



Corporation of the Municipality of Temagami

Memorandum to Council

Memo No.
2019-M-087

Staff
 Committee

Subject: 2019 Taxation Ratios

Agenda Date: May 23, 2019

Attachments:

RECOMMENDATION

BE IT RESOLVED THAT Council receive Memo 2019-M-087;

AND FURTHER THAT Council directs Staff prepare the 2019 Tax Ratio By-Law using revenue neutral ratios.

INFORMATION

Each year Single and Upper Tier Municipalities are required to establish or confirm tax ratios. There are two ways these can be established. The first is to maintain the ratios from the previous year. The second is to establish ratios to maintain the tax levy by class. These are a little different was the assessment changes are not equal across the classes.

From the Ontario Property Tax Analysis worksheets, the tax ratio options are outlined below:

Taxation Class	Maintaining Ratios	Revenue Neutral Ratios
Residential	1.000000	1.000000
Multi-Residential	2.151772	2.151772
Commercial	1.159061	1.194873
Industrial	0.787090	0.818749
Pipeline	0.935552	0.952707

In addition to the ratios noted above, there are still reduction factors for vacant and excess subclasses for the Commercial and Industrial property classifications.

The Residential Ratio, as well as Managed Forest and Farmland should we have properties within these classes in the future, are established by legislation. The Multi-Residential is not subject to any increases by regulation as the ratio is higher than 2.0000.

In 2018, the ratios were adjusted to be revenue neutral. If the same decision was made this year the change in the tax levy, by class would be:

Taxation Class	Tax Change	Percentage Change
Residential	(\$17,772)	(0.67%)
Multi-Residential	(\$114)	(0.66%)
Commercial	\$7,567	2.40%
Industrial	\$108	3.33%
Pipeline	\$10,208	1.16%

Respectfully Submitted:
Craig Davidson
Treasurer/Administrator