

# Township of Uxbridge - 2016 Final Tax Information

The total property taxes payable on this Final Tax Bill for **Commercial Classes (CT, CU, CX, XT, XU, ST, ZT, ZU, DT, GT), Industrial Classes (IT, IU, IX, JT, LT), Pipelines (PT) and Multi-Residential (MT)** properties are due in two (2) instalments:

**1st Instalment Due: July 15, 2016**  
**2nd Instalment Due: September 26, 2016**

## 2016/2017 Operating and Capital Budgets

Uxbridge's 2016 Budget consists of operating expenditures of \$14.9 million and capital expenditures of \$9.1 million, of which \$11.4 million will be funded by property taxes. The 2016 budget includes funding for capital projects, such as the construction of the new Fire Hall (2016), major improvements to Elgin Park (2016), new Animal Control Shelter (2017), and the Brock St. Culvert project (2018). The increase in the 2016 tax levy will result in an average property tax increase of 3.7% for operating & capital expenditures, plus a 1.2% additional levy for the Asset Preservation Reserve and the Brock St. Culvert Project. This represents an additional \$61 increase in the Uxbridge portion of property taxes for an average residential property assessed at \$450,000.

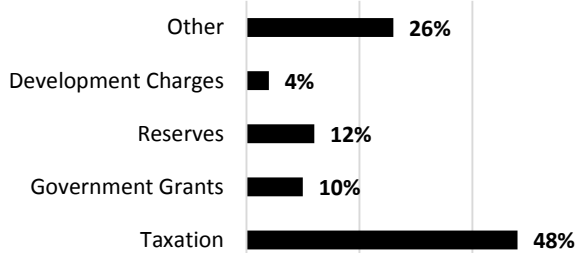
The focus of the 2016 Budget was to maintain existing service and program levels, minimize tax increases, maintain and improve existing infrastructure and facilities and provide funding for reserves for future capital projects.

For more information on Uxbridge's 2016/2017 Budget, refer to our website [www.town.uxbridge.on.ca/treasury](http://www.town.uxbridge.on.ca/treasury).

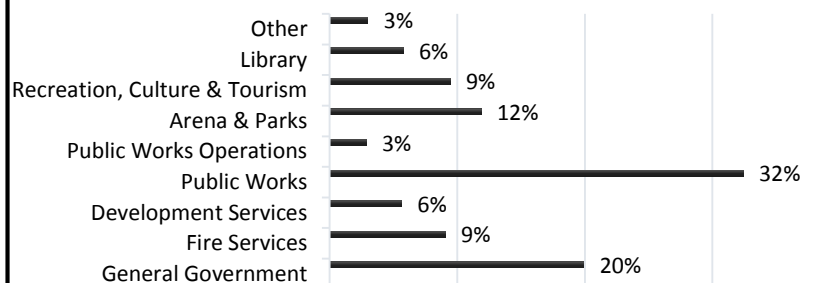
## DISTRIBUTION OF 2016 PROPERTY TAXES



### 2016 Budget - Sources of Funding



### 2016 Operating Expenditure Budget



## Property Assessments

For 2016, your property taxes will be calculated using the "2016 Assessed Value" of your property, which was established as of January 1, 2012. The 2016 tax bill reflects the final year phased-in assessed amount.

Every four years, the Municipal Property Assessment Corporation (MPAC) updates the value of every property in the province as part of Ontario's assessment cycle. The current Assessment Update is taking place in 2016, based on a valuation date of January 1, 2016. These assessments will be applicable to the 2017-2020 property tax years. Residential property owners can expect to receive their Property Assessment Notice the week of June 20, 2016. Notices for business properties and farms will be mailed in the fall of 2016. If you have questions or disagree with your Property Assessment Notice, you can file a Request for Reconsideration before the deadline listed on your Property Assessment Notice.

Through their website, MPAC offers an online service called '[AboutMyProperty](#)' that provides property taxpayers with convenient access to property assessment information, site information and recent sales information on their property and similar properties, free of charge.

If you have questions regarding your assessment or 'AboutMyProperty', you can contact the MPAC by telephone at 1-866-296-6722 or visit [www.mpac.ca](http://www.mpac.ca)

## **Property Tax Rates**

The Tax Rate is determined after the Township Council and the Region of Durham approve their budgets, and the Province of Ontario establishes the education rate. This Tax Rate is the factor which, when multiplied by the property's current value assessment, determines the amount of property taxes to be levied against the property. The full listing of 2016 property tax rates by property tax classification is located on our website at [www.town.uxbridge.on.ca/treasury](http://www.town.uxbridge.on.ca/treasury).

## **Tax Payment Options**

- Township Municipal Office – 51 Toronto St. South, Uxbridge (an after-hours Drop Box is located at the front of the Municipal Office in the parking lot - **DO NOT DEPOSIT CASH**).
- Most Financial Institutions
- Telephone or Internet Banking
- Direct Debit
- Pre-Authorized Monthly and Installment Payment Plans (PAP Application Forms are available at [www.town.uxbridge.on.ca/treasury](http://www.town.uxbridge.on.ca/treasury)).
- By Mail - Payments must reach the Municipal Office by the due date. Post-dated Cheques are accepted. Please make cheques payable to the 'Township of Uxbridge'.

## **Returned Cheque Fees**

A \$45.00 service fee will be charged for all cheques or pre-authorized payments returned to the Township of Uxbridge by the bank.

## **Penalty and Interest Charges for Late Payment**

For non-payment of your property taxes on or before the respective due dates of each instalment, a penalty of one and one quarter percent (1.25%) shall be imposed on the first day of each calendar month, and thereafter, in which default continues. Failure to receive a Property Tax bill does not exempt the taxpayer from late payment charges. The penalty/interest charges cannot be waived or reduced by the Tax Department for any reason.

## **Reprint of Tax Bill, Receipt and Tax Statement**

Taxpayers should retain their Final Property Tax Bill for reference. If a reprinted tax bill, receipt or statement is required, a fee of **\$12.00** will be charged.

## **Property Tax Rebate Program For Vacant Commercial and Industrial Buildings**

You may qualify for a vacancy tax rebate, if your commercial or industrial building was entirely or partially vacant during the taxation year and you meet the eligible criteria. The 'Vacancy Rebate Application Form' and the 'Vacancy Rebate Eligibility Criteria' are on our website at [www.town.uxbridge.on.ca/treasury](http://www.town.uxbridge.on.ca/treasury). Applications must be received by the Tax Department before February 28, 2016.

## **Fire Permits**

The Township of Uxbridge requires all property owners to obtain a PERMIT to have an open air fire, comply with the burning by-law, and follow the requirements listed on the back of the permit. Burning in a barrel or approved appliance in rural areas must conform to the by-law. Burning Permits can be obtained from the Municipal Office or Fire Station during regular business hours. Prior to burning, residents must call 905-852-9038 every time they burn to ensure burning is permitted. If the fire department responds to a fire as a result of your carelessness, you will be responsible for all fire department costs associated with the response. All fire permits expire on December 31<sup>st</sup> of the year the permit is issued. The complete Burning By-law 2007-209 is available on the Township's website [www.town.uxbridge.on.ca/fire](http://www.town.uxbridge.on.ca/fire). If you have questions concerning the Burning by-law, please call the Fire Department at 905-852-3393.

## **Property Standards**

The Township of Uxbridge Property Standards By-law #2012-144 requires that all yards and vacant lots be kept clean and free from: rubbish, debris, derelict vehicles, long grass, brush and trees which have been damaged or are decayed or any other situation which may cause a health and safety hazard. Uxbridge Township, in co-operation with the Region of Durham Health Department, requests that properties are maintained free of stagnant or standing water. West Nile season is upon us, so do your part to help keep the mosquito population down as much as possible.

## **Smoke-Free Ontario Act- New rules**

As of January 1, 2015, it is illegal to:

- smoke on and around children's playgrounds and publicly owned sport fields and surfaces (e.g., areas for basketball, baseball, soccer or beach volleyball, ice rinks, tennis courts, splash pads and swimming pools that are owned by a municipality, the province or a post-secondary education institution)
- smoke on all bar and restaurant patios, whether covered or not (with an exemption for uncovered patios established by the Royal Canadian Legion – Ontario Provincial Command before November 18, 2013).

For more information, consult the Smoke Free Ontario Act or contact Region of Durham Health Department at 1-888-777-9613.

Township of Uxbridge documents are available in alternate formats upon request. Please fill out the Request for Alternate Formats Form at [www.town.uxbridge.on.ca](http://www.town.uxbridge.on.ca) or contact the Accessibility Coordinator at 905-852-9181 ext. 209 or at [accessibility@town.uxbridge.on.ca](mailto:accessibility@town.uxbridge.on.ca).