

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

BY-LAW # 18-2026

Being a by-law to set and levy the Rates of Taxation in the
Township of Armour for the year 2026

WHEREAS it is necessary for the Council of the Township of Armour, pursuant to the Municipal Act, to raise certain sums for the 2026 taxation year;

AND WHEREAS all property assessment rolls on which the 2026 taxes are to be levied have been returned and revised pursuant to the provisions of the Assessment Act subject to appeals at present before the District Court and the Ontario Municipal Board;

AND WHEREAS "Residential/Farm Assessment", "Multi-Residential Assessment", "Commercial Assessment", "Industrial Assessment", "Pipeline Assessment", "Farmland Assessment", "Aggregate Extraction Assessment" and "Managed Forest Assessment", as defined in the Assessment Act, as amended by the Fair Municipal Finance Act, 1997 and further amended by Regulations thereto, have been determined on the basis of the aforementioned property assessment rolls;

AND WHEREAS the tax ratios on the aforementioned property for the 2026 taxation year have been set out in **By-law #17-2026** of the Township of Armour;

AND WHEREAS the tax rates on the aforementioned property classes and property sub-classes have been calculated pursuant to the provisions of the Municipal Act and the manner set out herein;

NOW THEREFORE the Council of The Municipal Corporation of the Township of Armour enacts as follows:

1. a) That the 2026 current municipal budget be adopted in the following amounts:

Expenditures	(Municipal)	\$ 7,546,852.00
Public/Separate	(Education)	<u>\$ 756,429.00</u>
Total		\$ 8,303,281.00
Revenue	(Municipal)	\$ 4,065,389.00
Taxation	(General Portion)	\$ 3,481,463.00
Taxation	(School Portion)	<u>\$ 756,429.00</u>
Total		\$ 8,303,281.00

b) For the year 2026, the Township of Armour shall levy upon the following the rates of taxation per current value assessment for general purposes:

Residential/Farm Assessment:	Education	0.00153000
	General	<u>0.00840209</u>
		0.00993209
Multi-residential Assessment:	Education	0.00153000
	General	<u>0.00860924</u>
		0.01013924
Commercial Occupied Assessment:	Education	0.00690833
	General	<u>0.00876785</u>
		0.01567618
Commercial Occupied New Construction Assessment:	Education	0.00690833
	General	<u>0.00876785</u>
		0.01567618
Commercial Excess Assessment:	Education	0.00690833
	General	<u>0.00613749</u>
		0.01304582

Commercial Vacant Assessment:	Education	0.00690833
	General	<u>0.00613749</u>
		0.01304582
Industrial Occupied Assessment:	Education	0.00395200
	General	<u>0.00849584</u>
		0.01244784
Industrial Occupied New Construction Assessment:	Education	0.00395200
	General	<u>0.00849584</u>
		0.01244784
Industrial Excess Assessment:	Education	0.00395200
	General	<u>0.00552230</u>
		0.00947430
Industrial Excess New Construction Assessment:	Education	0.00395200
	General	<u>0.00552230</u>
		0.00947430
Industrial Vacant Assessment:	Education	0.00395200
	General	<u>0.00552230</u>
		0.00947430
Aggregate Extraction Assessment:	Education	0.00511000
	General	<u>0.00691312</u>
		0.01202312
Pipeline Assessment:	Education	0.00519019
	General	<u>0.00634226</u>
		0.01153245
Farmland Assessment:	Education	0.00038250
	General	<u>0.00210052</u>
		0.00248302
Managed Forest Assessment:	Education	0.00038250
	General	<u>0.00210052</u>
		0.00248302
Landfill Assessment:	Education	0.00880000
	General	<u>0.00876785</u>
		0.01756785

Note: No properties currently exist in the New Multi-Residential, Commercial On-Farm, or Industrial On-Farm classes; therefore, no rates are levied for these classes in 2026.

- c) The Current Taxes shall become due and payable in 2 installments as follows: 50 percent of the final levy shall become due and payable on the **25th day of September, 2026**; and the balance of the final levy shall become due and payable on the **30th day of October, 2026**. Non-payment of the amount on the date stated in accordance with this section shall constitute default.

A penalty shall be charged as follows: 1.25% on the first day of default plus an additional 1.25% on the first day of every calendar month thereafter in which the taxes remain unpaid.

2. For payments in lieu of taxes due to the Township of Armour under the Municipal Act, actual amounts will be based on the assessment rolls and the municipal rates of taxation for the year 2026.

3. The Clerk of the Township of Armour is hereby authorized to make any minor modifications or corrections of an administrative, numeric, grammatic, semantic or descriptive nature or kind to the by-law and schedule(s) as may be deemed necessary after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law.
4. This By-law shall come into force and take effect as of the date of passing.

Read in its entirety, approved, signed and the seal of the Corporation affixed thereto and finally passed in open Council this 14th day of April, 2026.

Original signed by Rod Ward
Rod Ward, Mayor

Original signed by Charlene Watt
Charlene Watt, Municipal Clerk