

Corporation of the County of Grey

By-Law 4979-17

A By-law to Establish and Levy Tax Rates for Upper Tier Purposes for the Year 2017

WHEREAS the Corporation of the County of Grey (hereinafter referred to as the "*Municipality*") has by By-law No. 4955-16 prepared and adopted the Estimates of Revenues and Expenditures for the Year 2017 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 Act*");

AND WHEREAS the apportionment of the *Municipality's* levy shall be based on the 2017 budget for the *Municipality* as set out in By-law No. 4955-16;

AND WHEREAS it is necessary to apportion the levy of \$54,340,234 required for *Municipality* purposes among the lower-tier municipalities;

AND WHEREAS s. 311 of *The Act* provides for the establishment of:

- i) the rates to be levied in each year;
- ii) the installments in which the taxes to be raised shall be paid;
- iii) the rate of interest to be paid on the amount in default if a lower-tier municipality fails to make a payment or portion thereof;

AND WHEREAS all property assessment rolls on which the 2017 taxes are to be levied have been returned and revised pursuant to the provisions of the *Assessment Act*;

AND WHEREAS the sums required by taxation in the year 2017 for general *Municipality* purposes are to be levied by the lower-tier municipalities as directed by the *Municipality's* By-law pursuant to s. 311(2) of *The Act*, as amended by Ontario Regulation 422/02;

AND WHEREAS the tax ratios on the property classes prescribed pursuant to s. 7 of the *Assessment Act* (the Prescribed Property Classes) for the 2017 taxation year have been set out in By-law No. 4977-17;

AND WHEREAS the subclass tax rate reductions on the property subclasses prescribed pursuant to s.8 of the *Assessment Act* (the "Prescribed Property Subclasses") for the 2017 taxation year have been set out in By-law No. 4978-17;

AND WHEREAS the tax rates on the Prescribed Property Classes and Prescribed Property Subclasses have been calculated in accordance with the provisions of *The Act* and the manner set out herein;

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE COUNTY OF GREY HEREBY ENACTS AS FOLLOWS:

1. For the year 2017 in the *Municipality*, the lower-tier municipalities shall levy upon the Prescribed Property Classes, the rates of taxation per current value assessment for general purposes set out in Schedule "A" attached hereto.
2. The levy of \$54,340,234 for *Municipality* purposes shall be raised in each lower-tier municipality in accordance with the details set out in Schedule "A".
3. Pursuant to section 311(13) and (18) of *The Act* and subject to the adjustments provided for in s.311(14) of *The Act* the amounts raised by each lower-tier municipality in accordance with Schedule "A shall be paid to the Treasurer of the *Municipality* in the following installments and on the following dates:
 - a) 25% of the amount required for *Municipality* purposes in the prior year, on or before March 31.
 - b) 50% of the amount required for *Municipality* purposes in the current year, less the amount of the installment paid under paragraph (a), on or before June 30.
 - c) 25% of such current amount, on or before September 30.
 - d) The balance of the entitlement for the year, on or before December 15.
4. 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.
5. This By-law shall come into force and effect on the date of the final passing thereof.
6. Schedule "A" attached hereto shall form part of this By-law.

ENACTED AND PASSED this 11th day of May, 2017

WARDEN: Alan Barfoot

CLERK: Sharon Vokes

County 2017 Assessment x 2017 Tax Rate with Assessment Phase-In (Year One)

Schedule "A" By-Law 4979-17

Establish and Levy Tax Rates for Upper Tier Purposes

	RTC RTQ	2017 CVA Assessment	Prescribed Transition Tax Ratios	CVA Weighted by Transition Tax Ratios	Municipal Taxes		
					2017 TAX RATES	2017 TAXATION	Total Taxes by Major Classes
Taxable							
Residential/Farm	RT	12,195,684,594	1.000000	12,195,684,594	0.00365995	44,635,608	44,635,608
Residential - Education Only	RD	751,000	0.000000	0	0.00000000	0	0
Multi-residential - New	NT	3,847,250	1.000000	3,847,250	0.00365995	14,081	1,192,025
Multi-residential	MT	223,319,216	1.441197	321,846,984	0.00527471	1,177,944	
Com. Occupied	CT,DT,ST,XT,YT	816,197,814	1.306940	1,066,721,571	0.00478334	3,904,149	3,985,304
Com. Excess Land	CU,SU,XU	4,410,835	0.914858	4,035,288	0.00334834	14,769	
Com. Vac. Land	CX	19,826,625	0.914858	18,138,546	0.00334834	66,386	
Com. Parking Lot	GT	0	1.306940	0	0.00478334	0	
Resort Condominiums	OT	236,749,100	1.000000	236,749,100	0.00365995	866,490	866,490
Ind. Occupied	IT,LT,JT,KT	129,589,542	1.858187	240,801,602	0.00680087	881,322	914,309
Ind. Excess Land	IU,LU,JU	999,374	1.207822	1,207,065	0.00442057	4,418	
Ind. Vacant Land	IX	6,462,750	1.207822	7,805,849	0.00442057	28,569	
Pipelines	PT	40,964,575	0.906848	37,148,643	0.00331902	135,962	135,962
Farmlands	FT	2,046,762,993	0.250000	511,690,748	0.00091499	1,872,763	1,873,308
Farmland waiting development	R1	512,319	0.250000	128,080	0.00091499	469	
Farmland waiting development	I1	83,500	0.250000	20,875	0.00091499	76	
Managed Forests	TT	115,209,402	0.250000	28,802,351	0.00091499	105,415	105,415
Total Taxable		15,841,370,889		14,674,628,546		53,708,422	53,708,422
Payment in Lieu							
Residential/Farm - full	RF, RH	12,121,275	1.000000	12,121,275	0.00365995	44,363	137,309
Residential/Farm - General	RG	24,419,675	1.000000	24,419,675	0.00365995	89,375	
Residential/Fm full Prov Ten	RP	975,700	1.000000	975,700	0.00365995	3,571	
Farm - PIL Full	FF, FP	80,400	0.250000	20,100	0.00091499	74	74
Multi-residential	MF	1,732,250	1.441197	2,496,514	0.00527471	9,137	9,137
Multi-residential - Prov tenant				0	0.00000000	0	
Com. Occupied - full	CH,CF,CP	75,001,903	1.306940	98,022,987	0.00478334	358,759	467,558
Com. Occupied - General	CG	19,024,275	1.306940	24,863,586	0.00478334	91,000	
Comm Landfill	HF	1,518,525	1.000000	1,518,525	0.00365995	5,558	
Com. Excess Land	CK,CV	189,300	0.914858	173,183	0.00334834	634	
Com. Vac. Land	CJ,CY,CZ	1,887,425	0.914858	1,726,726	0.00334834	6,320	
Com Parking Lot	GF	1,105,375	1.306940	1,444,659	0.00478334	5,287	
Ind. Occupied Full	IH,IF	2,492,300	1.858187	4,631,159	0.00680087	16,950	17,735
Ind. Excess Land	IV,IK	72,500	1.207822	87,567	0.00442057	320	
Ind Vacant Land	IJ,IY	105,125	1.207822	126,972	0.00442057	465	
Total PIL		140,726,028		172,628,628		631,812	631,812
Taxable Assessment		15,982,096,917		14,847,257,174		54,340,234	54,340,234
Exempt Assessment		739,272,785					
Total Municipal Assessment		16,721,369,702					

Allocation of 2017 Levy	
Township of Chatsworth	2,860,915
Township of Georgian Bluffs	5,991,234
Municipality of Grey Highlands	6,393,994
Town of Hanover	2,730,248
Municipality of Meaford	6,220,217
City of Owen Sound	7,810,487
Township of Southgate	2,907,673
The Town of The Blue Mountains	14,135,419
Municipality of West Grey	5,290,046
Total	54,340,234

Municipal Rates Only	
2016 TAXATION BUDGET	52,899,620
Growth in taxation from new assessment	438,708
2017 Budget requirements	1,001,906
2017 ENDING TAXATION	54,340,234
Municipal Residential Levy	54,340,234
2017 Tax Rate Weighted Assess	14,847,257,174

2017 Residential Tax Rate	2017 Residential Revenue Neutral Tax Rate	2017 Tax Rate Change
0.00365995	0.00359247	1.8784%