



TO:	GENERAL COMMITTEE
SUBJECT:	2021 PROPERTY TAX CLAWBACK 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 City Clerk be authorized to prepare the necessary Tax Capping By-law to establish the 2021 property tax clawback rates as described in Staff Report FIN010-21.

PURPOSE & BACKGROUND

2. The purpose of this report was previously to seek Council approval for the property tax clawback percentage in order to fund affected properties that were being capped in the commercial tax class as required under Sec 330(1) of the *Municipal Act, 2001*.
3. In 2021, the 3 remaining properties in the commercial class in the capping program reached Current Value Assessment (CVA), so while there are no properties within the capping parameters, legislation requires the by-law still be passed.
4. The industrial and multi-residential classes had previously reached CVA taxation and no clawback was required last year.

ANALYSIS

5. Since the introduction of the capping program, Council has maintained a policy of withholding the equivalent amount of available tax decreases, by property class, to a maximum of 100% in order to fund the cost of properties that were entitled to capping protection. This meant that properties that had a tax reduction contributed a portion of their decrease to limit tax increases on other properties in the same tax class.

6. The City is currently in year two of a four-year phase out for the commercial class, however the stability of the assessment roll along with Council's direction regarding the program parameters per Motion 21-G-097 paragraph 3, has resulted in an early exit from the program. There are no longer any properties in the commercial class requiring capping, which also means there is no requirement to clawback from decreasing properties.

Description	Commercial
Decrease Clawed Back	0.00
Decrease Retained	100.00
Total	100%
Capping Protection Required	0.00%
Tax Decreases Withheld to Provide Capping Protection	\$0.00
Net Class Impact	\$0.00

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

7. There are no environmental or climate change impact matters relating to the approval of the 2021 property tax clawback percentages.

ALTERNATIVES

8. There are no alternatives available for consideration by General Committee as no clawback is required for 2021.

FINANCIAL

9. There are no direct financial implications to the City of Barrie associated with the recommendations regarding 2021 property tax clawback rates.

LINKAGE TO 2018-2022 STRATEGIC PLAN

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