

## Staff Report 2022-0069

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Meeting Date: March 22, 2022

Subject: Proposed 2022 Property Tax Ratios

Submitted By: Hillary Bryers, Manager, Revenue, Finance / Deputy Treasurer

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### RECOMMENDATION

That the 2022 Property Tax Ratios as outlined in Table 1 of Staff Report 2022-0069 be approved; and

That a by-law be enacted to establish 2022 tax ratios for prescribed property classes as outlined in Table 1 of Staff Report 2022-0069.

### REPORT HIGHLIGHTS

- In 2016, the Municipal Property Assessment Corporation (MPAC) conducted a province-wide property re-assessment. These assessed values will be the basis of taxation for the 2017 to 2023 taxation years.
- The Province has post-poned the 2020 province-wide re-assessment as a result of the COVID-19 pandemic.
- As the property assessments for 2022 are the same as 2020 and 2021 due to the Province-wide freeze on the re-assessment, there are no proposed changes to the 2022 tax ratios from their 2020 and 2021 values.

### DISCUSSION

#### Delegation of Tax Ratio Setting

On February 1, 2022 the Town of Caledon consented to the enactment of a Regional by-law delegating tax ratio setting from the Region of Peel to the Cities of Mississauga and Brampton and the Town of Caledon. This was done in accordance with Section 310 of the *Municipal Act, 2001*.

At the January 13, 2022 Regional Council meeting, the Region of Peel passed a by-law requesting delegation to the lower-tier municipalities the authority to establish tax ratios for 2022. This is consistent with what has occurred for the tax years 1998 to 2021. Due to the delegation for tax ratio setting, the Town of Caledon must pass a by-law confirming the 2022 tax ratios. Once the tax ratios are approved, final tax rates and tax bills for 2022 may be calculated. This process must be completed annually.

Province-wide Re-assessment

The Municipal Property Assessment Corporation (MPAC) was scheduled to conduct a province-wide re-assessment of all properties in Ontario in 2021. Due to the COVID-19 pandemic, this re-assessment has been postponed and the assessed values for 2022 and 2023 will continue to be based on an assessment date of January 1, 2016. As such, the property values used for the basis of taxation in 2021 and 2022 are the same values as 2020. As such, there is no required change to the property tax ratios from their 2020 and 2021 values.

Table 1: 2020, 2021 and Proposed 2022 Tax Ratios

| Tax Class             | 2020 and 2021<br>Town of Caledon<br>Tax Ratio | Proposed 2022<br>Town of Caledon<br>Tax Ratio |
|-----------------------|---|---|
| Residential           | 1.000000                                      | 1.000000                                      |
| Managed Forest        | 0.250000                                      | 0.250000                                      |
| Farm                  | 0.170800                                      | 0.170800                                      |
| Commercial            | 1.347534                                      | 1.347534                                      |
| Industrial            | 1.591035                                      | 1.591035                                      |
| Multi-Residential     | 1.722344                                      | 1.722344                                      |
| Pipelines             | 1.009275                                      | 1.009275                                      |
| New Multi-Residential | 1.000000                                      | 1.000000                                      |
| Landfill              | 1.233526                                      | 1.233526                                      |

A selection of comparative 2021 tax ratios for other area municipalities can be found in Table 2 below.

Table 2: Comparative 2021 Tax Ratios

|               | Residential | Managed Forest | Farm     | Commercial | Industrial | Multi-Residential | Pipelines | New Multi-Residential | Landfill |
|---------------|-------------|----------------|----------|------------|------------|-------------------|-----------|-----------------------|----------|
| Caledon       | 1.000000    | 0.250000       | 0.170800 | 1.347534   | 1.591035   | 1.722344          | 1.009275  | 1.000000              | 1.233526 |
| Mississauga   | 1.000000    | 0.250000       | 0.250000 | 1.516977   | 1.615021   | 1.265604          | 1.313120  | 1.000000              | n/a      |
| Brampton      | 1.000000    | 0.250000       | 0.250000 | 1.297100   | 1.470000   | 1.705000          | 0.923900  | 1.000000              | n/a      |
| Halton Region | 1.000000    | 0.250000       | 0.200000 | 1.456500   | 2.090700   | 2.000000          | 1.061700  | 1.000000              | 1.456500 |
| York Region   | 1.000000    | 0.250000       | 0.250000 | 1.332100   | 1.643200   | 1.000000          | 0.919000  | 1.000000              | 1.100000 |
| Durham Region | 1.000000    | 0.250000       | 0.200000 | 1.450000   | 2.023500   | 1.866500          | 1.229400  | 1.100000              | 1.100000 |
| Toronto       | 1.000000    | 0.250000       | 0.250000 | 2.640000   | 2.623305   | 2.098351          | 1.923563  | 1.000000              | n/a      |
| Hamilton      | 1.000000    | 0.250000       | 0.176700 | 1.980000   | 3.249300   | 2.410700          | 1.794700  | 1.000000              | 2.969600 |
| Dufferin      | 1.000000    | 0.250000       | 0.220000 | 1.220000   | 2.198400   | 2.000000          | 0.842100  | 1.100000              | 1.181500 |

**FINANCIAL IMPLICATIONS**

The financial implications are included in other sections of this report.

**COUNCIL WORK PLAN**

Subject matter is not relevant to the Council Workplan.

**ATTACHMENTS**

None.