

The Corporation of the City of Owen Sound

By-law No. 2021-060

A By-law to Adopt a Policy Respecting Taxes for the City of Owen Sound

WHEREAS the Council of the Corporation of the City of Owen Sound has prepared and adopted estimates of all sums required during the year for the purposes of the Municipality totaling \$31,659,458 pursuant to Section 290 of the *Municipal Act*; and

WHEREAS the Council of the Corporation of the County of Grey has prepared and adopted estimates of all sums required during the year for the purposes of the County, which includes a requisition of \$8,305,854 to be raised by the City of Owen Sound in accordance with Ontario Regulation 311/01; and

WHEREAS all property assessment rolls on which the 2021 taxes are to be levied have been returned and revised pursuant to the provisions of the *Assessment Act*; and

WHEREAS Property Classes and Property Subclasses have been prescribed pursuant to Section 7 and 8 of the *Assessment Act*; and

WHEREAS pursuant to Ontario Regulation 311/01 the City shall establish tax ratios in accordance with Section 308 of the *Municipal Act*, which may be separate and distinct from the tax ratios established by the County; and

WHEREAS the County has established the treatment for prescribed property subclass in accordance with Sections 313 and 313.1 of the *Municipal Act*; and

WHEREAS Ontario Regulation 311/01 provides that the City shall establish tax rates to be levied for local municipal purposes under Section 312 of the *Municipal Act* as well as tax to raise the City's portion of the County's levy requirement; and

WHEREAS the taxes for school purposes shall be levied, collected and administered by the Municipality in accordance with the *Education Act* and Ontario Regulation 400/98 made and most recently revised under the *Education Act*;

WHEREAS section 208 of the *Municipal Act* provides that the City shall levy rates on all persons assessed for business assessment in the area designated by By-law No. 1973-005 as an Improvement Area for the estimated expenditures determined by the Board of Management and approved by the Council of the City; and

WHEREAS Part X of the *Municipal Act* provides for the issuance of tax bills and the collection and administration of tax amounts;

WHEREAS on April 19, 2021, City Council adopted Resolution No. R-210419-009 directing staff to bring forward a by-law to authorize the adoption of a policy respecting taxes, in consideration of staff report CR-21-037; and

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF OWEN SOUND HEREBY ENACTS AS FOLLOWS:

Part I. Interpretation

Short Title

1. This by-law shall be known as the "Tax Policy By-law".

Headings

2. The division of this by-law into parts and the insertion of headings are for convenient reference only and shall not affect interpretation of the by-law.

References to Applicable Law

3. All references to applicable law are ambulatory and apply as amended from time to time.

Definitions

4. For the purposes of this by-law:
 - "Assessment Act" means the *Assessment Act*, R.S.O. 1990, c. A.31;
 - "City" means The Corporation of the City of Owen Sound;
 - "County" means The Corporation of the County of Grey;
 - "Education Act" means the *Education Act*, R.S.O. 1990, c. E.2;
 - "Municipal Act" means the *Municipal Act, 2001*, S.O. 2001, c. 25; and
 - "Treasurer" means the Treasurer appointed by the City.

Part II. Tax Ratios and Tax Rates**Establish Rates to be Levied Against the Assessment**

5. The City shall levy upon the assessment values for all properties the tax rates for general purposes set out in Schedule A of this by-law.

Tax Ratios

6. That for the taxation year 2021, the tax ratio for property in:
 - a. the Residential property class is 1.000000;
 - b. the Multi-Residential property class is 1.677900;
 - c. the New Multi-Residential property class is 1.000000
 - d. the Commercial property class is 1.715420;
 - e. the Residual Industrial property class is 1.831000;
 - f. the Large Industrial property class is 1.831000;
 - g. the Pipelines property class is 2.959825;
 - h. the Farm property class is 0.250000;
 - i. the Farmland Awaiting Development property class is 1.000000; and
 - j. the Managed Forests property class is 0.250000.

Tax Rate Reductions

7. The tax rates that would otherwise be levied for upper-tier and local municipal purposes for the subclasses prescribed under paragraph 1 of Subsection 8(1) of the *Assessment Act* shall be reduced as follows;
 - a. For the first subclass of farmland awaiting development in the residential/farm property class by 25 per cent;
 - b. For the first subclass of farmland awaiting development in all other classes by the percentage required so that the tax rate matches the tax rate for the first subclass of in the residential/farm property class; and
 - c. No reduction shall be applied for the second subclass of farmland awaiting development for any property class.

8. In accordance with Subsection 313(1.3) of the *Municipal Act*, no tax rate reductions shall be applied to the vacant or excess land subclasses prescribed under paragraphs 2 or 3 of Subsection 8(1) of the *Assessment Act*;

Tax Rates to be Levied Against Ratable Property

9. For the taxation year 2021 the City shall levy on ratable property the Tax Rates set out in Schedules "A", "B" and "C" attached hereto and forming part of this by-law in accordance with the following:
 - a. General City Tax Rates set out in Schedule A shall be levied on all property ratable for local municipal purposes;
 - b. General County Tax Rates Set out in Schedule B shall be levied on all property ratable for upper-tier municipal purposes; and
 - c. Education Tax Rates set out in Schedule C shall be levied on all property ratable for school purposes.

Levy Rates on Business Classes for Downtown Improvement Area

10. For the purposes of the board of management of the business improvement area, the City shall levy the amounts calculated for the prescribed business property class set out in the table below:

Prescribed Business Class	Rateable Assessment	Special Charge	Total Special Charge
Commercial	\$55,317,125	0.00443262%	\$245,200

Levy Rates for Utility Transmission Corridors

11. The City shall levy against utility transmission corridor acreage assessments the tax rate as prescribed by the Province for municipal and school board purposes.
12. The property tax levied by the City from utility transmission corridors for school board purposes be paid in accordance with the provisions of the *Education Act* and the Regulations passed thereunder.

Part III. Method of Tax Payments

Timing

13. The balance of the rates and taxes assessed and levied respecting taxes in all wards and the Downtown Improvement Area levy shall be payable as follows:
 - a. the first instalment shall be payable on the 30th day of June, 2021; and
 - b. the second instalment shall be payable on the 30th day of September, 2021.
14. Penalty and interest shall be imposed against amounts that become due and remain unpaid in accordance with the following:
 - a. There shall be imposed a penalty for non-payment or late payment of an installment. The penalty shall be one and one-quarter percent (1.25%) of the amount in default on the first day of default being the day immediately after the installment was due; and
 - b. There shall be levied an interest charge of one and one-quarter percent (1.25%) calculated on the first day of the next calendar month after default or non-payment of any installment and a further one and one-quarter percent (1.25%) shall be levied on the unpaid taxes on the first day of each calendar month thereafter for so long as the taxes remains unpaid.

Pre-Authorized Tax Payment Plan

- 15. Payment may also be made in accordance with By-law No. 2013-094 which provides for an alternative pre-authorized tax payment plan.
- 16. No discount shall be allowed in respect of prepayment of the second instalment.

Tax Bill

- 17. The Treasurer shall send a tax bill to the taxpayer in accordance with section 343 of the *Municipal Act* and have regard to the timing, contents and address for delivery set out in the *Municipal Act*.
- 18. Pursuant to the provisions of section 348 (1) of the *Municipal Act*, the Treasurer shall by February 28 in each year determine the position of every tax account as of December 31 of the preceding year.

Part IV. Enactment

Enactment

- 19. This by-law shall come into full force and effect upon the final passing thereof at which time all by-laws, policies and resolutions that are inconsistent with the provisions of this by-law are hereby repealed insofar as it is necessary to give effect to the provisions of this by-law.

FINALLY PASSED AND ENACTED this 17th day of May, 2021.



Mayor Ian C. Boddy



Briana M. Bloomfield, City Clerk

Schedule A - Tax Rates and Estimates for City Levy

	RTC RTQ	2021 PHASE-IN Assessment	Tax Ratios	Sub-Class Discounts	Weighted/ Discounted CVA	2021 EFFECTIVE Tax Rates	Taxation	Total Taxes by Major Classes
Taxable								
Residential/Farm	RT	1,548,596,854	1.000000	1.00	1,548,596,854	0.01278909	19,805,145	19,805,145
Multi-residential	MT	145,796,967	1.677900	1.00	244,632,731	0.02145881	3,128,630	3,128,630
New Multi-Residential	NT	10,450,000	1.000000	1.00	10,450,000	0.01278909	133,646	133,646
Com. Occupied	CT	201,135,886	1.715420	1.00	345,032,522	0.02193866	4,412,652	
Com. Occupied - New Const	XT	38,427,209	1.715420	1.00	65,918,803	0.02193866	843,042	
Com. Excess Land	CU	1,241,481	1.715420	1.00	2,129,661	0.02193866	27,236	
Com. Vacant Land	CX	4,978,900	1.715420	1.00	8,540,905	0.02193866	109,230	
Com. Occupied - full - shared PIL	CH	619,000	1.715420	1.00	1,061,845	0.02193866	13,580	
Com Office Building Occupied	DT	1,308,400	1.715420	1.00	2,244,456	0.02193866	28,705	
Com Office - New Construction	YT	8,644,709	1.715420	1.00	14,829,307	0.02193866	189,653	
Com. Excess Land - New Const	XU	387,700	1.715420	1.00	665,068	0.02193866	8,506	
Com Shopping Centre Occupied	ST	53,534,067	1.715420	1.00	91,833,409	0.02193866	1,174,466	
Com Shopping Centre Excess Land	SU	463,300	1.715420	1.00	794,754	0.02193866	10,164	
Shopping Ctre (New Construction) - Full	ZT	11,294,300	1.715420	1.00	19,374,468	0.02193866	247,782	
Shopping Ctre (New Construction) - Excess Land	ZU	894,900	1.715420	1.00	1,535,129	0.02193866	19,633	
Parking Lot- Full	GT	89,000	1.715420	1.00	152,672	0.02193866	1,953	7,086,601
Ind. Farmland 1	IL	85,000	1.000000	0.25	85,000	0.00319727	272	
Ind. Occupied	IT	8,635,754	1.831000	1.00	15,812,066	0.02341682	202,222	
Industrial New - full rate	JT	2,003,000	1.831000	1.00	3,667,493	0.02341682	46,904	
Industrial New - excess/vacant land	JU	78,400	1.831000	1.00	143,550	0.02341682	1,836	
Ind. Excess Land	IU	101,300	1.831000	1.00	185,480	0.02341682	2,372	
Ind. Vacant Land	IX	4,157,400	1.831000	1.00	7,612,199	0.02341682	97,353	
Ind. Occupied - SHARED PIL	IH	576,500	1.831000	1.00	1,055,572	0.02341682	13,500	
Large Industrial Occupied	LT	18,319,900	1.831000	1.00	33,543,737	0.02341682	428,994	
Large Industrial Vacant units	LU	177,100	1.831000	1.00	324,270	0.02341682	4,147	797,599
Pipelines	PT	5,970,000	2.959825	1.00	17,670,155	0.03785347	225,985	225,985
Farmlands	FT	3,983,700	0.250000	1.00	995,925	0.00319727	12,737	12,737
Managed Forest	TT	71,100	0.250000	1.00	17,775	0.00319727	227	227
Total Taxable		2,072,021,827			2,438,905,806		31,190,571	31,190,571
Payment in Lieu								
Residential/Farm - General	RG	6,600	1.000000	1.00	6,600	0.01278909	84	84
Multi-residential	MF	2,012,000	1.677900	1.00	3,375,935	0.02145881	43,175	43,175
Com. Occupied - full	CF	6,130,700	1.715420	1.00	10,516,725	0.02193866	134,499	
Com. Occupied - municipal	CG	11,264,400	1.715420	1.00	19,323,177	0.02193866	247,126	
Com. Vac. Land - full	CY	1,076,000	1.715420	1.00	1,845,792	0.02193866	23,606	
Com Parking Lot	GF	929,600	1.715420	1.00	1,594,654	0.02193866	20,394	425,625
Total PIL		21,419,300			36,662,884		468,885	468,885
Taxable Assessment		2,093,441,127			2,475,568,690		31,659,455	31,659,455
Exempt Assessment		269,989,700						
Total Municipal Assessment		2,363,430,827						

Schedule B - Estimates of the Sums Required for Grey County

	RTC RTQ	2021 PHASE-IN Assessment	Tax Ratios	Sub-Class Discounts	Weighted/ Discounted CVA	2021 EFFECTIVE Tax Rates	Taxation	Total Taxes by Major Classes
Taxable								
Residential/Farm	RT	1,548,596,854	1.000000	1.00	1,548,596,854	0.00335522	5,195,883	5,195,883
Multi-residential	MT	145,796,967	1.677900	1.00	244,632,731	0.00562972	820,797	820,797
New Multi-Residential	NT	10,450,000	1.000000	1.00	10,450,000	0.00335522	35,062	35,062
Com. Occupied	CT	201,135,886	1.715420	1.00	345,032,522	0.00575561	1,157,660	
Com. Occupied - New Const	XT	38,427,209	1.715420	1.00	65,918,803	0.00575561	221,172	
Com. Excess Land	CU	1,241,481	1.715420	1.00	2,129,661	0.00575561	7,145	
Com. Vacant Land	CX	4,978,900	1.715420	1.00	8,540,905	0.00575561	28,657	
Com. Occupied - full - shared PIL	CH	619,000	1.715420	1.00	1,061,845	0.00575561	3,563	
Com Office Building Occupied	DT	1,308,400	1.715420	1.00	2,244,456	0.00575561	7,531	
Com Office - New Construction	YT	8,644,709	1.715420	1.00	14,829,307	0.00575561	49,756	
Com. Excess Land - New Const	XU	387,700	1.715420	1.00	665,068	0.00575561	2,231	
Com Shopping Centre Occupied	ST	53,534,067	1.715420	1.00	91,833,409	0.00575561	308,121	
Com Shopping Centre Excess Land	SU	463,300	1.715420	1.00	794,754	0.00575561	2,667	
Shopping Ctre (New Construction) - Full	ZT	11,294,300	1.715420	1.00	19,374,468	0.00575561	65,006	
Shopping Ctre (New Construction) - Excess Land	ZU	894,900	1.715420	1.00	1,535,129	0.00575561	5,151	
Parking Lot- Full	GT	89,000	1.715420	1.00	152,672	0.00575561	512	1,859,171
Ind. Farmland 1	I1	85,000	1.000000	0.25	85,000	0.00083881	71	
Ind. Occupied	IT	8,635,754	1.831000	1.00	15,812,066	0.00614341	53,053	
Industrial New - full rate	JT	2,003,000	1.831000	1.00	3,667,493	0.00614341	12,305	
Industrial New - excess/vacant land	JU	78,400	1.831000	1.00	143,550	0.00614341	482	
Ind. Excess Land	IU	101,300	1.831000	1.00	185,480	0.00614341	622	
Ind. Vacant Land	IX	4,157,400	1.831000	1.00	7,612,199	0.00614341	25,541	
Ind. Occupied - SHARED PIL	IH	576,500	1.831000	1.00	1,055,572	0.00614341	3,542	
Large Industrial Occupied	LT	18,319,900	1.831000	1.00	33,543,737	0.00614341	112,547	
Large Industrial Vacant units	LU	177,100	1.831000	1.00	324,270	0.00614341	1,088	209,250
Pipelines	PT	5,970,000	2.959825	1.00	17,670,155	0.00993086	59,287	59,287
Farmlands	FT	3,983,700	0.250000	1.00	995,925	0.00083881	3,342	3,342
Managed Forest	TT	71,100	0.250000	1.00	17,775	0.00083881	60	60
Total Taxable		2,072,021,827			2,438,905,806		8,182,852	8,182,852
Payment in Lieu								
Residential/Farm - General	RG	6,600	1.000000	1.00	6,600	0.00335522	22	22
Multi-residential	MF	2,012,000	1.677900	1.00	3,375,935	0.00562972	11,327	11,327
Com. Occupied - full	CF	6,130,700	1.715420	1.00	10,516,725	0.00575561	35,286	
Com. Occupied - municipal	CG	11,264,400	1.715420	1.00	19,323,177	0.00575561	64,834	
Com. Vac. Land - full	CY	1,076,000	1.715420	1.00	1,845,792	0.00575561	6,193	
Com Parking Lot	GF	929,600	1.715420	1.00	1,594,654	0.00575561	5,350	111,663
Total PIL		21,419,300			36,662,884		123,012	123,012
Taxable Assessment		2,093,441,127			2,475,568,690		8,305,864	8,305,864
Exempt Assessment		269,989,700						
Total Municipal Assessment		2,363,430,827						

Schedule C - Tax Rates Levied for School Board Purposes

	RTC RTQ	2021 PHASE-IN Assessment	Tax Ratios	Sub-Class Discounts	Weighted/ Discounted CVA	2021 EFFECTIVE Tax Rates	Taxation	Total Taxes by Major Classes
Taxable								
Residential/Farm	RT	1,548,596,854	1.000000	1.00	1,548,596,854	0.00153000	2,369,353	2,369,353
Multi-residential	MT	145,796,967	1.677900	1.00	244,632,731	0.00153000	223,069	223,069
New Multi-Residential	NT	10,450,000	1.000000	1.00	10,450,000	0.00153000	15,989	15,989
Com. Occupied	CT	201,135,886	1.715420	1.00	345,032,522	0.00880000	1,769,996	
Com. Occupied - New Const	XT	38,427,209	1.715420	1.00	65,918,803	0.00880000	338,159	
Com. Excess Land	CU	1,241,481	1.715420	1.00	2,129,661	0.00880000	10,925	
Com. Vacant Land	CX	4,978,900	1.715420	1.00	8,540,905	0.00880000	43,814	
Com. Occupied - full - shared PIL	CH	619,000	1.715420	1.00	1,061,845	0.01250000	7,738	
Com Office Building Occupied	DT	1,308,400	1.715420	1.00	2,244,456	0.00880000	11,514	
Com Office - New Construction	YT	8,644,709	1.715420	1.00	14,829,307	0.00880000	76,073	
Com. Excess Land - New Const	XU	387,700	1.715420	1.00	665,068	0.00880000	3,412	
Com Shopping Centre Occupied	ST	53,534,067	1.715420	1.00	91,833,409	0.00880000	471,100	
Com Shopping Centre Excess Land	SU	463,300	1.715420	1.00	794,754	0.00880000	4,077	
Shopping Ctre (New Construction) - Full	ZT	11,294,300	1.715420	1.00	19,374,468	0.00880000	99,390	
Shopping Ctre (New Construction) - Excess Land	ZU	894,900	1.715420	1.00	1,535,129	0.00880000	7,875	
Parking Lot- Full	GT	89,000	1.715420	1.00	152,672	0.00880000	783	2,844,856
Ind. Farmland 1	II	85,000	1.000000	0.25	85,000	0.00038250	33	
Ind. Occupied	IT	8,635,754	1.831000	1.00	15,812,066	0.00880000	75,995	
Industrial New - full rate	JT	2,003,000	1.831000	1.00	3,667,493	0.00880000	17,626	
Industrial New - excess/vacant land	JU	78,400	1.831000	1.00	143,550	0.00880000	690	
Ind. Excess Land	IU	101,300	1.831000	1.00	185,480	0.00880000	891	
Ind. Vacant Land	IX	4,157,400	1.831000	1.00	7,612,199	0.00880000	36,585	
Ind. Occupied - SHARED PIL	IH	576,500	1.831000	1.00	1,055,572	0.01250000	7,206	
Large Industrial Occupied	LT	18,319,900	1.831000	1.00	33,543,737	0.00880000	161,215	
Large Industrial Vacant units	LU	177,100	1.831000	1.00	324,270	0.00880000	1,558	301,800
Pipelines	PT	5,970,000	2.959825	1.00	17,670,155	0.00880000	52,536	52,536
Farmlands	FT	3,983,700	0.250000	1.00	995,925	0.00038250	1,524	1,524
Managed Forest	TT	71,100	0.250000	1.00	17,775	0.00038250	27	27
Total Taxable		2,072,021,827			2,438,905,806		5,809,154	5,809,154
Payment in Lieu								
Residential/Farm - General	RG	6,600	1.000000	1.00	6,600	0.00000000	0	0
Multi-residential	MF	2,012,000	1.677900	1.00	3,375,935	0.00153000	3,078	3,078
Com. Occupied - full	CF	6,130,700	1.715420	1.00	10,516,725	0.01250000	76,634	
Com. Occupied - municipal	CG	11,264,400	1.715420	1.00	19,323,177	0.00000000	0	
Com. Vac. Land - full	CY	1,076,000	1.715420	1.00	1,845,792	0.01250000	13,450	
Com Parking Lot	GF	929,600	1.715420	1.00	1,594,654	0.01250000	11,620	101,704
Total PIL		21,419,300			36,662,884		104,782	104,782
Taxable Assessment		2,093,441,127			2,475,568,690		5,913,936	5,913,936
Exempt Assessment		269,989,700						
Total Municipal Assessment		2,363,430,827						