

April 13, 2018

CL 5-2018, April 12, 2018

CSC 5-2018, April 4, 2018

Report CSD 18-2018

LOCAL AREA MUNICIPAL COUNCILS

SENT ELECTRONICALLY

2018 Property Tax Policy, Ratios and Rates

CSD 18-2018

Regional Council, at its meeting of April 12, 2018, approved the following recommendation of its Corporate Services Committee:

That Report CSD 18-2018, dated April 4, 2018, respecting 2018 Property Tax Policy, Ratios and Rates **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That to establish tax ratios and tax reductions for the 2018 taxation year, Council **APPROVE** Option A:

Option B – reducing both the multi-residential and commercial ratios to 1.97 and 1.7349, respectively.

Property Classification	Tax Ratio	Sub-Class Reduction
Residential	1.000000	
New Multi-Residential	1.000000	
Multi-Residential	1.970000	
Commercial	1.734900	
Commercial – Excess Land	1.734900	30%
Commercial – Vacant Land	1.734900	30%
Industrial	2.630000	
Industrial – Excess Land	2.630000	30%
Industrial – Vacant Land	2.630000	30%
Pipeline	1.702100	
Farmland	0.250000	
Managed Forest	0.250000	
Farmland Awaiting Development 1	1.000000	25%
Farmland Awaiting Development 2	Class Ratio	
Landfill Sites	2.940261	

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2. That the 2018 tax capping program reflecting the following criteria **BE APPROVED**:
 - a. An annual cap **BE SET** at the greater of:
 - i. An amount representing an increase of 10% of the previous year's annualized tax, or
 - ii. An amount representing an increase of 10% of the previous year's Current Value Assessment (CVA) tax.
 - b. That, following the application of the capping program, all increasing properties within \$500 threshold and decreasing properties within \$50 threshold of the CVA taxes **BE MOVED** directly to CVA taxation.
 - c. Properties at CVA tax in 2017 **BE EXCLUDED** from the capping program.
 - d. Properties that would cross over CVA tax in 2018 **BE EXCLUDED** from the capping program.
 3. That the phase-out of the capping program over four years for Industrial property class with 2018 being year three of the four years, **BE ADOPTED**.
 4. THAT the phase-out of capping program over four years for the Commercial property class with 2018 being year two of the four year, **BE ADOPTED**.
 5. That the option to limit capping protection only to reassessment-related changes prior to 2018 **BE ADOPTED**.
 6. That the 2017 capping program **BE FUNDED** by claw back from within respective classes pursuant to section 330 of the *Municipal Act*.
 7. That the Region **BE DIRECTED** to act as a banker, under section 330(6) of the Municipal Act for the 2018 municipal tax adjustments.
 8. That the necessary by-laws **BE PREPARED** and **PRESENTED** to Council for consideration.
 9. That this report **BE APPROVED** and **CIRCULATED** to the Councils of the local area municipalities for information.

A copy of Report CSD 18-2018 and the associated by-laws (2018-37; 2018-38 and 2018-39) may be found on the Region's website, as part of the Council Agenda package on April 12, at the following link:

<https://www.niagararegion.ca/government/council/minutes/>

Yours truly,



Ann-Marie Norio
Acting Regional Clerk
:mjt

CLK-C 2018-58

cc: H. Chamberlain, Acting Commissioner, Enterprise Resource Management Services (ERMS)
M. Montague, Executive Assistant to the Commissioner, ERMS