

2023 Property Tax Related Bylaws C2023-0247

Regular Meeting of Council

2023 March 14

Recommendations

Administration recommends that Council:

1. Give three readings to:

- a) The proposed 2023 Property Tax Bylaw 13M2023 (Attachment 2)
- b) The proposed 2023 Rivers District Community Revitalization Levy Rate Bylaw 14M2023 (Attachment 3) and
- a) The proposed 2023 Machinery and Equipment Exemption Bylaw 15M2023 (Attachment 4)

Previous Council Direction

- **2023 February 14:** Council maintained 52 residential and 48 non-residential shares (C2023-0109)
- **2022 November 8:** Council approved “2023-2026 Service Plans and Budgets” (C2022-1051)
- **2022 September 29:** Council drew Business Tax Consolidation to a close (EC2022-0649)

Property Tax Bylaw Highlights

- Proposed bylaws reflect Council's approval of the 2023 - 2026 Service Plans and Budgets and the Provincial Requisition
- Current challenges in other revenues emphasize the importance of the property tax
- Property Tax bills are expected to be mailed on the week of May 22, 2023



Municipal Tax Rates, Ratio & Share

	2022	2023
Residential Tax Rate	0.0046950	0.0043319
Non-Residential Tax Rate	0.0178843	0.0184334
Municipal Tax Ratio (Non-res/Res)	3.81	4.26
Tax Revenue raised through the bylaw (\$M)*	\$2,045.1	\$2,170.6
Residential Tax Share	\$1,060.7	\$1,120.7
Non-Residential Tax Share	\$983.0	\$1,048.5
Municipal Tax Share Ratio (Res:Non-res)	52:48	52:48

* Excludes farmland



Total Estimated Property Tax Bill Changes from 2022 to 2023

Estimated Year-over-Year Change	Single Residential Home	Single Residential Condominium	Non-residential \$5M property
Assessment Change (A) ¹	\$51	(\$34)	\$1,062
Budget Change (B) ²	\$76	\$36	\$3,526
Municipal Change (C=A+B)	\$127	\$2	\$4,588
Provincial Change (D)	\$52	(\$6)	(\$1,680)
Total Annual Change (C+D)³	\$179	(\$4)	\$2,908
Total Monthly Change	\$15	\$0	\$242

1. Relative assessment impact
2. Council approved budget changes
3. Totals may not add due to rounding

Council approved the amendment to the Tax Instalment Payment Plan (TIPP) bylaw 50M2022 which enabled greater stability in TIPP payments by spreading them more evenly over the course of a year.



Combined Residential Impacts

Impacts on residential assessment class:



	Single Residential		
	2022	2023	Year-over-Year Change
Assessment	\$485,000	\$555,000	14.43%
Municipal Taxes	\$2,277	\$2,404	5.58%
Provincial Taxes	\$1,191	\$1,243	4.41%
Total Taxes	\$3,468	\$3,647	5.18%
TIPP Payment Jan to Jun	\$275	\$303	
TIPP Payment Jul to Dec	\$303	\$305	



Condo	High-Rise Apartment
Year-over-Year Change	
8.51%	10.34%
0.12%	1.80%
-0.99%	0.68%
-0.26%	1.42%
\$145	\$8,540
\$135	\$8,295



Combined Non-Residential Impacts

Impact on various property types within the non-residential assessment class:



	Retail – Strip Mall	Retail - Neighbourhood Shopping Centre	Suburban Office	Office - Downtown AA Class	Hotel/ Accommodation	Large Format Industrial - Warehouse	Typical Industrial - Warehouse
	Year-over-Year Change		Year-over-Year Change		Year-over-Year Change	Year-over-Year Change	
Assessment	6.89%	9.23%	-20.33%	1.35%	0.00%	2.33%	2.53%
Municipal Taxes	10.17%	12.58%	-17.88%	4.46%	3.07%	5.47%	5.67%
Provincial Taxes	-3.90%	-1.80%	-28.37%	-8.89%	-10.10%	-8.00%	-7.82%
Total Taxes	7.57%	9.93%	-19.82%	1.99%	0.64%	2.98%	3.18%
TIPP Payment Jan to Jun	\$9,070	\$34,064	\$16,019	\$485,578	\$122,526	\$102,437	\$5,267
TIPP Payment Jul to Dec	\$9,768	\$38,231	\$8,779	\$470,629	\$115,551	\$101,240	\$5,182

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