

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. DCAO-2024-0006**

**FOR THE CONSIDERATION OF  
COUNCIL**

May 29, 2024

**SUBJECT: 2024 PROPERTY TAX RATES**

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**1. RECOMMENDATION:**

- 1. That Council receive Report No. DCAO-2024-0006 prepared by the Office of The Deputy CAO dated May 29, 2024 respecting 2024 Tax Rates.**
- 2. That Council approve the 2024 tax rates for the Town of Georgina as detailed in Attachment #1, highlighted in yellow.**
- 3. That Council adopt the necessary By-Law to establish the 2024 tax rates for the Town of Georgina.**

**2. PURPOSE:**

The purpose of this report is to present the necessary By-Law to establish the 2024 property tax rates for Council's adoption, as well as to provide Council with information regarding the impact of 2024 tax rate calculations.

**3. BACKGROUND:**

The Town of Georgina is responsible to issue and collect property taxes to fund its annual budgetary requirements, as well as those property taxes levied by the Region of York for their purposes and the Province of Ontario for education/school boards. The *Municipal Act, 2001* prescribes the detailed calculations for determination of the property tax rates. The tax rates are applied against each property's current value assessment, (CVA) determined by the Municipal Property Assessment Corporation (MPAC) to calculate the annual property tax levy.

MPAC updates current value assessments in Ontario on a four year cycle. To provide an additional level of property tax stability and predictability, market increases in assessed value between assessment updates are phased-in gradually over four years. Under the phase-in provision in the *Assessment Act*, an increase in assessed value is introduced gradually. A decrease in assessed value is introduced immediately. For 2024 taxation, due to the impact of COVID-19 the assessment continues to be based off a

January 1, 2016 valuation date which results in the 2020 assessment values being used again in 2024. At this time, Town staff have not been given any indication to when another re-assessment will take place.

On December 6, 2023 Council approved the 2024 net tax levy Budget for the Town of Georgina in the amount of \$55,288,070. The Town of Georgina property tax rates for its own budgetary purposes are calculated to raise funds for its annual budget requirements over a base total Current Value Assessment (CVA) of all taxable properties within the Town of Georgina.

At their meeting of May 23, 2024, Council of the Region of York established the property tax rates for their purposes. The Region of York property tax rates are calculated over a base CVA of all taxable properties within the Region of York.

On January 19, 2024, the Province of Ontario advised that education property tax rates had been finalized under the *Education Act*. The Education property tax rates are calculated over a base CVA of all taxable properties within the Province of Ontario.

#### **4. ANALYSIS:**

##### **2024 Property Tax Rates**

The calculated property tax rates and levies for the Town of Georgina resulting from the annual budget requirements of the municipality are detailed by property class in Attachment #1 to this report. Included in Attachment #1 are the Region of York property tax rates approved by Regional Council on May 23, 2024 and the education property tax rates prescribed by the Provincial Government for 2024.

##### **2024 Impact to the Average Residential Property Class Assessment**

Due to assessment values remaining the same from 2023 to 2024 the only factor that increased overall assessment is from growth. This has led to a unique circumstance where the tax rate will slightly increase. For example, the total 2023 residential property tax rate increase is from 1.068849% to 1.113645%.

Applied against stagnant assessment values, the overall impact to the average residential assessment with a CVA of \$452,075 is 4.19%, equal to approximately \$202.51 per year in 2024 as described in Table 1 below.

It is important to note that the \$452,075 value includes all residential property classes, including those on waterfront, the average is provided by York Region.

<b>Table 1 – Change in Property Taxes for Average Home</b>				
<i>2024 CVA of Average Home = \$452,075</i>				
<b>Levying Jurisdiction</b>	<b>Property Tax Rate</b>	<b>Property Taxes</b>	<b>Change</b>	<b>Increase</b>
Town of Georgina	0.598793%	\$2,706.99	\$143.92	
Region of York	0.361852%	\$1,635.84	\$58.59	
Province of Ontario - Education	0.153000%	\$691.67	\$0.00	
<b>Total</b>	<b>1.113645%</b>	<b>\$5,034.51</b>	<b>\$202.51</b>	<b>4.19%</b>

To provide further context for every \$100,000 of residential assessment this would equate to \$1,113.65 in taxes, in 2023 this was \$1,068.85. This represents an increase of \$44.80 per \$100,000 in assessed value.

### Comparison of Taxes on Average

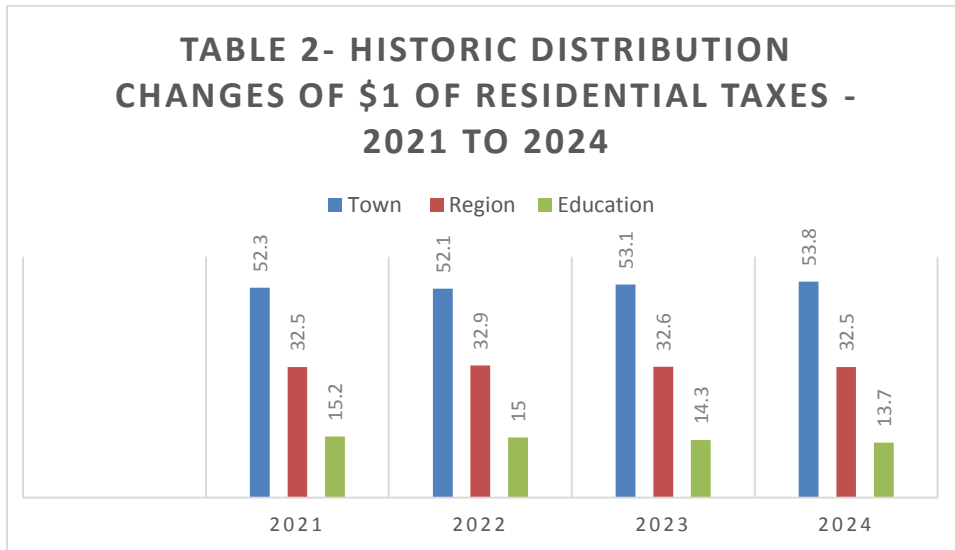
As demonstrated in the chart below, using the average assessed values (2023 Figures) from York Region, Georgina has the lowest average tax bill in the Region. The trend is forecasted to continue for 2024 with the average CVA continuing to be the lowest in York Region. It should be noted that this is based off the *average* CVA for a residential property using York Regions methodology.

<b>Municipality</b>	<b>Average Assessed Value- Res</b> <b>* As per York Region</b>	<b>Total Res Rate</b>	<b>Total Tax Levy</b>
Georgina	\$ 448,244.00	1.068849	\$ 4,791.05
East Gwillimbury	\$ 668,176.00	0.821018	\$ 5,485.85
Newmarket	\$ 707,142.00	0.841254	\$ 5,948.86
Whitchuch-Stouffville	\$ 852,003.00	0.779250	\$ 6,639.23
Aurora	\$ 889,442.00	0.803304	\$ 7,144.92
Vaughan	\$ 1,008,445.00	0.695093	\$ 7,009.63
Markham	\$ 1,088,036.00	0.662708	\$ 7,210.50
Richmond Hill	\$ 1,174,552.00	0.691472	\$ 8,121.70
King	\$ 1,096,794.00	0.829014	\$ 9,092.58

### Trending – Distribution of Property Taxes Collected in the Town of Georgina

As a result of inter-jurisdictional shifting of the year over year property tax rate changes, Table 2 below has been prepared to demonstrate historic changes from 2021-2024 in

the distribution of property tax dollars between the Town of Georgina, the Region of York and the Province of Ontario.



As indicated in Table 2 above, the Town's share of the residential property tax bill has increased from 52.3% to 53.8% since 2021. Although at first glance, Table 2 above appears positive in that a greater share of property taxes collected from residents in the Town of Georgina is allocated to Georgina's own services; staff are very cautious with respect to the long term property tax rate impacts in future years.

Staff anticipate that the higher market values of new housing in the Town of Georgina will continue to increase its total Current Value Assessment values, potentially increasing the value of property taxes to be collected for the Region of York and the Ministry of Education in future years. This financial impact cannot be analyzed or assessed until subsequent re-assessment of property values by the Municipal Property Assessment Corporation (MPAC) is performed and released for property taxation purposes, and both residential and commercial/industrial growth occur in Georgina, York Region and across Ontario. In the summer of 2016, MPAC issued re-assessment notices across Ontario reflecting updated current value assessments effective for 2017 to 2020 taxation years to a base year of January 1, 2016. Current value assessments for Georgina increased from the former base year of 2012 to 2016 by 33.58% compared to the provincial average of 23.5% including growth. What is known, is that market values have significantly increased since the re-assessment occurred for 2017 to 2020 taxation. The increases in market value occurring after January 1, 2016 will be captured in the next re-assessment, at this time MPAC has delayed reassessment as a result of the COVID-19 pandemic and the 2024 tax year will continue with the January 1, 2016 valuation date. This will mean that the 2024 assessed values are the same as 2023, 2022, 2021 and 2020. When reassessment happens next, if the Town's total average CVA values continue to increase at a more comparable or higher rate than across the Region of York and the Province of Ontario, property taxes in Georgina may be subject to paying a higher share of taxes to those jurisdictions in future years.

It is notable that the Town of Georgina collected \$31,600,425 in property taxes on behalf of the Region of York in 2023, being 2.36% of the Region's total tax levy. In 2024 the Town of Georgina will collect \$33,411,770, being 2.37% of the Region's total tax levy.

### **York Region Federation of Agriculture**

As in 2024, the York Region Federation of Agriculture has requested (Attachment #2) that Council include a special levy charge as authorized by Section 149 (1) of the *Municipal Act*, similar to that levied in 2023 and prior years on farmlands assessed in the Farm Tax class. For 2023 taxation, Council adopted a special levy charge of .000700, which generated revenue of \$1,506. Staff recommends that Council again approve a special levy charge in the form of a tax rate of .000740. This rate will again generate 2024 revenue of approximately the same amount, payable to the York Region Federation of Agriculture, based on the 2024 returned assessment roll Farm Tax class values.

### **Business Improvement Areas**

The proposed 2024 property tax rate By-Law also includes a provision under Section 208 of the *Municipal Act* for the Town to levy and collect any special area charges associated with any approved Business Improvement Area (BIA) through the property tax billing process.

### **Property Tax Billings for 2024**

The final 2024 property tax billing is scheduled to be issued before the end of June to all properties. The due dates are recommended as follows:

1<sup>st</sup> Installment, Friday July 26, 2024  
2<sup>nd</sup> Installment, Thursday September 26, 2024

The proposed By-Law again includes a provision which grants the Treasurer the authorization to amend the installment dates for the 2024 final tax bills should any Provincial legislation be released which could effectively delay billing. All due date(s) are set to accommodate the legislated notice requirement of twenty-one (21) days before an installment due date, in accordance with the Municipal Act.

## **5. RELATIONSHIP TO STRATEGIC PLAN:**

This report provides information to Council regarding the 2024 Property Tax Rates and impacts and has a direct relationship with the following as outlined in the Town's Strategic Plan.

**Delivering service excellence: Ensure continued financial sustainability and accountability.**

**6. FINANCIAL AND BUDGETARY IMPACT:**

The total change in property taxes in 2024 for a single family dwelling with an average current value and average phase-in assessment is 4.19%, about \$202.51, in accordance with the budgetary requirements of the Town of Georgina, the Region of York and the Province of Ontario for education.

**7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

Public consultation and notice occurred during the Town's 2024 Budget process. Prescribed notice will occur in the form of the tax billing issued to each property owner. Notice of the property tax bill due dates will be advertised on the Town's website and social media streams.

**8. CONCLUSION:**

In closing, the necessary By-Law will reflect the rates to raise the monies required for the Town of Georgina, Region of York, and Province of Ontario - Education purposes in 2024. It also allows us to finalize the billing arrangements for these levies and arrange for the distribution of the final tax bills. We anticipate the mailing to be scheduled for mid-June. It is important to the Town that the bills are completed and mailed as soon as possible, so that we can offer the residents and businesses sufficient notice of payment requirements and to optimize the Town's cash flow position for the 2024 fiscal year.

**APPROVALS**

Prepared By: Geoff Harrison  
Manager of Tax and Revenue

Recommended By: Rob Wheeler, CPA, CA  
Deputy CAO/Treasurer

Approved By: Ryan Cronsberry  
Chief Administrative Officer

***Attachments:***

*Attachment #1 – 2024 Tax Rates*

*Attachment #2 – Federation of Agriculture Request*