

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DCAO-2022-0015

**FOR THE CONSIDERATION OF
COUNCIL**

November 30, 2022

SUBJECT: 2023 INTERIM PROPERTY TAX LEVY

1. RECOMMENDATION:

- 1. That Council receive Report No. DCAO-2022-0015 prepared by the Taxation and Revenue Division, Office of the Deputy CAO dated November 30, 2022 respecting the 2023 Interim Property Tax Levy.**
- 2. That Council authorize the following regarding the 2023 Interim Property Tax Levy:**
 - a) That an Interim Tax be levied on all rateable real property in the Town of Georgina which has been assessed according to the last revised assessment roll; and**
 - b) That the 2023 Interim Tax Levy be set at 50% of the total 2022 taxes payable on each property; and**
 - c) That for new properties added to the assessment roll for 2023 taxation, interim tax rates would be equivalent to 50% of the 2022 tax rate as listed in Attachment "1"; and**
 - d) That the Interim Tax Levy for these realty taxes be paid in two relatively equal installments and the installments shall be due Friday, February 24, 2023 and Wednesday, April 26, 2023; and**
 - e) That the Treasurer and/or Tax Collector be authorized to amend in whole or in part any billing in order to comply with any provincial legislation which may be introduced or passed by the Province of Ontario prior to or after the issuance of the billing.**
- 3. That Council adopt the necessary By-Law to give effect to the above-noted recommendations.**

2. PURPOSE:

The purpose of this report is to provide staff with the necessary authorization required to levy 2023 interim property taxation on all rateable real property in the Town of Georgina.

3. BACKGROUND:

The Municipal Act, 2001, Section 317 (1) allows a municipality to levy on all rateable property, an interim levy prior to the adoption of final budgets for 2023. In accordance with the legislation, the interim levy amount shall not exceed 50% of the total taxes levied on the property in 2022.

4. ANALYSIS:

As in previous years, to prepare the 2023 interim tax billing and ensure the necessary cash flow to meet the financial obligations of the Town, the recommended By-Law has been prepared to allow for an interim tax amount on all classes of real property.

For the purposes of calculating an interim tax billing for properties which were subject to a part or full year supplementary assessment in 2022, annualized tax amounts will be used in the calculation of the 2023 interim tax billings. Properties that were added to the assessment roll as a year-end addition will be calculated based on the new current market value multiplied by 50% of the applicable 2022 tax rate as indicated in Attachment “1”.

To be consistent with the prior tax year, it is recommended the installment due dates for the interim levy should be set as follows:

1st installment – Friday, February 24, 2023
2nd installment – Wednesday, April 26, 2023

The interim billing for all properties will be scheduled for preparation and mailing during late January 2023, thereby providing more than the mandatory minimum requirement of 21 calendar days' notice.

5. RELATIONSHIP TO STRATEGIC PLAN:

Deliver exceptional service: This report provides information to Council regarding the impact of the 2023 Interim Tax Billing Tax Levy and has a direct relationship with “Deliver Exceptional Municipal Service” as outlined in the Town’s Strategic Plan.

6. FINANCIAL AND BUDGETARY IMPACT:

The 2023 interim tax levy will ensure the necessary cash flow requirements to meet the financial obligations of the Town prior to the determination of property tax rate requirements by the Region of York and Ministry of Education.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Considering that this is a routine annual administrative report required under the *Municipal Act, 2001*, there is no specific related public consultation. Notice regarding the interim tax levy is provided to property owners in the form of an interim tax billing issued by the Treasurer and/or Tax Collector as required by Section 343 (1) of the *Municipal Act, 2001*.

8. CONCLUSION:

This report seeks Council’s authorization to levy 2023 interim property taxation on all rateable real property in the Town of Georgina.

APPROVALS

Prepared By:	Geoff Harrison, Manager of Taxation and Revenue
Recommended By:	Rob Wheeler, Deputy CAO/Treasurer
Approved By:	Ryan Cronsberry, Chief Administrative Officer

Attachments:

ATTACHMENT “1” – 2023 INTERIM TAX RATES

Property Class	Property Code	2023 Interim Tax Rate	2022 Tax Rate
Residential / Farm	RT	0.509865%	1.019730%
Farmland/Managed Forest	FT, TT	0.127467%	0.254933%
Multi-Residential	MT, NT	0.509865%	1.019730%
Commercial Occupied	CT, XT, GT	1.017286%	2.034572%
Commercial Vacant/Excess Land	CU,CX,XU,XX,	0.844100%	1.688200%
Industrial Occupied	IT, JT, IH	1.152106%	2.304211%
Industrial Vacant/Excess Land	IU,IX, IK	0.902869%	1.805737%
Shopping Centre Occupied	ST,ZT	1.017286%	2.034572%
Shopping Centre Vacant/Excess Land	SU,SX,ZU,ZX	0.844100%	1.688200%
Pipelines	PT	0.838263%	1.676525%

Note: All 2023 interim tax rates subject to rounding in order to ensure 50% of 2022 tax rate.