



**BY-LAW NUMBER 19-2016
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a by-law to set Tax Ratios for area municipal purposes for the year 2016 in the City of Stratford.

WHEREAS Section 9 of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended, hereafter referred to as "the Act" provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS Section 10.(2)3 of the Act provides that a municipality may pass by-laws respecting financial management of the municipality and its local boards;

AND WHEREAS Section 308.(2) and (3) of the Act provides that every municipality shall establish a set of tax ratios, and such tax ratios are the ratios that the tax rate for each property class must be to the tax rate for the residential property class where the residential property class tax ratio is 1;

AND WHEREAS Section 308.(4) of the Act provides that a single-tier municipality shall pass a by-law in each year to establish the tax ratios for that year for the municipality;

NOW THEREFORE BE IT ENACTED by Council of The Corporation of the City of Stratford as follows:

1. For the taxation year 2016, the starting property class tax ratios are:

Property Class	Tax Ratio
a. Residential/farm	1.000000
b. Multi-residential	2.153900
c. New Multi-residential	1.000000
d. Commercial	1.975937
e. Industrial	2.838868
f. Pipelines	1.509000
g. Farmlands	0.250000

2. For the purpose of this By-law:

- a. the commercial property class includes all occupied commercial office property, shopping centre property and parking lot property.
- b. the industrial property class includes all occupied industrial property.

3. This By-law shall be deemed to have come into force and to take effect on January 1, 2016.

Read a FIRST, SECOND and THIRD Time and

FINALLY PASSED this 22nd day of February, 2016.

Mayor – Daniel B. Mathieson

Clerk – Joan Thomson