

# Corporation of the County of Grey

## By-Law 4931-16

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### A By-law to Establish and Levy Tax Rates for Upper Tier Purposes for the Year 2016

WHEREAS the Corporation of the County of Grey (hereinafter referred to as the "*Municipality*") has by By-law No. 4917-15 prepared and adopted the Estimates of Revenues and Expenditures for the Year 2016 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 2016 budget for the *Municipality* as set out in By-law No. 4917-15;

AND WHEREAS it is necessary to apportion the levy of \$52,899,620 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 2016 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 2016 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 2016 taxation year have been set out in By-law No. 4928-16;

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 2016 taxation year have been set out in By-law No. 4929-16;

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 2016 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 \$52,899,620 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 1<sup>st</sup> day of March, 2016

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WARDEN: Alan Barfoot

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CLERK: Sharon Vokes

# County 2016 Assessment x 2016 Tax Rate with Assessment Phase-In (Year Four)

Schedule "A" By-Law 4931-16

Establish and Levy Tax Rates for Upper Tier Purposes

					Municipal Taxes		
	RTC RTQ	2016 CVA Assessment	Prescribed Transition Tax Ratios	CVA Weighted by Transition Tax Ratios	2016 Revenue Neutral Tax Rates	2016 TAXATION	Total Taxes by Major Classes
<b>Taxable</b>							
Residential/Farm	RT	12,234,436,821	1.000000	12,234,436,821	0.00357563	43,745,765	43,745,765
Residential - Education Only	RD	818,000	0.000000	0	0.00000000	0	0
Multi-residential - New	NT	1,016,000	1.000000	1,016,000	0.00357563	3,633	1,143,185
Multi-residential	MT	221,135,700	1.441197	318,700,107	0.00515318	1,139,552	
Com. Occupied	CT,DT,ST,XT	840,523,032	1.306940	1,098,513,171	0.00467313	3,927,872	4,020,572
Com. Excess Land	CU,SU,XJ	5,451,215	0.914858	4,987,088	0.00327119	17,832	
Com. Vac. Land	CX	22,887,193	0.914858	20,938,532	0.00327119	74,868	
Com. Parking Lot	GT	0	1.306940	0	0.00467313	0	
Resort Condominiums	OT	199,875,100	1.000000	199,875,100	0.00357563	714,679	714,679
Ind. Occupied	IT,LT,JT,KT	130,021,667	1.858187	241,604,571	0.00664418	863,887	898,762
Ind. Excess Land	IU,LU,JU	1,011,998	1.207822	1,222,313	0.00431872	4,371	
Ind. Vacant Land	IX	7,063,300	1.207822	8,531,206	0.00431872	30,504	
Pipelines	PT	39,853,000	0.906848	36,140,613	0.00324255	129,225	129,225
Farmlands	FT	1,717,217,665	0.250000	429,304,416	0.00089391	1,535,032	1,535,365
Farmland waiting development	R1	289,800	0.250000	72,450	0.00089391	259	
Farmland waiting development	I1	83,000	0.250000	20,750	0.00089391	74	
Managed Forests	TT	98,920,730	0.250000	24,730,183	0.00089391	88,426	88,426
<b>Total Taxable</b>		<b>15,520,604,221</b>		<b>14,620,093,322</b>		<b>52,275,979</b>	<b>52,275,979</b>
<b>Payment in Lieu</b>							
Residential/Farm - full	RF, RH	11,860,700	1.000000	11,860,700	0.00357563	42,409	139,855
Residential/Farm - General	RG	26,403,000	1.000000	26,403,000	0.00357563	94,407	
Residential/Fm full Prov Ten	RP	849,700	1.000000	849,700	0.00357563	3,038	
Farm - PIL Full	FF, FP	79,000	0.250000	19,750	0.00089391	71	71
Multi-residential	MF	1,639,000	1.441197	2,362,122	0.00515318	8,446	8,446
Multi-residential - Prov tenant				0		0	
Com. Occupied - full	CH,CF,CP	75,504,570	1.306940	98,679,943	0.00467313	352,843	456,704
Com. Occupied - General	CG	19,695,600	1.306940	25,740,967	0.00467313	92,040	
Com. Excess Land	CV	199,500	0.914858	182,514	0.00327119	653	
Com. Vac. Land	CJ,CY,CZ	1,864,400	0.914858	1,705,661	0.00327119	6,099	
Com Parking Lot	GF	1,085,000	1.306940	1,418,030	0.00467313	5,070	
Ind. Occupied Full	IH,IF	2,609,400	1.858187	4,848,753	0.00664418	17,337	18,565
Ind. Excess Land	IV,IK	75,800	1.207822	91,553	0.00431872	327	
Ind Vacant Land	IJ,IY	208,500	1.207822	251,831	0.00431872	900	
<b>Total PIL</b>		<b>142,074,170</b>		<b>174,414,524</b>		<b>623,641</b>	<b>623,641</b>
<b>Taxable Assessment</b>		<b>15,662,678,391</b>		<b>14,794,507,846</b>		<b>52,899,620</b>	<b>52,899,620</b>
<b>Exempt Assessment</b>		<b>741,399,390</b>					
<b>Total Municipal Assessment</b>		<b>16,404,077,781</b>					

Allocation of 2016 Levy	
Township of Chatsworth	2,780,558
Township of Georgian Bluffs	5,907,254
Municipality of Grey Highlands	6,189,779
Town of Hanover	2,654,572
Municipality of Meaford	6,125,478
City of Owen Sound	7,709,893
Township of Southgate	2,715,277
The Town of The Blue Mountains	13,812,178
Municipality of West Grey	5,004,631
<b>Total</b>	<b>52,899,620</b>

Municipal Rates Only	
<b>2015 TAXATION BUDGET</b>	<b>51,421,811</b>
Growth in taxation from new assessment	473,093
2016 Budget requirements	1,004,716
<b>2016 ENDING TAXATION</b>	<b>52,899,620</b>

2016 Residential Tax Rate	2016 Residential Revenue Neutral Tax Rate	2016 Tax Rate Change over 2015 Tax Rate
0.00357563	0.00350771	1.9361%

Municipal Residential	Levy	52,899,620
2016 tax rate	Weighted Assess	14,794,507,846