

**THE CORPORATION OF THE
MUNICIPALITY OF ARRAN-ELDERSLIE**

BY-LAW NO. 57-2021

**A BY-LAW TO OPT-OUT OF THE VACANT UNIT REBATE PROGRAM AND TO
TERMINATE THE VACANT AND EXCESS LAND SUBCLASS PROPERTY TAX
DISCOUNTS STARTING IN 2022**

WHEREAS Section 364 of the Municipal Act, 2001, as amended, provides that tax rebates may be granted to eligible properties in the commercial, industrial, or other prescribed property classes, for their eligible vacant portions and periods of said properties.

WHEREAS Section 364 (1.1) of the Municipal Act, 2001, as amended, was revised to no longer require a local municipality to have a program to provide tax rebates to owners of a property that has vacant portions, provided that the local municipality passes a by-law to end the rebate.

WHEREAS The Ministry of Finance amended Ontario Regulation 580/17 which provided the County with the authorization to remove discounts on vacant and excess land subclasses. This followed on the Province indicating that the discounts on the education rates for the vacant and excess land subclasses would be phased out.

NOW THEREFORE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE HEREBY ENACTS AS FOLLOWS:

1. In this by-law the Commercial classes shall be considered a single property class and the Industrial classes shall be considered a single property class.
2. The Vacant Unit Rebate Program shall be terminated starting with the 2022 taxation year and no rebates shall be made under Section 364 of the Municipal Act commencing January 1, 2022 except for applications relating to the 2021 taxation year.
3. The cancellation of the Vacant Unit Rebate Program shall apply to any properties in the commercial or industrial property classes and to any other property in any other class identified as a prescribed class.
4. Vacant and Excess Land Subclasses Property Tax Discounts for Commercial and Industrial property classes shall be terminated starting with the 2022 taxation year.
5. This by-law shall come into effect on the date it is passed by Council.

READ a FIRST and SECOND time this 13th day of September, 2021.

READ a THIRD time and finally passed this 13th day of September, 2021.

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk

