



Village of Carmacks

By-law 316-25

A BY-LAW OF THE VILLAGE OF CARMACKS IN THE YUKON TERRITORY TO AUTHORIZE THE RATES OF TAXATION IMPOSED FOR THE YEAR 2025.

WHEREAS Section 55(2) of the Assessment and Taxation Act, being Chapter 13 of the Revised Statutes of the Yukon 2002 and amendments thereto, requires that each taxing authority other than the Commissioner in Executive Council shall, by by-law made on or before April 15 in each year, levy taxes in accordance with this Act upon all taxable real property that is within its jurisdiction; and

WHEREAS the rates hereinafter set out are deemed necessary to provide the revenue amounts required for the estimated expenditures of the Village;

WHEREAS section 55(3) of the Assessment and Taxation Act provides for the establishment of different classes of real property, and varied tax rates according to the class of real property to be taxed;

NOW THEREFORE, by virtue of the authority conferred upon it by Section 246 of the Municipal Act, being Chapter 154 of the Revised Statutes of the Yukon 2002 and amendments thereto, the Council of the Village of Carmacks enacts as follows:

1.0 Citation of Bylaw

1.1 This bylaw may be cited as the **"2025 Property Tax Bylaw"**

2 Purpose and Application

2.1 The intent of this bylaw is to establish the taxing regime for all properties within the administrative boundaries of the Village of Carmacks.

3 Definitions

3.1 In this Bylaw, the following terms or phrases shall be interpreted as follows:

"Residential" means all classes of real property used primarily for residential use, other than Country Residential, and are designated on the assessment roll as RS1, RS2, RCM, RMH, OSP, or RSM.

"Non-residential/Commercial/Industrial/Government" means all classes of real property used primarily for commercial, industrial and public purposes and are designated on the assessment roll as CMC, CMH, CML, CMS, INS, MHI, MSI, PRC, or QRY.

"Country Residential" means all classes of real property designated on the assessment roll as REC or RSC.

"Unimproved/Speculative/Vacant" means all real property under any of the above designations on which there are no improvements assessed or development permitting timelines have elapsed without completion.

"Assessment Roll" means the current Village of Carmacks Assessment Roll.

"Total Assessment" means the combined total of the assessed value of land and improvements for real property as listed on the tax roll.

4 General Operation of the Bylaw

- 4.1 There shall be levied upon all taxable Residential (primarily Urban Residential) real property in the Village of Carmacks, a general tax for 2025 at the rate of 1.5 percent of the total assessment.
- 4.2 There shall be levied upon all taxable Non-residential/Commercial/Industrial/Government real property within the Village of Carmacks a general tax for 2025 at the rate of 1.87 percent of the total assessment.
- 4.3 There shall be levied upon all taxable Country Residential real property in the Village of Carmacks a general tax for 2025 at the rate of 1.45 percent of the total assessment.
- 4.4 There shall be levied upon all taxable Unimproved/Speculative/Vacant real property within the Village of Carmacks a general tax for 2025 at the rate of 2.00 percent of the total assessment.
- 4.5 As provided for under Section 60(2) of the Act, a minimum tax shall be applied when the percent rate applicable under Sections 3, 4, or 5 results in an amount less than the minimum tax of:
 - four hundred dollars (\$400) for all taxable Residential and Non-Residential/Commercial real properties; or,
 - three hundred and fifty dollars (\$350) for all other taxable Unimproved/Speculative/Vacant real properties.
- 4.6 If any section, sub-section, sentence, clause, or phrase of this Bylaw is for any reason held invalid, the validity of the remaining sections of the Bylaw shall not be affected by the decision.

This by-law shall come into force and effect upon the final passing thereof.

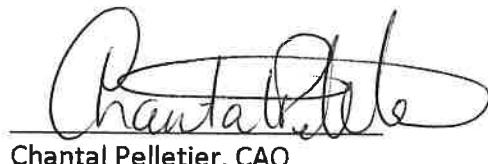
By-law 300-24 is hereby repealed.

Read a first time this 18 day of March, 2025

Read a second time this 18 day of March, 2025

Read a third time and passed this 8 day of April, 2025


Justin Lachance, Mayor


Chantal Pelletier, CAO