

# 2025 Property Tax Related Bylaws C2025-0213

Regular Council Meeting

2025 March 18



# Recommendations

Administration recommends that Council:

1. Give three readings to:
  - a) The proposed 2025 Property Tax Bylaw 13M2025 (Attachment 2).
  - b) The proposed 2025 Machinery and Equipment Exemption Bylaw 14M2025 (Attachment 3); and
  - c) The proposed 2025 Rivers District Community Revitalization Levy Rate Bylaw 15M2024 (Attachment 4).



# Municipal Tax Rates, Tax Levy, Ratio & Share

	2024	2025
Residential Tax Rate	0.0042036	0.0038706
Non-Residential Tax Rate	0.0183629	0.0179731
<b>Municipal Tax Ratio (Non-res/Res)</b>	<b>4.37</b>	<b>4.64</b>
<b>Tax Revenue raised through the bylaw (\$M)</b>	<b>\$2,319.0</b>	<b>\$2,442.7</b>
Residential Tax Share	\$1,221.8	\$1,324.1
Non-Residential Tax Share	\$1,095.8	\$1,117.3
<b>Municipal Tax Share Ratio (Res:Non-res)</b>	<b>53.2:46.8</b>	<b>54.5:45.5</b>



# Provincial Tax Rates & Tax Levy

	2024	2025
Residential Tax Rate	0.0022825	0.0023097
Non-Residential Tax Rate	0.0036293	0.0038555
Tax Revenue raised through the bylaw (\$M)	\$875.7	\$1,025.1
Residential Tax Share	\$662.8	\$789.2
Non-Residential Tax Share	\$212.8	\$235.8
Farmland Tax Share	\$0.1	\$0.1



# Tax Impacts to Existing Taxpayers

	2024	2025	Change to existing taxpayers
<b>Municipal Taxes from Existing Tax Payers</b>			
Residential	\$1,223.2	\$1,287.5	5.3%
Non-Residential	\$1,095.8	\$1,109.7	1.3%
<b>Sub-Total Municipal Taxes from Existing Tax Payers</b>	<b>\$2,319.0</b>	<b>\$2,397.2</b>	<b>3.4%</b>
Physical Growth (Development & Redevelopment)		\$45.5	
<b>Total Municipal Revenue</b>	<b>\$2,319.0</b>	<b>\$2,442.7</b>	
<b>Provincial Taxes from Existing Tax Payers</b>			
Residential	\$662.9	\$766.0	15.6%
Non-Residential	\$212.8	\$235.8	10.8%
<b>Sub-Total Provincial Taxes from Existing Tax Payers</b>	<b>\$875.7</b>	<b>\$1,001.8</b>	<b>14.4%</b>
Physical Growth (Development & Redevelopment)		\$23.3	
<b>Total Provincial Revenue</b>	<b>\$875.7</b>	<b>\$1,025.1</b>	
<b>Total Taxes from Existing Tax Payers</b>			
Residential	\$1,886.1	\$2,053.5	8.9%
Non-Residential	\$1,308.6	\$1,345.5	2.8%
<b>Sub-Total Taxes from Existing Tax Payers</b>	<b>\$3,194.8</b>	<b>\$3,399.0</b>	<b>6.4%</b>
Physical Growth (Development & Redevelopment)		\$68.8	
<b>Total Revenue</b>	<b>\$3,194.8</b>	<b>\$3,399.0</b>	

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