

To: Finance Committee

From: Stephanie Sinnott, Commissioner,
Finance Services

Report Number: FIN-22-37

Date of Report: April 13, 2022

Date of Meeting: April 19, 2022

Subject: 2022 Final Tax Rates By-law

Ward: All Wards

File: 03-05

1.0 Purpose

The purpose of this report is to obtain approval for the 2022 Final Tax Rate By-law. Contained in this report are the following attachments:

- Attachment 1 – 2022 Final Tax Rate By-law
- Attachment 2 – Schedule A – City of Oshawa Tax Rates
- Attachment 3 – Schedule B – City of Oshawa, Region of Durham and School Board Tax Rates
- Attachment 4 – By-law 91-96

2.0 Recommendation

That the Finance Committee recommend to City Council:

That in accordance with Report FIN-22-37 dated April 13, 2022, the 2022 Final Tax Rates By-law providing for the billing and collection of the 2022 final tax levy for all property classes be approved.

3.0 Executive Summary

Not applicable.

4.0 Input From Other Sources

- Municipal Property Assessment Corporation (M.P.A.C.)
- The Regional Municipality of Durham
- Legal Services has reviewed the proposed By-law

5.0 Analysis

City Council needs to approve the 2022 Final Tax Rate By-law (Attachment 1) to allow for the billing and collection of the 2022 final tax levy. The By-law sets the tax rates for the various property tax classes and establishes the tax installment due dates.

The following dates will apply for the 2022 final tax billing:

Residential properties will have a due date of June 27, 2022 for the third installment and September 26, 2022 for the fourth installment.

Multi-residential, commercial and industrial properties will have a third installment due date of September 26, 2022 and a fourth installment due date of October 26, 2022.

6.0 Financial Implications

There are no financial implications arising from this report.

7.0 Relationship to the Oshawa Strategic Plan

This report meets the Oshawa Strategic Plan goals of Accountable Leadership, Economic Prosperity and Financial Stewardship to the extent that it is consistent with sound financial management.



Stephanie Sinnott, Commissioner,
Finance Services



**By-law -2022
of The Corporation of the City of Oshawa**

Being a by-law for the implementation and collection of the Final Tax Levies required to be raised for the year 2022 and to establish the Tax Rates necessary to raise those sums.

RECITALS:

1. It is necessary for the Council of The Corporation of the City of Oshawa, pursuant to the *Municipal Act, 2001*, S. O. 2001 c. 25 ("*Municipal Act, 2001*"), to pass a by-law to levy a separate tax rate on the assessment in each Realty Tax Class.
2. The Minister of Finance has, pursuant to the *Assessment Act*, R.S.O. 1990, c. A. 31 ("*Assessment Act*") and its Regulations, prescribed the Realty Tax Classes.
3. It is necessary for the Council of The Corporation of the City of Oshawa, pursuant to the *Municipal Act, 2001* to levy on the whole rateable property according to the last revised assessment roll for The Corporation of the City of Oshawa, the sums set forth for various purposes in Schedule A for the current year.
4. The Regional Municipality of Durham has passed By-laws 06-2022, 07-2022, 08-2022 and 09-2022 to set and levy rates for its lower tier municipalities.
5. Pursuant to the *Education Act*, R.S.O. 1990, c. E. 2 ("*Education Act*"), and the Regulations passed and to be passed pursuant to that *Education Act*, The Corporation of the City of Oshawa levies specified tax rates on the assessment for Education purposes.
6. An interim levy for all Realty Tax Classes was made by the Council of The Corporation of the City of Oshawa (pursuant to By-law 133-2021, as amended) before the adoption of the estimates for the current year.

NOW THEREFORE the Council of The Corporation of the City of Oshawa enacts as follows:

1. That for the year 2022, The Corporation of the City of Oshawa (the "City") shall levy upon the Property Classes set out in Schedule A, the rates of taxation as set out in Schedule A for City of Oshawa purposes on the current value assessment as also set out in Schedule A.
2. That the City shall also levy upon the Realty Tax Classes set out in Schedule B the rates of taxation prescribed by The Regional Municipality of Durham for its purposes, and the rates of taxation prescribed by the Province of Ontario for Educational purposes.
3. That the levy provided for in this By-law shall be reduced by the amount of the interim levy for 2022.
4. That the payment of taxes against properties in the Uncapped Realty Tax Classes in one amount or by instalments. For the purposes of this section, properties in the

“Uncapped Tax Classes” are the properties that are assessed in the Realty Tax Classes designated by the letters “F”, “P”, “R” and “T” in the column headed “Realty Tax Class” on the attached Schedule A. The date or dates in the year for which the taxes are imposed on which the taxes or instalments are due:

- (a) The first instalment due on the 27th day of June, 2022.
- (b) The second instalment due on the 26th day of September, 2022.
- (c) For those properties subject to an agreement under the City of Oshawa Pre-Authorized Tax Payment Program shall be due and payable in installments based on the property owner’s selection of the 1st or the 15th, or the next subsequent business day in the event of a statutory holiday, of the months of July, August, September, October, November and December. This payment arrangement must be entered into prior to April 1st, 2022.

5. That the payment of taxes against properties in the Capped Realty Tax Classes in one amount or by instalments. For the purposes of this section, properties in the “Capped Tax Classes” are the properties that are assessed in the Realty Tax Classes designated by the letters “C”, “D”, “G”, “H”, “I”, “J”, “K”, “L”, “M”, “N”, “S”, “X”, “Y”, and “Z” in the column headed “Realty Tax Class” on the attached Schedule A. The date or dates in the year for which the taxes are imposed on which the taxes or instalments are due:

- (a) The first instalment due on the 26th day of September, 2022.
- (b) The second instalment due on the 26th day of October, 2022.
- (c) For those properties subject to an agreement under the City of Oshawa Pre-Authorized Tax Payment Program shall be due and payable in installments based on the property owner’s selection of the 1st or the 15th, or the next subsequent business day in the event of a statutory holiday, of the months of July, August, September, October, November and December. This payment arrangement must be entered into prior to April 1st, 2022.

6. That the municipal tax rates:

- (a) Be levied upon and collected from the property assessment the rates of taxation set out in this by-law.
- (b) Interim taxes levied in 2022 shall be shown as a reduction from the 2022 tax levy.
- (c) Special rate, as set by Ontario Regulation 387/98, be levied and collected upon the rateable property that is in the Utility Right-of-Way and Railway Right-of-Way property classes, as defined in the *Assessment Act*, R.S.O. 1990 c. A.31, as amended.

7. That the City shall comply with the City of Oshawa Tax Collection Policy.

8. That the Education levies shall be levied and collected upon the whole assessment for real property with the municipality using the Education tax rates as set out in Ontario Regulation 400/98.
9. That all omitted and supplementary taxes levied under the Assessment Act will be due not less than 21 days after demand, and penalties and interest will be added in the same manner as other tax levies under this by-law.
10. That Taxation Services is hereby authorized to mail, email, deliver or cause to be mailed or delivered the notice of taxes due to the address of the residence or place of business of the person to whom such notice is required to be given.
11. That the taxes shall be payable, however provided they are paid on or before the due date as specified herein, to The Corporation of the City of Oshawa in the following:
 - (a) City Hall located at 50 Centre Street South, Oshawa, Ontario.
 - (b) By mail or courier to Taxation Services, City Hall, 50 Centre Street South, Oshawa, Ontario, L1H 3Z7.
 - (c) Any Chartered Bank of Canada to the credit of The Corporation of the City of Oshawa.
 - (d) In accordance with the City of Oshawa pre-authorized tax payment program administered by Taxation Services upon completion of the application process.
 - (e) Telephone banking or online electronic fund transfer or payment options as made available through chartered banks, charges may apply as per the banking institution.
12. That pursuant to Section 347 of the *Municipal Act, 2001* where any payment is received on tax accounts, all payment and/or part payment of taxes due and owing be processed as follows:
 - (a) The payment shall first be applied against late payment charges owing in respect of those taxes according to the length of time the charges have been owing, with the charges imposed earlier being discharged before charges imposed later.
 - (b) The payment shall then be applied against the taxes owing according to the length of times they have been owed, with the taxes imposed earlier being discharged before the taxes imposed later.
 - (c) No part payment shall be accepted on account of taxes in respect of which a tax arrears certificate is registered except under an extension agreement which has been approved by the Commissioner, Finance Services/Treasurer.
 - (d) The Commissioner, Finance Services/Treasurer is hereby authorized to accept part payment from time to time on account of any taxes due and to give a receipt for such payment, provided that acceptance of any such payment shall not affect the collection of any percentage charge imposed and collectable under Part IX of the *Municipal Act, 2001*.

(e) In default of payment of any instalment of taxes, or any part of any instalment, by the day named for payment thereof, the subsequent instalment or instalments shall forthwith become payable.

13. That the penalty and interest charge to be imposed on unpaid property taxes by at 1.25% on the first day of the month following each month of default.
14. That if any section or portion of this By-law or of Schedule A and/or Schedule B is found by a court of competent jurisdiction to be invalid, it is the intent of City Council that all remaining sections and portions of this By-law and of Schedule A and/or Schedule B continue in force and effect.
15. That By-law 91-96 be repealed.
16. That this By-law comes into force on the date of its passage.

By-law passed this day of , 2022.

Mayor

City Clerk

Schedule "A" to City of Oshawa By-law -2022 Tax Rates
2022 City of Oshawa Tax Rates

Taxable Distribution	RTC/ RTQ	Current Value Assessment	City of Oshawa Tax Rate	City of Oshawa Tax Levy
Commercial - PIL: - - Full	CF	30,637,876	0.830356%	254,403
Commercial -PIL: - - General	CG	40,166,500	0.830356%	333,525
Commercial - Taxable / Shared PIL: - - Full	CH	3,399,000	0.830356%	28,224
Commercial - Taxable: - - Full	CT	1,178,274,180	0.830356%	9,783,870
Commercial - Taxable: - - General	CM	275,600	0.830356%	2,288
Commercial - PIL / Tenant of Province: - Tenant Full	CP	933,800	0.830356%	7,754
Commercial - Taxable: - Vacant Units/Excess Land Full	CU	22,538,250	0.830356%	187,148
Commercial - PIL: - Vacant Land General	CZ	3,715,000	0.830356%	30,848
Commercial - Taxable: - Vacant Land Full	CX	70,720,500	0.830356%	587,232
Office Building - Taxable: - - General	DG	31,996,700	0.830356%	265,687
Office Building - Taxable: - - Full	DT	68,356,167	0.830356%	567,600
Office Building - PIL / Tenant of Province: - Tenant Full	DP	293,000	0.830356%	2,433
Exempt - - -	E	1,546,486,524	0.000000%	-
Farmlands - Taxable: - - Full	FT	95,199,600	0.114532%	109,034
Parking Lots - PIL: - - Full	GF	14,314,600	0.830356%	118,862
Parking Lots - Taxable: - - Full	GT	14,139,800	0.830356%	117,411
Industrial - Taxable: - - Full	IT	80,996,170	1.158776%	938,564
Industrial - Taxable / Shared PIL: - - Full	IH	4,838,300	1.158776%	56,065
Industrial - Taxable / Shared PIL: - Vacant Land Full	IJ	424,000	1.158776%	4,913
Industrial - Taxable / Shared PIL: - Excess Land Full	IK	313,700	1.158776%	3,635
Industrial - Taxable: - Vacant Units/Excess Land Full	IU	1,121,600	1.158776%	12,997
Industrial - PIL: - Vacant Land General	IZ	1,467,300	1.158776%	17,003
Industrial - Taxable: - Vacant Land Full	IX	32,163,400	1.158776%	372,702
Industrial (New Construction) - Taxable: - - Full	JT	18,549,400	1.158776%	214,946
Industrial (New Construction) - Taxable: - Excess Land Full	JU	508,900	1.158776%	5,897
Large Industrial (New Construction) - Taxable: - - Full	KT	8,540,000	1.158776%	98,959
Large Industrial - Taxable: - - Full	LT	142,185,587	1.158776%	1,647,613
Large Industrial - Taxable: - Vacant Units/Excess Land Full	LU	3,416,173	1.158776%	39,586
Multi-Residential - Taxable: - - Full	MT	1,298,360,232	1.068869%	13,877,765
New Multi-Residential - Taxable: - - Full	NT	61,832,600	0.629925%	389,499

RTC - Realty Tax Class
RTQ - Realty Tax Qualifier

General - City Region Levies Only

PIL - Payment-in-Lieu

Schedule "A" to City of Oshawa By-law -2022 Tax Rates
2022 City of Oshawa Tax Rates

Taxable Distribution	RTC/ RTQ	Current Value Assessment	City of Oshawa Tax Rate	City of Oshawa Tax Levy
Pipeline - Taxable: - Full	PT	40,655,000	0.704027%	286,222
Residential -PIL: - - General	RG	4,868,200	0.572659%	27,878
Residential - Taxable / Shared PIL: - Full	RH	282,000	0.572659%	1,615
Residential - Taxable: - Full	RT	19,233,756,327	0.572659%	110,143,896
Residential - Taxable: - School Only	RD	7,868,900	0.000000%	-
Residential - PIL / Tenant of Province: - Tenant Full	RP	7,464,400	0.572659%	42,746
Shopping Centre - Taxable: - Full	ST	768,881,650	0.830356%	6,384,455
Shopping Centre - Taxable: - Vacant Units/Excess Land Full	SU	182,500	0.830356%	1,515
Managed Forest - Taxable: - Full	TT	3,372,500	0.143165%	4,828
Commercial (New Construction) -PIL: - - Full	XF	4,725,000	0.830356%	39,234
Commercial (New Construction) - Taxable: - Full	XT	313,552,522	0.830356%	2,603,602
Commercial (New Construction) - Taxable: - Vacant Units/Excess Land Full	XU	4,848,135	0.830356%	40,257
Office Bldg (New Construction) - Taxable: - Full	YT	2,429,800	0.830356%	20,176
Shopping Centre (New Construction) - Taxable: - Full	ZT	206,326,191	0.830356%	1,713,242
Shopping Centre (New Construction) - Taxable: - Vacant Units/Excess Land Full	ZU	2,565,220	0.830356%	21,300
		25,377,942,804		151,407,429

RTC - Realty Tax Class
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General - City Region Levies Only

PIL - Payment-in-Lieu

Schedule "B" to City of Oshawa By-law -2022 Tax Rates
2022 City of Oshawa Tax Rates

Taxable Distribution	RTC/R TQ	Current Value Assessment	City of Oshawa Tax Rate	Region of Durham Tax Rate	Education Rate	Total Tax Rate
Commercial - PIL: - - Full	CF	30,637,876	0.830356%	0.869950%	0.980000%	2.680306%
Commercial -PIL: - - General	CG	40,166,500	0.830356%	0.869950%	0.000000%	1.700306%
Commercial - Taxable / Shared PIL: - - Full	CH	3,399,000	0.830356%	0.869950%	0.980000%	2.680306%
Commercial - Taxable: - - Full	CT	1,178,274,180	0.830356%	0.869950%	0.880000%	2.580306%
Commercial - Taxable: - - General	CM	275,600	0.830356%	0.869950%	0.000000%	1.700306%
Commercial - PIL / Tenant of Province: - Tenant Full	CP	933,800	0.830356%	0.869950%	0.980000%	2.680306%
Commercial - Taxable: - Vacant Units/Excess Land Full	CU	22,538,250	0.830356%	0.869950%	0.880000%	2.580306%
Commercial - PIL: - Vacant Land General	CZ	3,715,000	0.830356%	0.869950%	0.000000%	1.700306%
Commercial - Taxable: - Vacant Land Full	CX	70,720,500	0.830356%	0.869950%	0.880000%	2.580306%
Office Building - Taxable: - - General	DG	31,996,700	0.830356%	0.869950%	0.000000%	1.700306%
Office Building - Taxable: - - Full	DT	68,356,167	0.830356%	0.869950%	0.880000%	2.580306%
Office Building - PIL / Tenant of Province: - Tenant Full	DP	293,000	0.830356%	0.869950%	0.980000%	2.680306%
Exempt - - -	E	1,546,486,524	0.000000%	0.000000%	0.000000%	0.000000%
Farmlands - Taxable: - - Full	FT	95,199,600	0.114532%	0.119993%	0.038250%	0.272775%
Parking Lots - PIL: - - Full	GF	14,314,600	0.830356%	0.869950%	0.980000%	2.680306%
Parking Lots - Taxable: - - Full	GT	14,139,800	0.830356%	0.869950%	0.880000%	2.580306%
Industrial - Taxable: - - Full	IT	80,996,170	1.158776%	1.214031%	0.880000%	3.252807%
Industrial - Taxable / Shared PIL: - - Full	IH	4,838,300	1.158776%	1.214031%	1.250000%	3.622807%
Industrial - Taxable / Shared PIL: - Vacant Land Full	IJ	424,000	1.158776%	1.214031%	1.250000%	3.622807%
Industrial - Taxable / Shared PIL: - Excess Land Full	IK	313,700	1.158776%	1.214031%	1.250000%	3.622807%
Industrial - Taxable: - Vacant Units/Excess Land Full	IU	1,121,600	1.158776%	1.214031%	0.880000%	3.252807%
Industrial - PIL: - Vacant Land General	IZ	1,467,300	1.158776%	1.214031%	0.000000%	2.372807%
Industrial - Taxable: - Vacant Land Full	IX	32,163,400	1.158776%	1.214031%	0.880000%	3.252807%
Industrial (New Construction) - Taxable: - - Full	JT	18,549,400	1.158776%	1.214031%	0.880000%	3.252807%
Industrial (New Construction) - Taxable: - Excess Land Full	JU	508,900	1.158776%	1.214031%	0.880000%	3.252807%
Large Industrial (New Construction) - Taxable: - - Full	KT	8,540,000	1.158776%	1.214031%	0.880000%	3.252807%
Large Industrial - Taxable: - - Full	LT	142,185,587	1.158776%	1.214031%	0.880000%	3.252807%
Large Industrial - Taxable: - Vacant Units/Excess Land Full	LU	3,416,173	1.158776%	1.214031%	0.880000%	3.252807%
Multi-Residential - Taxable: - - Full	MT	1,298,360,232	1.068869%	1.119837%	0.153000%	2.341706%

RTC - Realty Tax Class
RTQ - Realty Tax Qualifier

General - City Region Levies Only

RTC - Realty Tax Class
PIL - Payment-in-Lieu

Schedule "B" to City of Oshawa By-law -2022 Tax Rates
2022 City of Oshawa Tax Rates

Taxable Distribution	RTC/R TQ	Current Value Assessment	City of Oshawa Tax Rate	Region of Durham Tax Rate	Education Rate	Total Tax Rate
New Multi-Residential - Taxable: - Full	NT	61,832,600	0.629925%	0.659963%	0.153000%	1.442888%
Pipeline - Taxable: - Full	PT	40,655,000	0.704027%	0.737598%	0.880000%	2.321625%
Residential -PIL: - General	RG	4,868,200	0.572659%	0.599966%	0.000000%	1.172625%
Residential - Taxable / Shared PIL: - Full	RH	282,000	0.572659%	0.599966%	0.153000%	1.325625%
Residential - Taxable: - Full	RT	19,233,756,327	0.572659%	0.599966%	0.153000%	1.325625%
Residential - Taxable: - School Only	RD	7,868,900	0.000000%	0.000000%	0.153000%	0.153000%
Residential - PIL / Tenant of Province: - Tenant Full	RP	7,464,400	0.572659%	0.599966%	0.153000%	1.325625%
Shopping Centre - Taxable: - Full	ST	768,881,650	0.830356%	0.869950%	0.880000%	2.580306%
Shopping Centre - Taxable: - Vacant Units/Excess Land Full	SU	182,500	0.830356%	0.869950%	0.880000%	2.580306%
Managed Forest - Taxable: - Full	TT	3,372,500	0.143165%	0.149991%	0.038250%	0.331406%
Commercial (New Construction) - Taxable: - Vacant Units/Excess Land Full	XF	4,725,000	0.830356%	0.869950%	0.980000%	2.680306%
Commercial (New Construction) - Taxable: - Full	XT	313,552,522	0.830356%	0.869950%	0.880000%	2.580306%
Commercial (New Construction) - Taxable: - Vacant Units/Excess Land Full	XU	4,848,135	0.830356%	0.869950%	0.880000%	2.580306%
Office Bldg (New Construction) - Taxable: - Full	YT	2,429,800	0.830356%	0.869950%	0.880000%	2.580306%
Shopping Centre (New Construction) - Taxable: - Full	ZT	206,326,191	0.830356%	0.869950%	0.880000%	2.580306%
Shopping Centre (New Construction) - Taxable: - Vacant Units/Excess Land Full	ZU	2,565,220	0.830356%	0.869950%	0.880000%	2.580306%
		25,377,942,804				

RTC - Realty Tax Class
RTQ - Realty Tax Qualifier

General - City Region Levies Only

RTC - Realty Tax Class
PIL - Payment-in-Lieu

BY-LAW NUMBER 91-96
OF
THE CORPORATION OF THE CITY OF OSHAWA

being a by-law to authorize the establishment of pre-authorized tax payment plans.

WHEREAS Section 399(1) of the *Municipal Act*, R.S.O. 1990, c. M45, as amended, provides that Council may, by by-law, require the payment of taxes to be made in the office of the Treasurer or Collector any day or days to be named therein in bulk or by instalments;

AND WHEREAS the Council of The Corporation of the City of Oshawa wishes to provide to its ratepayers the convenience of the option for a pre-authorized tax payment plan for the payment of taxes;

BE IT ENACTED AND IT IS HEREBY ENACTED as a by-law of The Corporation of the City of Oshawa by the Council thereof as follows:

1. That the Treasurer is authorized to make the necessary arrangements which will enable the City to accept pre-authorized payments commencing December 1, 1996 for realty taxes, business taxes and payments for local improvements.
2. That pre-authorized payments be accepted by the Tax Collector pursuant to a formal plan which either:
 - (a) follows the conditions outlined in section 3, or
 - (b) is in lieu of payments made on scheduled due dates of taxes, or
 - (c) consists of monthly payments arranged in satisfaction of tax arrears.
3. This section contains the conditions under which the Treasurer is authorized to offer, to all realty and business tax payers, a monthly or semi-monthly payment plan.
 - (a) The plan must start annually at December 1st. Enrollment will be allowed at any time provided that the account is brought to a position it would have been at had the payments started on December 1st.
 - (b) All tax payers are eligible to participate, provided that all taxes, payments for local improvements, and other charges added to the collector's roll and penalties and interest are fully paid.

- (c) Payments on commencement will be based on the current year's tax rates, increased by a percentage determined by the Treasurer which is intended to estimate the next year's tax rate. This estimate will be divided by 12 or 24 to establish the monthly or semi-monthly payments.
 - (d) Payments will be adjusted on July 1st next so as to provide for equal payments from July 1st to the final payment in November based on the actual taxes levied for the property or business and having regard for the payments applied to date.
 - (e) The plan will provide neither bonus nor penalty for credit or debit balances in the tax account and penalty and interest charges which might otherwise accrue from debit balances in the Taxpayer's account will be waived by the City.
 - (f) Supplementary billings and other charges added to the tax collector's roll will not form part of the plan.
4. The Tax Collector may cancel the privilege of pre-authorized payment options if two payments fail to be honoured in the calendar year. The unpaid balance of taxes, if any, shall be subject to the provisions of **By-Law 89-73**, as amended.
5. Applications for pre-authorized payment privileges must be properly executed and must include evidence satisfactory to the City Treasurer of authorization by the Taxpayer for the withdrawal of funds from a bank, trust company or other financial institution which is acceptable to the City's bank and the City Treasurer.
6. In the event of conflict, the provisions of this by-law prevail over the provisions of By-law 89-73, as amended.
7. This by-law will become effective on the date of its passing.

By-law read a first time this 7th day of October, 1996.

By-law read a second time this 7th day of October, 1996.

By-law read a third time and finally passed this 7th day of October, 1996.


MAYOR


CLERK