

Township of Uxbridge - 2017 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, JU, LT), Pipelines (PT) and Multi-Residential (MT)** properties are due in two (2) instalments:

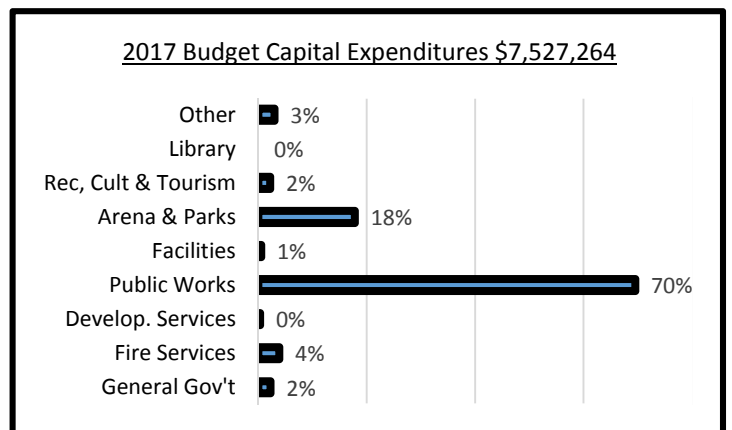
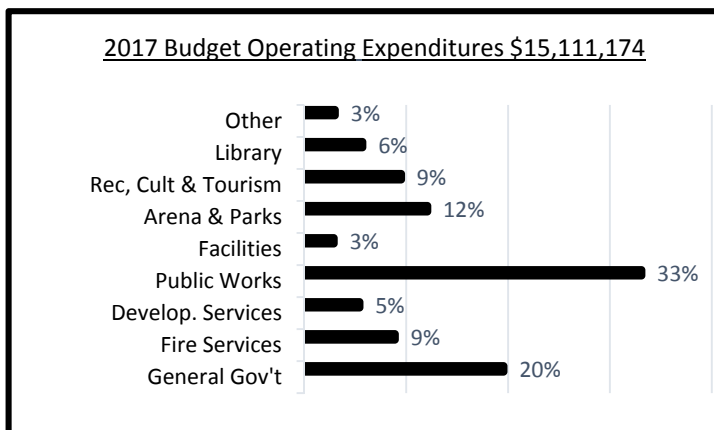
1st Instalment Due: July 17, 2017
2nd Instalment Due: September 25, 2017

2017/2018 Operating and Capital Budgets

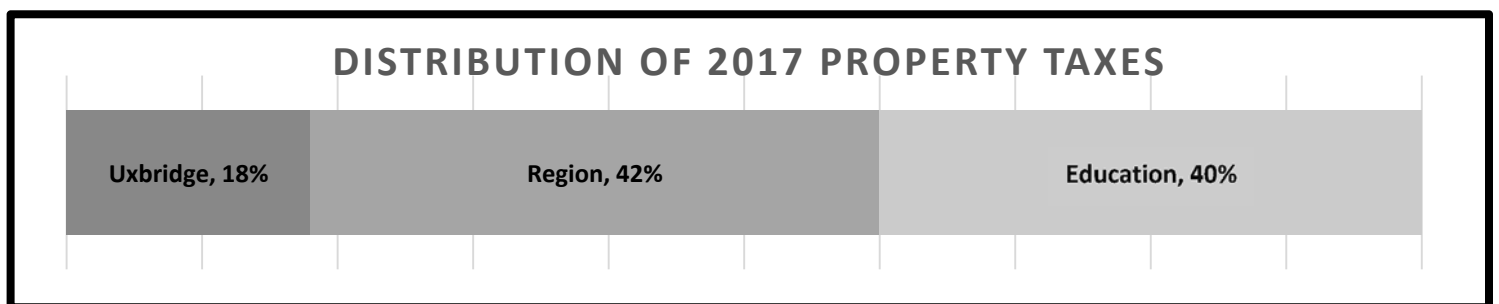
The Township of Uxbridge's 2017 Budget consists of operating expenditures of \$15.1 million and capital expenditures of \$7.5 million, of which \$11.8 million will be funded by property taxes. This represents an average increase of Township taxes of 1.7% for operating expenditures and 2.1% for capital expenditures (which includes an additional 1.9% levy for Asset Preservation Reserve). The 2017 budget includes funding for capital projects, such as the construction of the new washroom facility and site servicing at the Fields of Uxbridge (2017), new Animal Control Shelter (2018), Brookdale Rd. culvert replacement (2017) and the Brock St. Culvert project (2018).

Your Property Tax bill includes levies for Township of Uxbridge, Region of Durham and Education. An average residential property assessed at \$450,000 would see an estimated \$108 or 2.1% total property tax increase overall for 2017.

The focus of the 2017 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 the Township of Uxbridge's 2017/2018 Budget, refer to our website www.town.uxbridge.on.ca/treasury.



Property Assessments

In 2016, the Municipal Property Assessment Corporation (MPAC) sent out Property Assessment Notices to every property owner in Ontario. The 2016 Notices provided the classification and updated assessed value for properties, based on a legislated valuation date of January 1, 2016. Increases in assessed value between the January 1, 2012 and January 1, 2016 legislated valuation dates will be phased in over four years (2017-2020), while decreases in assessed value will be applied immediately. If you have questions regarding your assessment, you can contact MPAC by telephone at 1-866-296-6722 or through their website www.mpac.ca. 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.

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 2017 property tax rates by property tax classification is located on our website at www.town.uxbridge.on.ca/treasury.

Tax Payment Options

- Township Municipal Office (an after-hours Drop Box is located at the front of the Municipal Office in the parking lot - **DO NOT DEPOSIT CASH**). Credit card are not accepted as payment for property taxes.
- 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).
- 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 \$50.00 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 property tax levy 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 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

The Province of Ontario, through the 2016 Ontario Budget, is providing municipalities with broader flexibility to tailor the Vacant Rebate and Reduction programs to better reflect community needs and circumstances. The Township of Uxbridge, in conjunction with the Region of Durham, are reviewing the existing programs. If changes (reduction or elimination) are made to the program, we expect them to take effect as early as 2018.

For the year 2017, 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. Applications must be received by the Tax Department before February 28, 2018.

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.

2017 Burning Permits may be obtained at the Municipal Office (51 Toronto Street South) or the Fire Station (301 Brock Street West) during normal business hours, Monday to Friday, 8:30 am to 4:30 pm.

The 2017 Fees are: \$25.00 for a Regular Permit
\$75.00 for an Oversize Permit – must be inspected by Fire Department prior to issuance.
N/C for a Recreational Permit

All fire permits expire on December 31st of the year the permit is issued.

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. The complete Burning By-law 2007-209 is available on the Township's website www.town.uxbridge.on.ca/fire. For further information, please contact 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. The Township of Uxbridge, 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

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 or contact the Accessibility Coordinator at 905-852-9181 ext. 209 or at accessibility@town.uxbridge.on.ca.