

# Corporation of the County of Grey

## By-Law 4840-14

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### A By-law to Establish and Levy Tax Rates for Upper Tier Purposes for the Year 2014

WHEREAS the Corporation of the County of Grey (hereinafter referred to as the "*Municipality*") has by By-law No. 4826-13 prepared and adopted the Estimates of Revenues and Expenditures for the Year 2014 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 2014 budget for the *Municipality* as set out in By-law No. 4826-13;

AND WHEREAS it is necessary to apportion the levy of \$52,008,373 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 2014 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 2014 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 2014 taxation year have been set out in By-law No. 4836-14;

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 2014 taxation year have been set out in By-law No. 4837-14;

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 2014 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 \$52,008,373 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 4<sup>th</sup> day of February, 2014

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WARDEN: Brian Milne

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CLERK: Sharon Vokes

**COUNTY 2014 Assessment X 2014 Tax Rates  
with Assessment Phase-In (Year Two)**

**Schedule "A" to By-Law 4840-14**

					Municipal Taxes		
	RTC RTQ	2014 CVA Assessment	Prescribed Transition Tax Ratios	CVA Weighted by Transition Tax Ratios	2014 Tax Rates	2014 TAXATION	Total Taxes by Major Classes
<b>Taxable</b>							
Residential/Farm	RT	11,126,010,284	1.000000	11,126,010,284	0.00385762	42,919,963	42,919,963
Residential - Education Only	RD	818,000	0.000000	0	0.00000000	0	
Multi-residential	MT	205,929,431	1.441197	296,784,878	0.00555960	1,144,884	1,144,884
Com. Occupied	CT,DT,ST,XT	795,848,931	1.306940	1,040,126,802	0.00504168	4,012,418	
Com. Excess Land	CU,SU,XU	5,088,752	0.914858	4,655,485	0.00352918	17,959	
Com. Vac. Land	CX	19,648,222	0.914858	17,975,333	0.00352918	69,342	
Com. Parking Lot	GT	0	1.306940	0	0.00504168	0	4,099,719
Resort Condominiums	OT	198,635,752	1.000000	198,635,752	0.00385762	766,262	766,262
Ind. Occupied	IT,LT,JT	121,729,752	1.858187	226,196,643	0.00716819	872,582	
Ind. Excess Land	IU,LU,JU	1,009,480	1.207822	1,219,272	0.00465932	4,703	
Ind. Vacant Land	IX	5,876,220	1.207822	7,097,425	0.00465932	27,379	
							904,664
Pipelines	PT	37,518,469	0.906848	34,023,549	0.00349828	131,250	131,250
Farmlands	FT	1,407,064,937	0.250000	351,766,234	0.00096441	1,356,982	1,357,116
Farmland waiting development	R1	138,650	0.250000	34,663	0.00096441	134	
Managed Forests	TT	74,901,588	0.250000	18,725,397	0.00096441	72,236	72,236
<b>Total Taxable</b>		<b>14,000,218,468</b>		<b>13,323,251,716</b>		<b>51,396,094</b>	<b>51,396,094</b>
<b>Payment in Lieu</b>							
Residential/Farm - full	RF, RH	12,039,935	1.000000	12,039,935	0.00385762	46,446	
Residential/Farm - General	RG	19,738,699	1.000000	19,738,699	0.00385762	76,144	
Residential/Fm full Prov Ten	RP	613,550	1.000000	613,550	0.00385762	2,367	124,957
Farm - PIL Full	FF, FP	71,000	0.250000	17,750	0.00096441	68	68
Multi-residential	MF	1,434,000	1.441197	2,066,676	0.00555960	7,972	
Multi-residential - Prov tenant				0	0.00000000	0	7,972
Com. Occupied - full	CH,CF,CP	69,166,384	1.306940	90,396,314	0.00504168	348,715	
Com. Occupied - General	CG	19,847,842	1.306940	25,939,939	0.00504168	100,067	
Com. Excess Land	CV	189,500	0.914858	173,366	0.00352918	669	
Com. Vac. Land	CJ,CY,CZ	1,753,600	0.914858	1,604,295	0.00352918	6,189	
Com Parking Lot	GF	1,035,400	1.306940	1,353,206	0.00504168	5,220	460,859
Ind. Occupied Full	IH,IF	2,400,500	1.858187	4,460,578	0.00716819	17,207	
Ind. Excess Land	IV,IK	52,250	1.207822	63,109	0.00465932	243	
Ind Vacant Land	IJ,IY	208,500	1.207822	251,831	0.00465932	971	18,422
<b>Total PIL</b>		<b>128,551,160</b>		<b>158,719,247</b>		<b>612,279</b>	<b>612,279</b>
<b>Taxable Assessment</b>		<b>14,128,769,628</b>		<b>13,481,970,963</b>		<b>52,008,373</b>	<b>52,008,373</b>
<b>Exempt Assessment</b>		<b>661,773,070</b>					
<b>Total Municipal Assessment</b>		<b>14,790,542,698</b>					
					Municipal Rates Only		
					<b>2013 TAXATION BUDGET</b>	<b>50,922,179</b>	
					Growth in taxation from new assessment	463,776	
					2014 Budget requirements	622,418	
					<b>2014 ENDING TAXATION</b>	<b>52,008,373</b>	
							<b>2014 Residential TAX RATE</b>
					Municipal Residential Levy	52,008,373	
					2014 tax rate Weighted Assess	13,481,970,963	<b>0.00385762</b>
							<b>2013/2014 Residential Revenue Neutral Tax Rate</b>
							<b>2014 Tax Rate Change Over</b>
							<b>2013 Tax Rate</b>
							<b>% change</b>
							<b>0.00381146</b>
							<b>1.2113%</b>

Allocation of 2014 Levy	
Township of Chatsworth	2,688,441
Township of Georgian Bluffs	5,739,266
Municipality of Grey Highlands	5,942,904
Town of Hanover	2,705,337
Municipality of Meaford	6,048,759
City of Owen Sound	7,964,013
Township of Southgate	2,596,983
The Town of The Blue Mountains	13,410,399
Municipality of West Grey	4,912,271
<b>Total</b>	<b>52,008,373</b>