



## THE CORPORATION OF THE TOWN OF ERIN

### By-Law # 25 – 50

#### A By-law to amend By-law 25-46, being a By-law to set the rates for 2025 taxation, and to provide for the collection thereof.

**Whereas**, pursuant to section 312 of the *Municipal Act, 2001*, S.O. 2001, c.25, 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;

**And Whereas**, the Council of The Corporation of the Town of Erin has passed By-law number 25-03 to adopt the estimates of all sums required during 2025 for the purposes of the municipality;

**And Whereas**, sections 307 and 308 of the said Act require tax rates to be established in the same portion to tax ratios;

**And Whereas**, the Council of The Corporation of the County of Wellington (hereafter, “the County”) has passed By-law number 5924-25 being a by-law to set tax ratios for the County and for all local municipalities within the boundaries of the County for the year 2025 as follows:

|                       |          |
|-----------------------|----------|
| Residential           | 1.000000 |
| Multi-Residential     | 1.900000 |
| New Multi-Residential | 1.100000 |
| Commercial            | 1.491000 |
| Industrial            | 2.400000 |
| Pipeline              | 2.250000 |
| Farmland              | 0.250000 |
| Managed Forests       | 0.250000 |
| Landfill              | 1.940000 |
| Aggregate Extraction  | 1.952895 |

**And Whereas**, the tax rates for education purposes have been prescribed by the Ministry of Finance and announced on November 1, 2024, by O. Reg 420/24.

**And Whereas**, the County has passed By-law number 5925-25 that established levy requirements for the 2025 Budget and By-law number 5925-25 Schedule A to establish tax rates for same against the local municipalities;

**And Whereas**, the County, in said By-law No. 5924-25, has established tax rate reductions as follows:

- a) the vacant land and excess land subclasses in the commercial property class is 0%;
- b) the vacant land and excess land subclasses in the industrial property class is 0%;
- c) the first class of farmland awaiting development in the residential, multi-residential, commercial or industrial property classes is 25%;
- d) the second class of farmland awaiting development in the residential, multi-residential, commercial or industry property classes is 0%.

**And Whereas**, the Assessment Roll compiled in 2024 and upon which taxes for 2025 are to be levied, was certified by the Assessment Commissioner, the whole of the assessment for real property, according to the said last assessment roll, is as follows:

|                                    |                      |
|------------------------------------|----------------------|
| residential/farm (RT)              | 2,338,282,009        |
| multi-residential (MT)             | 4,068,900            |
| commercial (CT)                    | 89,935,600           |
| industrial (IT)                    | 30,030,600           |
| pipeline (PT)                      | 2,687,000            |
| farmland (FT)                      | 449,227,800          |
| managed forests (TT)               | 22,032,100           |
| commercial excess land (CU)        | 1,214,700            |
| commercial vacant land (CX)        | 5,881,300            |
| aggregate extraction (VT)          | 8,868,400            |
| parking lot (GT)                   | 175,000              |
| industrial taxable shared (IH)     | 324,400              |
| industrial excess land shared (IK) | 149,600              |
| industrial excess land (IU)        | 947,200              |
| industrial vacant land (IX)        | 5,044,300            |
| office building (DT)               | 2,625,000            |
| <b>Total Returned Assessment</b>   | <b>2,961,493,909</b> |

**Now Therefore, the Council of The Corporation of the Town of Erin hereby enacts as follows:**

1. That section 1 of By-law 25-46 is hereby amended by deleting the existing provision in its entirety, replacing it with the following and renumbering accordingly:
  1. That the sums to be raised by means of taxation for the year 2025 be as follows:
    - 1.1 For general municipal purposes a sum of: \$ 8,904,592
    - 1.2 For County purposes a sum of: \$ 19,567,275
    - 1.3 For Education purposes a sum of: \$ 5,601,914
2. That Schedule "A" of By-law 25-46 is hereby repealed and replaced by Schedule "A" attached hereto and forming part of this by-law.
3. That, in all other respects, By-law 25-46, as amended, shall remain in full force and effect.
4. And that this by-law shall take effect upon the passage thereof.

**Passed in open Council on June 26, 2025.**

  
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**Mayor, Michael Dehn**  
  
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**Town Clerk, Nina Lecic**

**The Corporation of the Town of Erin  
Schedule "A"  
By-Law 25-50**

**2025**

| CLASS                       | ASSESSMENT | CODE | TAX RATES  |                |            |  |            |            |            |
|-----------------------------|------------|------|------------|----------------|------------|--|------------|------------|------------|
|                             |            |      | MUNICIPAL  |                |            |  | COUNTY     | EDUCATION  | TOTAL      |
|                             |            |      | GENERAL    | INFRASTRUCTURE | TOTAL      |  |            |            |            |
| res/farm                    |            | RT   | 0.00288754 | 0.00038184     | 0.00326938 |  | 0.00716471 | 0.00153000 | 0.01196409 |
| multi-res                   |            | MT   | 0.00548632 | 0.00072550     | 0.00621182 |  | 0.01361296 | 0.00153000 | 0.02135478 |
| farmlands                   |            | FT   | 0.00072188 | 0.00009546     | 0.00081734 |  | 0.00179118 | 0.00038250 | 0.00299102 |
| commercial                  |            | CT   | 0.00430532 | 0.00056933     | 0.00487465 |  | 0.01068259 | 0.00880000 | 0.02435724 |
| industrial                  |            | IT   | 0.00693009 | 0.00091642     | 0.00784651 |  | 0.01719531 | 0.00880000 | 0.03384182 |
| Large industrial            |            | LT   | 0.00693009 | 0.00091642     | 0.00784651 |  | 0.01719531 | 0.00880000 | 0.03384182 |
| pipeline                    |            | PT   | 0.00649696 | 0.00085915     | 0.00735611 |  | 0.01612061 | 0.00880000 | 0.03227672 |
| managed forests             |            | TT   | 0.00072188 | 0.00009546     | 0.00081734 |  | 0.00179118 | 0.00038250 | 0.00299102 |
| commercial excess land      |            | CU   | 0.00430532 | 0.00056933     | 0.00487465 |  | 0.01068259 | 0.00880000 | 0.02435724 |
| commercial vacant land      |            | CX   | 0.00430532 | 0.00056933     | 0.00487465 |  | 0.01068259 | 0.00880000 | 0.02435724 |
| commercial farmland class I |            | C1   | 0.00216565 | 0.00028638     | 0.00245203 |  | 0.00537354 | 0.00220000 | 0.01002557 |
| aggregate extraction        |            | VT   | 0.00563906 | 0.00074570     | 0.00638476 |  | 0.01399193 | 0.00880000 | 0.02917669 |
| parking lot                 |            | GT   | 0.00430532 | 0.00056933     | 0.00487465 |  | 0.01068259 | 0.00880000 | 0.02435724 |
| industrial taxable shared   |            | IH   | 0.00693009 | 0.00091642     | 0.00784651 |  | 0.01719531 | 0.00880000 | 0.03384182 |
| industrial excess land      |            | IU   | 0.00693009 | 0.00091642     | 0.00784651 |  | 0.01719531 | 0.00880000 | 0.03384182 |

|                                    |    |            |            |            |            |            |            |
|------------------------------------|----|------------|------------|------------|------------|------------|------------|
| industrial excess land shared      | IK | 0.00693009 | 0.00091642 | 0.00784651 | 0.01719531 | 0.00880000 | 0.03384182 |
| large indus excess/vacant          | IU | 0.00693009 | 0.00091642 | 0.00784651 | 0.01719531 | 0.00880000 | 0.03384182 |
| industrial vacant land             | IX | 0.00693009 | 0.00091642 | 0.00784651 | 0.01719531 | 0.00880000 | 0.03384182 |
| industrial farmland class I        | I1 | 0.00216565 | 0.00028638 | 0.00245203 | 0.00537354 | 0.00220000 | 0.01002557 |
| office building                    | DT | 0.00430532 | 0.00056933 | 0.00487465 | 0.01068259 | 0.00880000 | 0.02435724 |
| new multi-residential              | NT | 0.00317629 | 0.00042003 | 0.00359632 | 0.00788118 | 0.00153000 | 0.01300750 |
| commercial small scale on farm     | C7 | 0.00430532 | 0.00056933 | 0.00487465 | 0.01068259 | 0.00220000 | 0.01775724 |
| commercial taxable shared          | CH | 0.00430532 | 0.00056933 | 0.00487465 | 0.01068259 | 0.00880000 | 0.02435724 |
| comm vacant land taxable shared    | CJ | 0.00430532 | 0.00056933 | 0.00487465 | 0.01068259 | 0.00880000 | 0.02435724 |
| ind/small scale on farm business 2 | I0 | 0.00693009 | 0.00091642 | 0.00784651 | 0.01719531 | 0.00220000 | 0.02724182 |
| ind/small scale on farm business 1 | I7 | 0.00693009 | 0.00091642 | 0.00784651 | 0.01719531 | 0.00220000 | 0.02724182 |
| industrial vacant land shared      | IJ | 0.00693009 | 0.00091642 | 0.00784651 | 0.01719531 | 0.00880000 | 0.03384182 |
| large ind excess land              | LU | 0.00693009 | 0.00091642 | 0.00784651 | 0.01719531 | 0.00880000 | 0.03384182 |
| res/farm farmland (devel) class 1  | R1 | 0.00216565 | 0.00028638 | 0.00245203 | 0.00537354 | 0.00880000 | 0.01662557 |
| residential taxable shared         | RH | 0.00288754 | 0.00038184 | 0.00326938 | 0.00716471 | 0.00880000 | 0.01923409 |
| shopping centre                    | ST | 0.00430532 | 0.00056933 | 0.00487465 | 0.01068259 | 0.00880000 | 0.02435724 |
| shopping centre excess land        | SU | 0.00430532 | 0.00056933 | 0.00487465 | 0.01068259 | 0.00880000 | 0.02435724 |