

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
Municipal Tax Ratio (Non-res/Res)	4.37	4.64
Tax Revenue raised through the bylaw (\$M)	\$2,319.0	\$2,442.7
Residential Tax Share	\$1,221.8	\$1,324.1
Non-Residential Tax Share	\$1,095.8	\$1,117.3
Municipal Tax Share Ratio (Res:Non-res)	53.2:46.8	54.5:45.5

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

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