

City Council voted in favour of this by-law on March 5, 2024

Written approval of this by-law was given on March 5, 2024 by Mayoral Decision Number 2024-09

Clause 1, Report Number 26

## **City of Kingston By-Law Number 2024–147**

### ***2024 Tax Ratios By-Law***

1 <sup>st</sup> Reading	February 20, 2024
2 <sup>nd</sup> Reading	February 20, 2024
3 <sup>rd</sup> Reading	March 5, 2024
Passed	March 5, 2024

# City of Kingston By-Law Number 2024–147

## *2024 Tax Ratios By-Law*

<u>1.</u>	<u><a href="#">Interpretation</a></u>	4
<u>2.</u>	<u><a href="#">General</a></u>	5
<u>3.</u>	<u><a href="#">Miscellaneous</a></u>	5

# City of Kingston By-Law Number 2024–147

## 2024 Tax Ratios By-Law

### Whereas:

The *City* is a single-tier municipality incorporated pursuant to an order made under section 25.2 of the *Municipal Act*, R.S.O. 1990, c. M.45.

The powers of a municipality must be exercised by its council (*Municipal Act*, 2001, S.O. 2001, c. 25 (the “***Municipal Act*, 2001**”), s. 5 (1)).

A municipal power must be exercised by by-law unless the municipality is specifically authorized to do otherwise (*Municipal Act*, 2001, s. 5 (3)).

The Minister of Finance has prescribed the following classes of real property for the purposes of the *Assessment Act*, R.S.O. 1990, c. A.31 (the “***Assessment Act***”) as required under subsection 7 (1) of the *Assessment Act*:

1. the residential property class;
2. the multi-residential property class;
3. the commercial property class;
4. the industrial property class;
5. the pipe line property class;
6. the farm property class.
7. the managed forests property class.

The Minister of Finance has also prescribed *optional property classes* for the purposes of the *Assessment Act*, including the new multi-residential property class.

*Council* wishes to have the new multi-residential property class apply within the municipality in accordance with the *Assessment Act*.

*Council* does not wish to have any other *optional property class* apply within the municipality in accordance with the *Assessment Act*.

A single tier municipality must pass a by-law in each year to establish the *tax ratios* for that year for the municipality (*Municipal Act*, 2001, 308 (4)).

Therefore, *council* enacts:

## 1. Interpretation

1.1 This by-law may be cited as the *2024 Tax Ratios By-Law*.

1.2 In this by-law:

“**commercial classes**” means the commercial property class prescribed under the *Assessment Act* and *optional property classes* that contain property that, if *council* did not opt to have the *optional property class* apply, would be in the commercial property class, and includes the office building property class, the shopping centre property class and the parking lots and vacant land property class;

“**industrial classes**” means the industrial property class prescribed under the *Assessment Act* and *optional property classes* that contain property that, if *council* did not opt to have the *optional property class* apply, would be in the industrial property class, and includes the large industrial property class;

“**optional property class**” means a property class that *council* may opt to have apply within the municipality under regulations made under the *Assessment Act*; and

“**tax ratio**” means the ratio that the tax rate for a property class must be to the tax rate for the residential property class where the residential property class tax ratio is 1.0.

1.3 For the purposes of interpreting this by-law:

- (a) a reference to any legislation, regulation, or by-law or to a provision thereof includes a reference to any legislation, regulation or by-law enacted, made or passed in substitution thereof or amendment thereof;
- (b) any reference to legislation includes all of the regulations made thereunder;
- (c) “include”, “includes” and “including” indicate that the subsequent list is not exhaustive.

## **2. Established Tax Ratios**

2.1 For the 2024 taxation year:

- (a) the *tax ratio* for the residential property class is 1.0;
- (b) the *tax ratio* for the multi-residential property class is 1.7;
- (c) the *tax ratio* for the *commercial property classes* is 1.98;
- (d) the *tax ratio* for the industrial property classes is 2.63;
- (e) the *tax ratio* for the pipe line property class is 1.1728;
- (f) the *tax ratio* for the farm property class is 0.2;
- (g) the *tax ratio* for the managed forests property class is 0.25; and
- (h) the *tax ratio* for the new multi-residential property class is 1.0.

## **3. Miscellaneous**

- 3.1 If a court of competent jurisdiction declares any provision, or any part of a provision, of this by-law to be invalid, or to be of no force and effect, it is the intention of *council* in enacting this by-law that each and every provision of this by-law authorized by law be applied and enforced in accordance with its terms to the extent possible according to law.
- 3.2 This by-law will come into force and take effect on the date it is passed.

**This By-Law received all Three Readings on March 5, 2024**