,825.63	\$8,628,321.72	-\$262,534.74	-\$214,016.56	-\$7,199.17	\$15,922,303.55	\$48,477.92	
The Township of Blandford-Blenheim												
3245	28,238,088	\$1,106,550.18	\$1,082,545.91	29,190,758	\$1,101,662.74	\$414,701.78	\$1,084.46	-\$13,108.37	\$2,721.02	\$1,087,710.63	-\$13,952.11	
	693,706,298	\$31,543,698.27	\$31,556,300.12	731,835,572	\$32,002,650.53	\$19,752,763.51	-\$496,516.91	-\$497,093.56	\$90,433.73	\$32,002,650.53	\$0.00	

MUNICIPAL TAX EQUITY (MTE) CONSULTANTS INC.

NOTE: ALL VALUES ARE SUBJECT TO THE VERIFICATION AND APPROVAL OF THE LOCAL MUNICIPALITY

	2008 CVA	2008 CVA Taxes	2008 Annualized Capped Taxes	2009 CVA	2009 CVA Taxes	2009 Pre-Levy Tax	Tax Change Subject to Capping	2009 Tax Capping Adjustment	Overall Levy Change Adjustment	2009 Final (Adjusted) Taxes	Billing Adjustment Amount
Industrial											
The Township of Norwich											
3202	12,133,380	\$709,331.24	\$718,384.28	12,176,059	\$677,127.47	\$657,131.05	-\$43,287.58	-\$37,464.71	\$5,661.69	\$683,233.48	\$6,106.01
The Town of Tillsonburg											
3204	58,798,200	\$3,666,918.36	\$3,702,426.41	66,175,185	\$3,926,247.28	\$3,049,349.60	-\$174,247.66	-\$157,136.91	\$16,477.78	\$3,943,449.97	\$17,202.69
The Township of South-West Oxford											
3211	32,250,936	\$1,693,718.13	\$1,697,142.28	30,601,039	\$1,525,870.91	\$1,229,505.34	-\$217,367.58	-\$208,461.83	\$6,735.93	\$1,535,280.68	\$9,409.76
The Town of Ingersoll											
3218	88,394,875	\$5,495,033.88	\$5,686,229.40	80,776,303	\$4,834,675.80	\$4,030,230.99	-\$940,800.17	-\$813,631.87	\$65,786.89	\$4,963,856.42	\$129,180.62
The Township of Zorra											
3227	34,116,212	\$1,817,083.04	\$1,841,149.58	37,097,295	\$1,889,177.60	\$1,621,107.52	\$95,331.32	-\$30,554.93	\$16,182.82	\$1,762,174.66	-\$127,002.95
The Township of East Zorra-Tavistock											
3238	8,838,505	\$480,983.38	\$473,127.42	9,182,155	\$476,956.43	\$432,142.43	-\$6,223.85	-\$11,985.60	\$4,920.78	\$471,128.18	-\$5,828.25
The City of Woodstock											
3242	233,705,400	\$15,481,787.84	\$15,585,688.41	258,390,524	\$15,985,218.55	\$6,802,156.48	-\$265,333.85	-\$240,297.95	-\$5,681.38	\$16,010,442.41	\$25,223.86
The Township of Blandford-Blenheim											
3245	8,064,563	\$442,697.94	\$391,460.02	8,374,144	\$435,855.35	\$419,969.70	\$41,085.26	-\$13,015.62	\$2,495.16	\$381,563.59	-\$54,291.76
	476,302,071	\$29,797,553.82	\$29,895,607.79	502,772,704	\$29,751,129.39	\$18,241,593.11	-\$1,510,844.10	-\$1,512,549.43	\$112,579.66	\$29,751,129.39	\$0.00
	1,307,881,374	\$66,929,593.74	\$67,039,950.04	1,379,026,092	\$67,378,340.63	\$38,239,417.52	-\$2,010,894.01	-\$2,013,284.53	\$203,895.17	\$67,378,340.63	\$0.00

	Stay at CVA Tax Exclusion	Percent Decrease Rat.	CVA Threshold Inc.	CVA Threshold Dec.	Percent Decrease Rat.	Stay at CVA Tax Exclusion	CVA Tax Exclusion - Clear-back to Ctp	CVA Tax Exclusion - Clear-back to Ctp	NOTE: ALL VALUES ARE SUBJECT TO THE VERIFICATION AND APPROVAL OF THE LOCAL MUNICIPALITY
Multi-Residential	Yes	46.25314%	\$25.00	\$4.00	46.25314%	Yes	Yes	Yes	
Commercial	Yes	78.88695%	\$50.00	\$1.00	78.88695%	Yes	Yes	Yes	
Industrial	Yes	86.24231%	\$50.00	\$1.00	86.24231%	Yes	Yes	Yes	