

SCHEDULE “A”
2024 COUNTY-WIDE PROPERTY TAX POLICIES

POLICY	STAFF RECOMMENDATION
Transition Ratios, Tax Ratios, Class Discounts and Tax Rates	<p>THAT the 2024 County-wide tax ratios, class discounts and tax rates be approved as set out in Table 1; and</p> <p>THAT staff be directed to prepare the necessary, tax ratio, class discounts and tax rating by-laws</p>
Mandatory Capping	<p>THAT the application of Part IX, section 329.1 of the <i>Municipal Act</i> no longer applies to properties in the multi-residential property class, the commercial property class, and the industrial property class in Wellington County effective January 1, 2020; and</p> <p>THAT the mandatory property tax capping programme has officially ended for all properties in Wellington County with the possible exception of outstanding legacy appeals</p>
Tax relief for low-income seniors and persons with disabilities	<p>THAT the tax relief programme for low-income seniors and low-income persons with disabilities be continued for 2024; and</p> <p>THAT a minimum rebate of \$400 be granted to qualified applicants having a tax increase lower than the \$400 threshold for the 2024 taxation year; and</p> <p>THAT qualified applicants experiencing a minor decrease in taxes from the previous year will receive the minimum rebate of \$400 less the amount of the tax decrease; and</p> <p>THAT applications may be made after the final tax bill for the year has been issued; and</p> <p>THAT staff be directed to prepare the necessary tax relief for low-income seniors and persons with disabilities by-law</p>
Tax rebate for charities and other similar organizations	<p>THAT the tax rebate programme for charities and other similar organizations be continued for the 2024 taxation year</p>

TAX RATIOS, CLASS DISCOUNTS and TAX RATES

STAFF RECOMMENDATION:

THAT the 2024 County-wide tax ratios, class discounts and tax rates be approved as set out in Table 1; and

THAT staff be directed to prepare the necessary tax ratio, class discounts and tax rating by-laws

Legislative reference: *Municipal Act 2001 Section 308*

OVERVIEW

- Tax rates are measured as a percentage of the assessed value of a property.
- Tax ratios show how a property class' tax rate compares with the residential rate - if a property class has a ratio of 2, then it is taxed at twice the rate of the residential class.
- Transition ratios were calculated initially in 1998 by the Province and reflected the level of taxation by class at that time.
- Tax ratios must be approved annually by County Council, unless delegated to the member municipalities. Table 1 shows the recommended 2024 tax ratios and tax rates for Wellington County. Table 4 shows the 2023 tax ratios established by neighbouring municipalities and by Region.
- Changing ratios shifts the burden of property taxes between property classes.
- The Province established "ranges of fairness" which help protect property classes that are taxed at higher rates - If the ratio for a property class is outside the "range of fairness," a municipality can either maintain the current ratio or move towards the range of fairness, but may not move further from the fairness range (see Table 2)
- Municipalities may pass along up to 50% of a levy increase to classes which have ratios more than the provincial threshold.
- To avoid tax shifts that may occur because of reassessment, municipalities typically have the option of setting new transition ratios based on a prescribed formula. Once reset, the new ratios may then be established for all the tax classes or may be selectively adopted. The benefit of adopting new transition ratios is that it allows the flexibility of imposing a higher ratio on any of the capped classes for the current and subsequent taxation years. However, if any of the transition ratios are lower than the existing ratio, the lower one becomes the ceiling and cannot be increased in the current or possibly future taxation years. Since the Province has postponed reassessment, the revenue neutral transition ratios are the same as the 2023 tax ratios, as there is once again, no phased-in assessment increase.
- Table 3 details the upper-tier tax change by class using current tax ratios by comparing the 2023 year-end and 2024 assessment rolls.
- Ontario Regulation 65/17 prescribes a maximum ratio threshold of 2.0 for the Multi-Residential property class. Municipalities with a ratio currently set higher than 2.0 are subject to a full levy restriction and cannot increase their current multi-residential class ratio. However, those municipalities with a ratio below 2.0 may increase the current ratio but no higher than 2.0. The Multi-Residential tax ratio has been set at 1.9 for Wellington County
- The Province has legislated a New Multi-Residential tax class beginning in 2017 which must be adopted by all municipalities. The new multi-residential class is limited to a tax ratio between 1.0 and 1.1. The New Multi-Residential tax ratio was set at 1.1 for Wellington County

- The Province has also legislated a Landfill property tax class beginning in 2017 which must be adopted by all municipalities that contain Landfill properties. The starting ratio for Landfill was originally set by the Ministry of Finance for each municipality with Landfill properties at that time. Every year, municipalities wishing to increase the Landfill ratio could do so by selecting the maximum ratio provided by the Ministry of Finance. Maximum ratio for Landfills is calculating by taking the revenue neutral tax ratio for Landfill and increasing it by 5%. Wellington County has been selecting the increased ratio option each year since 2017. The new maximum ratio for Landfill in 2024 is 1.848 for Wellington County
- The Province continued providing municipalities with broader flexibility commencing in 2017 intended to allow municipalities to tailor the vacant unit rebate and reduction programmes to reflect community needs and circumstances, while considering the interests of local businesses. Changes to the rebate and reduction programmes are implemented through regulation. Municipalities that have decided to change their programme must notify the Minister of their intent and provide details of the proposed changes along with a council resolution.
- In Wellington County, Erin, Minto, and Wellington North have made changes to vacant unit rebate policies effective January 1, 2017. All four of the other local municipalities have eliminated the vacant unit rebate programme including Puslinch (effective January 1, 2018); and Centre Wellington, Guelph/Eramosa, and Mapleton (effective January 1, 2019). Wellington County, with the support of our member municipalities, has eliminated the excess and vacant lands subclass discounts as of January 1, 2019
- Under the current programme if the property is in any of the commercial classes, the vacant unit rebate is equal to 30% of full taxes; and 35% for those in the industrial property classes.
- Enhanced flexibility options will allow municipalities to set rebate and reductions to any percentage range lower than currently legislated including no reduction at all bringing them to full tax liability.
- Although both the vacant unit rebate and the excess and vacant land reductions are decisions made by an upper or single tier, it is the local member municipalities that fully administer the vacant unit rebate programme.
- Since providing these enhanced flexibility options, the province has now followed suit by lowering or eliminating the education tax rate discounts for these policy options to mirror the changes made by each municipality. And further, effective January 1, 2020, the education tax discount has been fully eliminated for each of the commercial and industrial vacant or excess land property classes unless the municipality has notified the Minister of a modified discount rate reduction.
- The Ministry has provided a check list for municipalities to consider before making changes to the programmes, including engaging with the local business sector. At this time, Erin, Minto, and Wellington North may still opt for additional eligibility changes or completely eliminate the vacant unit rebate programme entirely.
- Ontario Regulation 62/17 provides municipalities with the option to adjust the year-end assessment to offset changes resulting from certain in-year reassessment related changes such as appeal losses. Adopting the filter effects the calculation of the Notional Rate and Revenue Neutral Tax Ratios. This typically increases the Notional Rates resulting in a lower levy change used on tax bill notices. Applying the adjustment is an annual decision adopted by Council resolution.
- Removing in-year adjustments from the Notional Rate calculation is not recommended for 2024.
- Provisions for the taxing of farmland awaiting development are as follows:
 - on registration of the plan of subdivision, property assessment changes from being based on farm use to zoned use, and a tax rate of between 25% and 75% of the residential rate will apply [the rate can be adjusted up or down by up to 10 percentage points per year]

- when a building permit is issued, the tax rate may change from 25% to 100% of the rate that would apply to the property's zoned use.
- New for 2024, O.Reg. 140/24, provides municipalities with the flexibility to offer a reduced municipal property tax rate on new multi-residential rental properties.
 - Municipalities could offer this type of tax reduction through the adoption of an optional new multi-residential subclass within the new multi-residential property class.
 - Single-tier or upper-tier municipalities that are interested in offering a reduced municipal property tax rate can do so by passing a municipal by-law adopting the subclass and setting a reduction percentage of up to 35% as determined by the municipality.
 - Adopting a tax reduction option through the creation of a new multi-residential subclass is not recommended at this time.
- Amended O. Reg. 143/24 extends authority broadly to all single-tier and upper-tier municipalities to impose tax on vacant homes, effective immediately.
 - Vacant Home Taxes are municipal taxes applied to the assessed value of vacant homes. These taxes are intended to increase housing supply by creating an incentive for property owners to sell unoccupied homes or make them available to be rented.
 - Adopting the optional tax on vacant residential units is not recommended at this time.

POLICY CONSIDERATIONS

- Higher tax ratios could be perceived as discriminatory by multi-residential, commercial, and industrial property owners who may feel that they are overtaxed relative to residential properties.
- The disparity between the commercial and industrial tax ratios is difficult to justify.
- Non-residential and multi residential properties have historically been taxed at higher rates in most municipalities across the province.
- Multi-residential properties are assessed on a different basis than residential properties and most often will attract a lesser amount of assessment per unit.
- Reducing a rate for new multi-residential rental properties introduces inequities in the assessment base and shifts more taxes onto other classes (primarily residential).
- A vacant home tax is anticipated to have a relatively small impact within Wellington County, while it would add staff time and cost to administer that is anticipated to exceed the benefit.

MANDATORY CAPPING

STAFF RECOMMENDATION:

THAT the application of Part IX, section 329.1 of the *Municipal Act* no longer applies to properties in the multi-residential property class, the commercial property class, and the industrial property class in Wellington County effective January 1, 2020; and

THAT the mandatory property tax capping programme has officially ended for all properties in Wellington County with the possible exception of outstanding legacy appeals

Legislative reference: *Municipal Act 2001 Part IX*

OVERVIEW

- Since property tax reform began in 1998, legislation provided that Councils must limit the assessment related tax increases on multi residential, commercial and industrial property classes.
- Councils must then decide how to finance the cap, which can be done by capping decreases as well, by using general revenues or reserves, or a combination of the two.
- Shortfalls could not be shared with school boards.
- The Province has since provided increased flexibility for municipalities with the following options:
 - maintaining the 5% mandatory cap
 - increasing the cap between 5% and 10%, or selecting 10% of CVA tax (whichever is higher)
 - if an increasing property is within \$500 of CVA taxation, then it may be billed at full tax.
 - if a decreasing property is within \$500 of CVA taxation, then it will receive the full reduction without clawback.
- Ontario Regulation 160/09 under the *Municipal Act* granted municipalities the option to remove those properties from the capping regime that had reached full CVA taxation in 2019 and to remain at full CVA tax level for 2020.
- Ontario Regulation 102/16 provided additional flexibility with the following options:
 - limiting cap protection only to reassessment related changes prior to the current taxation year
 - exclude vacant land properties from capping phase-out calculations.
 - phase-out capping over a 4-year cycle if all the properties in a capped class are equal to or greater than 50% of the uncapped taxes for the property for the taxation year.
- Multi-residential properties have not been subject to capping since 2010. Industrial properties entered the fourth and final year to phase-out of capping in 2019. Although commercial properties entered the second year of the capping phase-out cycle in 2019, for 2020 all commercial properties have reached their full CVA taxes and are now eligible to exit and end the capping programme immediately.
- With the support of Council and our member municipalities, by selecting all available capping options throughout the years, Wellington has completely ended the mandatory tax capping regime effective the 2020 taxation year.
- However, capping may still be in effect for properties that remain open to long outstanding legacy appeals

TAX RELIEF FOR LOW INCOME SENIORS AND LOW-INCOME PERSONS WITH DISABILITIES

STAFF RECOMMENDATION:

THAT the tax relief programme for low-income seniors and low-income persons with disabilities be continued for 2024; and

THAT a minimum rebate of \$400 be granted to qualified applicants having a tax increase lower than the \$400 threshold for the 2024 taxation year; and

THAT qualified applicants experiencing a minor decrease in taxes from the previous year will receive the minimum rebate of \$400 less the amount of the tax decrease; and

THAT applications may be made after the final tax bill for the year has been issued, until November 1st, 2024

Legislative reference: *Municipal Act 2001 Section 319*

OVERVIEW

- Upper tier and single tier municipalities must provide a programme of tax relief for low-income seniors or persons with disabilities.
- The intent of this policy is to provide a mechanism to assist those least able to pay a significant increase in taxes due to reassessment.
- Tax relief is in the form of a cancellation of taxes.
- The amount cancelled is withheld by the local municipality from amounts levied for upper tier and school board purposes.
- Taxes for 2024 will be in comparison to the 2023 annualized taxes.
- For the 2024 tax year, a minimum rebate amount of \$400 will be given to qualified applicants having a tax increase lower than the \$400 threshold.
- For the 2024 tax year, qualified applicants experiencing a minor decrease in taxes from the previous year will receive the minimum rebate of \$400 less the amount of the tax decrease.
- Applications may be submitted any time after the final tax bills have been mailed but no later than November 1, 2024

OVERVIEW

Promotion efforts:

- Local municipalities mention the rebate programme and filing deadline on their tax bill inserts.
- The County's 2024 final tax bill insert includes details about the programme.
- The County publishes notification of the Low-Income Seniors or Persons with Disabilities Property Tax Relief Programme on the County Page of the Wellington Advertiser twice annually.
- Programme details are available on municipal and County websites.

2023 SUMMARY

- The number of applications has almost tripled since the start of the programme.
- The average rebate in 2023 was \$399.
- In 2023, 214 applications were approved including 7 for disability relief. In 2022, a total of 193 applications were approved including 14 for disability tax relief.

The following table details the 2023 sharing of senior/disabled property tax rebates:

COUNTY OF WELLINGTON

SUMMARY OF TAX RELIEF TO LOW INCOME SENIORS AND LOW INCOME PERSONS WITH DISABILITIES FOR THE 2023 TAXATION YEAR

2023	Number Approved	Seniors	Disabled	Local	County	School	Total	Average Refund
Puslinch	12	12	0	\$ 897	\$ 3,167	\$ 735	\$ 4,800	\$ 400
Guelph-Eramosa	19	19	0	\$ 1,932	\$ 4,600	\$ 1,068	\$ 7,600	\$ 400
Erin	18	18	0	\$ 2,010	\$ 4,212	\$ 978	\$ 7,200	\$ 400
Centre Wellington	69	65	4	\$ 8,295	\$ 15,667	\$ 3,638	\$ 27,600	\$ 400
Mapleton	13	13	0	\$ 1,962	\$ 2,628	\$ 610	\$ 5,200	\$ 400
Minto	40	38	2	\$ 6,427	\$ 7,607	\$ 1,766	\$ 15,800	\$ 395
Wellington North	43	42	1	\$ 6,762	\$ 8,471	\$ 1,967	\$ 17,200	\$ 400
COUNTY	214	207	7	\$ 28,286	\$ 46,352	\$ 10,762	\$ 85,400	\$ 399

Increase in number of applications	10.9%
Increase in average rebate	0.1%

ELIGIBILITY CRITERIA:

A) LOW-INCOME SENIORS

- Must have attained the age of 65 years and be in receipt of benefits under the Guaranteed Income Supplement (GIS) programme.
- The eligibility criteria mirror similar economic criteria set by the Province under the Seniors Tax Credit Programme established in 2009.

B) LOW-INCOME PERSONS WITH DISABILITIES

- Must be in receipt of benefits under the Ontario Disability Support Programme (ODSP)

OTHER PROVISIONS

- Tax relief begins in the month in which the low-income senior attains the age of 65 or in which the low-income person becomes disabled.
- To qualify for tax assistance, applicants must have been owners of real property within the County for a period of one (or more) year(s) preceding the application.
- Tax assistance is only allowed on one principal residence of the qualified individual or the qualifying spouse. Appropriate proof of residency establishing continuous (i.e. not part-time) residency must be provided. Verification of documentation provided in conjunction with an application may be carried out independently at the discretion of the County Treasurer
- Tax relief applies to current taxes only (not tax arrears)
- Tax relief amounts are only cancelled after payment in full is received for any current and/or past year amounts payable.
- Application must be made annually to the County Treasurer to establish eligibility or continued eligibility, on a form similarly prescribed by by-law.
- Applicant responsible to refund any overpayment of tax rebate granted if property assessment is reduced by the Assessment Review Board or Municipal Property Assessment Corporation
- For properties that are jointly held or co-owned by persons other than spouses, both or all co-owners must qualify under applicable eligibility criteria to receive tax relief.

GUARANTEED INCOME SUPPLEMENT

The Guaranteed Income Supplement (GIS) is a federal programme administered by Service Canada on behalf of Employment and Social Development Canada in conjunction with the Old Age Security (OAS) programme. The Guaranteed Income Supplement is an income-tested, monthly non-taxable benefit for Old Age Security pensioners with limited income apart from the Old Age Security pension.

To qualify for the GIS, an individual must:

- i. be receiving the Old Age Security pension;
- ii. be resident in Canada; and
- iii. have an income at or below the qualifying level, as established by regulation (for married couples, the combined income of both spouses must be below the qualifying level).

Provisions of the GIS are established under the *Old Age Security Act (Canada)*, and regulations made quarterly under this Act. Application, eligibility determination and payment of benefits under this programme are administered by Service Canada for Employment and Social Development Canada, thereby eliminating the

need for individual municipalities to establish criteria and eligibility for applicants. Applicants need only demonstrate proof of GIS benefits to qualify for municipal property tax relief.

ONTARIO DISABILITY SUPPORT PROGRAMME

The Ontario Disability Support Programme (ODSP) is a provincial programme administered by the Ontario Ministry of Community & Social Services (MCSS). It was created to remove people with disabilities from the Welfare system to meet their needs more effectively.

Eligibility under the ODSP is determined by staff of the MCSS, according to criteria which considers, among other things, the nature of the disability, the extent to which daily activities are affected by the disability, income level from all sources (including family income, receipt of benefits under other income support programmes such as GAINS, Canada Pension Plan, Workers Compensation, etc.).

Application, eligibility determination and payment of benefits under the ODSP are administered by the MCSS, using information supplied by applicants. This eliminates the need for individual municipalities to establish criteria and eligibility for applicants. Applicants need only demonstrate proof of ODSP eligibility to qualify for municipal tax relief.

TAX REBATES FOR CHARITIES AND OTHER SIMILAR ORGANIZATIONS

STAFF RECOMMENDATION:

THAT the tax relief programme for charities and other similar organizations be continued for the 2024 taxation year

Legislative reference: *Municipal Act 2001 Section 361*

OVERVIEW

- The original intent of the programme was to address certain tax impacts relating to the elimination of the Business Occupancy Tax (BOT) – registered charities that previously did not pay the BOT on leased commercial/industrial properties were put in a position of paying a higher (blended) tax rate on such properties.
- All upper and single tier municipalities **MUST** have a rebate programme in place.
- An eligible charity is a registered charity in accordance with the *Income Tax Act* and that has a registration number issued by the Canada Revenue Agency
- A property is eligible if it is one of the commercial or industrial property classes.

Programme requirements include:

- The amount of the rebate must be at least 40% of taxes paid.
- One half of the rebate must be paid within 60 days of receipt of the application and the balance paid within 120 days of receipt of the application.
- Applications for a rebate must be made annually between January 1 of the taxation year and the last day of February of the following taxation year.

Programme options include:

- Other similar organizations may also be provided with rebates.
- The rebate percentage can vary for different charities or other similar organizations and can be up to 100% of taxes paid.
- Cost of the rebate is shared between the upper tier, local municipality, and school boards.
- The organization receiving the rebate shall also be provided with a written statement showing the proportion of costs shared by the school boards.
- If the property is under appeal by the owner, or a Request for Reconsideration, the charity will be ineligible for a rebate until such time as the matter is settled.
- Where no rebate was issued due to assessment appeal, municipalities must pay interest at the lowest prime rate reported to the Bank of Canada. Reference: s257.11 (4) *Education Act* and s. 361 (9) *Municipal Act*
- Tax account must be in good standing to the satisfaction of the local Treasurer

CURRENT TAX RELIEF PROVISIONS FOR REGISTERED CHARITIES AND OTHER SIMILAR ORGANIZATIONS

The County's by-law includes all mandated provisions as well as the following optional provisions:

- Rebates set at 40% of taxes paid.
- At the discretion of the County Treasurer, expanded eligibility policy may include non-profit organizations, agricultural organizations, as well as boards of trade, chambers of commerce and registered amateur athletic organizations (as defined in the Income Tax Act)

Promotional efforts:

- To increase public awareness of the Charitable Rebate Programme, the County places a notice in the Wellington Advertiser twice a year.
- Details of the programme are also posted on municipal and County websites.
- Local and County tax bill inserts inform property owners of the Charitable Rebate Programme
- The number of applications has more than doubled since 2007. For the 2023 tax year, 25 applications have been received to date, and approved. The County received 29 charitable rebate applications in 2022.
- The following table details the 2023 sharing of charitable rebates across the County.

Summary of Charitable Tax Rebates in 2023

	County	Local	School	Total	
Puslinch	\$ 1,382	\$ 385	\$ 1,238	\$ 3,005	Sunset Villa Association
Guelph/Eramosa	\$ 4,963	\$ 2,198	\$ 4,446	\$ 11,607	East Wellington Family Health Team
Guelph/Eramosa	\$ 1,262	\$ 543	\$ 1,130	\$ 2,934	Ventures Classic Car Club (2019)
Erin	\$ 6,765	\$ 3,228	\$ 6,060	\$ 16,053	East Wellington Family Health Team
Erin	\$ 1,281	\$ 636	\$ 1,148	\$ 3,065	East Wellington Community Services
Erin	\$ 977	\$ 466	\$ 875	\$ 2,318	Upper Credit Humane Society
Ctr Wellington	\$ 7,825	\$ 4,127	\$ 7,009	\$ 18,960	Habitat for Humanity - Wellington Dufferin Guelph
Ctr Wellington	\$ 3,732	\$ 1,968	\$ 3,343	\$ 9,042	CMHA of Waterloo Wellington
Ctr Wellington	\$ 2,339	\$ 1,234	\$ 2,095	\$ 5,668	CMHA of Waterloo Wellington
Ctr Wellington	\$ 242	\$ 128	\$ 217	\$ 588	Elora Centre for the Arts
Ctr Wellington	\$ 4,551	\$ 2,400	\$ 4,076	\$ 11,027	BFM (Fergus) Ent. Soc.
Ctr Wellington	\$ 1,094	\$ 577	\$ 980	\$ 2,651	Centre Wellington Food Bank
Ctr Wellington	\$ 1,470	\$ 775	\$ 1,317	\$ 3,562	Centre Wellington Food Bank
Ctr Wellington	\$ 1,496	\$ 789	\$ 1,340	\$ 3,624	Centre Wellington Food Bank
Ctr Wellington	\$ 2,252	\$ 1,188	\$ 2,017	\$ 5,456	Ctr Well Chamber of Commerce
Ctr Wellington	\$ 813	\$ 429	\$ 729	\$ 1,971	Wellington-Waterloo Community Futures
Ctr Wellington	\$ 813	\$ 429	\$ 729	\$ 1,971	Wellington-Waterloo Community Futures
Ctr Wellington	\$ 351	\$ 185	\$ 314	\$ 850	St. John Ambulance
Ctr Wellington	\$ 1,375	\$ 725	\$ 1,232	\$ 3,333	The Ontario Potato Board
Ctr Wellington	\$ 1,301	\$ 686	\$ 1,165	\$ 3,152	Goodwill Industries, Ontario Great Lakes
Well North	\$ 184	\$ 148	\$ 165	\$ 497	New Growth Family Centre Inc
Well North	\$ 908	\$ 732	\$ 813	\$ 2,453	Mt Forest District Chamber of Commerce
Well North	\$ 1,295	\$ 1,043	\$ 1,160	\$ 3,498	CMHA Waterloo-Wellington
Well North	\$ 2,822	\$ 2,274	\$ 2,527	\$ 7,623	Cancer Patient Services Corp
Well North	\$ 1,010	\$ 814	\$ 905	\$ 2,729	New Growth Family Centre Inc
	\$ 51,122	\$ 27,721	\$ 45,789	\$ 127,638	

Average (Mean) Rebate	\$ 5,106
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Median Rebate	\$ 3,108
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TABLE ONE
2024 COUNTY OF WELLINGTON TAX RATIOS, DISCOUNTS AND RATES

Property Class/Subclass	Provincial Range of Fairness	Provincial Threshold ratio	Revenue Neutral ratio	2024 County Tax ratio	2024 Discounts	2024 County Tax Rates
Taxable - Broad Property Classes						
residential/farm (RT)	1.0 to 1.0			1.000000		0.00689335
multi-residential (MT)	1.0 to 1.1	2.0000	1.9000	1.900000		0.01309736
new multi-residential (NT)	1.0 to 1.1	1.1000	1.1000	1.100000		0.00758268
commercial (CT)	0.6 to 1.1	1.9800	1.4910	1.491000		0.01027798
industrial (IT)	0.6 to 1.1	2.6300	2.4000	2.400000		0.01654403
pipeline (PT)	0.6 to 1.1		2.2500	2.250000		0.01551003
farmland (FT)	0.01 to 0.25			0.250000		0.00172334
managed forests (TT)	0.01 to 0.25			0.250000		0.00172334
landfill (HF) PILT	0.6 to 1.1		1.7600	1.848000		0.01273890

Taxable Sub-Classes by RTC/RTQ						
commercial farmland class I (C1)	0.25 to 0.75			0.750000	0%	0.00517001
commercial small scale on farm (C7)	0.6 to 1.1	1.9800	1.4910	1.491000	0%	0.01027798
commercial taxable shared (CH)	0.6 to 1.1	1.9800	1.4910	1.491000	0%	0.01027798
comm vacant land taxable shared (CJ)	0.6 to 1.1	1.9800	1.4910	1.491000	0%	0.01027798
commercial excess land (CU)	0.6 to 1.1	1.9800	1.4910	1.491000	0%	0.01027798
commercial vacant land (CX)	0.6 to 1.1	1.9800	1.4910	1.491000	0%	0.01027798
office building (DT)	0.6 to 1.1	1.9800	1.4910	1.491000	0%	0.01027798
parking lot (GT)	0.6 to 1.1	1.9800	1.4910	1.491000	0%	0.01027798
industrial farmland class I (I1)	0.25 to 0.75			0.750000	0%	0.00517001
industrial farmland class II (I4)	0.6 to 1.1	2.6300	2.4000	2.400000	0%	0.01654403
industrial small scale on farm (I7)	0.6 to 1.1	2.6300	2.4000	2.400000	0%	0.01654403
industrial taxable shared (IH)	0.6 to 1.1	2.6300	2.4000	2.400000	0%	0.01654403
industrial vacant land shared (IJ)	0.6 to 1.1	2.6300	2.4000	2.400000	0%	0.01654403
industrial excess land shared (IK)	0.6 to 1.1	2.6300	2.4000	2.400000	0%	0.01654403
industrial excess land (IU)	0.6 to 1.1	2.6300	2.4000	2.400000	0%	0.01654403
industrial vacant land (IX)	0.6 to 1.1	2.6300	2.4000	2.400000	0%	0.01654403
large industrial (LT)	0.6 to 1.1	2.6300	2.4000	2.400000	0%	0.01654403
large ind excess land (LU)	0.6 to 1.1	2.6300	2.4000	2.400000	0%	0.01654403
res/farm farmland class I (R1)	0.25 to 0.75			0.750000	0%	0.00517001
residential taxable shared (RH)	1.0 to 1.0			1.000000	0%	0.00689335
shopping centre (ST)	0.6 to 1.1	1.9800	1.4910	1.491000	0%	0.01027798
shopping centre excess land (SU)	0.6 to 1.1	1.9800	1.4910	1.491000	0%	0.01027798

Payment-In-Lieu of Taxes - Upper Tier County Rates by RTC/RTQ				County PILT		
commercial full (CF)	0.6 to 1.1	1.9800	1.4910	1.491000	0%	0.01027798
commercial general no school (CG)	0.6 to 1.1	1.9800	1.4910	1.491000	0%	0.01027798
commercial full taxable tenant of Province (CP)	0.6 to 1.1	1.9800	1.4910	1.491000	0%	0.01027798
commercial excess land taxable tenant (CQ)	0.6 to 1.1	1.9800	1.4910	1.491000	0%	0.01027798
commercial vacant land taxable tenant (CR)	0.6 to 1.1	1.9800	1.4910	1.491000	0%	0.01027798
commercial full excess land (CV)	0.6 to 1.1	1.9800	1.4910	1.491000	0%	0.01027798
commercial excess land general no school (CW)	0.6 to 1.1	1.9800	1.4910	1.491000	0%	0.01027798
commercial full vacant land (CY)	0.6 to 1.1	1.9800	1.4910	1.491000	0%	0.01027798
farmland general no school (FG)	0.01 to 0.25			0.250000		0.00172334
farmland full taxable tenant (FP)	0.01 to 0.25			0.250000		0.00172334
residential full (RF)	1.0 to 1.0			1.000000		0.00689335
residential general no school (RG)	1.0 to 1.0			1.000000		0.00689335
residential full taxable tenant (RP)	1.0 to 1.0			1.000000		0.00689335

TABLE TWO: TAX RATIOS, THRESHOLDS, AND RANGES OF FAIRNESS

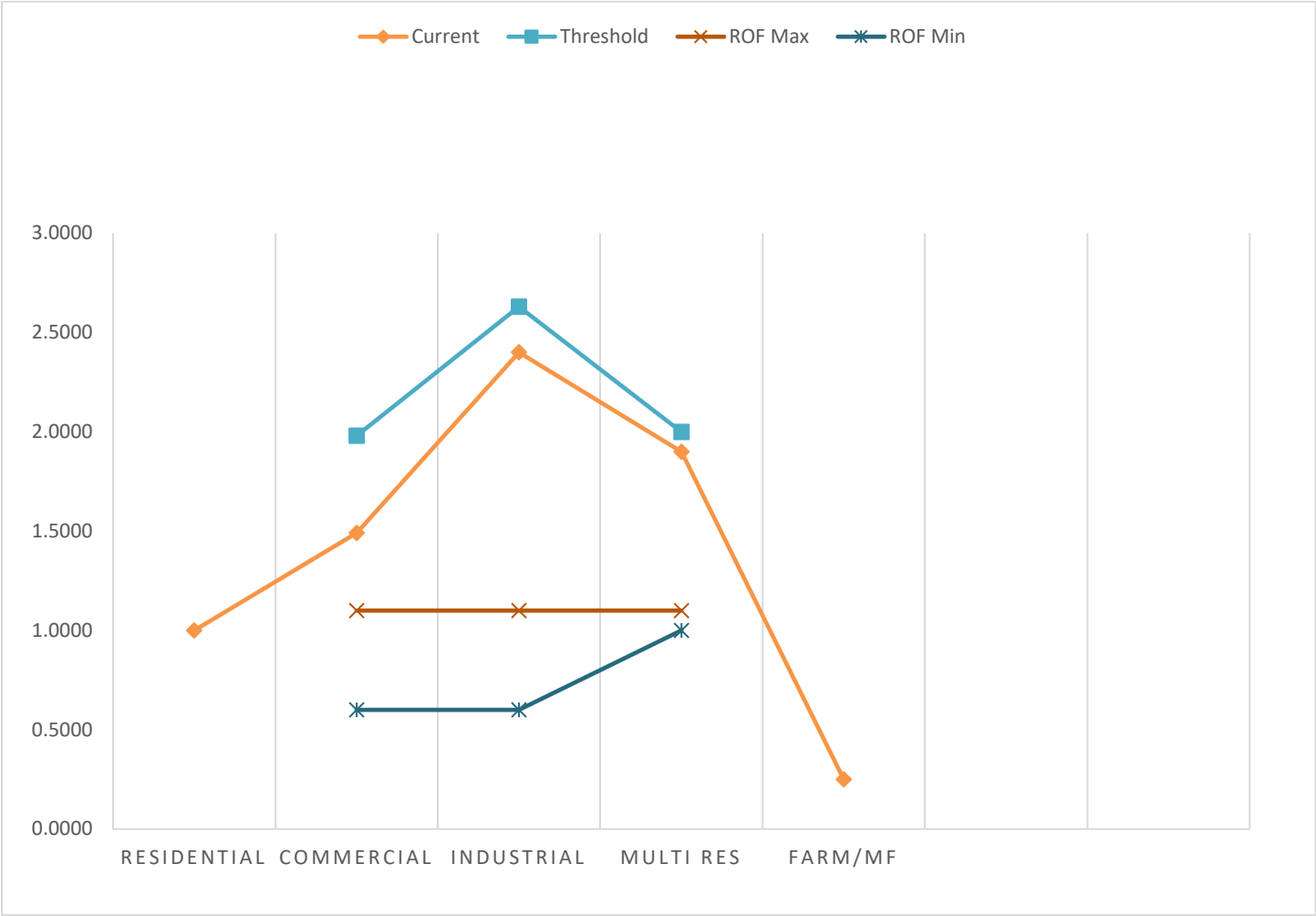


TABLE THREE

**2024 ESTIMATED UPPER TIER TAX CHANGE
NO CHANGE IN TAX RATIOS**

Property Class	Upper-Tier Tax Change			
	Revised 2023 Upper Tier Taxes	Current Tax Ratios	2024 Upper Tier Taxes	2024 Upper Tier Tax Change
Residential	\$ 94,538,835	1.000000	\$ 98,947,842	\$ 4,409,007
Multi Residential	\$ 1,144,709	1.900000	\$ 1,198,095	\$ 53,386
Commercial	\$ 10,212,470	1.491000	\$ 10,688,739	\$ 476,269
Industrial	\$ 7,903,818	2.400000	\$ 8,272,426	\$ 368,609
Farmland	\$ 8,515,310	0.250000	\$ 8,912,451	\$ 397,141
Landfill (PILT)*	\$ 9,428	1.848000	\$ 10,357	\$ -
Pipeline	\$ 672,870	2.250000	\$ 704,251	\$ 31,381
Managed Forest	\$ 108,687	0.250000	\$ 113,756	\$ 5,069
Total	\$ 123,096,698		\$ 128,837,560	\$ 5,740,862

Landfill class is a PILT therefore taxes are shown here but removed from bottom line Totals

** revised 2024 Upper Tier Taxes will be higher due to in-year growth & roll changes **

TABLE FOUR - COUNTY OF WELLINGTON

**2023 Tax Ratio Comparison
Wellington County and Neighbouring Municipalities**

Municipality	Multi-Res	Commercial	Industrial	Farmland
Grey County (Normandy Township/Southgate)	1.3309	1.2969	1.8310	0.2180
Dufferin (East Luther/Grand Valley/Orangeville)	2.0000	1.2200	2.1984	0.2200
Town of Caledon (Peel Region)	1.7223	1.3475	1.5910	0.1708
Halton Region (Milton/Halton Hills)	2.0000	1.4565	2.0907	0.2000
City of Guelph	1.7863	1.8400	2.2048	0.2500
City of Hamilton	2.2174	1.9800	3.1025	0.1767
Waterloo Region (Cambridge/Woolwich/Wellesley)	1.9500	1.9500	1.9500	0.2500
Perth County (Perth East & North Perth Twps)	1.0000	1.2469	1.9692	0.2500
Huron County *	1.1000	1.1000	1.1000	0.2500
Neighbouring Average	1.6785	1.4931	2.0042	0.2206
Neighbouring Average (excluding Huron County) *	1.7509	1.5422	2.1172	0.2169
County of Wellington 2023 Ratios	1.9000	1.4910	2.4000	0.2500
2024 Wellington Proposed Ratios	1.9000	1.4910	2.4000	0.2500

**2023 Tax Ratio Comparison
Wellington County and Southwest Regions/Counties**

County / Region	Multi-Res	Commercial	Industrial	Farmland
Bruce County	1.0000	1.2331	1.7477	0.2500
Brant County	1.7000	1.9000	2.5500	0.2400
Dufferin County	2.0000	1.2200	2.1984	0.2200
Grey County	1.3309	1.2969	1.8310	0.2180
Halton Region	2.0000	1.4565	2.0907	0.2000
Huron County *	1.1000	1.1000	1.1000	0.2500
Oxford County	2.0000	1.9018	2.6300	0.2177
Peel Region (Brampton)	1.7050	1.2971	1.4700	0.2500
Peel Region (Mississauga)	1.2656	1.5170	1.6150	0.2500
Perth County	1.0000	1.2469	1.9692	0.2500
Waterloo Region	1.9500	1.9500	1.9500	0.2500
Regional Average	1.5501	1.4654	1.9229	0.2360
Neighbouring Average (excluding Huron County) *	1.5952	1.5019	2.0052	0.2346
County of Wellington 2023 Ratios	1.9000	1.4910	2.4000	0.2500
2024 Wellington Proposed Ratios	1.9000	1.4910	2.4000	0.2500

* **NOTE:** Huron County underwent a complete reassessment during property tax reform in 1998. This resulted in lower than typical Provincially prescribed transition ratios.