

# The Corporation of the City of Owen Sound

## By-law No. 2025-045

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

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WHEREAS on February 24, 2025, the Council of The Corporation of the City of Owen Sound (the "City") passed By-law No. 2025-015 to adopt the estimates of all sums required during the year for the purposes of the City in accordance with section 290(1) of the *Municipal Act, 2001*, S.O. 2001 c.25, as amended (the "Municipal Act");

WHEREAS section 312 of the Municipal Act provides that the council of a local municipality shall, after the adoption of estimates for the year, pass a by-law to levy a separate tax rate on the assessment in each property class; and

WHEREAS sections 307 and 308 of the Municipal Act require tax rates to be established in the same proportion to tax ratios; and

WHEREAS a municipality may, in accordance with Section 329.1 of the Municipal Act and Ontario Regulation 73/03, modify the provisions and limits set out in Part IX of the Act, with respect to the calculation of taxes for municipal and school purposes for properties in the Multi-Residential, Commercial and Industrial property classes; and

WHEREAS the municipality may, in accordance with the terms and provisions of Ontario Regulation 73/03 as made and amended under the Act, pass a by-law ending the application of Part IX of the Act for the Multi-Residential and Industrial property classes; and

WHEREAS pursuant to an order under section 25.2 of the former *Municipal Act*, R.S.O. 1990, c. M.45, dated June 30, 2001 and Ontario Regulation 311/01 the Corporation of the City of Owen Sound (the "City") has maintained separate tax ratios from the County and establishes tax ratios pursuant to Ontario Regulation 311/01 and section 308(4) of the Municipal Act; and

WHEREAS Ontario Regulation 311/01 provides that the City shall establish and levy, with respect to each upper-tier levy of the County under Section 311 of the Municipal Act, a separate tax rate on the assessment in each property class in the City rateable for purposes of the upper-tier levy sufficient to raise the City's portion of the upper-tier levy; and

WHEREAS section 257.7(1) of the *Education Act*, R.S.O. 1990, c. E.2 (the "Education Act") provides that the City shall establish tax rates to be levied for all property classes for school board purposes; and

WHEREAS section 208(1) of the Act provides that the City shall levy rates on all persons assessed for business assessment in the area designated by By-law No.

2000-061 as an Improvement Area for the estimated expenditures determined by the Board of Management and approved by the Council of the City; and

WHEREAS section 342 of the Act provides that a municipality may pass by-laws providing for the payment of taxes in instalments and due dates; and

WHEREAS section 345 of the Act provides that a municipality may impose late payment charges in the form of penalties and interest for the non-payment of taxes or an instalment by the due date; and

WHEREAS City Council may deem it expedient and necessary to defer the imposition of all new penalties and interest charges during a declared emergency and as such reserve the ability to direct the Treasurer not to impose any such late payment charges for non-payment or late payment of taxes for a period specified by City Council; and

WHEREAS on April 14, 2025, City Council passed Resolution No. R-250324-003 authorizing the adoption of a policy respecting taxes, in consideration of staff report CR-25-027;

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 the 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:  
“Act” means the *Municipal Act, 2001*, S.O. 2001, c. 25;  
“City” means The Corporation of the City of Owen Sound;  
“County” means The Corporation of the County of Grey;  
“Treasurer” means the Treasurer appointed by the City.

**Part II. Optional Tools**

**Administering Limits for Certain Property Classes**

- 5. Having determined that the eligibility requirements set out under Section 8.2 of Ontario Regulation 73/03 have been met in respect of the Multi-Residential and Industrial property classes, the City opted to end the application of Part IX of the Act for these classes in 2016.
- 6. Having determined that the eligibility requirements set out under Section 8.3 of Ontario Regulation 73/03 have been met in respect of the Commercial property class, the City opted to phase-out the application of

Part IX of the Act for that class with 2020 being the first year after the completion of the four-year phase-out.

7. Paragraphs 1, 2, and 3 of subsection 329.1(1) of the Act shall apply to the Commercial property classes.
8. In determining the amount of taxes for municipal and school purposes for the year under subsection 329(1) and the amount of the tenant's cap under subsection 332(5), the greater of the amounts determined under paragraphs a) and b) as set out below shall apply in determining the amount to be added under paragraph 2 of subsection 329(1), and the increasing amount under paragraph 2 of subsection 332(5).
9. The percentage set out in subsections 329(1) paragraph 2 and 332(5) paragraph 2 of the Act shall be ten per cent (10%).
10. The amount of the uncapped taxes for the previous year shall be multiplied by 10 per cent (10%).
11. The amount of the taxes for municipal and school purposes for a property for a taxation year shall be:
  - a. the amount of the uncapped taxes for the property for the year if the amount of the uncapped taxes exceeds the amount of the taxes for municipal and school purposes for the property for the taxation year as determined under section, as modified under section 329.1 of the Act and this by-law, by five hundred dollars (\$500.00) or less.
12. Paragraphs 1, 2 and 3, of section 8.0.2(2) of Ontario Regulation 73/03 shall apply to the Commercial property classes.
13. Properties shall be exempt from the capping calculations set out under Part IX of the Act. The capped taxes for the property in the previous year were:
  - a. equal to its uncapped taxes for that year;
  - b. lower than the property's uncapped taxes for that year, and the current year's capped taxes would be higher than the current year's uncapped taxes if Part IX were applied; and
  - c. higher than the property's uncapped taxes for that year, and the current year's capped taxes would be lower than the current year's uncapped taxes if Part IX were applied.

#### **Administering Limits for Eligible Properties – New Construction**

14. Paragraph 8 of subsection 329.1(1) of the Act shall apply to the Commercial property class.
15. For all properties that become eligible within the meaning of subsection 331 (20) of the Act, the taxes for municipal and school purposes for the year or portion of the year shall be the greater of:
  - a. the amount of the taxes determined for the property for 2025 under subsection 331(2), and
  - b. the amount of the uncapped taxes for the property for 2025 multiplied by one hundred per cent (100%).

### **Part III. Tax Ratios and Tax Rates**

#### **Establish Rates to be Levied Against the Assessment**

16. 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**

17. That for the taxation year 2025, the tax ratio for property in:
- a. the Residential property class is 1.000000;
  - b. the Multi-Residential property class is 1.16947500;
  - 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 2.95982500;
  - 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**

18. The tax reduction used to establish the ratios for the subclasses below is:
- a. 75% for the subclass designated as R1 (taxable at the Farm Awaiting Development Phase I rate – registered plan stage).
19. There shall be no tax reduction in establishing the ratios for the Vacant Land, Vacant Units or Excess land subclasses in either of the Commercial or Industrial property classes, effective the passing of this by-law.

#### **Tax Rates Levied for School Board Purposes**

20. The City shall levy upon all property classes the tax rate as prescribed by the Province of Ontario for school board purposes set out in Schedule C of this by-law.
21. The property tax levy for school board purposes raised from all property classes, as levied, shall be paid in accordance with the provisions of the Education Act and the Regulations made under it.

#### **Estimates for the Sums Required for the County of Grey**

22. The City adopts the sum of Nine Million, Eight Hundred and Sixty Thousand, Two Hundred Fifty-One Dollars (\$9,860,251) as the estimates of the property tax levy required for County Purposes.
23. The City shall levy upon the assessment values for all properties that have been derived from the assessment rolls the tax rates for County purposes set out in Schedule B of this by-law.

**Levy Rates on Business Classes for the Downtown Improvement Area**

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

<b>Prescribed Business Class/Subclass</b>	<b>Rateable Assessment</b>	<b>Special Charge</b>	<b>Total Special Charge</b>
Commercial	\$55,472,884	0.00476191%	\$ 264,156.90
Commercial Vacant	\$ 234,800	0.00476191%	\$ 1,118.09
Units & Excess Land			

**Levy Rates for Utility Transmission Corridors**

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

**Part IV. Method of Tax Payments**

**Timing**

27. 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 27th day of June, 2025.
  - b. the second instalment shall be payable on the 29th day of September, 2025.
28. If default is made in the payment of any instalment by the day named herein for payment thereof, the subsequent instalment or instalments shall forthwith become payable, and penalty will be charged in accordance with the City’s Fees and Charges By-law or, where applicable, any successor by-law thereto.
29. During a declared emergency, Council may deem it expedient and necessary to defer the imposition of all new penalties and interest discussed above for late payment or non-payment of taxes for a period to be specified by Council or for the duration of the declared emergency.

**Pre-Authorized Tax Payment Plan**

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

**Tax Bill**

32. The Treasurer shall send a tax bill to the taxpayer in accordance with section 343 of the Act and have regard to the timing, contents and address for delivery set out in the Act
33. Pursuant to the provisions of section 348(1) of the 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 V. Enactment**

**Enactment**

34. 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 12<sup>th</sup> day of May, 2025.

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signature on file  
Deputy Mayor Scott Greig

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signature on file  
Briana M. Bloomfield, City Clerk

Schedule A - Tax Rates and Estimates for City Levy

City Taxes							
	RTC RTQ	2025	Tax Ratios	CVA Weighted by Transition Tax Ratios	2025	Taxation	Total Taxes by Major Classes
		PHASE-IN			EFFECTIVE		
		Assessment			Tax Rates		
Taxable							
Residential/Farm	RT	1,605,602,140	1.00000000	1,605,602,140	0.01430274	22,964,510	22,964,510
Multi-residential	MT	154,606,367	1.16947500	180,808,281	0.01672670	2,586,054	2,586,054
New Multi-Residential	NT	45,481,600	1.00000000	45,481,600	0.01430274	650,512	650,512
Com. Occupied	CT	269,354,489	1.71542000	462,056,078	0.02453521	6,608,668	
Com. Excess Land	CU	2,190,681	1.71542000	3,757,938	0.02453521	53,749	
Com. Vacant Land	CX	4,102,600	1.71542000	7,037,682	0.02453521	100,658	
Com. Occupied - full - shared PIL	CH	619,000	1.71542000	1,061,845	0.02453521	15,187	
Com Office Building Occupied	DT	9,953,109	1.71542000	17,073,762	0.02453521	244,202	
Com Shopping Centre Occupied	ST	56,795,787	1.71542000	97,428,629	0.02453521	1,393,496	
Com Shopping Centre Excess Land	SU	1,060,100	1.71542000	1,818,517	0.02453521	26,010	
Parking Lot- Full	GT	89,000	1.71542000	152,672	0.02453521	2,184	8,444,154
Ind. Farmland 1	I1	85,000	0.25000000	21,250	0.00357569	304	
Ind. Occupied	IT	12,248,554	1.83100000	22,427,102	0.02618832	320,769	
Ind. Excess Land	IU	179,700	1.83100000	329,031	0.02618832	4,706	
Ind. Vacant Land	IX	2,764,900	1.83100000	5,062,532	0.02618832	72,408	
Ind. Occupied - SHARED PIL	IH	576,500	1.83100000	1,055,572	0.02618832	15,098	
Large Industrial Occupied	LT	15,355,200	1.83100000	28,115,371	0.02618832	402,127	
Large Industrial Vacant units	LU	177,100	1.83100000	324,270	0.02618832	4,638	820,049
Pipelines	PT	6,151,000	2.95982500	18,205,884	0.04233361	260,394	260,394
Farmlands	FT	3,452,800	0.25000000	863,200	0.00357569	12,346	12,346
Managed Forest	TT	71,100	0.25000000	17,775	0.00357569	254	254
Total Taxable		2,190,916,727		2,498,701,131		35,738,273	35,738,273
Payment in Lieu							
Residential/Farm - General	RG	6,600	1.00000000	6,600	0.01430274	94	94
Multi-residential	MF	2,012,000	1.16947500	2,352,984	0.01672670	33,654	33,654
Com. Occupied - full	CF	6,130,700	1.71542000	10,516,725	0.02453521	150,418	
Com. Occupied - municipal	CG	11,247,300	1.71542000	19,293,843	0.02453521	275,955	
Com. Vac. Land - full	CY	1,076,000	1.71542000	1,845,792	0.02453521	26,400	
Com Parking Lot	GF	929,600	1.71542000	1,594,654	0.02453521	22,808	475,581
Total PIL		21,402,200		35,610,598		509,329	509,329
Taxable Assessment		2,212,318,927		2,534,311,729		36,247,602	36,247,602
Exempt Assessment		274,091,800					
Total Municipal Assessment		2,486,410,727					

Schedule B - Estimates of the Sums Required for Grey County

County Taxes							
	RTC RTQ	2025 PHASE-IN Assessment	Tax Ratios	CVA Weighted by Transition Tax Ratios	2025 EFFECTIVE Tax Rates	Taxation	Total Taxes by Major Classes
Taxable							
Residential/Farm	RT	1,605,602,140	1.00000000	1,605,602,140	0.00389070	6,246,916	6,246,916
Multi-residential	MT	154,606,367	1.16947500	180,808,281	0.00455008	703,471	703,471
New Multi-Residential	NT	45,481,600	1.00000000	45,481,600	0.00389070	176,955	176,955
Com. Occupied	CT	269,354,489	1.71542000	462,056,078	0.00667418	1,797,723	
Com. Excess Land	CU	2,190,681	1.71542000	3,757,938	0.00667418	14,621	
Com. Vacant Land	CX	4,102,600	1.71542000	7,037,682	0.00667418	27,382	
Com. Occupied - full - shared PIL	CH	619,000	1.71542000	1,061,845	0.00667418	4,131	
Com Office Building Occupied	DT	9,953,109	1.71542000	17,073,762	0.00667418	66,429	
Com Shopping Centre Occupied	ST	56,795,787	1.71542000	97,428,629	0.00667418	379,066	
Com Shopping Centre Excess Land	SU	1,060,100	1.71542000	1,818,517	0.00667418	7,075	
Parking Lot- Full	GT	89,000	1.71542000	152,672	0.00667418	594	2,297,020
Ind. Farmland 1	1I	85,000	0.25000000	21,250	0.00097268	83	
Ind. Occupied	IT	12,248,554	1.83100000	22,427,102	0.00712387	87,257	
Ind. Excess Land	IU	179,700	1.83100000	329,031	0.00712387	1,280	
Ind. Vacant Land	IX	2,764,900	1.83100000	5,062,532	0.00712387	19,697	
Ind. Occupied - SHARED PIL	IH	576,500	1.83100000	1,055,572	0.00712387	4,107	
Large Industrial Occupied	LT	15,355,200	1.83100000	28,115,371	0.00712387	109,388	
Large Industrial Vacant units	LU	177,100	1.83100000	324,270	0.00712387	1,262	223,074
Pipelines	PT	6,151,000	2.95982500	18,205,884	0.01151579	70,834	70,834
Farmlands	FT	3,452,800	0.25000000	863,200	0.00097268	3,358	3,358
Managed Forest	TT	71,100	0.25000000	17,775	0.00097268	69	69
Total Taxable		2,190,916,727		2,498,701,131		9,721,698	9,721,698
Payment in Lieu							
Residential/Farm - General	RG	6,600	1.00000000	6,600	0.00389070	26	26
Multi-residential	MF	2,012,000	1.16947500	2,352,984	0.00455008	9,155	9,155
Com. Occupied - full	CF	6,130,700	1.71542000	10,516,725	0.00667418	40,917	
Com. Occupied - municipal	CG	11,247,300	1.71542000	19,293,843	0.00667418	75,067	
Com. Vac. Land - full	CY	1,076,000	1.71542000	1,845,792	0.00667418	7,181	
Com Parking Lot	GF	929,600	1.71542000	1,594,654	0.00667418	6,204	129,370
Total PIL		21,402,200		35,610,598		138,550	138,550
Taxable Assessment		2,212,318,927		2,534,311,729		9,860,248	9,860,248
Exempt Assessment		274,091,800					
Total Municipal Assessment		2,486,410,727					



Schedule C – Tax Rates Levied for School Board Purposes

	RTC RTQ	2025	Tax Ratios	CVA Weighted by Transition Tax Ratios	Education		
		PHASE-IN			2025	Taxation	Total Taxes by Major Classes
		Assessment			EFFECTIVE Tax Rates		
Taxable							
Residential/Farm	RT	1,605,602,140	1.00000000	1,605,602,140	0.00153000	2,456,571	2,456,571
Multi-residential	MT	154,606,367	1.16947500	180,808,281	0.00153000	236,548	236,548
New Multi-Residential	NT	45,481,600	1.00000000	45,481,600	0.00153000	69,587	69,587
Com. Occupied	CT	269,354,489	1.71542000	462,056,078	0.00880000	2,370,320	
Com. Excess Land	CU	2,190,681	1.71542000	3,757,938	0.00880000	19,278	
Com. Vacant Land	CX	4,102,600	1.71542000	7,037,682	0.00880000	36,103	
Com. Occupied - full - shared PIL	CH	619,000	1.71542000	1,061,845	0.01250000	7,738	
Com Office Building Occupied	DT	9,953,109	1.71542000	17,073,762	0.00880000	87,587	
Com Shopping Centre Occupied	ST	56,795,787	1.71542000	97,428,629	0.00880000	499,803	
Com Shopping Centre Excess Land	SU	1,060,100	1.71542000	1,818,517	0.00880000	9,329	
Parking Lot- Full	GT	89,000	1.71542000	152,672	0.00880000	783	3,030,940
Ind. Farmland 1	I1	85,000	0.25000000	21,250	0.00038250	33	
Ind. Occupied	IT	12,248,554	1.83100000	22,427,102	0.00880000	107,787	
Ind. Excess Land	IU	179,700	1.83100000	329,031	0.00880000	1,581	
Ind. Vacant Land	IX	2,764,900	1.83100000	5,062,532	0.00880000	24,331	
Ind. Occupied - SHARED PIL	IH	576,500	1.83100000	1,055,572	0.01250000	7,206	
Large Industrial Occupied	LT	15,355,200	1.83100000	28,115,371	0.00880000	135,126	
Large Industrial Vacant units	LU	177,100	1.83100000	324,270	0.00880000	1,558	277,623
Pipelines	PT	6,151,000	2.95982500	18,205,884	0.00880000	54,129	54,129
Farmlands	FT	3,452,800	0.25000000	863,200	0.00038250	1,321	1,321
Managed Forest	TT	71,100	0.25000000	17,775	0.00038250	27	27
Total Taxable		2,190,916,727		2,498,701,131		6,126,746	6,126,746
Payment in Lieu							
Residential/Farm - General	RG	6,600	1.00000000	6,600	0.00000000	0	0
Multi-residential	MF	2,012,000	1.16947500	2,352,984	0.00153000	3,078	3,078
Com. Occupied - full	CF	6,130,700	1.71542000	10,516,725	0.01250000	76,634	
Com. Occupied - municipal	CG	11,247,300	1.71542000	19,293,843	0.00000000	0	
Com. Vac. Land -full	CY	1,076,000	1.71542000	1,845,792	0.01250000	13,450	
Com Parking Lot	GF	929,600	1.71542000	1,594,654	0.01250000	11,620	101,704
Total PIL		21,402,200		35,610,598		104,782	104,782
Taxable Assessment		2,212,318,927		2,534,311,729		6,231,528	6,231,528
Exempt Assessment		274,091,800					
Total Municipal Assessment		2,486,410,727					