

REPORT FIN-2022-022

TO: Mayor and Members of Council

PREPARED BY: Sarah Huether, Taxation and Customer Service Supervisor

PRESENTED BY: Mary Hasan, Director of Finance/Treasurer

MEETING DATE: May 25, 2022

SUBJECT: 2022 Final Tax Levy and Rates

File No. F22 TAX

RECOMMENDATIONS

THAT Report FIN-2022-022 entitled 2022 Final Tax Levy and Rates be received; and

THAT the final property tax rates as identified in Schedule B and Schedule C to Report FIN-2022-022 be approved; and

THAT the final property tax due dates be established as Wednesday August 31, 2022 and Monday October 31, 2022; and

THAT Council give 3 readings to By-law No. 2022-020 being a by-law for the levy and collection of property taxes for the 2022 taxation year.

DISCUSSION

Purpose

The Municipal Act, 2001 requires a municipality to adopt its final tax levy, due dates and tax rates annually through the passing of a by-law.

Background

To enable the billing of final taxes for 2022, a by-law is required to establish the levy, due dates and other administrative needs regarding the final property tax amounts. The tax rates set out in the attached schedules for the Township and the County are based on 2022 budget

requirements. The Education rates are set by the Province through Ontario Regulation 400/98, as amended under the Education Act.

Due Dates

The 2022 final tax levy will be payable in two installments due August 31, 2022 and October 31, 2022. This bill will reflect the new assessed value of the property for 2022 as well as the 2022 tax rates. The amount of the 2022 interim tax bill will be deducted from the total levied with the balance being the 2022 final tax bill.

The properties enrolled in the Township's 11-month pre-authorized tax payment plan have their property tax payments withdrawn from their bank accounts in eleven installments on the fifteenth (or next business day) of each month.

FINANCIAL IMPLICATIONS

The tax rates indicated in Schedule B and Schedule C will generate a total 2022 levy (Township + County + Education) of \$27,376,227. The tax levies for Township, County and Education purposes are summarized in Schedule A to Report FIN-2022-022.

APPLICABLE LEGISLATION AND REQUIREMENTS

Section 290 of the Municipal Act, 2001, as amended, states that a local municipality shall in each year prepare and adopt a budget including estimates of all sums required during the year for the purposes of the municipality. On February 9, 2022 Council approved the Township's 2022 Budget in accordance with By-law No. 2022-006

Ontario Regulation 400/98, as amended under the Education Act established the education tax rates for all property classes in 2022.

The County of Wellington established upper and lower-tier property tax ratios and tax reductions for prescribed subclasses for the year 2022 as per the County By-law No. 5752-22 dated April 28, 2022. The County adopted a by-law to establish and levy tax rates for upper tier purposes as per the County By-law number 5753-22 dated April 28, 2022. The County adopted estimates of all sums required by the County during the year 2022 for all purposes of the County and has provided a general levy on area municipalities as per By-law Number 5739-22 dated January 27, 2022.

Once all required by-laws and regulations have been passed, the municipal Council may levy its taxes. The Township, as a lower-tier municipality, is required to collect the County and Education tax levies and remit the amounts to them regardless of a resident's payment of property taxes.

Section 342 of the Municipal Act, 2001 allows the ability to collect taxes in one payment or by installments. The Township has elected to collect its property taxes in four installments: February 28, April 29, August 31, and October 31, 2022.

ATTACHMENTS

Schedule A: Summary of Tax Levies – 2022 Final

Schedule B: 2022 Property Tax Rates

Schedule C: 2022 Barber's Beach Street Lights and Cambridge Fire Special Area Tax Rates

Respectfully submitted: Reviewed by:

Sarah Huether Mary Hasan

Taxation and Customer Service Supervisor Director of Finance/Treasurer

Schedule A Summary of Tax Levies - 2022 Final

	TAX LEVY	TOTAL TAX LEVY	SHARE %
TOWNSHIP PURPOSES	٦		
General Purposes Barber's Beach Streetlights	\$4,663,388 \$100		
Cambridge Fire	\$87,203 Total Township Purposes	\$4,750,691	17%
COUNTY PURPOSES			
County of Wellington	\$16,696,547 Total County Purposes	\$16,696,547	61%
EDUCATION PURPOSES	\$5,928,989		
	Total Education Purposes	\$5,928,989	22%
TOTAL LEVY		\$27,376,227	100%

Schedule B 2022 Property Tax Rates

						Tax Rate			Levy				
		Transition	Tax	Weighted	Weighted								
Description	2022 Assessment	Ratio	Reduction	Ratio	Assessment	Township	County	Education	Total	Township	County	Education	Total
res/farm (RT)	1,981,304,818	1.000000	0.00%	1.000000	1,981,304,818	0.00177261	0.00634655	0.00153000	0.00964915	3,512,073	12,574,440	3,031,396	19,117,910
multi-res (MT)	2,076,100	1.900000	0.00%	1.900000	3,944,590	0.00336795	0.01205844	0.00153000	0.01695639	6,992	25,035	3,176	35,203
new multi-residential (NT)	0	1.100000	0.00%	1.100000	0	0.00194987	0.00698120	0.00153000	0.01046107	0	0	0	0
farmlands (FT)	202,363,600	0.250000	0.00%	0.250000	50,590,900	0.00044315	0.00158664	0.00038250	0.00241229	89,678	321,078	77,404	488,160
commercial (CT)	108,463,513	1.491000	0.00%	1.491000	161,719,098	0.00264296	0.00946270	0.00880000	0.02090566	286,664	1,026,358	954,479	2,267,501
industrial (IT)	62,923,487	2.400000	0.00%	2.400000	151,016,369	0.00425426	0.01523171	0.00880000	0.02828597	267,693	958,432	553,727	1,779,852
large industrial (LT)	21,298,800	2.400000	0.00%	2.400000	51,117,120	0.00425426	0.01523171	0.00880000	0.02828597	90,611	324,417	187,429	602,457
pipeline (PT)	5,962,000	2.250000	0.00%	2.250000	13,414,500	0.00398836	0.01427973	0.00880000	0.02706809	23,779	85,136	52,466	161,380
shopping centre (ST)	0	1.491000	0.00%	1.491000	0	0.00264296	0.00946270	0.00880000	0.02090566	0	0	0	0
managed forests (TT)	17,077,200	0.250000	0.00%	0.250000	4,269,300	0.00044315	0.00158664	0.00038250	0.00241229	7,568	27,095	6,532	41,195
res/farm farmland class 1 (R1)	789,000	1.000000	25.00%	0.750000	591,750	0.00132945	0.00475991	0.00114750	0.00723686	1,049	3,756	905	5,710
residential taxable shared (RH)	0	1.000000	0.00%	1.000000	0	0.00177261	0.00634655	0.00153000	0.00964915	0	0	0	0
commercial excess/vacant unit (CU)	4,357,600	1.491000	0.00%	1.491000	6,497,182	0.00264296	0.00946270	0.00880000	0.02090566	11,517	41,235	38,347	91,098
commercial vacant land (CX)	3,248,400	1.491000	0.00%	1.491000	4,843,364	0.00264296	0.00946270	0.00880000		8,585	30,739	28,586	67,910
commercial farmland class 1 (C1)	0	1.000000	25.00%	0.750000	0	0.00132945	0.00475991	0.00114750	0.00723686	0	0	0	0
commercial taxable shared (CH)	0	1.491000	0.00%	1.491000	0	0.00264296	0.00946270	0.00880000	0.02090566	0	0	0	0
commercial vacant land taxable shared (CJ)	0	1.491000	0.00%	1.491000	0	0.00264296	0.00946270	0.00880000	0.02090566	0	0	0	0
commercial small scale on farm (C7)	0	1.491000	0.00%	1.491000	0	0.00264296	0.00946270	0.00220000	0.01430566	0	0	0	0
parking lot (GT)	0	1.491000	0.00%	1.491000	0	0.00264296	0.00946270	0.00880000	0.02090566	0	0	0	0
industrial-hydro (IH)	717,000	2.400000	0.00%	2.400000	1,720,800	0.00425426	0.01523171	0.00880000		3,050	10,921	6,310	20,281
industrial vacant land shared (IJ)	0	2.400000	0.00%	2.400000	0	0.00425426	0.01523171	0.00880000	0.02828597	0	0	0	0
industrial excess land shared (IK)	0	2.400000	0.00%	2.400000	0	0.00425426	0.01523171	0.00880000	0.02828597	0	0	0	0
industrial excess land (IU)	2,860,100	2.400000	0.00%	2.400000	6,864,240	0.00425426	0.01523171	0.00880000		12,168	43,564	25,169	80,901
large industrial excess land (LU)	0	2.400000	0.00%	2.400000	0	0.00425426	0.01523171	0.00880000	0.02828597	0	0	0	0
industrial vacant land (IX)	16,226,600	2.400000	0.00%	2.400000	38,943,840	0.00425426	0.01523171	0.00880000		69,032	247,159	142,794	458,985
industrial farmland class 1 (I1)	0	1.000000	25.00%	0.750000	0	0.00132945	0.00475991	0.00114750	0.00723686	,	0	0	0
industrial small scale on farm (I7)	0	2.400000	0.00%	2.400000	0	0.00425426	0.01523171	0.00220000	0.02168597	0	0	0	0
shopping centre excess land (SU)	0	1.491000	0.00%	1.491000	0	0.00264296	0.00946270	0.00880000	0.02090566	0	0	0	0
new construction industrial (JT)	16,492,100	2.400000	0.00%	2.400000	39,581,040	0.00425426	0.01523171	0.00880000	0.02828597		251,203	145,130	466,495
new construction industrial excess land (JU)	0	2.400000	0.00%	2.400000	0	0.00425426	0.01523171	0.00880000	0.02828597	·	0	0	0
new construction industrial vacant land (JX)	0	2.400000	0.00%	2.400000	0	0.00425426	0.01523171	0.00880000	0.02828597		0	0	0
new construction industrial small on farm (J7)	0	2.400000	0.00%	2.400000	0	0.00425426	0.01523171	0.00220000	0.02168597		0	0	0
new construction large industrial (KT)	0	2.400000	0.00%	2.400000	0	0.00425426	0.01523171	0.00880000	0.02828597		0	0	0
new construction large industrial excess land (KU)		2.400000	0.00%	2.400000	0	0.00425426	0.01523171	0.00880000	0.02828597		0	0	0
new construction commercial (XT)	73,221,800	1.491000	0.00%	1.491000	109,173,704	0.00264296	0.00946270	0.00880000	0.02090566		692,876	644,352	1,530,750
new construction commercial vacant land (XU)	2,962,100	1.491000	0.00%	1.491000	4,416,491	0.00264296	0.00946270	0.00880000		7,829	28,029	26,066	61,925
new construction commercial small on farm (X7)	0	1.491000	0.00%	1.491000	0	0.00264296	0.00946270	0.00220000	0.01430566	· ·	0	0	0
new construction office bldg (YT)	536,300	1.491000	0.00%	1.491000	799,623	0.00264296	0.00946270	0.00880000	0.02090566	1,417	5,075	4,719	11,212
new construction office building excess land (YU)	·	1.491000	0.00%	1.491000	0	0.00264296	0.00946270	0.00880000	0.02090566	· '	0	0	0
new construction shopping centre (ZT)	0	1.491000	0.00%	1.491000	0	0.00264296	0.00946270	0.00880000	0.02090566		0	0	0
new construction shopping centre (21)	0	1.491000	0.00%	1.491000	0	0.00264296	0.00946270	0.00880000	0.02090566	0	0	0	0
11.0	2,522,880,518	1.101000	0.0070	1.101000	2,630,808,729	0.00204200	0.000-0210	0.0000000		4,663,388	16,696,547	5,928,989	27,288,924
Iotai	2,322,000,310				2,030,000,729	J				4,003,300	10,030,347	3,320,303	21,200,324

Schedule C 2022 Barber's Beach Street Lights Special Area Tax Rates

2022 Barber's Beach Street Lights Special Area	2022	Transition	Tax	Weighted	Weighted	Township	Township
Description	Assessment	Ratio	Reduction	Ratio	Assessment	Tax Rate	Levy
res/farm (RT)	19,096,000	1.000000	0.00%	1.000000	19,096,000	0.00000522	100
multi-res (MT)	0	1.900000	0.00%	1.900000	0	0.00000992	0
new multi-residential (NT)	0	1.100000	0.00%	1.100000	0	0.00000575	0
farmlands (FT)	0	0.250000	0.00%	0.250000	0	0.00000131	0
commercial (CT)	0	1.491000	0.00%	1.491000	0	0.00000779	0
industrial (IT)	0	2.400000	0.00%	2.400000	0	0.00001254	0
large industrial (LT)	0	2.400000	0.00%	2.400000	0	0.00001254	0
pipeline (PT)	0	2.250000	0.00%	2.250000	0	0.00001175	0
shopping centre (ST)	0	1.491000	0.00%	1.491000	0	0.00000779	0
managed forests (TT)	0	0.250000	0.00%	0.250000	0	0.00000131	0
res/farm farmland class I (R1)	0	1.000000	25.00%	0.750000	0	0.00000392	0
residential taxable shared (RH)	0	1.000000	0.00%	1.000000	0	0.00000522	0
commercial excess/vacant unit (CU)	0	1.491000	0.00%	1.491000	0	0.00000779	0
commercial vacant land (CX)	0	1.491000	0.00%	1.491000	0	0.00000779	0
commercial farmland class 1 (C1)	0	1.000000	25.00%	0.750000	0	0.00000392	0
commercial taxable shared (CH)	0	1.491000	0.00%	1.491000	0	0.00000779	0
commercial vacant land taxable shared (CJ)	0	1.491000	0.00%	1.491000	0	0.00000779	0
commercial small scale on farm (C7)	0	1.491000	0.00%	1.491000	0	0.00000779	0
parking lot (GT)	0	1.491000	0.00%	1.491000	0	0.00000779	0
industrial-hydro (IH)	0	2.400000	0.00%	2.400000	0	0.00001254	0
industrial excess land shared (IJ)	0	2.400000	0.00%	2.400000	0	0.00001254	0
industrial excess land shared (IK)	0	2.400000	0.00%	2.400000	0	0.00001254	0
industrial excess/vacant unit (IU)	0	2.400000	0.00%	2.400000	0	0.00001254	0
large industrial excess land (LU)	0	2.400000	0.00%	2.400000	0	0.00001254	0
industrial vacant land (IX)	0	2.400000	0.00%	2.400000	0	0.00001254	0
industrial farmland class 1 (I1)	0	1.000000	25.00%	0.750000	0	0.00000392	0
industrial small scale on farm (I7)	0	2.400000	0.00%	2.400000	0	0.00001254	0
shopping centre excess land (SU)	0	1.491000	0.00%	1.491000	0	0.00000779	0
new construction industrial (JT)	0	2.400000	0.00%	2.400000	0	0.00001254	0
new construction industrial excess land (JU)	0	2.400000	0.00%	2.400000	0	0.00001254	0
new construction industrial vacant land (JX)	0	2.400000	0.00%	2.400000	0	0.00001254	0

	2022	Transition	Tax	Weighted	Weighted	Township	Township
Description	Assessment	Ratio	Reduction	Ratio	Assessment	Tax Rate	Levy
new construction industrial small on farm (J7)	0	2.400000	0.00%	2.400000	0	0.00001254	0
new construction large industrial (KT)	0	2.400000	0.00%	2.400000	0	0.00001254	0
new construction large industrial excess land (KU)	0	2.400000	0.00%	2.400000	0	0.00001254	0
new construction commercial (XT)	0	1.491000	0.00%	1.491000	0	0.00000779	0
new construction commmercial vacant land (XU)	0	1.491000	0.00%	1.491000	0	0.00000779	0
new construction commercial small on farm (X7)	0	1.491000	0.00%	1.491000	0	0.00000779	0
new construction office bldg (YT)	0	1.491000	0.00%	1.491000	0	0.00000779	0
new construction office building excess land (YU)	0	1.491000	0.00%	1.491000	0	0.00000779	0
new construction shopping centre (ZT)	0	1.491000	0.00%	1.491000	0	0.00000779	0
new construction shopping centre excess land (ZU)	0	1.491000	0.00%	1.491000	0	0.00000779	0
Total	19,096,000				19,096,000		100

Schedule C 2022 Cambridge Fire Special Area Tax Rates

·	2022	Transition	Tax	Weighted	Weighted	Township	Township
Description	Assessment	Ratio	Reduction	Ratio	Assessment	Tax Rate	Levy
res/farm (RT)	217,388,300	1.000000	0.00%	1.000000	217,388,300	0.00039373	85,592
multi-res (MT)	0	1.900000	0.00%	1.900000	0	0.00074808	0
new multi-residential (NT)	0	1.100000	0.00%	1.100000	0	0.00043310	0
farmlands (FT)	4,918,000	0.250000	0.00%	0.250000	1,229,500	0.00009843	484
commercial (CT)	1,450,700	1.491000	0.00%	1.491000	2,162,994	0.00058705	852
industrial (IT)	0	2.400000	0.00%	2.400000	0	0.00094494	0
large industrial (LT)	0	2.400000	0.00%	2.400000	0	0.00094494	0
pipeline (PT)	0	2.250000	0.00%	2.250000	0	0.00088589	0
shopping centre (ST)	0	1.491000	0.00%	1.491000	0	0.00058705	0
managed forests (TT)	2,799,700	0.250000	0.00%	0.250000	699,925	0.00009843	276
res/farm farmland class I (R1)	0	1.000000	25.00%	0.750000	0	0.00029530	0
residential taxable shared (RH)	0	1.000000	0.00%	1.000000	0	0.00039373	0
commercial excess/vacant unit (CU)	0	1.491000	0.00%	1.491000	0	0.00058705	0
commercial vacant land (CX)	0	1.491000	0.00%	1.491000	0	0.00058705	0
commercial farmland class 1 (C1)	0	1.000000	25.00%	0.750000	0	0.00029530	0
commercial taxable shared (CH)	0	1.491000	0.00%	1.491000	0	0.00058705	0
commercial vacant land taxable shared (CJ)	0	1.491000	0.00%	1.491000	0	0.00058705	0
commercial small scale on farm (C7)	0	1.491000	0.00%	1.491000	0	0.00058705	0

	2022	Transition	Tax	Weighted	Weighted	Township	Township
Description	Assessment	Ratio	Reduction	Ratio	Assessment	Tax Rate	Levy
parking lot (GT)	0	1.491000	0.00%	1.491000	0	0.00058705	0
industrial-hydro (IH)	0	2.400000	0.00%	2.400000	0	0.00094494	0
industrial excess land shared (IJ)	0	2.400000	0.00%	2.400000	0	0.00094494	0
industrial excess land shared (IK)	0	2.400000	0.00%	2.400000	0	0.00094494	0
industrial excess/vacant unit (IU)	0	2.400000	0.00%	2.400000	0	0.00094494	0
large industrial excess land (LU)	0	2.400000	0.00%	2.400000	0	0.00094494	0
industrial vacant land (IX)	0	2.400000	0.00%	2.400000	0	0.00094494	0
industrial farmland class 1 (I1)	0	1.000000	25.00%	0.750000	0	0.00029530	0
industrial small scale on farm (I7)	0	2.400000	0.00%	2.400000	0	0.00094494	0
shopping centre excess land (SU)	0	1.491000	0.00%	1.491000	0	0.00058705	0
new construction industrial (JT)	0	2.400000	0.00%	2.400000	0	0.00094494	0
new construction industrial excess land (JU)	0	2.400000	0.00%	2.400000	0	0.00094494	0
new construction industrial vacant land (JX)	0	2.400000	0.00%	2.400000	0	0.00094494	0
new construction industrial small on farm (J7)	0	2.400000	0.00%	2.400000	0	0.00094494	0
new construction large industrial (KT)	0	2.400000	0.00%	2.400000	0	0.00094494	0
new construction large industrial excess land (KU)	0	2.400000	0.00%	2.400000	0	0.00094494	0
new construction commercial (XT)	0	1.491000	0.00%	1.491000	0	0.00058705	0
new construction commercial vacant land (XU)	0	1.491000	0.00%	1.491000	0	0.00058705	0
new construction commercial small n farm (X7)	0	1.491000	0.00%	1.491000	0	0.00058705	0
new construction office bldg (YT)	0	1.491000	0.00%	1.491000	0	0.00058705	0
new construction office building excess land (YU)	0	1.491000	0.00%	1.491000	0	0.00058705	0
new construction shopping centre (ZT)	0	1.491000	0.00%	1.491000	0	0.00058705	0
new construction shopping centre excess land (ZU)	0	1.491000	0.00%	1.491000	0	0.00058705	0
Total	226,556,700				221,480,719		87,203