

Payment Methods

1. Pre-authorized payment plans:

- **Monthly on the 1st or 15th of each month:** annual taxes are withdrawn over 12 months, from January to December.
- **Bi-Monthly on the 1st and 15th of each month:** annual taxes are withdrawn twice per month over 12 months, from January to December.
- **Due date:** tax payments are withdrawn on the installment dates as per tax bill.

Note: *The above plans are available to those ratepayers with no outstanding tax arrears.*

- **Arrears:** 12 monthly withdrawals on the 15th of each month – subject to penalty and interest on any balance outstanding.

The Municipality does not charge any administration fees for administering the pre-authorized payment plan.

- ### 2. By mail:
- Please attach your cheque to the payment stub provided when mailing your payment.

- ### 3. At the municipal office (25 Taillefer Road, Corbeil):
- Payments may be made by cheque, interac and cash. **We do not accept credit cards.** Also, there is an outside payment slot located to the right of the front door at the Municipal Office for overnight drop off.

- ### 4. Internet/telephone banking:
- Payments can be made using personal online internet/telephone banking. Six (6) digits of your nineteen (19) digit roll number are required to process your payment (i.e. 4834-0000-01-**23456**-0000). Service charges may apply.

Other Tax Information

Late charges: Penalty and interest is charged on overdue taxes as authorized by Section 345 of the Municipal Act. A penalty of 1.25% is added to overdue accounts on the 1st day of default and interest at 1.25% per month is added on the 1st of each month thereafter. To avoid penalty/interest charges, ensure that your payment is received by the due date. **Please note that staff is not authorized to reverse interest charges that have been applied to tax accounts.**

Name/ mailing address changes to accounts:

The Municipality does not have the legal authority to amend the assessment roll without authorization from the Municipal Property Assessment Corporation (MPAC). Legal documentation for changes/additions/deletions of names is required. Mailing address change forms are available at the Municipal Office or on our website. We will forward all changes to MPAC on your behalf.

Tax cancellation/refunds/reductions:

Section 357/358/359 of the Municipal Act provides Council with the authority to cancel, reduce or refund taxes under very specific circumstances upon application by the ratepayer. Application forms and additional information are available at the Municipal Office.

Omitted or supplementary assessment:

Tax bills are issued following receipt of omitted and supplementary assessment rolls from the Municipal Property Assessment Corporation primarily for new construction, additions or renovations and assessments that were omitted from the assessment roll. These bills are in addition to your regular tax bills.

Assessment reconsiderations/appeals:

For information related to assessment appeals, please visit www.mpac.ca. In the event that you have filed an assessment appeal or a request for reconsideration, the Municipality of East Ferris must await notification from the Assessment Review Board or the Municipal Property Assessment Corporation before any approved changes in assessment can be processed.



The Corporation of the
Municipality of East Ferris

25 Taillefer Road
Corbeil, ON P0H 1K0

2023 PROPERTY TAX INFORMATION

MAYOR

Pauline Rochefort

COUNCILLORS

Lauren Rooyackers
Steven Trahan
Terry Kelly
Rick Champagne

Municipal Office Hours

8:30 a.m. to 4:30 p.m.
Monday to Friday

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www.eastferris.ca



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Your Property's Current Value Assessment

The Municipal Property Assessment Corporation (MPAC) is responsible for valuing and classifying properties in Ontario. The assessed value of your property is used as the basis for calculating your property taxes. The Municipality is not authorized to make changes to any property assessments. Should you have any questions regarding your property's assessed value, please contact MPAC toll free at 1-866-296-6722 or online at www.mpac.ca.

2023 Assessment Update

The province postponed the 2020 province-wide assessment update and has indicated that property assessments for the 2023 taxation year will continue to be based on the fully phased-in January 1, 2016 current values (i.e. same valuation date used for the 2020 taxation year) unless there were changes to your property that would affect its value. In 2016, MPAC mailed a Property Assessment Notice to every property owner in the province.

2023 Tax Rates

Class	Municipal Rate	Education Rate	Total Rate
Residential/ Multi Res.	.00962562	.00153000	.01115562
Commercial Occupied	.00962562	.00880000	.01842562
Commercial Vacant/Excess	.00673793	.00880000	.01553793
Industrial Occupied	.00962562	.00880000	.01842562
Industrial Vacant/Excess	.00625665	.00880000	.01505665
Pipeline	.01462709	.00880000	.02342709
Farmland	.00240641	.00038250	.00278891
Managed Forest	.00240641	.00038250	.00278891

Education Rate: The province sets the education tax rate on an annual basis. The Municipality collects and remits these taxes to the various local school boards on behalf of the province.

Calculating Your Property Taxes

On a residential property with a phased-in current value assessment (CVA) of \$100,000, property taxes would be calculated as follows:

$$\text{Phased-in CVA} \times \text{Total Tax Rate} = \text{Taxes Due}$$

$$\begin{aligned} \$100,000 \times 0.01115562 &= \$1,115.56 \\ \text{(or } \$1,115.56 \text{ per } \$100,000 \text{ of assessment)} \end{aligned}$$

Budget & Tax Highlights

- 2023 Budget approved with a tax levy increase of \$586,800.
- All residential properties will see a tax increase with an average increase of \$165/year or under \$14/month.
- 97% of our tax base is classified as Residential.
- Total 2023 Operating Budget amounts to \$8,953,833 with 23% (\$2,059,555) going to agencies and boards: DNSSAB \$1,396,860; Cassellholme \$257,677; Health Unit \$157,107; East Ferris Public Library \$159,321; North Bay Mattawa Conservation Authority \$61,340, and North Bay Regional Health Centre \$27,250.

