

Corporation of the County of Grey

By-Law 5115-21

A By-law to Establish Tax Policy and Levy Taxes for Upper Tier Purposes for the Year 2021

WHEREAS the Corporation of the County of Grey (hereinafter referred to as the "*Municipality*") has by By-law No. 5108-21 prepared and adopted the Estimates of Revenues and Expenditures for the Year 2021 for the purposes of the *Municipality* pursuant to s. 289 of the *Municipal Act*, 2001, S.O. 2001 c.25, as amended (hereinafter referred to as the "*Municipal Act*");

AND WHEREAS Section 308 of the *Municipal Act* provides that each upper-tier municipality shall establish tax ratios for each prescribed property class that will apply for both upper-tier and local municipal purposes;

AND WHEREAS pursuant to Ontario Regulation 311/01 the City of Owen Sound shall establish tax ratios that will apply for both local and upper-tier purposes within that City and that such ratios may be separate and distinct from the tax ratios established by the County; and

AND WHEREAS Sections 313 and 313.1 of the *Municipal Act* provide that each upper-tier shall establish the treatment of the prescribed property subclass that will apply for both upper-tier and local municipal purposes;

AND WHEREAS Section 311 of the *Municipal Act* provides for the establishment of tax rates to be levied for upper-tier municipal purposes, estimates of the amounts those rates will raise within each local area municipality, and the structure of installments by which those estimates will be paid to the upper-tier municipality;

AND WHEREAS property classes and property subclasses have been prescribed pursuant to Sections 7 and 8 of the *Assessment Act*, R.S.O. 1990, c. A31, as amended (hereinafter referred to as the "*Assessment Act*");

AND WHEREAS all property assessment rolls on which the 2021 taxes are to be levied have been returned and revised pursuant to the provisions of the *Assessment Act*;

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF
THE CORPORATION OF THE COUNTY OF GREY HEREBY ENACTS AS
FOLLOWS IN REGARD TO THE 2021 TAXATION YEAR:

1. For the 2021 Taxation Year, the County of Grey has prepared and adopted estimates of all sums required to be raised during the year for its own purposes against ratable property and property subject to payment in lieu of taxation totaling \$62,342,800 pursuant to Section 289 of the *Municipal Act* as detailed as detailed in By-Law 5108-21
2. That the tax ratios to apply for upper-tier and local municipal purposes for each of the property classes shall be:
 - a. 1.000000 for the residential property class;
 - b. 1.000000 for the new multi-residential class;
 - c. 0.218000 for the farmland class;
 - d. 0.250000 for the managed forest class;
 - e. 1.000000 for the resort condominium property class;
 - f. 1.441197 for multi-residential class;
 - g. 1.296900 for the commercial class;
 - h. 1.831000 for the industrial class;
 - i. 1.000000 for the landfill class; and
 - j. 0.906848 for the pipeline class;
3. The tax rates that would otherwise be levied for upper-tier and local municipal purposes for the subclasses prescribed under paragraph 1 of Subsection 8(1) of the Assessment Act shall be reduced as follows:
 - a. For the first subclass of farmland awaiting development in the residential/farm property class by 75 per cent;
 - b. For the first subclass of farmland awaiting development in all other classes by the percentage required so that the tax rate matches the tax rate for the first subclass of in the residential/farm property class; and
 - c. No reduction shall be applied for the second subclass of farmland awaiting development for any property class.
4. That in accordance with Subsection 313(1.3) of the *Municipal Act*, no tax rate reductions shall be applied to the vacant or excess land subclasses prescribed under paragraphs 2 or 3 of Subsection 8(1) of the *Assessment Act*;

5. That each lower-tier municipality shall levy upon all property the rates of taxation per current value assessment for general purposes set out in Schedule “A” attached hereto;
6. That despite sections 2 and 5 of this by-law, and in accordance with Ontario Regulation 311/01, the City of Owen Sound shall establish tax ratios and rates to raise that City’s proportional share of the County’s total levy as detailed in Schedule “A” attached hereto;
7. That pursuant to section 311 and 322 of the *Municipal Act*, and subject to any required adjustment, the amounts raised by each lower-tier municipality in accordance with Schedule “A” shall be paid to the Treasurer of the County in accordance with the following:

Instalment Due Date	Instalment Amount
March 31 st	25% per cent of the amount required for upper-tier purposes for the prior year
June 30 th	50% of the amount required for upper-tier purposes for the year less the amount of the March 31 st instalment paid on or before June 30 th
September 30 th	25% of the amount required for upper-tier purposes for the year
December 15 th	The balance of amount required for upper-tier purposes for the year including prescribed adjustments that may be made subsequent to the establishment of estimates for the year

8. That for greater clarity, the December 15th payment shall include a reconciliation of the upper-tier share of amounts received by local area municipalities in respect of:
 - a. Railway and power utility lands pursuant to Section 315 of the *Municipal Act*; and
 - b. Universities and other institutions pursuant to Section 323 of the *Municipal Act*.
9. Pursuant to s. 311(18) of *The Act*, in the event a lower-tier municipality fails to make any payment or portion thereof, as provided for in this By-law, the defaulting lower-tier municipality shall pay interest on the amount past due at the rate of 15% per annum (1.25% per month) from the date payment is due until it is made.
10. This By-law shall come into force and effect on the date of the final passing thereof.
7. Schedule “A” attached hereto shall form part of this By-law.

ENACTED AND PASSED this 13th day of May, 2021

WARDEN: Selwyn Hicks

CLERK: Heather Morrison

County 2021 Assessment x 2021 Tax Rate

Schedule "A" By-Law 5115-21

Establish and Levy Tax Rates for Upper Tier Purposes

	RTC RTQ	2021 CVA Assessment	2021 Tax Ratio	2021 Tax Discount	CVA Weighted Assessment	Municipal Taxes		
						2021 Tax Rates	2021 TAXATION	Total Taxes by Major Classes
Taxable								
Residential/Farm	RT	14,079,483,083	1.000000	1.00	14,079,483,083	0.00363523	51,182,159	51,182,851
Farmland waiting development	R1	676,500	1.000000	0.25	169,125	0.00090881	615	
Farmland waiting development	I1	85,000	1.000000	0.25	21,250	0.00090881	77	
Multi-residential - New	NT	13,735,000	1.000000	1.00	13,735,000	0.00363523	49,930	
Multi-residential	MT	256,352,295	1.441197	1.00	369,454,158	0.00523908	1,343,050	1,392,980
Com. Occupied	C7,CT,DT,ST,XT,Y	884,855,488	1.296900	1.00	1,147,569,082	0.00471453	4,171,678	
Com. Excess Land	CU,SU,XU	11,264,569	1.296900	1.00	14,609,020	0.00471453	53,107	
Com. Vac. Land	CX	14,070,800	1.296900	1.00	18,248,421	0.00471453	66,337	
Com. Parking Lot	GT	176,000	1.296900	1.00	228,254	0.00471453	830	4,291,952
Resort Condominiums	OT	237,943,100	1.000000	1.00	237,943,100	0.00363523	864,978	864,978
Ind. Occupied	I7,J7,IT,JT,KT,LT	177,872,443	1.831000	1.00	325,684,443	0.00665611	1,183,939	
Ind. Excess Land	IU,JU,LU	1,492,304	1.831000	1.00	2,732,409	0.00665611	9,933	
Ind. Vacant Land	IX	8,226,900	1.831000	1.00	15,063,454	0.00665611	54,759	1,248,631
Pipelines	PT	45,696,300	0.906848	1.00	41,439,598	0.00329660	150,642	150,642
Farmlands	FT	2,969,624,285	0.218000	1.00	647,378,094	0.00079248	2,353,368	2,353,368
Managed Forests	TT	181,344,106	0.250000	1.00	45,336,027	0.00090881	164,807	164,807
Total Taxable		18,882,898,173			16,959,094,518		61,650,209	61,650,209
Payment in Lieu								
Residential/Farm - full	RH, RF	11,559,000	1.000000	1.00	11,559,000	0.00363523	42,020	
Residential/Farm - General	RG	26,459,000	1.000000	1.00	26,459,000	0.00363523	96,185	
Residential/Fm full Prov Ten	RP	1,218,300	1.000000	1.00	1,218,300	0.00363523	4,429	142,633
Farm - PIL Full	FF, FP	84,600	0.218000	1.00	18,443	0.00079248	67	67
Multi-residential	MF	2,012,000	1.441197	1.00	2,899,688	0.00523908	10,541	10,541
Com. Occupied - full	CF, CH, CP	87,957,400	1.296900	1.00	114,071,952	0.00471453	414,678	
Com. Occupied - General	CG	18,788,800	1.296900	1.00	24,367,195	0.00471453	88,580	
Com. Excess Land	CK,CV	210,800	1.296900	1.00	273,387	0.00471453	994	
Com. Vac. Land	CJ,CY,CZ	1,866,500	1.296900	1.00	2,420,664	0.00471453	8,800	
Com Parking Lot	GF	1,075,600	1.296900	1.00	1,394,946	0.00471453	5,071	518,123
Com. Landfill	HF	1,689,000	1.000000	1.00	1,689,000	0.00363523	6,140	6,140
Ind. Occupied Full	IF, IH	2,165,800	1.831000	1.00	3,965,580	0.00665611	14,416	
Ind. Excess Land	IK, IV	110,800	1.831000	1.00	202,875	0.00665611	737	
Ind Vacant Land	IJ,IY	0	1.831000	1.00	0	0.00665611	0	15,153
Total PIL		155,197,600			190,540,029		692,657	692,657
Taxable Assessment		19,038,095,773			17,149,634,546		62,342,866	62,342,866
Exempt Assessment		879,170,498						
Total Municipal Assessment		19,917,266,271						

Allocation of 2021 Levy	
Township of Chatsworth	3,181,315
Township of Georgian Bluffs	6,610,475
Municipality of Grey Highlands	7,258,988
Town of Hanover	3,062,532
Municipality of Meaford	6,876,240
City of Owen Sound	8,305,854
Township of Southgate	3,712,741
The Town of The Blue Mountains	17,144,708
Municipality of West Grey	6,189,947
Total	62,342,800

Municipal Rates Only	
2020 TAXATION BUDGET	59,809,900
Growth in taxation from new assessment	1,242,439
2021 Budget requirements	1,290,461
2021 ENDING TAXATION	62,342,800

2021 Residential Tax Rate	2021 Residential Revenue Neutral Tax Rate	2021 Tax Rate Change over 2020 Tax Rate
0.00363523	0.00355998	2.11%

Municipal Residential Levy	62,342,800
2021 tax rate Weighted Assess	17,149,634,546