

# Staff Report



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To	General Committee
Subject	2025 Tax Rates
Date	April 16, 2025
Ward	All
From	C. Smith, Interim Director of Finance
Executive Member Approval	J. Schmidt, General Manager of Community and Corporate Services
CAO Approval	M. Prowse, Chief Administrative Officer
Staff Report #	FIN004-25

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## Recommendations:

1. That the tax rates for the 2025 taxation year be established as identified in Appendix A to Staff Report FIN004-25.
  2. That the City Clerk be authorized to prepare all necessary by-laws to establish the 2025 tax rates as described within Staff Report FIN004-25.
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## Executive Summary:

**The purpose of this report is to establish the 2025 tax rates based on the budgetary requirements approved in the 2025 Business Plan.** The 2025 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 \$320,016,893.

**Council approved the City of Barrie's (City) portion of the 2025 Business Plan & Budget on December 11, 2024, under Motion 24-G-256 (as amended), and the Service Partner portion on January 29, 2025 under Motion 25-G-015 (as amended).** Both motions established the 2025 Business Plan & Budget total property tax levy requirement at \$320,016,893.

**On April 9, 2025, Council approved FIN002-25 - 2025 Tax Ratios. The 2025 tax rates are based on the approved recommendations from that report.**

## Key Findings:

**It is anticipated that the final 2025 property tax bills will be issued in late May into early June. The instalment due dates proposed for the balance of 2025 are June 30 and September 29.** Proposed instalment dates for taxpayers participating in the City's pre-authorized monthly payment plan are June 30, July 31, August 29, 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*.

**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.

**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 reported to the City.

## Financial Implications:

There are no direct financial implications for the City associated with the recommendations regarding the tax rates. However, postponing a decision about the 2025 tax rates would create a delay in issuing the 2025 final property tax bills, which could create a financial constraint on the City's cash flow.

**Alternatives:** 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 could pose a strain on the City's cash flow requirements.

## Strategic Plan Alignment:

The recommendation(s) included in this Staff Report are not specifically related to the goals identified in the 2022-2026 Strategic Plan.

## Additional Background Information and Analysis:

**The City must establish its tax rates through by-law on an annual basis to raise the required levy set out in the annual Budget and Business Plan.** The tax rates are based on assessment values, tax ratios, and the annual tax levy requirement. They are calculated as follows:

$$\text{Property Tax Rate} = \frac{\text{Annual Property Tax Levy}}{\text{Weighted Assessment for All Classes}} \times \text{Tax Ratio for the class}$$

### **Consultation and Engagement:**

No public consultation was required in relation to this staff report.

### **Environmental and Climate Change Impact Matters:**

There are no environmental and/or climate change impact matters related to the recommendations.

### **Appendix:**

Appendix A – 2025 Proposed Tax Rates

### **Report Author:**

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### **File #:**

F22

### **Pending # (if applicable):**

Not Applicable

**Appendix "A"**  
**2025 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	RT	1.258754%	0.153000%	1.411754%	232,490,647	28,258,898	260,749,545
C - Commercial	CT/GT/C7	1.803953%	0.880000%	2.683953%	41,734,060	20,358,559	62,092,619
C - Commercial Excess Land	CU	1.803953%	0.880000%	2.683953%	1,069,623	521,780	1,591,403
C - Commercial Vacant Land	CX	1.803953%	0.880000%	2.683953%	1,288,619	628,610	1,917,229
D - Office Building	DT	1.803953%	0.880000%	2.683953%	1,602,186	781,573	2,383,759
D - Office Building Excess/Vacant Land	DU/DX	1.803953%	0.880000%	2.683953%	0	0	0
F - Farm	FT	0.314689%	0.038250%	0.352939%	66,208	8,048	74,256
I - Industrial	IT	1.908684%	0.880000%	2.788684%	5,770,535	2,660,509	8,431,044
I - Industrial Vacant Land	IX	1.908684%	0.880000%	2.788684%	1,987,800	916,474	2,904,274
I - Industrial Excess Land	IU	1.908684%	0.880000%	2.788684%	191,761	88,411	280,172
V - Aggregate Extraction Taxable	VT	1.553112%	0.051100%	1.604212%	3,260	107	3,367
L - Large Industrial	LT	1.908684%	0.880000%	2.788684%	597,278	275,375	872,653
L - Large Industrial Excess Land	LU	1.908684%	0.880000%	2.788684%	47,689	21,987	69,675
M - Multi-Residential	MT	1.258754%	0.153000%	1.411754%	11,452,458	1,392,029	12,844,487
N - New Multi-Residential	NT	1.258754%	0.153000%	1.411754%	2,643,833	321,354	2,965,187
P - Pipelines	PT	1.389588%	0.880000%	2.269588%	601,457	380,890	982,347
S - Shopping Centre	ST	1.803953%	0.880000%	2.683953%	17,877,386	8,720,882	26,598,269
S - Shopping Centre Excess Land	SU	1.803953%	0.880000%	2.683953%	60,668	29,595	90,263
T - Managed Forest	TT	0.314689%	0.038250%	0.352939%	2,461	299	2,760
R - Residential Education Only	RD	0.000000%	0.153000%	0.153000%	0	946	946
Industrial Payment in Lieu Properties	IH, IJ, IK	1.908684%	1.062384%	2.971068%	168,726	93,914	262,640
Commercial Payment in Lieu Properties	CH, CJ	1.803953%	0.980000%	2.783953%	360,238	195,699	555,937
<b>TOTAL</b>					<b>\$ 320,016,893</b>	<b>\$ 65,655,938</b>	<b>\$ 385,672,831</b>