



SUBJECT: 2022 TAX RATES

WARD: ALL

PREPARED BY AND KEY CONTACT: C. SMITH, SENIOR MANAGER, ACCOUNTING AND REVENUE, EXT. 5128

SUBMITTED BY: C. MILLAR, DIRECTOR OF FINANCE AND TREASURER

GENERAL MANAGER APPROVAL: D. MCALPINE, GENERAL MANAGER OF COMMUNITY AND CORPORATE SERVICES

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the tax rates for the 2022 taxation year be established as identified in Appendix “A” to Staff Report FIN005-22.
2. That the City Clerk be authorized to prepare all necessary by-laws to establish the 2022 tax rates as described within Staff Report FIN005-22.

PURPOSE & BACKGROUND

Report Overview

3. The purpose of this report is to establish the 2022 tax rates based on the budgetary requirements approved in the 2022 Business Plan.
4. On December 6, 2022, Motion 21-G-280 (as amended) was approved by Council. It established the 2022 Business Plan total property tax levy requirement at \$267,001,640.
5. On April 25, 2022, Council approved FIN003-22 - 2022 Tax Ratios and Capping Policies. The 2022 tax rates are based on the approved recommendations from that report.

ANALYSIS

6. The 2022 tax rates are presented in Appendix A. The tax rates are calculated by determining the amount each taxable property class needs to contribute based on established tax ratios in order to generate the property tax levy requirement of \$267,001,640.
7. It is anticipated that the final 2022 property tax bills will be issued in early June. The instalment due dates proposed for the balance of 2022 are June 30, and September 29. Proposed instalment dates for taxpayers participating in the City of Barrie’s (City) pre-authorized monthly payment plan are June 30, July 29, August 31, September 29 and October 31. As in previous years, the final tax rate by-law will establish penalties and interest rates at 1.25% per month in accordance with the *Municipal Act, 2001*.

8. In addition to collecting Municipal taxes, the City is also required to collect education taxes on behalf of the Province. The Province establishes the education rates each year under Ontario Regulation 400/98, as amended. Multi-residential, farm, and managed forest classes are included as part of the residential classification.
9. Rates for utility transmission corridors and railway rights-of-way are also established by Provincial Regulation.
10. Payment in lieu (PIL) of taxes are billed and collected in accordance with Provincial Regulation O. Reg. 382/98, as amended, based on assessed values from the Municipal Property Assessment Corporation (MPAC), and the tax rates that would be used if the properties were taxable. Properties that are subject to (PIL) of taxes are typically government owned properties, hospitals, and colleges/universities. For hospitals, the PIL is calculated based on the number of beds, and for colleges/universities, the calculation is based on "heads" or number of students as supplied to the City.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

11. There are no environmental or climate change impact matters related to the recommendation.

ALTERNATIVES

12. There are no alternatives for Council to consider in terms of the tax rates, as they are a prescribed calculation based on the tax levy, tax ratios, and tax policies approved by Council for 2022.
13. The following alternative is available for consideration by General Committee:

Alternative #1 General Committee could choose to change the instalment or monthly pre-authorized due dates.

This alternative is not recommended as it would pose a strain on the City's cash flow requirements.

FINANCIAL

14. There are no direct financial implications to the City associated with the recommendations regarding the tax rates. However, postponing a decision about the 2022 tax rates would create a delay in issuing the 2022 final property tax bills, which could create a financial constraint on the City's cash flows.

LINKAGE TO 2018-2022 STRATEGIC PLAN

15. This is an operational matter that is not specifically related to the goals identified in the 2018-2022 Strategic Plan.



Appendix "A"
2022 Proposed Tax Rates

Property Class	Tax Class Qualifier	Municipal Tax Rate	Education Rate	Total Rate	Total Municipal Levy (\$)	Total Education Levy (\$)	Total Levy (\$)
R - Residential Full	RT	1.101822%	0.153000%	1.254822%	191,111,856	26,537,972	217,649,829
C - Commercial Full	CT	1.579050%	0.880000%	2.459050%	28,965,228	16,142,241	45,107,469
C - Commercial Excess Land	CU	1.579050%	0.880000%	2.459050%	704,018	392,347	1,096,365
C - Commercial Vacant Land	CX	1.579050%	0.880000%	2.459050%	933,738	520,370	1,454,107
D - Office Building Full	DT	1.579050%	0.880000%	2.459050%	815,662	454,566	1,270,229
D - Office Building Excess/Vacant Land	DU, DX	1.579050%	0.880000%	2.459050%	0	0	0
X/Y - Commercial/Office Building New Full	XT, YT	1.579050%	0.880000%	2.459050%	8,095,946	4,511,848	12,607,794
X/Y - Commercial/Office Building New Excess Land	XU, YU	1.579050%	0.880000%	2.459050%	383,058	213,477	596,535
F - Farm Full	FT	0.275456%	0.038250%	0.313706%	66,631	9,252	75,883
I - Industrial Full	IT	1.670724%	0.880000%	2.550724%	3,905,903	2,057,309	5,963,213
I - Industrial Vacant Land	IX	1.670724%	0.880000%	2.550724%	1,992,156	1,049,304	3,041,460
I - Industrial Excess Land	IU	1.670724%	0.880000%	2.550724%	85,668	45,123	130,791
J - Industrial New Construction Full	JT	1.670724%	0.880000%	2.550724%	1,003,241	528,425	1,531,666
J - Industrial New Construction Vacant Land	JX	1.670724%	0.880000%	2.550724%	0	0	0
J - Industrial New Construction Excess Land	JU	1.670724%	0.880000%	2.550724%	52,088	27,436	79,524
L - Large Industrial Full	LT	1.670724%	0.880000%	2.550724%	475,032	250,208	725,240
L - Large Industrial Excess Land	LU	1.670724%	0.880000%	2.550724%	45,410	23,918	69,329
M - Multi-Residential Full	MT	1.101822%	0.153000%	1.254822%	10,037,131	1,393,765	11,430,896
N - New Multi-Residential Full	NT	1.101822%	0.153000%	1.254822%	1,822,526	253,078	2,075,604
P - Pipelines Full	PT	1.216344%	0.880000%	2.096344%	483,266	349,633	832,899
S - Shopping Centre Full	ST	1.579050%	0.880000%	2.459050%	10,879,120	6,062,903	16,942,023
S - Shopping Centre Excess Land	SU	1.579050%	0.880000%	2.459050%	22,617	12,604	35,221
Z - Shopping Centre New Construction Full	ZT	1.579050%	0.880000%	2.459050%	4,640,436	2,586,102	7,226,539
Z - Shopping Centre New Construction Excess Land	ZU	1.579050%	0.880000%	2.459050%	40,092	22,343	62,435
T - Managed Forest Full	TT	0.275456%	0.038250%	0.313706%	2,149	298.43	2,448
R - Residential Education Only	RD	0.000000%	0.153000%	0.153000%	0	1,697	1,697
Industrial Payment in Lieu Properties- Hydro	IH, IJ, IK	1.670724%	1.062384%	2.733108%	136,755	86,960	223,716
Commercial Payment in Lieu Properties- Hydro	CH, CJ	1.579050%	0.980000%	2.559050%	301,911	187,374	489,285
TOTAL					\$267,001,640	\$63,720,554	\$330,722,194