

Corporation of the County of Grey

By-Law 4892-15

A By-law to Establish and Levy Tax Rates for Upper Tier Purposes for the Year 2015

WHEREAS the Corporation of the County of Grey (hereinafter referred to as the "*Municipality*") has by By-law No. 4891-15 prepared and adopted the Estimates of Revenues and Expenditures for the Year 2015 for the purposes of the *Municipality* pursuant to s. 289. of the *Municipal Act*, 2001, S.O. 2001 c.25, as amended (hereinafter referred to as "*The Act*");

AND WHEREAS the apportionment of the *Municipality's* levy shall be based on the 2015 budget for the *Municipality* as set out in By-law No. 4891-15;

AND WHEREAS it is necessary to apportion the levy of \$51,421,811 required for *Municipality* purposes among the lower-tier municipalities;

AND WHEREAS s. 311 of *The Act* provides for the establishment of:

- i) the rates to be levied in each year;
- ii) the installments in which the taxes to be raised shall be paid;
- iii) the rate of interest to be paid on the amount in default if a lower-tier municipality fails to make a payment or portion thereof;

AND WHEREAS all property assessment rolls on which the 2015 taxes are to be levied have been returned and revised pursuant to the provisions of the *Assessment Act*;

AND WHEREAS the sums required by taxation in the year 2015 for general *Municipality* purposes are to be levied by the lower-tier municipalities as directed by the *Municipality's* By-law pursuant to s. 311(2) of *The Act*, as amended by Ontario Regulation 422/02;

AND WHEREAS the tax ratios on the property classes prescribed pursuant to s. 7 of the *Assessment Act* (the Prescribed Property Classes) for the 2015 taxation year have been set out in By-law No. 4887-15;

AND WHEREAS the subclass tax rate reductions on the property subclasses prescribed pursuant to s.8 of the *Assessment Act* (the "Prescribed Property Subclasses") for the 2015 taxation year have been set out in By-law No. 4888-15;

AND WHEREAS the tax rates on the Prescribed Property Classes and Prescribed Property Subclasses have been calculated in accordance with the provisions of *The Act* and the manner set out herein;

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE COUNTY OF GREY HEREBY ENACTS AS FOLLOWS:

1. For the year 2015 in the *Municipality*, the lower-tier municipalities shall levy upon the Prescribed Property Classes, the rates of taxation per current value assessment for general purposes set out in Schedule "A" attached hereto.
2. The levy of \$51,421,811 for *Municipality* purposes shall be raised in each lower-tier municipality in accordance with the details set out in Schedule "A".
3. Pursuant to section 311(13) and (18) of *The Act* and subject to the adjustments provided for in s.311(14) of *The Act* the amounts raised by each lower-tier municipality in accordance with Schedule "A shall be paid to the Treasurer of the *Municipality* in the following installments and on the following dates:
 - a) 25% of the amount required for *Municipality* purposes in the prior year, on or before March 31.
 - b) 50% of the amount required for *Municipality* purposes in the current year, less the amount of the installment paid under paragraph (a), on or before June 30.
 - c) 25% of such current amount, on or before September 30.
 - d) The balance of the entitlement for the year, on or before December 15.
4. Pursuant to s. 311(18) of *The Act*, in the event a lower-tier municipality fails to make any payment or portion thereof, as provided for in this By-law, the defaulting lower-tier municipality shall pay interest on the amount past due at the rate of 15% per annum (1.25% per month) from the date payment is due until it is made.
5. This By-law shall come into force and effect on the date of the final passing thereof.
6. Schedule "A" attached hereto shall form part of this By-law.

ENACTED AND PASSED this 3rd day of March, 2015

WARDEN: Kevin Eccles

CLERK: Sharon Vokes

County 2015 Assessment x 2015 Tax Rate with Assessment Phase-In (Year Three)

Schedule "A" By-Law 4892-15

Establish and Levy Tax Rates for Upper Tier Purposes

Municipal Taxes							
	RTC RTQ	2015 CVA Assessment	Prescribed Transition Tax Ratios	CVA Weighted by Transition Tax Ratios	2015 Tax Rates	2015 TAXATION	Total Taxes by Major Classes
Taxable							
Residential/Farm	RT	11,686,758,072	1.000000	11,686,758,072	0.00363835	42,520,552	42,520,552
Residential - Education Only	RD	818,000	0.000000	0	0.00000000	0	
Multi-residential - New	NT	973,276	1.000000	973,276	0.00363835	3,541	
Multi-residential	MT	209,602,766	1.441197	302,078,878	0.00524358	1,099,070	1,102,611
Com. Occupied	CT,DT,ST,XT	817,244,973	1.306940	1,068,090,145	0.00475511	3,886,089	
Com. Excess Land	CU,SU,XU	5,526,995	0.914858	5,056,416	0.00332858	18,397	
Com. Vac. Land	CX	20,128,264	0.914858	18,414,503	0.00332858	66,998	
Com. Parking Lot	GT	0	1.306940	0	0.00475511	0	3,971,485
Resort Condominiums	OT	199,062,926	1.000000	199,062,926	0.00363835	724,261	724,261
Ind. Occupied	IT,LT,JT,KT	123,697,934	1.858187	229,853,893	0.00676074	836,290	
Ind. Excess Land	IU,LU,JU	926,915	1.207822	1,119,548	0.00439448	4,073	
Ind. Vacant Land	IX	6,382,322	1.207822	7,708,706	0.00439448	28,047	
							868,410
Pipelines	PT	38,572,970	0.906848	34,979,821	0.00329943	127,269	127,269
Farmlands	FT	1,562,369,330	0.250000	390,592,333	0.00090959	1,421,113	1,421,246
Farmland waiting development	R1	146,725	0.250000	36,681	0.00090959	133	
Managed Forests	TT	87,023,388	0.250000	21,755,847	0.00090959	79,155	79,155
Total Taxable		14,759,234,856		13,966,481,044		50,814,989	50,814,989
Payment in Lieu							
Residential/Farm - full	RF, RH	12,213,267	1.000000	12,213,267	0.00363835	44,436	
Residential/Farm - General	RG	22,398,113	1.000000	22,398,113	0.00363835	81,492	
Residential/Fm full Prov Ten	RP	731,625	1.000000	731,625	0.00363835	2,662	128,590
Farm - PIL Full	FF, FP	75,000	0.250000	18,750	0.00090959	68	68
Multi-residential	MF	1,536,500	1.441197	2,214,399	0.00524358	8,057	
Multi-residential - Prov tenant				0	0.00000000	0	8,057
Com. Occupied - full	CH,CF,CP	72,599,469	1.306940	94,883,150	0.00475511	345,218	
Com. Occupied - General	CG	20,023,221	1.306940	26,169,148	0.00475511	95,213	
Com. Excess Land	CV	194,500	0.914858	177,940	0.00332858	647	
Com. Vac. Land	CJ,CY,CZ	1,809,000	0.914858	1,654,978	0.00332858	6,021	
Com Parking Lot	GF	1,060,200	1.306940	1,385,618	0.00475511	5,041	452,141
Ind. Occupied Full	IH,IF	2,483,056	1.858187	4,613,982	0.00676074	16,787	
Ind. Excess Land	IV,IK	59,525	1.207822	71,896	0.00439448	262	
Ind Vacant Land	IJ,IY	208,500	1.207822	251,831	0.00439448	916	17,965
Total PIL		135,391,976		166,784,697		606,822	606,822
Taxable Assessment		14,894,626,832		14,133,265,741		51,421,811	51,421,811
Exempt Assessment		699,306,088					
Total Municipal Assessment		15,593,932,920					

Allocation of 2015 Levy	
Township of Chatsworth	2,694,126
Township of Georgian Bluffs	5,710,235
Municipality of Grey Highlands	5,953,240
Town of Hanover	2,627,488
Municipality of Meaford	5,990,815
City of Owen Sound	7,693,717
Township of Southgate	2,594,734
The Town of The Blue Mountains	13,305,185
Municipality of West Grey	4,852,270
Total	51,421,811

Municipal Rates Only	
2014 TAXATION BUDGET	52,008,373
Growth in taxation from new assessment	463,363
2015 Budget requirements	(1,049,925)
2015 ENDING TAXATION	51,421,811

	2015 Residential Tax Rate	2015 Residential Revenue Neutral Tax Rate	2015 Tax Rate Change over 2014 Tax Rate % change
Municipal Residential Levy	51,421,811		
2015 tax rate Weighted Assess	14,133,265,741	0.00371264	-2.0009%