



BY-LAW N° 668-2015
UTILITY RATES & TARIFFS 2016

ADOPTION OF BY-LAW NUMBER 668-2015 IN ORDER TO ADOPT THE BUDGET FOR THE 2016 FISCAL YEAR AND TO SET THE RATE OF THE GENERAL PROPERTY TAX, COMPENSATION TARIFFS FOR WATER AND WASTEWATER SERVICES, RESIDUAL MATERIALS AND OTHERS AS WELL AS VARIOUS RATES ON PROPERTY TAXES ON CERTAIN IMMOVEABLES FOR THE YEAR 2016 ON THE TERRITORY OF THE TOWN OF HUDSON

WHEREAS pursuant to the *Cities and Towns Act*, Town Council must prepare and adopt a budget for the fiscal year and to project income at least equal to expenditures therein;

WHEREAS section 29 of Article 244 of the *Act respecting municipal taxation* provides that every local municipality may set for a fiscal year several general property tax rates according to the categories to which the units of assessment belong, which categories are defined at section 30 of Article 244;

WHEREAS Article 252 of the *Act respecting municipal taxation* authorizes the Municipal Council to provide for the rules applicable upon default by the debtor to make a payment by a due date;

WHEREAS paragraph 4 of Article 263 of the *Act respecting municipal taxation* provides that the Minister of Municipal Affairs has adopted a By-Law allowing the payment of taxes in more than one instalment;

WHEREAS under Article 569.1 et seq. of the *Cities and Towns Act*, the council may, by By-Law, establish for the benefit of the entire territory of the municipality financial reserves for a specific purpose for the financing of expenditures;

WHEREAS Council's income and expenses for the 2016 fiscal year are forecasted at \$12,053,290;

WHEREAS a Notice of Motion concerning the present By-Law was duly given by Councillor Ron Goldenberg at a regular meeting of the Council on December 7th, 2015;

THEREFORE,
It is moved by Councillor Ron Goldenberg
Seconded by Councillor Barbara Robinson
And unanimously resolved:

THAT IT BE RULED AND ORDERED by a By-Law of the Town of Hudson Council as follows:

ARTICLE 1: *Preamble*

The preamble forms an integral part of the present By-Law as if it were hereunder reproduced.

ARTICLE 2:

Municipal Council is authorized to make the following expenditures for the 2016 financial year and to appropriate the necessary amounts, such as:

Description	Expenses 2016
General Administration	1 658 780 \$
Public Security	2 472 370 \$
Public Works	2 019 240 \$
Public Transportation	592 840 \$
Environmental Health	1 275 690 \$
Development, Urban Planning and economic development	663 740 \$
Recreation and culture	1 208 970 \$



Financing costs	1 184 950 \$
Capital reimbursement	877 610 \$
Allocations	99 100 \$

Total operating expenditures 12 053 290 \$

ARTICLE 3 :

To pay for the aforementioned expenditures, Municipal Council foresees the following revenue, namely:

Description	Revenue 2016
Taxes	9 316 030 \$
Full-Service Investing	1 020 520 \$
Payment in lieu of taxes	117 990 \$
Transfers	236 590 \$
Other revenues	1 362 160 \$

Total revenues 12 053 290 \$

ARTICLE 4 :

Tax rates and compensation tariffs for municipal services (for water and sewers, residual materials and others) as well as various rates of property taxes listed below apply to fiscal year 2016 fiscal year.

ARTICLE 5:

- a) To make up the difference between planned expenditures and the total specific revenue as well as revenue based on global taxation rates, it is, by the present By-Law, imposed and levied on all taxable immoveable properties in the residual category in the Town's territory a general property tax rate fixed at 0,6973 per \$100 of evaluation, based on the evaluation roll in force on January 1st, 2016.
- b) To make up the difference between planned expenditures and the total specific revenue as well as revenue based on global taxation rates, it is, by the present By-Law, imposed and levied on all taxable immoveable properties of the agricultural category in the Town's territory a general property tax rate fixed at 0,6973 per \$100 of evaluation, based on the value as it appears on the evaluation roll in force on January 1st, 2016.
- c) For immoveables in the non-residential immoveable category, it is, by the present By-Law, imposed and levied a general property tax rate fixed at 0.7473 per \$100 of evaluation, based on the evaluation roll in force on January 1st, 2016.
- d) To make up the difference between planned expenditures and the total specific revenue as well as revenue based on global taxation rates, it is, by the present By-Law, imposed and levied on all taxable immoveable properties of the vacant lands category in the Town's



territory a general property tax rate fixed at 0,8367 per \$100 of evaluation, based on the evaluation roll in force on January 1st, 2016.

ARTICLE 6: - Categories (definition)

Water and sewers:

Residential:

Residential immoveables include:

- A residential dwelling
- A cottage
- A mobile home or a location for a mobile home
- Any other single family residence, any other duplex, triplex or condominium not used for commercial purposes

Commercial 1 :

Any commercial space except for categories Commerce2, Commerce3, Commerce4 and Commerce5.

Commerce 2:

Hair salons, dry cleaners, pool & spa businesses, catering services and farms.

Commerce 3:

Bakeries, restaurants, bars, garages and daycare centres.

Commerce 4:

Pharmacies and grocery stores.

Commerce 5:

Golf clubs, yacht clubs, seniors' residences, car washes and ferry.

Residual materials (household waste):

Residential:

Residential immoveables include:

- A residential dwelling
- A cottage
- A mobile home or land for a mobile home
- Any other single family residence, any other duplex, triplex or condominium not used for commercial purposes

Commerce:

Commercial space

Commerce 1:

404, Main Road (Manoir)

465, Main Road (Brunet)



484, Main Road (IGA)
Golf Club

Others:

Swimming Pool:

An indoor or outdoor reservoir with a depth of 0.91 m or more that can be filled with water and designed for swimming or bathing. For the purposes of this By-Law, a whirlpool or spa is not considered a swimming pool.

Tertiary Septic Systems Disinfection by Ultraviolet Radiation

A tertiary septic systems disinfection by ultraviolet radiation referred to in Section XV.3 of the By-Law respecting *Wastewater Disposal Systems for Isolated Dwellings*.

Additional uses:

Any single family residence, duplex, triplex or condominium used partly for commercial purposes where no display window is visible from the outside, as provided in article 806 of our Zoning By-Law N° 526.

ARTICLE 7 – Water Networks Tariffs:

	Residential	Commercial1	Commercial2	Commercial3	Commercial4	Commercial5
Urban	\$85.50	\$350.00	\$500.00	\$750.00	\$2,500.00	\$2,750.00
Hudson Valley	\$408.50	\$350.00	\$500.00	\$750.00	\$2,500.00	\$2,750.00
Pointe à Raquette	\$331.73	\$350.00	\$500.00	\$750.00	\$2,500.00	\$2,750.00

The tariffs for these services shall in all cases be paid by the owner and are established by civic address (connection).

ARTICLE 8 - Sewer Networks Tariffs:

	Residential	Commercial1	Commercial2	Commercial3	Commercial4	Commercial5
Urban	\$345.00	\$350.00	\$500.00	\$750.00	\$2,500.00	\$2,750.00

The tariffs for these services shall, in all cases, be paid by the owner and are established by civic address (connection).

ARTICLE 9 – Tariffs for the collection of household waste:

The tariffs to cover the cost of the collection services of household waste for year 2016 are as follows:

	<u>Residential</u>	<u>Commercial</u>	<u>Commercial 1</u>
Collection Tariff	\$195.00	\$350.00	\$1,500.00

The tariff for these services shall in all cases be paid by the owner and are established by civic address (connection).

ARTICLE 10 – Tariff for pools:

A compensation of \$100.00 is required for municipal services (pools) and is imposed for year 2016 for each property (roll number) as provided in Article 8.5.2 of By-Law N° 631.



ARTICLE 11 – Tertiary Treatment (UV):

A compensation of \$541.78 for Bionest UV type installations is required for municipal services (Inspections of Sanitation Facilities) and \$534.64 for Ecoflo UV type installations and is imposed for year 2016 for each property (roll number) as provided in Article 300 of By-Law N° 642-2014.

ARTICLE 12 – Tariff for additional uses:

A compensation of \$50.00 is required for municipal services (additional uses) and is imposed for year 2016 for each property (roll number).

ARTICLE 13 – Applicable taxes & assessment to loan By-Laws:

LOCAL DISTRIBUTION (Special tax for operational activities)

- **By-Law N° 504 (653-2014) for distribution , quantity and quality of the municipal potable water network**

To provide for the expenditures created by the interest and reimbursement in capital to reimburse the balance of loan annuities of By-Law N° 504, it will be levied annually during the term of the loan, from each property owner of a taxable property, taxable evaluation unit within the taxation basin described at Annex “A” of the present By-Law to form an integral part thereof, a compensation for each taxable immoveable, evaluation unit, of which he has ownership.

For fiscal year 2016, the Municipal Council will impose a special tax of \$65.00 to each owner of a taxable immoveable property.

- **By-Law N° 505 (654-2014) for the construction of a wastewater treatment system**

To provide for the expenditures created by the interest and reimbursement in capital to reimburse the principal balance of loan annuities of By-Law N° 505, it will be levied annually during the term of the loan, from each property owner of a taxable property, taxable evaluation unit within the taxation basin described at Annex “A” of the present By-Law to form an integral part thereof, a compensation for each taxable immoveable, evaluation unit, of which he has ownership.

For fiscal year 2016, the Municipal Council will impose a special tax of \$108.62 to each owner of a taxable immoveable property.

- **By-Law N° 554 (655-2014) for the treatment of filter backwash sludge and the filtration building**

To provide for the expenditures created by the interest and reimbursement in capital to reimburse the principal balance of loan annuities of By-Law N° 554, it will be levied annually during the term of the loan, from each property owner of a taxable property, taxable evaluation unit within the taxation basin described at Annex “A” of the present By-Law to form an integral part thereof, a compensation for each taxable immoveable, evaluation unit, of which he has ownership.

For fiscal year 2016, the Municipal Council will impose a special tax of \$55.40 to each owner of a taxable immoveable property.

- **By-Law N° 581 to service the Killeevan sector with municipal sanitary infrastructure**

To provide for the expenditures created by the interest and reimbursement in capital to reimburse the principal balance of annuities of By-Law N° 581, it will be levied annually



during the term of the loan, from each property owner of a taxable property, taxable evaluation unit within the taxation basin described at Annex “A” Kiltievan Sector of the present By-Law to form an integral part thereof, a compensation for each taxable immoveable, evaluation unit, of which he has ownership.

For fiscal year 2016, the Municipal Council will impose a special tax of \$797.68 to each owner of a taxable immoveable property.

- By-Law N°647-2014 Extension of the water and sewer system - Hazelwood

To provide for the expenditures created by the interest and reimbursement in capital to reimburse the principal balance of loan annuities of By-Law N° 647-2014, it will be levied annually during the term of the loan, from each property owner of a taxable property, taxable evaluation unit within the taxation basin described at Annex “A” Hazelwood Sector of the present By-Law to form an integral part thereof, a compensation for each taxable immoveable, evaluation unit, of which he has ownership.

For fiscal year 2016, the Municipal Council will impose a special tax of \$1,340.60 to each owner of a taxable immoveable property.

Total debt service

- By-Law number 494
- By-Law number 513
- By-Law number 518
- By-Law number 519
- By-Law number 524
- By-Law number 553
- By-Law number 574
- By-Law number 594
- By-Law number 596
- By-Law number 603
- By-Law number 612
- By-Law number 615
- By-Law number 616

To repay the annual payment of \$1,213,620, capital and interest, it will be levied, from each taxable immoveable subject to the aforementioned By-Laws, a special tax of 0,1100\$ per cent per \$100 of evaluation, based on the evaluation roll in force for the year 2016.

ARTICLE 14: *Payments by installments*

Taxes may be paid in three (3) equal installments when the total amount of taxes, tariffs and compensation is equal or superior to \$300, as provided in paragraph 3 of Article 548 of the *Act respecting municipal taxation*.

When an instalment is not made within the time set, the taxpayer will not lose his privilege to make payments by installments for the amounts not yet due.

ARTICLE 15: *Penalty interest rate for late payment*

The interest rate for all accounts (municipal taxes) owed to the Town is established at 15% for the 2016 fiscal year.



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A penalty of 0,417 per month on overdue payments is set up to a maximum of 5% per year for all accounts due to the Town for the 2016 fiscal year.

For any other account due to the Town, an interest rate is established at 15% for the 2016 fiscal year.

Cheques without provision (NSF) \$25 per cheque.

ARTICLE 16: Administration fees

Administration fees of 15% will be added to each invoice sent by the Town of Hudson, such fees include administrative expenses related to invoicing.

The present By-Law shall come into force in accordance with the Law.

ADOPTED in Hudson this 15th day of December, 2015.

*Ed Prévost,
Mayor*

*Vincent Maranda,
Town Clerk*