

## Payment Methods

### 1. Pre-authorized payment plans:

- **Monthly on the 1<sup>st</sup> or 15<sup>th</sup> of each month:** annual taxes are withdrawn over 12 months, from January to December.
- **Bi-Monthly on the 1<sup>st</sup> and 15<sup>th</sup> of each month:** annual taxes are withdrawn twice per month over 12 months, from January to December.
- **Due date:** tax payments are withdrawn on the installment dates as per tax bill.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 15<sup>th</sup> 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 1<sup>st</sup> day of default and interest at 1.25% per month is added on the 1<sup>st</sup> 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/mailling 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](http://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

# 2025 PROPERTY TAX INFORMATION

## **MAYOR**

*Vacant*

## **COUNCILLORS**

Lauren Rooyakkers  
Steven Trahan  
Terry Kelly  
Rick Champagne

## **Municipal Office Hours**

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

**Summer - June to August**  
Closed at 12 p.m. on Fridays

Tel: (705) 752-2740  
Fax: (705) 752-2452



[Facebook.com/eastferris](https://www.facebook.com/eastferris)



[youtube.com/c/MunicipalityofEastFerris](https://www.youtube.com/c/MunicipalityofEastFerris)

## 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](http://www.mpac.ca).

## Assessment Update

The province postponed province-wide assessment updates and has indicated that property assessments for the 2025 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.

## 2025 Tax Rates

Class	Municipal Rate	Education Rate	Total Rate
Residential/ Multi Res.	.01021872	.00153000	.01174872
Commercial Occupied	.01021872	.00880000	.01901872
Commercial Vacant/Excess	.00715310	.00880000	.01595310
Industrial Occupied	.01021872	.00880000	.01901872
Industrial Vacant/Excess	.00664217	.00880000	.01544217
Aggregate Extraction	.01021872	.00511000	.01532872
Pipeline	.01552837	.00880000	.02432837
Farmland	.00255468	.00038250	.00293718
Managed Forest	.00255468	.00038250	.00293718

**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

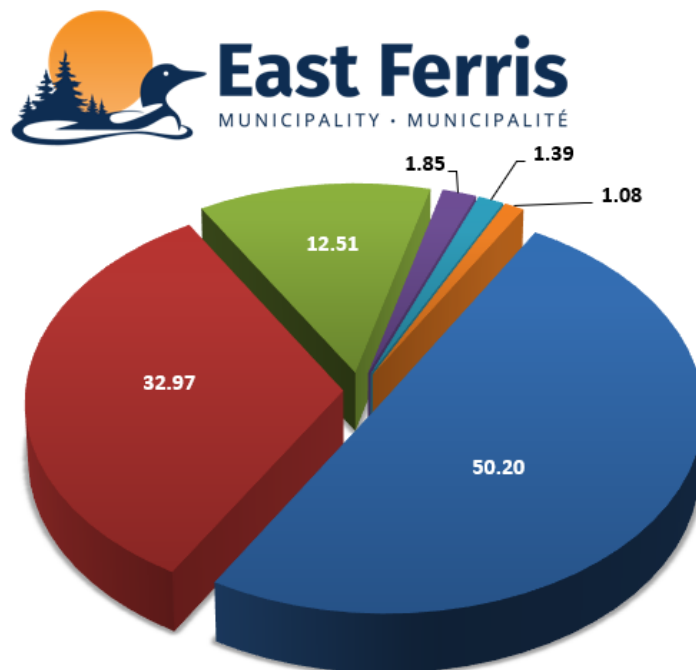
On a residential property with a phased-in current value assessment (CVA) of \$100,000, property taxes would be calculated as follows:

Phased-in CVA x Total Tax Rate = Taxes Due

$\$100,000 \times 0.01174872 = \$1,174.87$   
(or \$1,174.87 per \$100,000 of assessment)

## Budget & Tax Highlights

- 2025 budget was approved with a tax levy increase of 6.31% (\$436,439). Of the 6.31% increase, 3.17% (\$219,092) funds municipal operations and services, and 3.14% (\$217,347) funds increases for external agencies, boards and commissions (see pie chart).
- The largest line item increase to our 2025 budget was for the Cassellholme Redevelopment Project - \$140,000.
- Property taxes will increase by \$44.55 per \$100,000 of assessment for residential taxpayers (\$3.71/month).
- All 2,710 residential properties will see a tax increase. The average annual increase is \$114 (\$9.50/month).



2025 TAX LEVY INCREASE = \$436,439 (6.31%)

WHERE IS THE INCREASE IN TAX DOLLARS GOING?

3.17% FOR MUNICIPAL OPERATIONS AND SERVICES + 3.14% FOR EXTERNAL AGENCIES AND BOARDS