

Type of Decision									
Meeting Date	Thursday, July 20, 2017				Report Date	Tuesday, July 18, 2017			
Decision Required	X	Yes		No	Priority	X	High		Low
Direction	x	Information Only			Type of Meeting	X	Open		Closed
REPORT TITLE									
Report #20/07/17/1202									

Subject: Amendment to Final Taxation By-Law

RECOMMENDATION:

That Council adopt the following resolution amending the existing Final Taxation By-Law 2017-07 including the newly legislated tax class. Even though it does not apply to our municipality, we are required to include it and pass a by-law prior to finalizing tax rates and creating tax bills for the year.

WHEREAS the province passed new legislation in April in Ontario's Fair Housing Plan;

AND WHEREAS the now mandatory New Multi-Residential Apartment Class has been added in OPTA for any municipality that did not previously have this class;

AND WHEREAS municipalities must pass a by-law to set a tax ratio and tax rate for this class for 2017;

AND WHEREAS this class of properties does not exist within the United Townships of Head, Clara & Maria making this process simply administrative in nature;

THEREFORE BE IT RESOLVED THAT By-Law 2017-07 be amended by adding in the residential tax class table a new class, New Multi-Residential Apartment Building class with a ratio of 1;

AND FURTHER THAT reference to the County of Renfrew By-laws referenced in By-Law 2017-07 be amended to reflect the new By-law numbers to be passed on July 26, 2017.

BACKGROUND/EXECUTIVE SUMMARY:

Per the email below from Jeff Foss (via Connie Wilson), a couple of the tax policy by-laws passed by the County on April 26th will have to be repealed/replaced to include a ratio and tax rate for the new Multi-Residential New Construction classification.

The County is planning to hold a meeting on Wednesday, July 25, 2017 to pass their by-laws. After that point, municipalities will be able to insert their data into OPTA and begin the process of producing tax bills.

History....

- **County Council is not scheduled to meet again until August 30th.**
- once the County passes new by-laws, then Jeff Foss will be able to “submit” their rates and parameters in OPTA, and then each of us lower municipalities will receive an email notification that we can proceed to enter our tax rates. However, the **Sign-off and CD Request** form in OPTA cannot be finalized until all 17 lower municipalities have passed by-laws to include this new classification and entered their data in OPTA.
- for several (most?) of us, we cannot generate our tax bills, or at least not our Commercial, Industrial and Multi-Residential, until we receive the OPTA data. Even if your municipality does not have any properties impacted by capping, it is our understanding that the information from OPTA is required to generate the Schedule 3 data for your Commercial, Industrial and Multi-Residential bills, which Steve Seller of MMAH has confirmed is a “you shall” requirement under Regulation 75/01.
- the Town of Renfrew, the Town of Arnprior and the Township of McNab-Braeside have, through their Mayors, contacted Jim Hutton, County CAO and/or Warden Murphy to demand that she immediately call a meeting of County Council to pass the revised by-laws. If you haven’t already done so, then I encourage you to raise this issue with your Mayor ASAP as the County will only address this if a number of local municipalities indicate that it is a serious issue.

Secondly, there are several (all?) of us that have already passed our 2017 tax rates by-law, but did not include a rate for the Multi-Residential New Construction classification.

- we will have to convene a special Council meeting to add this classification to our existing by-law.
- then we can enter this new rate in OPTA
- once all 17 municipalities in the County have their rates entered in OPTA, then we can request our CD’s

So, procedurally, I’m trying to get a sense of what other municipalities will be doing to pass or amend their 2017 tax rates by-law:

- will you require a meeting of your Council to pass or amend your 2017 tax rates by-law, before you can complete the OPTA process?
- If so, what would be the earliest possible timing of such a meeting?

“Hello Everyone,

Although we approved our tax policy By-laws at the Council meeting on April 26th, the Ontario Budget on April 27th created a program entitled the Fair Housing Plan. The Province is implementing a mandatory New Multi-Residential property class province-wide to ensure that municipalities tax new multi-residential buildings at a similar rate as other residential properties.

Based on the announcement in Ontario’s Fair Housing Plan regarding the property tax level for new Multi-Residential apartment buildings, the now mandatory New Multi-Residential Class has been added in OPTA for any municipality that did not previously have this class. The default ratio for the class has been set to 1.0 and the Range of Fairness for the class is 1.0 to 1.1. Municipalities must pass a by-law to set a tax ratio and tax rate for this class for 2017

Since the Ministry of Finance does not have the changes to the property tax policies finalized, we are unable to move forward. I will draft a new tax ratio by-law using the default ratio for the class of 1.0,

and I hope to present this by-law to the Finance and Administration Committee on May 23rd, provided the MOF has released the regulations.

Sincerely,

Jeffrey Foss CPA, CMA, CMO
Director of Finance / Treasurer
County of Renfrew
9 International Drive
Pembroke, ON K8A 6W5”

Options/Discussion: - none

Financial Considerations/Budget Impact: - none

Policy Impact:

Others Consulted:

Approved and Recommended by the Clerk

Melinda Reith,

Municipal Clerk

Melinda Reith