

STAFF REPORT: Financial & Information Services

REPORT TO: Finance & Administration
MEETING DATE: May 5, 2009
REPORT NO.: FIS.09.25
SUBJECT: 2009 Final Property Tax Instalment Dates
PREPARED BY: Ruth Prince, Manager of Revenue

A. Recommendations

THAT Council receive Staff Report FIS.09.25, "2009 Final Property Tax Due Dates" for information purposes;

AND THAT Council enact the 2009 Tax Rate By-law with final tax instalment due dates of August 26, 2009 and October 28, 2009.

B. Background

Currently the Town of The Blue Mountains has established property tax due dates for the end of March, May, September and November. Staff is proposing to move the final property tax instalment dates from the current scheduled dates of September 23rd and November 25th to August 26th and October 28th.

Required levy payments to the School Boards and the County of Grey are due by March 30th, June 30th, September 30th and December 15th. By moving the tax instalment dates forward by one month, the opportunity to maximize our investment earning potential increases and will result in an improved cash flow. A large percentage of the budget expenditures occur in the third quarter of the year and this change will allow for a consistent cash flow. Staff time will be freed up to allow for work on the budget process, year-end and as well, supplementary billing and write-off processing.

Currently payment options include the option to pay property taxes on a monthly instalment. The monthly payment plan is ten equal payments starting January 1st and ending October 1st. Since the monthly amount is based on the previous year's taxes, the reconciliation payment between the 2008 taxes and the actual 2009 taxes is due November 1st. Penalty and interest do not accrue for any properties that are on the monthly payment plan.

Since the instalment due dates will be earlier than in the past, the final tax notices will be sent out before the statutory requirement of 21 days. We would anticipate that the final tax notices will be mailed by July 22, 2009. Advertisements advising of the change to the due dates will be placed in local newspapers as well as on the Town's web page.

C. The Blue Mountains' Strategic Plan

Strong well-managed Municipal Government

D. Environmental Impacts

Supporting environmentally sound decisions

E. Budget Impact

By moving the tax instalment dates forward by one month, an additional \$25,000 could potentially be earned in investment income by maximizing our investment potential.

E. Attached

1. Current Due Dates of Area Municipalities
2. 2009 Tax Rate By-law

Respectfully submitted,

Ruth Prince
Manager of Revenue
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Municipality	Property Class	2008 Interim Property Tax Notice		2008 Final Property Tax Notice	
		1st Instalment	2nd Instalment	1st Instalment	2nd Instalment
The Blue Mountains	All property Classes	26-Mar-08	28-May-08	24-Sep-08	26-Nov-08
Collingwood	All property Classes	15-Feb-08	16-May-08	15-Aug-08	17-Oct-08
Grey Highlands	Residential, Farmland Managed Forest	28-Feb-08	28-Apr-08	25-Jun-08	25-Sep-08
	Commerical, Industrial Multi-Residential	28-Feb-08	28-Apr-08	25-Sep-08	25-Nov-08
Meaford	All property Classes	29-Feb-08	29-Apr-08	28-Aug-09	30-Oct-08
Owen Sound	All property Classes	29-Feb-08	31-Mar-08	31-Jul-08	30-Sep-08
Wasaga Beach	All property Classes	17-Mar-08	16-May-08	16-Jul-08	17-Sep-08

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. 2009 -

Being a By-law to establish tax rates to raise the levy required for 2009 local municipality purposes, and to provide for penalty and interest in default of payment thereof

WHEREAS the Council of The Corporation of the Town of The Blue Mountains has by By-Law No. 2009-15 adopted the estimates of all sums required during the year for the purposes of the municipality in accordance with Section 290 (1) of the *Municipal Act 2001*, S.O. 2001, c. 25, as amended;

AND WHEREAS Section 307 of the *Municipal Act 2001*, S.O. 2001, c. 25, as amended, requires that all taxes shall, unless expressly provided otherwise, be levied upon the whole of the assessment for real property or other assessments made under the *Assessment Act* according to the amounts assessed and not upon one or more kinds of property or assessment or in different proportions;

AND WHEREAS Section 312 of the *Municipal Act 2001*, S.O. 2001, c. 25, as amended, provides that for the purposes of raising the general local municipality levy, a local municipality shall, each year, pass a by-law levying a separate tax rate, as specified in the by-law, on the assessment in each property class in the local municipality rateable for local municipality purposes;

AND WHEREAS Section 307 and Section 308 of the *Municipal Act 2001*, S.O. 2001, c. 25, as amended, requires tax rates to be established in the same proportion to each other as the tax ratios established for the property classes are to each other;

AND WHEREAS The Corporation of the County of Grey has by By-Law 4579-09 established tax ratios for prescribed property classes for 2009 as required by Section 308 of the *Municipal Act 2001*, S.O. 2001, c. 25, as amended;

AND WHEREAS The Corporation of the County of Grey has by By-Law 4580-09 set the tax rate reductions for 2009 for prescribed property subclasses as required by Section 313 of the *Municipal Act 2001*, S.O. 2001 c 25, as amended;

AND WHEREAS The Corporation of the County of Grey has by By-Law 4582-09 adopted optional tools for the purposes of administering limits for eligible properties within the meaning of Section 331 of the *Municipal Act 2001*, S.O. 2001 c 25, as amended, (New Construction) for the Commercial, Industrial and Multi-Residential Property Classes;

AND WHEREAS The Corporation of the County of Grey has by By-Law 4583-09 established and levied tax rates for Upper Tier purposes for the year 2009 under Section 289 of the *Municipal Act 2001*, S.O. 2001 c 25, as amended;

AND WHEREAS the Ministry of Education has by Ontario Regulation 92/09 under the *Education Act* amended O. Reg. 400/98 to establish Tax Rates for School Purposes for 2009;

AND WHEREAS Section 342 (1) (a) of the *Municipal Act 2001*, S.O. 2001, c.25, as amended, allows a local municipality to provide for the payment of taxes in one amount or by instalments and the date or dates in the year for which the taxes are imposed on which the taxes or instalments are due;

AND WHEREAS Section 342 (1) (b) of the *Municipal Act 2001*, S.O. 2001, c.25, as amended, allows a local municipality to provide for alternative instalments and due dates in the year for which the taxes are imposed other than those established under

clause 342 (1) (a) to allow taxpayers to spread the payment of taxes more evenly over the year;

AND WHEREAS Section 345 of the *Municipal Act 2001*, S.O. 2001, c. 25, as amended, allows for a percentage charge, not to exceed 1¼ per cent of the amount of taxes due and unpaid, to be imposed as a penalty for the non-payment of taxes, and allows for an interest charge, not to exceed 1¼ per cent each month of the amount of taxes due and unpaid, to be imposed for the non-payment of taxes;

NOW THEREFORE the Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. That there shall be levied and collected upon the whole assessment for real property according to the last certified assessment roll the tax rates as set out in Schedule "A" to this By-law and forming part of this By-law, which shall produce the general local municipal levy of Nine Million, Five Hundred and Twenty- Seven Thousand, Five Hundred and Forty-Five Dollars (\$9,527,545).
2. That the Tax Collector may mail or cause the same to be mailed to the residence or place of business of such person indicated on the last revised assessment roll, a written or printed notice specifying the amount of taxes payable.
3. That the final taxes shall be due in two instalments, Wednesday, August 26, 2009, and Wednesday, October 28, 2009.
4. That alternative due dates in the year be allowed, under the provisions of the pre-authorized payment plan.
5. That a percentage charge of 1¼ per cent of the amount of taxes due and unpaid shall be imposed as a penalty for the non-payment of taxes on the first day of the month following the date the taxes were due.
6. That interest charges in the amount of 1¼ per cent shall be imposed on the amount of taxes due and unpaid on the first day of each and every month the default continues.
7. All taxes shall be paid into the office of the Tax Collector, Thornbury, Ontario, at most financial institutions, by telephone banking, or by internet banking.
8. If an article of this By-law is for any reason held to be invalid, the remaining articles shall remain in effect until repealed.

AND FURTHER that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this 11th day of May, 2009.

Ellen Anderson, Mayor

Stephen Keast, Clerk

CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS
BY-LAW NO. 2009 - _____
SCHEDULE "A"

2009 TAX RATES

ASSESSMENT / TAX CLASS		ASSESSMENT			TOWN		COUNTY		EDUCATION		TOTALS	
	RTC RTQ	2009 C V A Assessment	2009 Tax Ratios	CVA Weighted by Transition Tax Ratios	2009 Town Tax Rates	2009 Town TAXATION	2009 County Tax Rates	2009 County TAXATION	2009 Education Tax Rates	2009 Education TAXATION	2009 Total Tax Rates	2009 Total TAXATION
Taxable												
Res Taxable Full	RT	2,188,783,466	1.00000000	2,188,783,466	0.00362635	7,937,285	0.00445453	9,750,002	0.00252000	5,515,734	0.01060088	23,203,021
Res Taxable Full, shared as if PIL	RH	26,025	1.00000000	26,025	0.00362635	94	0.00445453	116	0.00252000	66	0.01060088	276
Other Taxable Full (Resort Condo)	OT	223,318,225	1.00000000	223,318,225	0.00362635	809,829	0.00445453	994,778	0.00252000	562,762	0.01060088	2,367,369
Multi-residential Taxable Full	MT	2,277,000	1.44119700	3,281,606	0.00522628	11,900	0.00641985	14,618	0.00252000	5,738	0.01416613	32,256
Com. Taxable Full	CT	118,897,043	1.30694000	155,391,301	0.00473942	563,503	0.00582180	692,195	0.01776402	2,112,089	0.02832524	3,367,787
Shopping Centre Taxable Full	ST	177,568	1.30694000	232,071	0.00473942	842	0.00582180	1,034	0.01776402	3,154	0.02832524	5,030
Com. Taxable Full, shared as if PIL	CH	174,750	1.30694000	228,388	0.00473942	828	0.00582180	1,017	0.01776402	3,104	0.02832524	4,950
Com. Taxable Excess Land	CU	380,179	0.91485800	347,810	0.00331759	1,261	0.00407526	1,549	0.01243481	4,727	0.01982767	7,538
Com. Taxable Vacant Land	CX	6,068,175	0.91485800	5,551,518	0.00331759	20,132	0.00407526	24,729	0.01243481	75,457	0.01982767	120,318
New Const Com Taxable Full	XT	836,000	1.30694000	1,092,602	0.00473942	3,962	0.00582180	4,867	0.01520000	12,707	0.02576122	21,536
New Const Com Excess Land	XU	22,500	0.91485800	20,584	0.00331759	75	0.00407526	92	0.01064000	239	0.01803285	406
Ind. Taxable Full	IT	5,660,388	1.85818700	10,518,059	0.00673843	38,142	0.00827734	46,853	0.02570141	145,480	0.04071718	230,475
Ind. Taxable Full, shared as if PIL	IH	332,500	1.85818700	617,847	0.00673843	2,241	0.00827734	2,752	0.02570141	8,546	0.04071718	13,538
Ind. Taxable Excess Land	IU	28,498	1.20782155	34,420	0.00437998	125	0.00538027	153	0.01670592	476	0.02646616	754
Ind. Taxable Vacant Land	IX	473,150	1.20782155	571,481	0.00437998	2,072	0.00538027	2,546	0.01670592	7,904	0.02646616	12,522
Ind Taxable Vacant Land, shared as if PIL	IJ	135,500	1.20782155	163,660	0.00437998	593	0.00538027	729	0.01670592	2,264	0.02646616	3,586
Pipeline Taxable Full	PT	4,165,000	0.90684800	3,777,022	0.00328854	13,697	0.00403958	16,825	0.01520000	63,308	0.02252812	93,830
Farm Taxable Full	FT	55,369,650	0.25000000	13,842,413	0.00090659	50,197	0.00111363	61,661	0.00063000	34,883	0.00265022	146,742
Managed Forest Taxable Full	TT	5,337,247	0.25000000	1,334,312	0.00090659	4,839	0.00111363	5,944	0.00063000	3,362	0.00265022	14,145
Total Taxable		2,612,462,864		2,609,132,810		9,461,617		11,622,460		8,562,002		29,646,078
Payment in Lieu												
Res PIL Full	RF		1.00000000	0	0.00362635	0	0.00445453	0	0.00252000	0	0.01060088	0
Res PIL Full, Taxable Tenant of Province	RP	237,563	1.00000000	237,563	0.00362635	861	0.00445453	1,058	0.00252000	599	0.01060088	2,518
Res PIL General	RG	9,599,250	1.00000000	9,599,250	0.00362635	34,810	0.00445453	42,760	0.00000000	0	0.00808088	77,570
Farm PIL Full	FF		0.25000000	0	0.00090659	0	0.00111363	0	0.00063000	0	0.00265022	0
Multi-residential PIL Full	MF		1.44119700	0	0.00522628	0	0.00641985	0	0.00252000	0	0.01416613	0
Com. PIL Full	CF	4,484,715	1.30694000	5,861,253	0.00473942	21,255	0.00582180	26,109	0.01776402	79,667	0.02832524	127,031
Comm. PIL Full, Taxable Tenant of Province	CP	18,725	1.30694000	24,472	0.00473942	89	0.00582180	109	0.01776402	333	0.02832524	530
Com. Occupied - General	CG	1,880,598	1.30694000	2,457,829	0.00473942	8,913	0.00582180	10,948	0.00000000	0	0.01056122	19,861
Com. Excess Land PIL Full	CV		0.91485800		0.00331759		0.00407526	0	0.01243481	0	0.01982767	0
Com. Vac. Land	CJ		0.91485800		0.00331759		0.00407526	0	0.01243481	0	0.01982767	0
Com Parking Lot	GF		1.30694000		0.00473942		0.00582180	0	0.01776402	0	0.02832524	0
Ind. Occupied Full	IF		1.85818700	0	0.00673843	0	0.00827734	0	0.02570141	0	0.04071718	0
Ind. Excess Land	IK		1.20782155		0.00437998		0.00538027	0	0.01670592	0	0.02646616	0
Ind Vacant Land	IJ		1.20782155	0	0.00437998	0	0.00538027	0	0.01670592	0	0.02646616	0
Total PIL		16,220,851		18,180,368		65,928		80,985		80,598		227,511
Taxable Assessment		2,628,683,715	Weighted Assessment	2,627,313,177	Town Levy	9,527,545	County Levy	11,703,445	Taxes Raised for Education	8,642,600	Total Taxation	29,873,589