

# STAFF REPORT FIN005-14 May 26, 2014

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TO:

**GENERAL COMMITTEE** 

SUBJECT:

**2014 TAX RATES** 

WARD:

ALL

PREPARED BY AND KEY

CONTACT:

R. MCDOUGALL, REVENUE AND TAXATION SUPERVISOR, ex

SUBMITTED BY:

D. MCKINNON, DIRECTOR OF FINANCE

COMMISSIONER APPROVAL:

R. J. FORWARD, MBA, M.Sc., P. Eng.

GENERAL MANAGER OF COMMUNITY AND COMPORATE SERVICES

CHIEF ADMINISTRATIVE OFFICER APPROVAL:

C. LADD, CHIEF ADMINISTRATIVE OFFICER

## RECOMMENDED MOTION

1. That the tax rates for the 2014 taxation year be established as set out in Appendix A of FIN005-14.

2. That the City Clerk be authorized to prepare all necessary by-laws to establish the 2014 taxation rates as described herein.

# **PURPOSE & BACKGROUND**

- 3. The purpose of this report is to establish the 2014 tax rates based on the budgetary requirements approved in the 2014 Business Plan.
- 4. Council passed the following motions which are required in order to calculate the 2014 City Tax Rates:
  - a) On January 27, 2014, Motion 14-G-017 was approved by Council which established the 2014 Business Plan and a total tax levy requirement of \$188,895,401.
  - b) On May 5, 2014, Motion 14-G-109 was approved by Council which established the 2014 tax ratios and tax policies.

# **ANALYSIS**

- 5. The 2014 tax rates are presented in Appendix A. The tax rates are calculated by determining the amount each property class needs to contribute based on established tax ratio in order to generate the levy requirement of \$188,895,401.
- 6. It is anticipated that the final 2014 property tax bills will be issued in May. The instalment due dates proposed for 2014 are June 26 and September 25. Proposed installment dates for taxpayers participating in the City's pre-authorized monthly payment plan are June 30, July 31, August 29, September 30 and October 31, 2014. 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.

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- 7. 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 by regulation (O. Reg. 114/11). The 2014 education rates have been adjusted to maintain revenue neutrality based on the Assessment Phase-In Program across the Province. As such, property owners should not see an increase in the education portion of their property tax bills. As part of the 2007 Budget, the Province announced an initiative to set annual ceiling rates for the Business Education Tax (BET) Rates for commercial and industrial classes. For 2014 the annual ceiling rate is 1.22%.
- 8. Rates for utility transmission corridors and railway right-of-ways are also established by Provincial Regulation (O. Reg. 392/98, 387/98). These rates have remained unchanged for 2014.
- 9. Payment in lieu of taxes are billed and collected in accordance with Provincial Regulation (O. Reg. 382/98) 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 payment in lieu of taxes are typically government owned properties, hospitals and colleges/universities.
- The table below indicates the impact of the proposed 2014 tax rates on various residential property types, consistent with the impacts described during deliberations of the 2014 Business Plan:

Property Type	Average Assessment	Municipal Tax	Education Tax	Total 2014 Tax	Total 2013 Tax	\$ Increase	% Increase
Single Family Detached	277,000	3,073	562	3,635	3,563	72	2.0%
Single Family Detached on Water	967,475	10,732	1964	12,696	12,442	254	2.0%
Link Home	231,480	2,568	470	3,038	2,977	61	2.0%
Residential Condominium	200,620	2,225	407	2,633	2,580	53	2.0%

### **ENVIRONMENTAL MATTERS**

11. There are no environmental matters related to the recommendations.

# **ALTERNATIVES**

12. There are no alternatives for Council to consider as tax rates are a prescribed calculation based on the tax levy, tax ratios and tax policies approved by Council for 2014.

### **FINANCIAL**

13. There are no direct financial implications to the City associated with the recommendations regarding the tax rates. However, postponing a decision about the 2014 tax rates would create a delay in issuing the 2014 final property tax bills, which could create a financial constraint on the corporation's cash flows.

### LINKAGE TO COUNCIL STRATEGIC PRIORITIES

14. This is an operational matter that has no direct relationship to the City of Barrie's Strategic Priorities.



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R.T         1.09902W         0.203000W         1.312902W         1.35702W         1.357704         1.589770W         1.17850W         1.312902W         2.49571         2.598770W         1.17850W         1.17850W         2.59800W         2.49571         2.598770W         1.17850W         1.17850W         1.25897W         1.25897W         1.17850W         1.25897W         1.17850W         1.12850W	local set i	6.22	lotal Levy (5)
CX 1.112839% 0.825405% 1.538244% 1.22839% 1.12839% 0.825405% 1.538244% 1.22839% 1.112839% 0.825405% 1.538244% 1.22839% 1.112839% 0.825405% 1.538244% 2.258920% 1.112839% 0.825405% 1.538244% 2.258920% 1.112839% 0.825405% 1.538244% 2.258920% 1.112839% 0.825405% 1.538244% 1.42839% 0.825405% 1.538244% 1.42839% 0.825405% 1.538244% 1.42839% 0.825405% 1.538244% 1.42839% 0.825405% 1.332302% 1	135,764,880	24,844,694	160,609,575
CX 1.112839% 0.825405% 1.938244% 1.22 CU 1.112839% 0.825405% 1.938244% 25 DU 1.112839% 0.825405% 1.938244% 25 DU 1.112839% 0.825405% 1.938244% 1.4 XT/Y 1.589770% 1.179150% 2.768920% 3.75 XU/YU 1.112839% 0.825405% 1.938244% 1.4 FAD1 0.831977% 0.650750% 0.984227% 1.6 IT 0.27726% 0.050750% 0.984227% 1.0 IV 0.831977% 0.152260% 1.93224% 1.0 IV 1.093343% 0.649931% 1.943274% 1.0 IV 1.093343% 0.649931% 1.943274% 1.0 IV 1.093343% 0.793000% 1.886343% 1.943274% 1.0 IV 1.09302% 0.793000% 1.886343% 1.0 IV 1.09302% 0.793000% 1.30726% 5.60 NY 1.109302% 0.203000% 1.312302% 5.60 NY 1.109302% 0.203000% 1.312302% 5.60 XY 1.109302% 0.203000% 1.312302% 5.60 XY 1.109302% 0.203000% 1.312302% 6.50 XY 1.112839% 0.825405% 1.938244% 20 ZY 1.112839% 0.825405% 1.938244% 20 ZY 1.112839% 0.625405% 1.938244% 20 ZY 1.112839% 0.625405% 1.938244% 20 ZY 2.788920% 0.328076% 1.338244% 20 ZY 2.788920% 0.328076% 0.328076%	24,921,442	18,484,515	43,405,957
CU         1,112839%         0.825405%         1,938244%         25           DU         1,112839%         0.625405%         1,938244%         74           DU         1,112839%         0.625405%         1,938244%         74           XIVY         1,1289770%         0.625405%         1,938244%         14           FAD         1,112839%         0.625405%         1,938244%         14           1         FAD1         0.27726%         0.050750%         1,938244%         14           2         FAD2         1,108302%         0.052750%         0.328076%         6           2         FAD2         1,108302%         0.152250%         1,33202%         1,068327%           1         1         1,083343%         0.164931%         1,943274%         1,068327%           1         1         1,083343%         0.793000%         1,943274%         1,068343%           1         1         1,093343%         0.793000%         1,986343%         1,1093274%         1           1         1         1,093343%         0.793000%         1,312302%         1,286344%         1           1         1         1,109302%         0.203000%         1,312302%         1 <td>1,225,359</td> <td>908,863</td> <td>2,134,222</td>	1,225,359	908,863	2,134,222
DT         1,589770%         1,179150%         2,788920%         74           DU         1,112839%         0.825405%         1.938244%         1,758           XI/YU         1,112839%         0.825405%         1.938244%         144           XI/YU         1,112839%         0.625405%         1.938244%         144           1         FAD1         0.277326%         0.050750%         0.328076%         144           1         FAD2         1,109302%         0.203000%         1.312302%         1,06           1         T         1,682066%         1,307586%         2.989652%         3,32           IV         1,093343%         0.849931%         1.943274%         1,06           JX         1,093343%         0.793000%         1.886343%         1,06           JX         1,093343%         0.793000%         1.886343%         1           JX         1,093343%         0.793000%         1.886343%         1           JX         1,093343%         0.793000%         1.312302%         5,60           MT         1,109302%         0.203000%         1.312302%         5,60           NT         1,128302%         0.203000%         1.312302%         5,60	1% 255,654	189,622	445,276
DU         1.112839%         0.825405%         1.938244%         3.75           XIYT         1.589770%         1.179150%         2.768620%         3.75           XUYU         1.112839%         0.825405%         1.938244%         144           1         FT         0.277326%         0.050750%         0.328076%         6           1         FAD1         0.831977%         0.152260%         0.328076%         1.0083277%           2         FAD2         1.109302%         0.203000%         1.312302%         3.32           IX         1.083343%         0.849931%         1.943274%         1.00           JX         1.083343%         0.793000%         1.886343%         1           JX         1.093343%         0.793000%         1.886343%         3           LU         1.093343%         0.793000%         1.312302%         5,60           MT         1.09302%         0.203000%         1.312302%         5,60           NT         1.109302%         0.203000%         1.312302%         5,60           ST         1.589770%         1.179150%         2.768920%         9,50           SU         1.112839%         0.203000%         1.3333244%         21 <td>746,501</td> <td>553,688</td> <td>1,300,189</td>	746,501	553,688	1,300,189
XT/T         1.589770%         1.179150%         2.788920%         3,75           XU/YU         1.112839%         0.825406%         1.938244%         144           FT         0.277326%         0.050750%         0.328076%         6           1         FAD1         0.831977%         0.050750%         0.328076%         6           2         FAD2         1.109302%         0.203000%         1.312302%         3.32           IT         1.682066%         1.307586%         2.989652%         3.32           IV         1.093343%         0.849931%         1.943274%         1.06           JU         1.093343%         0.793000%         1.886343%         1           LU         1.093343%         0.793000%         1.886343%         5.60           MT         1.093302%         0.203000%         1.312302%         5.60           MT         1.109302%         0.203000%         1.312302%         5.60           PT         1.224602%         0.203000%         1.312302%         9.50           ST         1.109302%         0.203000%         1.312302%         9.50           SU         1.112839%         0.825405%         1.938244%         21	1,505	1,116	2,621
XUIVU         1.112839%         0.825405%         1.938244%         144           1         FT         0.277326%         0.050750%         0.328076%         6           1         FAD1         0.831977%         0.152250%         0.328076%         6           2         FAD2         1.109302%         0.203000%         1.312302%         3,32           1         1         1.093343%         0.849931%         1.943274%         1,06           1         1         1.093343%         0.849931%         1.943274%         1,06           1         JT         1.093343%         0.793000%         1.886343%         1           AJ         JU         1.093343%         0.793000%         1.886343%         1           LU         1.093343%         0.793000%         1.886343%         1           LU         1.093343%         0.203000%         1.312302%         5,60           MT         1.109302%         0.203000%         1.312302%         5,60           NT         1.109302%         0.203000%         1.312302%         9,50           ST         1.12839%         0.203000%         1.332302%         9,50           ZT         1.112839%         0.825405	3,754,787	2,784,968	6,539,755
FT         0.277326%         0.050750%         0.38076%         6           nt Phase 1         FAD1         0.831977%         0.152250%         0.984227%         3.32           nt Phase 2         FAD2         1.109302%         0.203000%         1.312302%         3.32           lT         1.682066%         1.307586%         2.989652%         3.32           Land         U         1.093343%         0.849931%         1.943274%         1.06           Land         JT         1.682066%         1.220000%         2.902066%         36           Land         JX         1.093343%         0.793000%         1.886343%         1           xcess Land         JU         1.093343%         0.793000%         1.886343%         1           kxcess Land         JU         1.093343%         0.793000%         1.307586%         2.989652%         38           LU         1.093343%         0.793000%         1.307586%         2.989652%         38           MT         1.109302%         0.203000%         1.312302%         5.60           ST         1.12899%         0.203000%         1.312302%         9.50           SU         1.112839%         0.825405%         1.938244% <td< td=""><td>140,316</td><td>104,074</td><td>244,390</td></td<>	140,316	104,074	244,390
nt Phase 1         FAD1         0.831977%         0.152250%         0.984227%           nt Phase 2         FAD2         1.109302%         0.203000%         1.312302%         3.32           nt Phase 2         IT         1.682066%         1.307586%         2.989652%         3.32           Land         IV         1.093343%         0.849931%         1.943274%         1.06           Land         JX         1.093343%         0.730000%         1.943274%         7           Land         JX         1.093343%         0.730000%         1.886343%         1           Land         JX         1.093343%         0.730000%         1.886343%         1           xxcess Land         JU         1.093343%         0.730000%         1.886343%         1           xxcess Land         JU         1.093343%         0.730000%         1.886343%         1           MT         1.109302%         0.203000%         1.312302%         5,60           MT         1.109302%         0.203000%         1.312302%         5,60           ST         1.289770%         1.179150%         2.768920%         9,50           ZT         1.112839%         0.825405%         1.93824%         21	67,807	12,409	80,216
Int Phase 2         FAD2         1.109302%         0.203000%         1.312302%         3,32           Int Phase 2         Interpretation of the process of the	0 %	0	0
Land         IT         1.682066%         1.307586%         2.989652%         3,32           Land         IU         1.093343%         0.849931%         1.943274%         1,06           Land         JT         1.682066%         1.220000%         2.902066%         36           Land         JX         1.093343%         0.793000%         1.886343%         1           xcess Land         JU         1.093343%         0.793000%         1.886343%         1           xcess Land         JU         1.093343%         0.793000%         1.886343%         1           LU         1.093343%         0.793000%         1.886343%         5.60           MT         1.109302%         0.203000%         1.312302%         5.60           NT         1.109302%         0.203000%         1.312302%         5.60           ST         1.589770%         1.179150%         2.768920%         9.50           SU         1.112839%         0.825405%         1.938244%         21           ZU         1.12839%         0.050750%         0.328076%         0.328076%	0 %	0	0
Land IU 1.093343% 0.849931% 1.943274% 1.093343% 1.220000% 2.902066% 3.6 Land JX 1.093343% 0.793000% 1.886343% 1.093343% 1.093343% 0.793000% 1.886343% 1.093343% 1.09332% 1.307586% 1.307586% 1.307586% 1.312302% 1.312302% 1.312302% 1.312302% 1.312302% 2.699652% 2.989652% 3.8 LU 1.09302% 0.203000% 1.312302% 2.56902% 2.768920% 2.7 SU 1.112839% 0.825405% 1.938244% 2.1 TT 0.277326% 0.020750% 0.328076% 1.3383244% 2.1 The colory of the color	3,324,270	2,584,185	5,908,455
Land         IU         1.093343%         0.849931%         1.943274%         7           Land         JX         1.093343%         0.793000%         1.886343%         36           Land         JX         1.093343%         0.793000%         1.886343%         1           xcess Land         JU         1.093343%         0.793000%         1.886343%         1           LU         1.093343%         0.793000%         1.943274%         2           MT         1.109302%         0.203000%         1.312302%         5,60           NT         1.109302%         0.203000%         1.312302%         5,60           NT         1.109302%         0.203000%         1.312302%         5,60           PT         1.289770%         1.179150%         2.768920%         9,50           SU         1.112839%         0.825405%         1.938244%         3           ZU         1.112839%         0.0825405%         1.938244%         21           TT         0.277326%         0.060750%         0.328076%         21	1,060,641	824,510	1,885,151
Land       JT       1.682066%       1.220000%       2.902066%       36         Land       JX       1.093343%       0.793000%       1.886343%       1         xcess Land       JU       1.093343%       0.793000%       1.886343%       38         LU       1.093343%       0.793000%       1.8989652%       38         LU       1.09302%       0.203000%       1.312302%       5.60         NT       1.109302%       0.203000%       1.312302%       5.60         PT       1.224602%       1.178150%       2.352414%       40         SU       1.112839%       0.825405%       1.938244%       9.50         ZT       1.12839%       0.825405%       1.938244%       21         TT       0.277326%       0.050750%       0.328076%       21	76,903	59,782	136,685
Land       JX       1.093343%       0.793000%       1.886343%       1         xcess Land       JU       1.093343%       0.793000%       1.886343%       38         LT       1.682066%       1.307586%       2.989652%       38         LU       1.093343%       0.849931%       1.943274%       2         MT       1.109302%       0.203000%       1.312302%       5,60         NT       1.109302%       0.203000%       1.312302%       5,60         PT       1.224602%       1.127812%       2.352414%       40         ST       1.589770%       1.179150%       2.768920%       9,50         ZD       2.1112839%       0.825405%       1.938244%       21         ZU       1.112839%       0.0825405%       1.938244%       21         TT       0.277326%       0.050750%       0.328076%	367,860	266,808	634,668
xcess Land         JU         1.093343%         0.793000%         1.886343%           LT         1.682066%         1.307586%         2.989652%         38           LU         1.093343%         0.849931%         1.943274%         2           MT         1.109302%         0.203000%         1.312302%         5,60           NT         1.109302%         0.203000%         1.312302%         5,60           PT         1.224602%         1.177812%         2.35241%         40           ST         1.589770%         1.179150%         2.768920%         9,50           ZT         1.589770%         1.179150%         2.768920%         86           ZU         1.112839%         0.825405%         1.938244%         21           TT         0.277326%         0.050750%         0.328076%         21	16,542	11,998	28,540
LT 1.682066% 1.307586% 2.989652% 38  LU 1.093343% 0.849931% 1.943274% 2  MT 1.109302% 0.203000% 1.312302% 5.60  NT 1.109302% 0.203000% 1.312302% 1.224602% 1.127812% 2.352414% 40  ST 1.589770% 1.178150% 2.788920% 9.50  SJ 1.589770% 1.179150% 2.788920% 9.50  ZT 1.589770% 1.179150% 2.788920% 86  ZJ 1.583970% 1.179150% 2.788920% 86  ZJ 1.583970% 1.17839% 1.938244% 21  TT 0.277326% 0.050750% 0.328076%	798	629	1,377
LU 1.093343% 0.849931% 1.943274% 2  MT 1.109302% 0.203000% 1.312302% 5,60  NT 1.109302% 0.203000% 1.312302% 12  PT 1.224602% 1.127812% 2.352414% 40  ST 1.589770% 1.179150% 2.768920% 9,50  SU 1.112839% 0.825405% 1.938244% 3  TT 0.277326% 0.050750% 0.328076%	387,125	300,939	688,064
MT       1.109302%       0.203000%       1.312302%       5,60         NT       1.109302%       0.203000%       1.312302%       5,60         PT       1.224602%       1.127812%       2.352414%       40         ST       1.589770%       1.179150%       2.768920%       9,50         SU       1.112839%       0.825405%       1.938244%       3         ZU       1.112839%       0.825405%       1.938244%       21         TT       0.277326%       0.050750%       0.328076%       21	24,094	18,730	42,824
NT       1.109302%       0.203000%       1.312302%       12         PT       1.224602%       1.127812%       2.352414%       40         ST       1.589770%       1.179150%       2.768920%       9,50         SU       1.112839%       0.825405%       1.938244%       3         ZT       1.589770%       1.179150%       2.768920%       86         ZU       1.112839%       0.825405%       1.938244%       21         TT       0.277326%       0.050750%       0.328076%       21	5,600,000	1,024,789	6,624,789
PT       1.224602%       1.127812%       2.352414%       40         ST       1.589770%       1.179150%       2.768920%       9,50         SU       1.112839%       0.825405%       1.938244%       3         ZT       1.589770%       1.179150%       2.768920%       86         ZU       1.112839%       0.825405%       1.938244%       21         TT       0.277326%       0.050750%       0.328076%	126,843	23,212	150,055
ST 1.589770% 1.178150% 2.768920% 9,50 SU 1.112839% 0.825405% 1.938244% 3 ZT 1.589770% 1.179150% 2.768920% 86 ZU 1.112839% 0.825405% 1.938244% 21 TT 0.277326% 0.050750% 0.328076%	1% 407,621	375,404	783,025
SU 1.112839% 0.825405% 1.938244% 3 ZT 1.589770% 1.179150% 2.788920% 86 ZU 1.112839% 0.825405% 1.938244% 21 TT 0.277326% 0.050750% 0.328076%	9,504,360	7,049,491	16,553,851
ZT 1.589770% 1.179150% 2.768920% 86 ZU 1.112839% 0.825405% 1.938244% 21 TT 0.277326% 0.050750% 0.328076%	36,603	27,149	63,752
ZU 1.12839% 0.825405% 1.938244% 21 TT 0.277326% 0.050750% 0.328076%	9% 868,551	644,214	1,512,765
TT 0.277326% 0.050750% 0.328076%	1% 212,986	157,974	370,960
	1,953	357	2,310
R - Residential School Only RD 0.000000% 0.203000% 0.203000%	0 %	22,307	22,307
TOTAL 188,895	188,895,401	61,276,377	250,171,779