



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
Total Returned Assessment	2,961,493,909

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.

Mayor, Michael Dehn

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		0.01194768
multi-res		MT	0.00548632	0.00072550	0.00621182		0.01361296	0.00153000		0.02132361
farmlands		FT	0.00072188	0.00009546	0.00081735		0.00179118	0.00038250		0.00298692
commercial		CT	0.00430532	0.00056933	0.00487465		0.01068259	0.00880000		0.02433278
industrial		IT	0.00693009	0.00091642	0.00784651		0.01719531	0.00880000		0.03380245
Large industrial		LT	0.00693009	0.00091642	0.00784651		0.01719531	0.00880000		0.03380245
pipeline		PT	0.00649696	0.00085915	0.00735611		0.01612061	0.00880000		0.03223981
managed forests		TT	0.00072188	0.00009546	0.00081734		0.00179118	0.00038250		0.00298692
commercial excess land		CU	0.00430532	0.00056933	0.00487465		0.01068259	0.00880000		0.02433278
commercial vacant land		CX	0.00430532	0.00056933	0.00487465		0.01068259	0.00880000		0.02433278
commercial farmland class I		C1	0.00216565	0.00028638	0.00245203		0.00537354	0.00220000		0.01001327
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		0.02433278
industrial taxable shared		IH	0.00693009	0.00091642	0.00784651		0.01719531	0.00880000		0.03380245
industrial excess land		IU	0.00693009	0.00091642	0.00784651		0.01719531	0.00880000		0.03380245

industrial excess land shared	IK	0.00693009	0.00091642	0.00784651	0.01719531	0.00880000	0.03380245
large ind. excess/vacant	IU	0.00693009	0.00091642	0.00784651	0.01719531	0.00880000	0.03380245
industrial vacant land	IX	0.00693009	0.00091642	0.00784651	0.01719531	0.00880000	0.03380245
industrial farmland class I	I1	0.00216565	0.00028638	0.00245203	0.00537354	0.00220000	0.01001327
office building	DT	0.00430532	0.00056933	0.00487465	0.01068259	0.00880000	0.02433278
new multi-residential	NT	0.00317629	0.00042003	0.00359632	0.00788118	0.00153000	0.01298945
commercial small scale on farm	C7	0.00430532	0.00056933	0.00487465	0.01068259	0.00220000	0.01773278
commercial taxable shared	CH	0.00430532	0.00056933	0.00487465	0.01068259	0.00880000	0.02433278
comm vacant land taxable shared	CJ	0.00430532	0.00056933	0.00487465	0.01068259	0.00880000	0.02433278
ind/small scale on farm business 2	I0	0.00693009	0.00091642	0.00784651	0.01719531	0.00220000	0.02720245
ind/small scale on farm business 1	I7	0.00693009	0.00091642	0.00784651	0.01719531	0.00220000	0.02720245
industrial vacant land shared	IJ	0.00693009	0.00091642	0.00784651	0.01719531	0.00880000	0.03380245
large industrial excess land	LU	0.00693009	0.00091642	0.00784651	0.01719531	0.00880000	0.03380245
res/farm farmland (devel) class 1	R1	0.00216565	0.00028638	0.00245203	0.00537354	0.00880000	0.01661327
residential taxable shared	RH	0.00288754	0.00038184	0.00326938	0.00716471	0.00880000	0.01921768
shopping center	ST	0.00430532	0.00056933	0.00487465	0.01068259	0.00880000	0.02433278
shopping center excess land	SU	0.00430532	0.00056933	0.00487465	0.01068259	0.00880000	0.02433278