

**MUNICIPAL PROPERTY TAX POLICY REPORT  
PORT HOPE URBAN / RURAL BALANCE OF TAXATION  
HISTORIC SURVEY, REVIEW AND COMMENTARY**

*Prepared For:*  
**THE MUNICIPALITY OF PORT HOPE**

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**CONTEXT NOTE**

This report engages with legislative and regulatory provisions in support of the underlying policy analysis objectives, however, it is not, and is not intended to be, a legal opinion. The interpretive work reflected herein supports informed decision-making within Ontario's property taxation framework and is grounded in the principles of effective public policy, administration and regulatory compliance.

Given the complexity of our highly regulated environment, effective policy analysis depends on a clear and careful interpretation of relevant statutes and regulations. This is no different than how engineers, planners, or inspectors work with the Ontario Building Code—not to provide legal advice, but to ensure practical compliance, program integrity, and adherence to legislative intent.

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**EXECUTIVE SUMMARY***Urban/Rural Taxation Review – Municipality of Port Hope (2001–2025)*

Prepared by Municipal Tax Equity (MTE) Consultants Inc. | June 2025

**Purpose and Context**

This study was commissioned by Council in response to renewed public and political interest in how property taxes are shared between Port Hope’s urban and rural areas. While public discussion has often centred on perceptions of fairness or imbalance, this report is intended to ground those conversations in a clear, factual account of how taxation has been administered since amalgamation rooted in Ontario’s highly regulated property tax framework.

Council’s direction called for a third-party review of:

1. The historical background on tax allocation between the rural and urban areas, and the financial implications for the municipality as a whole;
2. Municipal rural versus urban spending.

This report responds directly to the first objective. It reviews the legislative framework governing municipal taxation in Ontario and documents the strategies employed by the Municipality to manage the distribution of tax burden between the urban and rural areas since 2001.

While the immediate mandate does not include a review of municipal spending by geography, the report does provide foundational guidance to support the responsible framing of any future inquiries in that area.

**What the Study Did**

- Analyzed five distinct eras of post-amalgamation tax policy.
- Assessed Port Hope’s historical and current practices for alignment with the Municipal Act.
- Modelled a “uniform levy” scenario to simulate how tax burden would have been distributed if the municipality had levied taxes without geographic differentiation.
- Compared this model to actual outcomes to measure the real-world effects of Council’s taxation strategies.

**Key Findings*****Intentional Redistribution Over Time***

Since amalgamation, the Municipality has actively managed how the property tax burden is shared between urban and rural areas. While specific strategies have evolved from informal adjustments to structured special levies, the general, persistent effect has been a targeted geographic alignment of tax responsibility.

Early efforts relied on ward-specific tax share targets, while more recent approaches reflect a compliant, service-based model. This evolution has reduced the scale of redistribution in recent years, but the effect remains substantial: under current protocols, more than \$1 million per year is redistributed relative to what would occur under a single, municipality-wide levy.

Over the full 25-year observation period (2001–2025), ward-based tax policies have redistributed approximately \$40 million in property taxes from Rural ward to the Urban ward.

***From Improvised to Compliant***

Many of the Municipality's early tax strategies were not formally grounded in provincial legislation and carried legal and administrative risks. Over time, Port Hope has moved toward greater compliance, most notably by way of the 2018 decisions, which brought about a structure that:

- Reflects actual service delivery differences;
- Is compliant with Section 326 of the Municipal Act;
- Is transparent and clearly embedded in the annual budget process.

Today, Port Hope's taxation framework is technically sound, legislatively compliant, and structurally defensible.

This structure reflects best practices and legislative authority and may be further tweaked by leaving the application of Low-Level Radioactive Waste (LLRW) reserve funds as part of the budget exercise rather than final tax levy calculations.

**Looking Ahead**

Any future discussions around urban/rural taxation or service distribution must be:

- **Grounded** in the legislative framework that governs property taxation in Ontario;
- **Framed** in recognition that the majority of municipal services are general in nature—not geographically exclusive;
- **Clear** about the redistributive nature of taxation, which is a foundational feature of Ontario's value-based property tax system.

While it is entirely appropriate to consider how best to fund true special services, and to advocate for the responsible and equitable allocation of public resources, efforts to establish direct "value-for-dollar" comparisons for individual taxpayers or groups should be avoided. Such enquiries are conceptually flawed within the ad valorem system and risk reigniting the kind of division and misunderstanding that has historically derailed constructive policy dialogue in Port Hope.

**Final Takeaway**

Port Hope has undertaken a long and complex journey to arrive at its current tax framework. What began as an improvised effort to balance legacy expectations has matured into a principled and legislatively aligned system. The current model is the result of deliberate choices, not a means of achieving arbitrary outcomes. Moreover, the current system is well positioned to serve a unified municipality with shared responsibilities. Future consideration should respect that evolution. Effective tax policy cannot be based on anecdote or aspiration, it must reflect the system we operate within, the real-world impact of past decisions, and the shared obligations of municipal governance.

## INTRODUCTION

The current Municipality of Port Hope was established as part of the broad wave of municipal amalgamations and restructuring mandated by the Province, effective January 1, 2001. At the time of amalgamation, deliberate efforts were made to preserve, or at least manage, the balance of taxation between the two formerly distinct municipalities. These efforts have continued to varying degrees over time.

Recently, the discussions around how taxes are, and perhaps should be, shared across the two former areas, have reemerged. This interest and discussions of late recently culminated in a resolution of Council that reads in part as follows.

*THAT Council directs staff to hire a third party to prepare a report to be presented at a future Council meeting outlining the following:*

- *Historical background on tax allocation between the rural and urban area and the financial implications on the municipality as a whole;*
- *Municipal rural versus urban spending*

The context and language of this resolution is interpreted to signal Council's interest in two distinct, but often comingled lines of enquiry:

1. *Distribution of the Property Tax Burden:* The first component, focused on the historical and current allocation of taxes between the urban and rural zones is a clear and objective matter. It concerns how the municipality's overall revenue requirement has been shared across these geographic areas over time. This enquiry can be addressed through empirical analysis of the tax base, tax rates, and assessment growth by zone. MTE's immediate engagement and this report are focused on this line of enquiry.
2. *Perceptions of Spending Distribution:* The second component described as "municipal rural versus urban spending" is more complex and less easily reduced to geographic comparisons. While it may appear to be a question of expenditure distribution, it is more accurately understood as an exploration of perceived value across the municipality's constituent areas.

Municipal Tax Equity (MTE) Consultants' immediate engagement and the scope of this report relate primarily to the first point, which considers the revenue side of the broader discussion. This second line of enquiry, which is far less straightforward, will not be directly addressed here.

## **Scope and Approach**

This report begins with an overview of the relevant legislative and regulatory framework that defines the limits and authorities surrounding local tax policy. Once this foundational context is established we proceed with a structured analysis of the property tax burden in Port Hope from amalgamation through to the present. This is followed by a chronological examination of the major phases or "eras" in Port Hope's taxation policy since amalgamation.

Particular attention is given to the mechanisms used to allocate and manage the levy between urban and rural wards and the legislative context relevant to each approach. The report then presents an in-depth quantitative analysis comparing actual levy allocations with a reconstructed baseline representing a default, uniform levy approach.

This analysis reveals the cumulative and annual impact of area rating formulas and special service levies on the tax levy distribution and how the burden has been distributed across geographic lines. These findings provide an empirical foundation on which to consider the actual impact and outcomes of Council's tax policy choices and programs over time.

Together, the sections of this report aim to clarify what has occurred, why it occurred, what it has achieved, and what it means for the future of taxation equity within the Municipality of Port Hope.

Without making any specific conclusions or assertions specific to Port Hope, the final section will explore and contextualize evolving narratives related to fairness, including the recurring idea that tax contributions should reflect the level of service received. This theme is reviewed in light of Ontario's legislative framework and the underlying principles of the property tax system. A discussion of the theoretical underpinnings of Ontario's property tax model reaffirms the integrity and intent of the current system. The purpose of this final section is not to draw specific conclusions, or suggest any "correct" path forward, but to provide what we suggest is important systemic context that should be considered before any further attempts are made in regard to trying to define where the municipality spends and more importantly, trying to arrive at any judgments in regard to value derived by geography.






The report concludes with a summary of findings and considerations for Council and stakeholders moving forward.



# PART ONE: DISTRIBUTION OF THE PROPERTY TAX BURDEN IN ONTARIO

Ontario's property tax system is fundamentally value based. Taxes are levied according to the relative assessed value of real property. While ad valorem systems like Ontario's do rely on assessment values, property taxes are not levied in the same way as transactional taxes like sales or income tax. We are not taxing the value of each individual property in isolation, rather we are taxing each property's share of each year's total tax base.




We use Current Value Assessment (CVA) as a means of distributing a finite tax burden, or requirement, across a known tax base by way of a rate that is set to raise exactly the amount budgeted for.

	Total Base					
CVA	1,000,000	150,000	175,000	200,000	225,000	250,000
Share of CVA	100%	15.0%	17.5%	20.0%	22.5%	25.0%
Tax	\$10,000	\$1,500	\$1,750	\$2,000	\$2,250	\$2,500
Share of Tax	100%	15.0%	17.5%	20.0%	22.5%	25.0%

This manner of taxation is a distinct departure from other taxes in that the rate is dependent on the whole, and adjustments to one property's share of the tax have a direct, corresponding impact on every other property's share.

For example, if one chooses to limit their consumer spending to reduce their HST contributions, that has no impact on any other taxpayer's HST burden. In sharp contrast, any adjustment to one property's share will necessarily have corresponding impacts on the burden carried by other properties.

In addition to assessed value, properties are grouped into different classes (e.g., residential, commercial, industrial, farmland). Each class is subject to a tax ratio that determines how much *Weight* assessment dollars in each class are given. Tax ratios do not simply report the rate relationship, the ratio for each class effectively alters the weighting of each assessment dollar.

	Total Base				
CVA	1,000,000	600,000	200,000	200,000	
Share of CVA	100%	60.0%	20.0%	20.0%	Share of Tax carried by any Property or Property Class is equal to its Share of Weighted CVA.
Class Ratio		1.00	0.25	2.00	
Weighted CVA	1,050,000	600,000	50,000	400,000	CVA X Tax Ratio = Weighted CVA
Share of Wtd. CVA	100%	57%	5%	38%	
Tax	\$10,000	\$5,714	\$476	\$3,810	
Share of Tax	100%	57%	5%	38%	

In a two-tier municipal structure, tax ratios are established by the upper-tier municipality and apply uniformly across the lower-tier municipalities.

### ***Annual Municipal Levies***

Annual tax levies are determined through the municipal budgetary process, with actual rates and individual tax bills being derived from the total amounts required, the assessment roll as prepared by MPAC, and the tax class and ratio structures adopted by the County.

Each year's budget must clearly identify the municipality's estimated revenues, and specifically distinguish between:

1. The amount the municipality intends to raise on all rateable property through the general local levy; and
2. The amount it intends to raise on less than all rateable property through a special local municipal levy.

By default, the municipality's entire property tax requirement is raised through a general levy that applies universally across the municipality. While rates may vary by property class according to tax ratios and subclass treatments, similar properties must be treated similarly regardless of location.

Any levy other than the general levy is, by definition, a special levy and is subject to explicit rules and limitations. Under the current Municipal Act, most special levies must relate to a special service in compliance with Section 326 and must be authorized via by-law or regulation.

Designating a special service and assigning an amount to be recovered through a special geographic levy is governed by several critical conditions. These requirements only permit the creation of special levies when:

- The service is delivered only in defined geographic areas, or at clearly distinct levels or in different manners between areas;
- The differently serviced areas can be objectively delineated based on availability or delivery method—not simply on assumptions of benefit or observed frequency of use;
- The costs associated with the special service or level of service can be transparently defined and allocated through the municipal budgeting process.

It is essential to understand that a service is not special simply because one group of taxpayers perceives it to be used more heavily by another. Differentiation must be based on deliberate service design and delivery. For example, while bylaw enforcement or housing support services may be seen as more prominent in urban areas, their provision is driven by specific needs, such as complaints or housing instability, rather than geography. These services are not spatially exclusive and are therefore not eligible for special levy treatment.

If the availability of the service is not deliberately constrained geographically or is available to all residents or properties on the same basis, regardless of how often it is used or where users reside, it is not a special service within the meaning of Section 326.

Importantly, special area rates must operate within the boundaries of the class and ratio system. They cannot cross-subsidize services across classes or be imposed unevenly within a class. All properties within the designated special service area must be treated identically, and the cost recovery must reflect the actual service expenditure.

This framework is reinforced by the municipal budgeting process under Section 290, which requires municipalities to establish the total amount of taxation to be raised and to distinguish clearly between general and special levies. This ensures transparency and legal compliance when funding local services.

A municipality cannot allocate a portion of the tax levy to a geographic area and then reduce that levy post hoc with non-tax revenues. The source of funding, whether from grants, reserves, or user charges, must be integrated into the budget before levies are set.

### ***Urban Service Areas***

In addition to the creation of special local municipal levies for special services under Section 326 of the Municipal Act, municipalities may also continue to apply distinct local levies within what are known as Urban Service Areas (USAs). These entities were established under the former Municipal Act, which was repealed effective January 1, 2003. Unlike the special service delineations allowable under current legislation, USAs were much more formally structured and were created only by order of the Ontario Municipal Board (OMB) upon application by a municipality.

An OMB order establishing an Urban Service Area not only defined formal geographic boundaries but also identified which services would be treated as distinct and how their costs would be calculated and recovered from properties within the area. These were typically created in the context of annexations or amalgamations involving rural or unincorporated lands and allowed municipalities to preserve tax differentials for certain areas based on distinct service conditions.

Examples of services once associated with USAs include libraries and community centres, broad functions that would not qualify under today's special service provisions due to their generalized and non-geographically exclusive nature. The expectation with the introduction of CVA and periodic reassessment was that value-based taxation would more fairly reflect service levels and conditions, reducing the need for such geographic tax distinctions. That goal was not always fully realized, and in response to the assessment reforms and widespread municipal restructuring of the late 1990s and early 2000s, many USAs were established under the former Act.

Section 370.1 of the current Municipal Act permits municipalities to maintain or dissolve an existing Urban Service Area but prohibits the creation of new areas. These provisions are grandfathering in nature, and while a municipality may continue to levy within an existing USA or collapse such a structure, it may not reactivate a retired area or establish a new one.

Importantly, Port Hope never established an Urban Service Area and by all indications never pursued such an application. As this option is no longer available, and in fact was explicitly and deliberately removed from the legislation, it is not possible to establish such a strategy or replicate it.

### ***Critical Context for Review***

As a whole, these rules exist to maintain equity, transparency, and coherence in the taxation system. They also prevent municipalities from adopting informal or politically negotiated tax arrangements that would distort the underlying logic and intent of the property tax system.

These principles will serve as the analytical foundation for our review of Port Hope's past and present tax allocation practices.

**PART TWO: POST-AMALGAMATION POLICY CHRONOLOGY AND TAXATION ERAS**

This part of our study has been drafted to provide a structured chronology of the policies and approaches used to distribute the property tax burden in the Municipality of Port Hope since its formation. More specifically, how the local municipality's policies and approaches targeted and actively adjusted the urban and rural balance.

As the underlying distributive effects of value (CVA) and classification are largely fixed, and options to adjust the balance of taxation along those lines fall under the County's purview, we are centrally focused here on the local municipality's geographic-based strategies.

For our purposes here, we have distinguished among the following "tax policy eras":

**Era 1: Amalgamation and Initial Transition (2000 - 2002)****Era 2: Managed Share Targets (2003 - 2011)****Era 3: Unresolved Policy Review Period (2012 - 2013)****Era 4: Transition, Review and Redirection (2014 – 2017)****Era 5: General + Special Service Levies (2018 - Present)**

The discussions related to each era include both a description of municipal actions and an assessment of fit with Ontario's legislative framework. Any geographic redistribution of the total annual levy requirement represents a departure from the default model and must comply with specific legislative criteria. Such strategies are not necessarily non-compliant, but they constitute deliberate augmentations of the standard value-based approach.

***Era 1: Amalgamation and Initial Transition (2000 - 2002)***

The Town of Port Hope and the Township of Hope were amalgamated in 2001, forming a single municipality divided into Urban Ward 1 (former Town) and Rural Ward 2 (former Township).

While the Provincial restructuring order did not prescribe or direct any specific treatment of taxation between the former municipalities, it did convey certain protections for geographic areas representing the former municipalities. For example, dedicated reserve funds from before 2001 would remain earmarked for the benefit of ratepayers in the former municipality area. Notably, as part of a federal deal to host a low-level radioactive waste facility, each of the former Town and Township received a \$10 million grant in 2001. These funds (commonly called the "LLRW funds") were intended to address community impacts of the waste site.

Although the order did state that the respective historic funds carried forward into the new municipality should be used to benefit the geographic areas they were brought forward from, this seems to have been interpreted in a manner that suggests this was to be affected by way of a direct and overt offset to annual tax liabilities in the areas.<sup>1</sup>

While not prescribed, it is evident that the new municipality chose to levy taxes in a manner that essentially maintained the pre-existing balance between the former Town and Township, now represented by wards 1 and 2 respectively. In fact, in comparison to the former Township's final tax position at the 2000 year end, the new Rural Ward 2 enjoyed a modest proportional decrease.

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<sup>1</sup> See copy of Provincial Restructuring Order attached as Appendix A.

The 2001 distribution across wards was achieved by way of a special top-up rate assigned to the urban ward. All indications are that this was simply an ad hoc adjustment, or manipulation, relying on no specific mechanism or legislation. Similar treatment was applied for the 2002 taxation year, with an urban-only top-up rate being applied to maintain the rural burden share.

**Commentary and Observations:** Critically, Council did not pursue the creation of an Urban Service Area through the Ontario Municipal Board, which would have been permitted under the then-current Municipal Act and offered a lawful mechanism to preserve separate tax treatments.

The absence of an Urban Service Area designation in 2001 or 2002 represents a significant missed opportunity. A legally established Urban Service Area would have provided a compliant structure for maintaining differential taxation based on historic service levels. Without it, Port Hope lacked any formal or legislatively grounded means of applying geographic differentiation. The ad hoc approach that was employed, although perhaps well-intentioned, was not supported by the statutory framework.

### ***Era 2: Managed Share Targets (2003 - 2011)***

2003 represents a natural delineation point in our observational eras for two primary reasons:

1. The old Municipal Act was repealed and replaced by the *Municipal Act, 2001* which remains in place today; and
2. The municipality enacted By-Law 48/2003<sup>2</sup>, which expressed a desire to maintain, or at least manage, the inter-ward balance of tax based on pre-amalgamation circumstances.

This approach was refined in 2006 through By-Law 28/2006<sup>3</sup>. The system used a capped ratio model to shift a portion of the tax burden from the rural to the urban area.

The formula was essentially an arbitrary and independent balance mechanism intended to manage political expectations and maintain perceived equity between the two wards. However, it operated entirely outside the prevailing legislative structure.

**Commentary and Observations** Although framed as an area rating approach, the capped ratio model adopted by Port Hope during this period did not conform to the rules for special levies under Section 326 or any other available tax policy or budgetary mechanism.

In reviewing the 2003 By-Law noted above, it is evident that Council had a specific intent and will, but it is also clear that its execution was not rooted in any identified authority. Municipalities exercise their authority under and in accordance with Provincial statute, and By-Law 48/2003 is completely absent any reference to an authority or provision that would support it.

The model was entirely focused on achieving predetermined "share" targets, rather than objectively distributing costs. Whether staff and decision-makers were fully aware at the time, this approach was non-compliant both in form and spirit with Ontario's property tax framework.

While a duly established Urban Service Area scheme may have achieved similar outcomes, the budgetary and tax mechanisms that would have applied under a compliant urban service area model would have borne no resemblance to this plan.

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<sup>2</sup> Attached as Appendix B.

<sup>3</sup> Attached as Appendix C.

### ***Era 3: Unresolved Policy Review Period (2012 - 2013)***

A Working Group was established to explore alternatives that could better align Port Hope's tax policy with the legislative provisions of the *Municipal Act, 2001*.

Despite sustained effort and engagement, the Working Group was unable to reach a consensus on a path forward. The absence of agreement created an interim period with no significant change to the municipality's taxation structure. Stakeholders from both wards expressed divergent views: some saw the retirement of the share model as a long-overdue correction, while others viewed it as a threat to protections they associated with the pre-amalgamation arrangement. These differing perspectives contributed to an extended status quo through 2013.

**Commentary and Observations** The 2012 - 2013 period serves as both a legal inflection point and a case study in how difficult it can be to transition from historically grounded practices to a framework based on legislative compliance and prevailing best practices.

While historical memory understandably shaped stakeholder perspectives, the premise of fixed inter-ward tax shares could not be reconciled with the structure of Ontario's property tax system. Not only is a geographic share-based model not contemplated in the Act, its logic is fundamentally at odds with the principles of an ad valorem tax framework.

This experience illustrates how longstanding policy narratives, even when lacking legal or systemic grounding, can influence expectations and complicate reform. More importantly, it serves as a cautionary example: future policy discussions must remain anchored in the legislative and systemic framework within which municipalities are required to operate. This includes being aware that the current framework will not accommodate some policy objectives, no matter how strongly held.

### ***Era 4: Transition, Review and Redirection (2014 - 2017)***

For 2014, Port Hope adopted a new tax policy framework that more closely reflected the intent of the *Municipal Act* as specific services were being defined via By-Law 28/2014.<sup>4</sup> While this policy shift provided a mechanism for differential taxation rooted in identifiable differentials rather than historically based share targets, it remained amorphous and outside of what the Act contemplated regarding special service levies.

At this point the municipality also established a ten-year phase-out strategy intended to create a smoother transition to the new special service-based approach. This phase-out reduced the Rural ward burden by \$975,000 in 2014, compared to what it would have carried had the phase-out not applied. The amount of phase-out protection was reduced by \$97,500 per year. The transitional protection was designed to unwind the historical relief embedded in the earlier capped-share model while cushioning rural taxpayers from sudden levy shocks.

An associated standout nuance of this era was the introduction and ongoing use of a negative tax rate applied to the rural ward. Rather than reducing the net, final levy requirement for the rural area, the municipality identified a base amount in its budget and then applied a negative rate to Ward 2 to lower the tax requirement in that area, in part to ensure that the phase-out was being applied.

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<sup>4</sup> Attached as Appendix D.



The Municipality convened a dedicated working group in 2016 – 2017 to undertake a comprehensive review of the Municipality’s approach. This group’s work resulted in a more precise and legislatively grounded definition of special services. Their recommendations formed the basis for the restructured model implemented in 2018, which narrowed the scope of services subject to special area levies and provided clearer justification for their treatment.<sup>5</sup>

**Commentary and Observations:** This period marks two major milestones in the Municipality’s efforts to reconcile legal compliance, budget transparency, and political manageability. The movement away from arbitrary ward targets and the introduction and refinement of special services and special service levies in a manner generally contemplated by Section 326 was a notable improvement.

That said, this evolution did take some time and may have been hampered by some of the interim/transitional choices made. The phase-out concept does not appear to have any real foundation in prevailing legislation and the use of a negative tax rate for any conceivable purpose is not permitted or even contemplated. Tax levies are inherently positive mechanisms; they are designed to raise money, not to rebate or reduce taxation below zero. There is no provision in the Act for a negative tax rate, and the very concept runs contrary to the structure of Ontario’s property tax system.

These shortcomings aside, there is no doubt that the efforts undertaken by the 2016 - 2017 working group set the foundation needed to establish the current system.

#### ***Era 5: General + Special Service Levies (2018 - Present)***

Beginning in 2018, Port Hope moved further into a compliant, dual-levy structure under the Municipal Act. The municipality now applies a uniform general levy across all ratepayers, with special service levies targeted specifically to each ward. For the Urban ward, these services include urban policing, transit and Christmas tree pick-up. For the Rural ward, the special service levy relates to the OPP contracted police services.

Importantly, this framework separates general government responsibilities such as governance, infrastructure, and planning from specific, non-universal services that are legitimately confined to urban geography. The clarity of this delineation is reflected in public-facing budget materials and has become a normalized feature of Port Hope’s tax policy.

Despite this progress, two important vestiges of the earlier system persisted for the first two years. The promised 10-year phase-out protection continued until 2023 and to facilitate this, the municipality maintained a negative rural tax rate through 2019, an approach that conflicted with both the letter and intent of the *Municipal Act*. This negative rate issue was finally resolved in 2020, when negative rates were no longer applied, eliminating a significant point of legal and structural vulnerability in the Town’s tax framework.

Based on our review, one residual feature of prior eras remains: dividends from the LLRW reserve funds continue to be directed to offset special service costs in the taxation, rather than the budgetary realm. That is, instead of reducing gross expenditures within the budget to determine the net amount to be levied from urban and rural taxpayers, these revenues are being applied after the fact, creating a disconnect between budgeted costs and levy amounts.

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<sup>5</sup> Working Group recommendations attached as Appendix E.

**Commentary and Observations:** Era 5 represents Port Hope’s transition to its most lawful, defensible, and structurally coherent taxation model since amalgamation. The municipality now generally aligns its taxation practices with both the letter and spirit of the *Municipal Act*, including those provisions related to special services and special service levies. The administrative clarity and consistency of this model significantly reduce legal and reputational risks.

The current level of compliance did not, however, apply throughout this era. It increased significantly in 2020 with the end of negative rural rating and then again in 2024, at which point there were no further *phase-out* credits being applied to the rural requirements.

Today, while generally sound from a compliance perspective, the continued use of LLRW dividends to reduce levy requirements outside the budget process remains somewhat concerning. While this practice may honour the geographic intent of the original fund allocations, it does so in a way that may be seen to circumvent or disrupt the intended connection between the budget and the tax levy. Ideally, these funds should be applied to reduce identified costs within the operating budget before levy requirements are set, rather than being applied as quasi-rebates within the annual tax rate calculations.

The nuances of that calculation protocol aside, the structural gains are substantial when we compare the Municipality’s current practices and protocols to those applied prior to 2014. Port Hope has transitioned from an improvised and largely arbitrary tax distribution scheme that failed to reflect the legal and structural realities of amalgamation, to a model that aligns well with accepted principles and prevailing practices.

### ***Qualitative Overview Summary***

The preceding discussion represents our review of the five distinct tax policy eras that have shaped Port Hope’s post-amalgamation taxation strategy. From early efforts to preserve the pre-2001 balance, through various attempts to manage perceived equity, and finally toward a more structured and compliant framework, each phase reflects both the challenges and learning inherent in reconciling two historically distinct communities under one municipal system.

In many instances, policy decisions evolve gradually, informed by both local concerns and growing awareness of the constraints imposed by Ontario’s property tax system. Where practices introduced uncertainty or diverged from statutory expectations, those concerns were often addressed incrementally over time. Observations regarding alignment with legislation are not meant to be critical, but rather to document where practices may have introduced tension with the prevailing framework or administrative norms.

While this section has focused on qualitative context—intentions, structures, and legislative considerations—the financial outcomes of these decisions warrant closer examination. Part Three will provide a detailed, data-driven analysis of the 25-year observation period. It will show how these strategies translated into tax burdens across wards, helping to ground the policy narrative in measurable fiscal impact.



### PART THREE: QUANTIFYING THE IMPACT OF RURAL/URBAN TAXATION STRATEGIES

This section presents a structured, evidence-based analysis of Port Hope’s tax allocation patterns from amalgamation through to the 2025 taxation year. While the municipality’s various strategies, policy objectives, and operational frameworks have been thoroughly documented over the years, understanding what these policies were designed to achieve is only part of the story.

To fully assess the implications of Port Hope’s urban-rural taxation balance, we must move beyond intent, by-law language, and high-level distribution outcomes. It is not enough to know what Council aimed to do, how it framed its decisions, or what the resulting tax distribution looked like on paper in any given year. A more meaningful understanding requires us to quantify the scale and effect of these decisions over time.

This section seeks to illuminate not only how the tax burden was allocated, but how much Council’s policy interventions changed that burden. By modelling and comparing actual tax outcomes against a neutral baseline—one in which no geographic mitigation or area rating was applied—we can measure the real, cumulative financial impact of Council’s urban-rural tax strategies. This includes estimating the annual and total benefit delivered to certain ratepayers, as well as the corresponding cost borne by others.

In essence, this analysis answers a fundamental question: *What was the real, measurable cost or benefit of these tax policies over time, and how did they shape the financial relationship between Port Hope’s urban and rural areas?*

#### **General Quantitative Methodology**

As outlined above, in order to evaluate the effect of Council’s geographically based tax policies, we must first establish a counterfactual baseline — a model of how taxes would have been distributed had no special interventions been applied. In other words, to measure the impact of Port Hope’s various area rating and transitional strategies, we must ask: *What would the general tax distribution have looked like over time in the absence of these policies?*

To answer this question, a “default levy model” was constructed. This model simulates annual tax allocations under a neutral framework—one in which all properties are taxed under a uniform, municipality-wide general levy. This default structure aligns with the standard principles of Ontario’s general levy system, which applies a single tax rate across all properties without geographic differentiation or subclass adjustments. Key elements of the model include:

**No Total Revenue Change:** For each year from amalgamation through 2025, the model uses the actual, historical general levy requirement. That is, the total amount of tax revenue to be raised remains exactly as it was in each respective year.

**Focus on Taxable Base:** As Port Hope has traditionally balanced its levy, and calculated its tax rates based on taxable property, exclusive of true Payments in Lieu of Tax (PILs), we have maintained this protocol.

**Uniform Rate Calculation:** A single general tax rate is calculated by dividing the total levy requirement by the total taxable assessment base, combining Wards 1 and 2.

**Uniform Application:** This uniform rate is then applied equally to all taxable properties in both wards, without any area rating, subclassing, or other geographic modifications.

The outcome is a clean, comparative baseline that reflects how the municipal tax burden would have been distributed had Council not implemented any urban/rural differentiation strategies. It does not attempt to assign service costs or estimate spending allocation by geography. Rather, it focuses solely on property taxation, isolating the financial implications of policy choices around tax distribution.

This modelling approach allows us to quantify a single, critical variable in Port Hope's tax history: the impact of Council's decisions to modify the general tax burden through geographic and transitional measures.

Importantly, this is not a normative exercise. The purpose is not to suggest that taxes *should* have been levied uniformly, or that Council's interventions were improper or ill-advised. Rather, it provides an objective reference point. Even if one accepts that the actual outcomes were appropriate or desirable, understanding the difference between the real and theoretical tax distribution is essential to grasping the scale, direction, and consequences of these long-term policy strategies.

### ***Mitigation of Primary Amalgamation Impacts***

Before turning to longer term patterns and transitions across taxation eras, it is important to first examine how the immediate impacts of amalgamation were addressed. This initial response provides critical context and establishes a baseline for understanding the trajectory of Port Hope's subsequent tax strategies.

As discussed in Part Two, the Provincial restructuring order that created the amalgamated Municipality of Port Hope did not impose any specific requirements or formal mechanisms for managing post amalgamation tax impacts. Nevertheless, it is abundantly clear that the inaugural Council of the newly amalgamated municipality made a deliberate choice to maintain the prevailing tax balance between the former municipalities.

In practice, this meant that for the 2001 taxation year, the first under the new single tier Municipality of Port Hope, Council adopted a levy distribution that closely preserved the relative burden that had existed in 2000 between the former Township of Hope and the former Town of Port Hope. This approach served to mitigate the immediate financial disruption of amalgamation and reflected a political and policy commitment to continuity in the face of structural change.

**Tables 1 and 2** have been prepared to illustrate how the new Municipality's approach to taxation mitigated what would otherwise have been a significant and immediate shift in tax burden across the former municipal boundaries. It is also important to note that 2001 was a general reassessment year. By preserving the historic tax balance, Council simultaneously mitigated both amalgamation-based and reassessment-based shifts that would have occurred in the absence of intervention.

**Table 1** presents a revenue-neutral view of the 2000 to 2001 transition. It isolates the impact of geographic tax policy by excluding the inflationary budgetary change that was applied equally across the municipality.

**Table 2** incorporates the full year-over-year change, including the municipal budget increase for 2001.

**Table 1:**  
**2000 to 2001 Tax Distribution Impacts**  
(Revenue Neutral)

Areas	Actual 2000 Year-End	2001 No Mitigation Levy Difference			2001 With Mitigation Strategy Levy Difference		
Port Hope	\$6,637,680	\$5,521,820	-\$1,115,860	-16.8%	\$6,707,130	\$69,450	1.0%
Hope	\$1,165,790	\$2,281,650	\$1,115,860	95.7%	\$1,096,340	-\$69,450	-6.0%
<b>Total</b>	<b>\$7,803,470</b>	<b>\$7,803,470</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$7,803,470</b>	<b>\$0</b>	<b>0.0%</b>

**Table 2:**  
**2000 to 2001 Tax Distribution Impacts**  
(With Actual 2001 Municipal Levy Requirement)

Areas	Actual 2000 Year-End	2001 No Mitigation Levy Difference			2001 Actual Levy Difference		
Port Hope	\$6,637,680	\$5,699,180	-\$938,500	-14.1%	\$6,922,570	\$284,890	4.3%
Hope	\$1,165,790	\$2,354,950	\$1,189,160	102.0%	\$1,131,560	-\$34,230	-2.9%
<b>Total</b>	<b>\$7,803,470</b>	<b>\$8,054,130</b>	<b>\$250,660</b>	<b>3.2%</b>	<b>\$8,054,130</b>	<b>\$250,660</b>	<b>1.4%</b>

In addition to documenting just how closely the inaugural Council's policy decisions maintained the historic balance of taxation across former municipal boundaries, **Table 2** also confirms that the manipulation of tax distribution does not alter the total levy requirement. The municipal starting levy is an independent variable and is not affected by geographic tax allocation strategies or County-determined class levy policies.

Because each year's starting levy is influenced by budgetary changes, and each year's final levy is impacted by in-year assessment growth, care should be taken when evaluating dollar values alone. In many ways, levy share is a more appropriate and meaningful metric for understanding distributional changes, especially when evaluating longer term trends.

**Table 3** presents this shift in terms of tax share, capturing how the relative burden would have changed without intervention and how it was preserved in reality.

**Table 3:**  
**2000 to 2001 Tax Share Impacts**

Areas	Actual 2000 Year-End	2001 No Mitigation		2001 Actual	
		2001 Share	% Change	2001 Share	% Change
Port Hope	85.1%	70.8%	-16.8%	86.0%	1.0%
Hope	14.9%	29.2%	95.7%	14.0%	-6.0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>100.0%</b>	<b>0.0%</b>

Each of the preceding tables illustrates how taxes would have changed without intervention and how they actually changed on a year-over-year basis. To isolate and present the direct impact of the 2001 strategy, **Table 4** compares default and actual levy outcomes for that year. This comparison provides the clearest measure of the true financial implications of Council's post-amalgamation policy.

**Table 4:**  
**2001 Geographic Levy Distribution: Default General Levy vs. Actual**

Areas	2001 Without Mitigation		2001 Actual		2001 Policy Impacts	
	\$	Share	\$	Share	\$	%
Port Hope	\$5,699,180	70.8%	\$6,922,570	86.0%	\$1,223,390	21.5%
Hope	\$2,354,950	29.2%	\$1,131,560	14.0%	-\$1,223,390	-51.9%
<b>Total</b>	<b>\$8,054,130</b>	<b>100.0%</b>	<b>\$8,054,130</b>	<b>100.0%</b>	<b>\$0</b>	<b>0.0%</b>

### ***Considering Tax Distribution Patterns Over Time***

Setting aside any judgment about whether the Municipality's active realignment of tax burden between urban and rural areas has been warranted, appropriate, or compliant at various points, the fact remains: this balance has been deliberately and continuously managed.

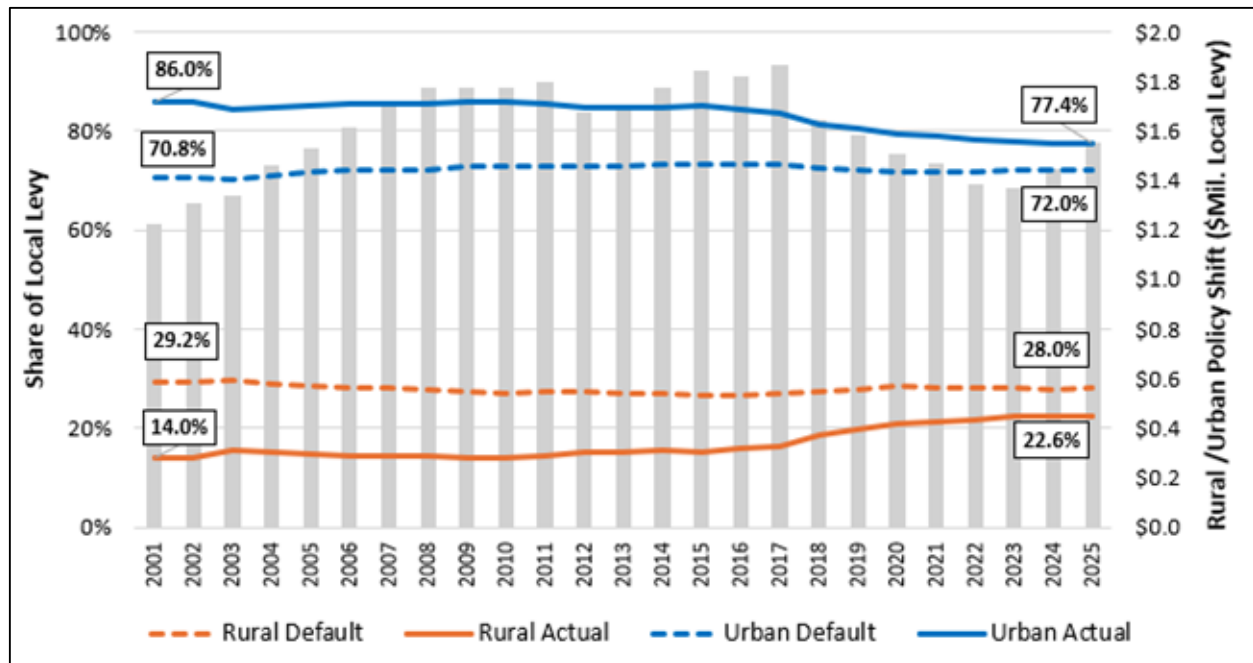
As a result, the annual distribution of the Municipality's general levy has not, nor does it now, reflect what would have occurred under a uniform, municipality-wide taxation model. Instead, it reflects a layered history of policy decisions aimed at shaping the tax relationship between the Urban and Rural wards.

The analysis that underpins this component of our study has been designed to move beyond year-by-year comparisons and high-level policy descriptions. It seeks to answer, in a clear and objective manner, two fundamental questions:

1. What share of the Municipality's levy would each of the urban and rural areas have carried in the absence of the various intervention strategies applied since amalgamation?
2. How many tax dollars have been shifted between areas as a result of these policies?

These enquiries are addressed at a high level by **Figure 1**, which presents the actual share of general levy borne by each ward from 2000 through 2025, alongside the theoretical shares that would have applied under a fully uniform general levy. In addition to the comparative shares, the figure also quantifies the annual dollar impact of the Municipality's ward-based allocation policies documenting the amount redistributed from rural to urban taxpayers each year.

**Figure 1**  
**Default and Actual Tax Shares by Ward and Year + Tax Dollar Shifts**



**Interpretation Notes:**

- If separate general rates had not been maintained at amalgamation, the Urban/Rural levy shares 71% Urban / 29% Rural in 2001. However, Council of the day preserved a significantly different relationship: 86% Urban / 14% Rural, as reflected in Tables 3 and 4 above.
- In 2001, this policy increased the general levy borne by the Urban area by just over \$1.2 million, relative to a uniform model. This amount represents the direct financial benefit realized by the Rural area in that year alone.
- The share differential remained relatively stable on a percentage basis through 2016, at which point a gradual realignment began. This change reflects a transition toward a more uniform taxation framework, but also one that began to allow natural shifts and changes to flow through.
- By 2025, the actual general levy shares sit at approximately 77% Urban / 23% Rural. Under a fully uniform, municipality-wide general levy, the shares would be closer to 72% / 28%.

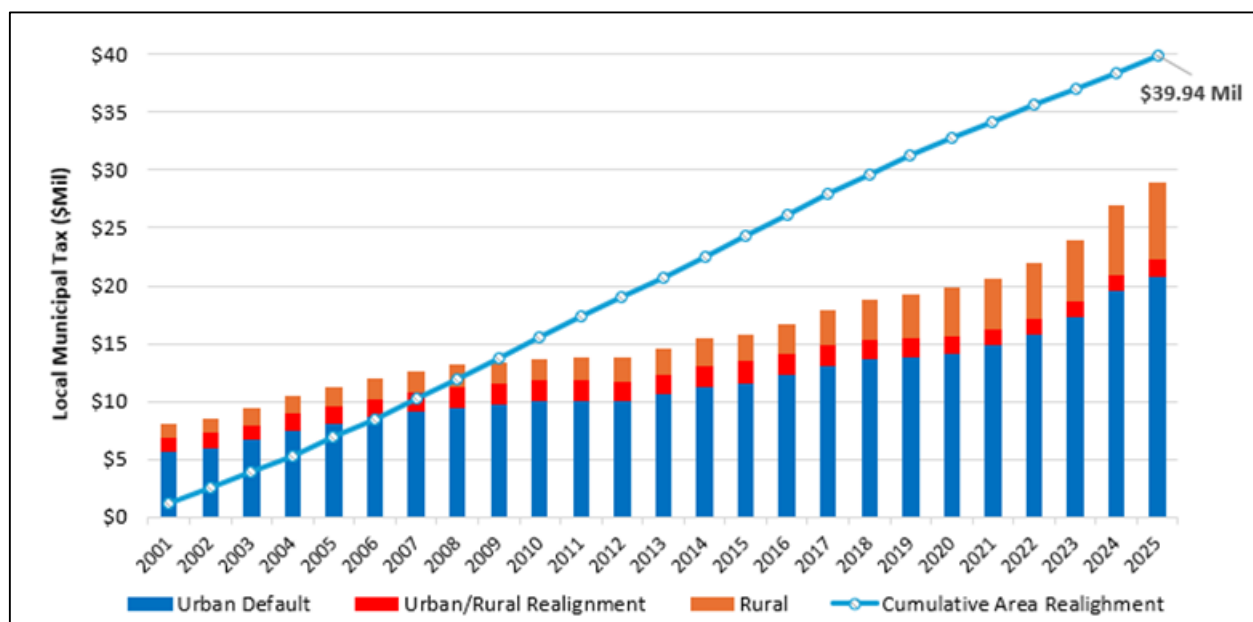
All measurements are based on the Municipality's annual levy as originally imposed each year. The detailed annual results of our analysis, supporting these graphs can be found in **Appendix F** in this report.

**Figure 2** displays the annual general levy by ward in absolute dollar terms broken out into three components.

- Default Urban Levy (Blue): The portion of the actual annual levy that would be allocated to Ward 1 taxpayers if a single uniform levy were applied.
- Urban/Rural Realignment (Red): The portion of the total levy redistributed annually from rural to urban taxpayers as a result of Port Hope’s geographic tax mitigation policies.
- Rural Levy (Orange): The actual levy allocated to Ward 2 taxpayers each year.

In addition to these column segments, the blue line documents the cumulative (multi-year) running sum of the taxes that have been realigned from the Rural to the Urban area as a result of each year’s allocation policies.

**Figure 2**  
**Distribution of Local Tax Levy by Ward and Policy Effect**



### Interpretation Notes

- The red band isolates the annual financial effect of Port Hope’s tax allocation strategy. It represents the differential between what Ward 2 would have paid under a uniform levy and what was actually paid. This amount was instead levied on Ward 1 taxpayers.
- Cumulatively, the Municipality’s area-based tax policies have resulted in nearly \$40 million in additional tax being raised from the Urban area relative to what would have occurred under a uniform general levy. By definition, this figure represents the corresponding savings realized by Rural taxpayers as a direct result of these long-standing policy decisions.
- The broader increase in municipal taxation is also clearly visible, reinforcing that even as the rural tax share changed in later years, the net increases have been driven mainly by inflationary and structural budget increases, not solely, or even predominantly, as a result of the Municipality’s area rating policies.

### ***Understanding the Complex Drivers of Change***

As documented and illustrated above, the Municipality's overall levy has not only shifted in terms of its Urban/Rural distribution, it has also increased overall.

To fully understand how Port Hope's urban and rural levy shares have evolved since amalgamation, it is necessary to disaggregate the observed changes into their primary drivers. While these changes often interact in complex ways, they can be effectively categorized and measured using the following six drivers:

**The Original Amalgamation Transition (2001):** This is the net shift and increase in local taxes by area between 2000 and 2001.

**Successive Reassessments and Associated Phase-In Adjustments:** Ontario's reassessment cycles do not raise new revenue, but they do realign tax share.

**Real Growth in the Assessment Base:** New construction, improvements, and other forms of growth expand the tax base and generate new revenue. While this growth does not alter existing properties' tax bills in-year, it can reduce the relative share of older properties over time.

**County Tax Policy Decisions (Ratios, Subclasses, etc.):** Changes to tax ratios, subclass discounts, etc. by Northumberland County can alter the effective distribution of tax among classes and subclasses. Differing urban and rural property demographics mean that these changes can result in net shifts on a geographic basis.

**Inflationary Pressure and Municipal Budget Growth:** As municipal expenditures grow due to inflation, service expansion, or infrastructure investment, so too does the total amount of tax raised. While this does not affect tax shares directly, increases in the absolute tax burden can amplify the distributional changes.

**Port Hope's Urban/Rural Tax Policy Framework:** Change to the Municipality's own ward based tax allocation strategies have of course impacted the Urban/Rural balance directly. The shifts captured under this category reflect the incremental rebalancing of levy share as geographic offsets evolved.

The individual and cumulative impact of these diverse forces are summarized in **Table 5**.

**Table 5**  
**Local Municipal Tax Change by Factor 2000-2005**

<b>Tax Change Driver</b>	<b>Urban</b>	<b>Rural</b>	<b>Municipal-Wide</b>
<b>2000 Year-End Pre-Amalgamation</b>	<b>\$6,637,680</b>	<b>\$1,165,790</b>	<b>\$7,803,470</b>
Amalgamation Year 1	\$284,890	-\$34,230	\$250,660
Reassessment Change	-\$137,480	\$137,480	\$0
Real Assessment Growth	\$4,531,020	\$562,820	\$5,093,840
County Tax Policy Shifts	-\$122,730	\$122,730	\$0
Local Levy (Budgetary Change)	\$12,821,160	\$2,883,590	\$15,704,750
Local Urban/Rural Policy Adjustments	-\$1,685,630	\$1,685,630	\$0
<b>2025 Local Start Levy</b>	<b>\$22,328,910</b>	<b>\$6,523,810</b>	<b>\$28,852,713</b>
<b>Cumulative Observation Period Change</b>	<b>\$15,691,230</b>	<b>\$5,358,020</b>	<b>\$21,049,236</b>



While **Table 5** and the detailed results presented in **Appendix G** demonstrate that the Municipality’s approach to managing the urban-rural tax balance has gradually evolved, and that rural taxpayers have assumed a larger share of the levy in recent years, it is essential to distinguish between incremental change and cumulative impact.<sup>6</sup>

Over the 25-year observation period, we have documented approximately \$1.7 million in cumulative tax shifts resulting from the gradual rollback of offsetting policies. However, this figure must not obscure the much larger and more persistent effect of the policies that remained in place. Despite some rebalancing, the ongoing application of special ward-based taxation policies has diverted nearly \$40 million in tax burden away from rural taxpayers and onto the urban area since amalgamation.

### ***Considering the Typical Taxpayer***

To ground the broader municipal levy analysis in tangible terms, we have examined tax outcomes for representative residential properties over the 2001–2025 period. Each scenario isolates different combinations of property value and tax rate structure, allowing us to evaluate how Port Hope’s urban-rural tax allocation policies have affected household-level taxation over time. Together, these models translate policy-level impacts into practical, relatable terms.

#### **Typical Model 1: Taxes on a Constant \$100,000 Residential Property**

This model applies each year’s actual urban, rural, and modelled uniform rates to a fixed \$100,000 CVA. This strips away market influences entirely and focuses solely on the impact of rate structure.

#### **Typical Model 2: Taxes on a Municipal-wide Median Single Detached Residential Property**

This model applies each year’s actual urban and rural residential tax rates to a constant municipal-wide median single detached residential property (i.e., the same property taxed under each scenario).

#### **Typical Model 3: Taxes on Area-Specific Median Residential Properties**

This model takes the analysis further by using separate median CVAs for urban and rural residential properties each year. It reflects real-world differences in housing values while still applying the actual tax rates and modelled uniform rate.

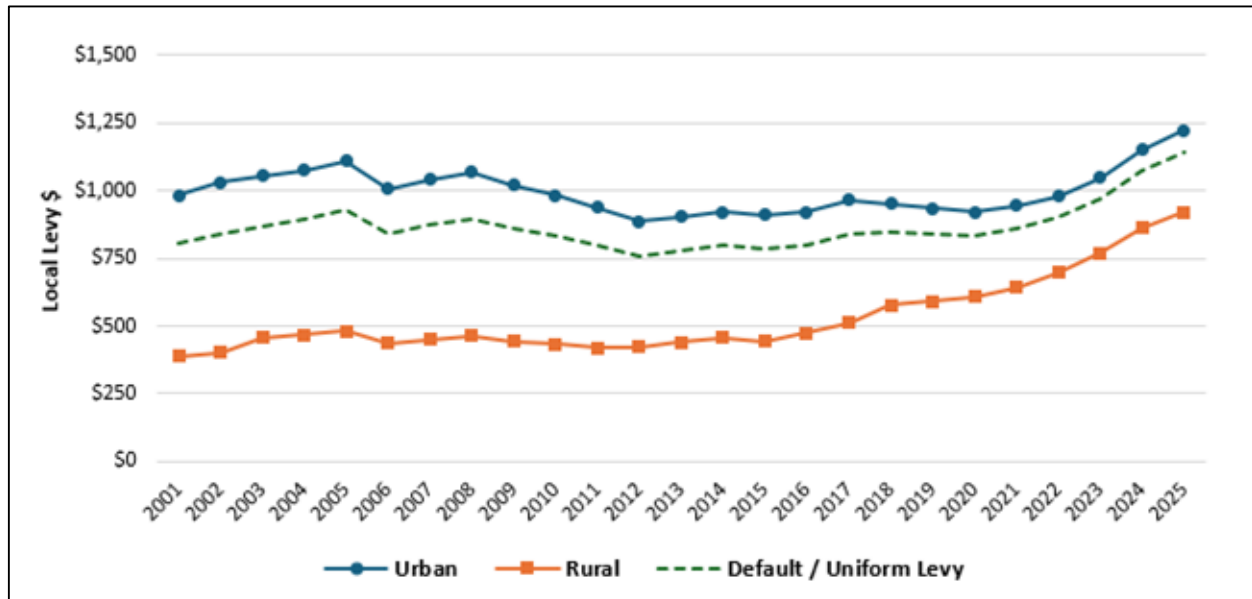
In reviewing these graphs, the reader will note that the actual property values are not displayed. It is, however, clear that for model 2, the values vary by year and for model 3, by year and ward. These foundational assessment values and detailed year-by-year results on which these graphs are based are included in **Appendix H** to this report.

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<sup>6</sup> The figures presented in Table 5 represent the sum of observed annual changes attributed to each identified driver. No attempt has been made to model or estimate the compounding effects of influences such as permanent tax ratio adjustments or other enduring policy shifts. A factoring approach has been applied to apportion levy change.



**Figure 3**  
**Taxes on \$100,000 Residential Property**

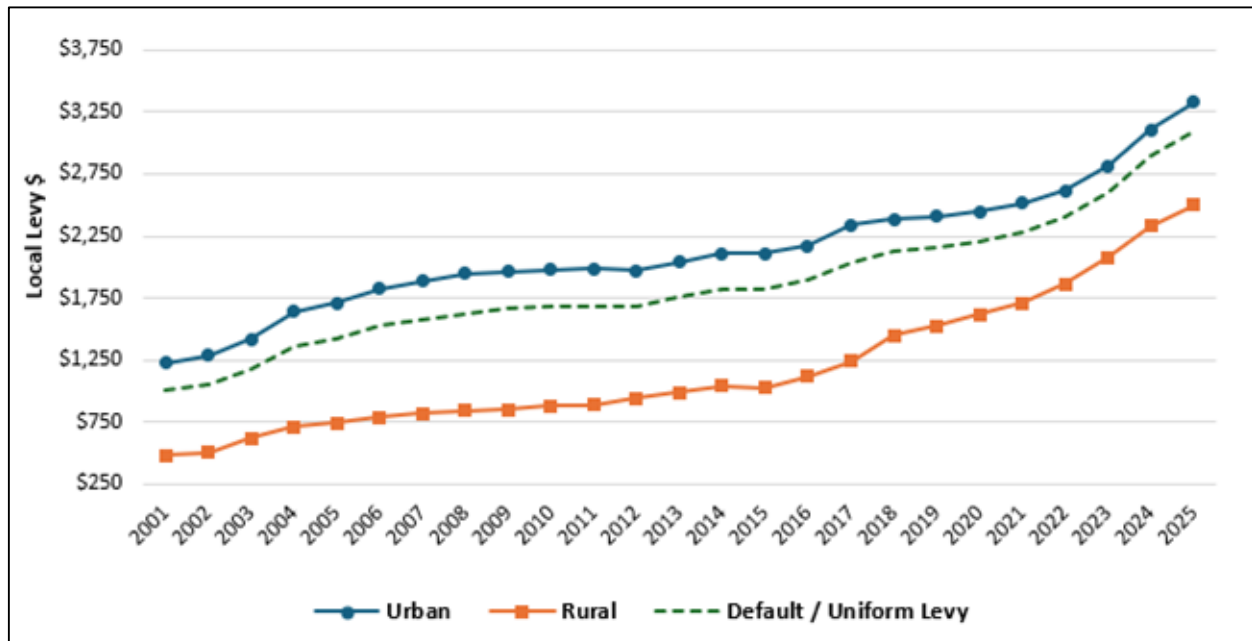


This model applies each year's actual urban, rural, and modelled uniform rates to a fixed \$100,000 CVA. This strips away market influences entirely and focuses solely on the impact of rate structure.

**Interpretation Notes:**

- The urban-rated property paid between \$300 and \$500 more per year than the rural-rated equivalent over much of the period.
- This model confirms that over time, the Municipality's ward-based tax policies have been a dominant factor driving tax differentials for identically valued properties. That is, two identical homes will be taxed differently purely because of where they are located.

**Figure 4**  
**Taxes on Municipal-Wide Typical Property**

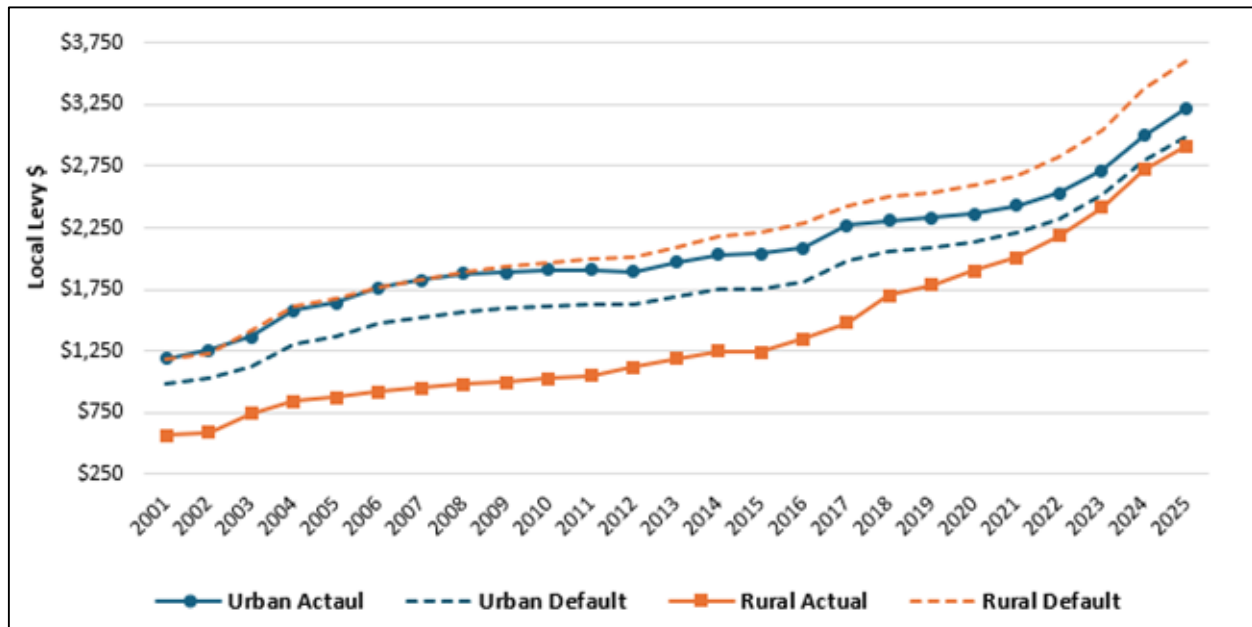


This model applies each year's actual urban and rural residential tax rates to a constant municipal-wide median single detached residential property (i.e., the same property taxed under each scenario).

**Interpretation Notes:**

- The rural tax burden is consistently lower than it would have been under a uniform levy structure, quantifying the benefit rural ratepayers received solely through reduced rates.
- The urban tax burden is consistently higher than the modelled uniform scenario, demonstrating the extent to which that ward's taxpayers have paid more tax on a similarly valued typical property depending on location alone.
- The uniform rate line sits between the two, serving as a neutral benchmark and reinforcing the structural redistribution resulting from Port Hope's differentiated tax rates.
- This model isolates rate effects from value differentiation, offering a clear view of the long-term financial divergence created by area rating policies.

**Figure 5**  
**Taxes on Urban and Rural Typical Properties**



This model takes the analysis further by using separate median CVAs for urban and rural residential properties each year. It reflects real-world differences in housing values while still applying the actual tax rates and modelled uniform rate.

**Interpretation Notes:**

- Although rural properties have held higher median values in many years, rural ratepayers have consistently paid less tax in absolute terms as a direct result of the significant reduction embedded in Port Hope's net rural tax rate.
- Conversely, urban residents have paid more tax on lower-valued homes, a pattern clearly attributable to the Municipality's ward-based taxation policies and differentiated rate structure.
- It is worth emphasizing that under a uniform tax rate, the higher-value rural property would indeed pay more than the lower-value urban property. And further that this outcome is not anomalous. It reflects the foundational principle of an ad valorem property tax system, where tax responsibility scales with assessed value.

***Interpreting Quantified Outcomes***

This section has presented a thorough, objective, and quantifiable analysis of how Port Hope's urban-rural taxation strategies have shaped the distribution of the Municipality's tax levy since amalgamation. By modelling both actual and uniform rate taxation scenarios, we have been able to clearly demonstrate the scale and direction of redistribution, both annually and cumulatively, and to translate those shifts into practical implications for ratepayers.

It is important to underscore, however, that this analysis is not intended to suggest that the outcomes observed over the past 25 years are inherently flawed, unfair, or inappropriate. We have simply documented the real, measurable tax outcomes of the Municipality's tax programs from year to year. Put simply, this section documents the results of the decisions made by successive Port Hope Councils.

Public policy, especially in the realm of taxation, carries complex consequences. These consequences cannot be fully appreciated through cursory review, instinctive reactions, or reliance on anecdotal sentiment. For those tasked with making or advising on matters of public policy, particularly with something as structurally significant as property taxation, it is essential to understand the actual impact of past choices and the real implications of any changes under consideration.

The cumulative redistribution of nearly \$40 million is not a theoretical construct. It is the measured result of specific, deliberate policy interventions applied over time. Whether one views that outcome as justified or problematic is a matter for policy debate, but any such debate must begin with a clear understanding of what has happened, how it happened, and what it has meant for different parts of the community.

## PART FOUR: CURRENT TAXATION PROTOCOLS (2025)

The Municipality of Port Hope has made sustained, deliberate efforts over the past 25 years to rationalize its approach to property taxation. Initially shaped by the immediate challenges of amalgamation, the Municipality's early tax structures relied heavily on improvised and legally ambiguous mechanisms to allocate levy burdens between the formerly independent urban and rural areas. These have since given way to a more robust, principled, and compliant framework rooted in best practices and provincial legislation.

As of 2025, the Municipality's approach is not only consistent with the technical requirements of the *Municipal Act, 2001*, it reflects a high level of administrative maturity and fiscal responsibility. Importantly, the current protocols are grounded in deliberate policy development efforts, including the foundational work of the 2016–2017 Tax Levy Allocation Review Working Group, which sought to balance the Municipality's unique urban-rural character with best practices in municipal finance and taxation.

That group, supported by extensive analysis and public consultation, was tasked with identifying a sustainable and equitable model that conformed to the *Municipal Act*. The Working Group reviewed line-by-line budget data, received expert input from MPAC and the Ministry of Municipal Affairs and Housing, analyzed comparator municipalities, and consulted the public through multiple open houses.

In 2017, the Working Group recommended that three services Police, Transit, and Christmas Tree Pickup be established as formal special services. This recommendation, which was ultimately adopted by Council, signaled a major shift toward legislative fidelity. The criteria and rationale used by the group remain sound and provide the foundation for today's taxation model.

### ***Use of General and Special Levies***

The Municipality's 2025 taxation protocols represent the culmination of these efforts. All property taxes are now levied through a model that fully integrates:

- A general (common) levy for services provided across the entire municipality, and
- Special levies for services that meet the definition of a “special service” under Section 326 of the *Municipal Act*.

The current special services and their associated special area levies are:

**Police Services:** Delivered by the Port Hope Police Service in the urban area and by the Ontario Provincial Police under contract in the rural area. These are not simply variations in delivery but substantively different services with distinct operational plans, cost structures, and governance.

**Transit:** A conventional and specialized transit system available exclusively in the urban area.

**Christmas Tree Pickup:** A limited but exclusive service provided only within urban boundaries

These services meet the statutory definition of a special service by being:

1. Not provided generally throughout the municipality, and/or
2. Provided at a different level or in a different manner.

The by-law enacting these changes is attached as Appendix I to this report.

The structure of these levies is straightforward, transparent, and well-justified. While the *Act* might allow for a narrow interpretation that would require a separate levy for each distinct service, Port Hope has taken a more practical and administratively efficient approach by bundling these costs into ward-based special levies. This practice is not unprecedented, does not detract from transparency and simplifies the tax bill while clearly delineating costs.

### ***LLRW Offset in Tax Levy Calculation***

The Municipality's current model generally achieves what past arrangements could not: a balance between legislative authority, fiscal discipline, and the political desire to reflect geographic diversity within the Municipality. However, one remaining area would benefit from refinement: the application of Low-Level Radioactive Waste (LLRW) reserve funds.

Currently, these funds are used to offset a portion of the urban and rural special levies, but appears to occur outside the formal budget process. While this approach may honour the geographic intent of the LLRW reserve's origins, it introduces unnecessary opacity and weakens the direct linkage between service cost, budgeting, and taxation.

To preserve both transparency and legislative compliance, the following sequencing is recommended:

1. Identify and estimate the full cost of each special service during the budget process.
2. Determine what portion, if any, will be recovered through the general levy.
3. Apply LLRW funds within the budget as a direct offset to those service costs to determine the precise special levy estimates for the year.
4. Calculate the special levy rates based on the final estimate documented in the final budget document.

This change would not alter the overall quantum of taxation, but it would ensure that the LLRW funds are applied in a procedurally sound and publicly visible manner. It would reinforce the intent of special levies and prevent even the appearance of artificially engineering tax burdens or circumventing ad valorem principles.

### ***Port Hope Taxation Evolved***

The Municipality of Port Hope has undertaken exhaustive, informed, and public-facing efforts to arrive at its current taxation structure. What exists today is not the product of default or inertia, but of deliberate decisions to:

- Respect and reflect the municipality's distinct urban and rural service realities
- Align municipal practice with the requirements and spirit of the Municipal Act
- Establish a rational and equitable method of tax levy allocation that can be defended both legally and publicly

These efforts have produced a taxation model that is structurally coherent, legally compliant, and intuitively fair when considered against the principle, objectives and tenants of our property tax system.

## PART FIVE: FRAMING FUTURE RURAL-URBAN BASED REVIEWS

As part of Council's Spring 2025 resolution, staff were directed to examine the issue of tax equity from two angles: how the burden of taxation is shared across Port Hope, and how spending aligns with geography, particularly in terms of urban and rural service delivery.

The preceding elements of this report have focused on the first enquiry and while the substantive exercise contemplated by the second is outside the scope of our mandate here, we have been tasked with providing a measure of guidance, or advice in advance of that exercise being framed or undertaken. That is the purpose of this portion of our report.

This is a sensitive and easily misunderstood topic. Conversations about rural-urban equity often invoke deeply held views of fairness and legacy expectations. However, for Council and staff to explore this matter meaningfully and responsibly, future efforts must be framed with care. This section provides guidance for such efforts, anchored in the principles of Ontario's tax framework, the design of municipal finance, and the risks of mischaracterizing service alignment or geographic value.

### ***First Principle: Compliance and Constructive Scope***

Before any review of rural-urban spending is undertaken, it is critical to affirm that such a review must be scoped within the bounds of Ontario's legislative and municipal finance framework. The Municipality is urged not to pursue questions, measures, or analyses that fall outside its legal authority or operational capacity. As a general principle: *if the municipality has no lawful ability to implement a particular outcome, then the question itself may not be productive or appropriate for formal exploration.*

For instance:

- The Municipality has no authority to manipulate or distribute tax requirements on a ward-by-ward basis. While special service levies may result in a change in the resulting balance, they cannot be used as a mechanism to achieve a target or desired outcome.
- Similarly, comparing household-level tax burdens without reference to assessment values or tax classes is a misapplication of the tax model. It reflects a flat-tax ideology that is incompatible with Ontario's value-based system.

Framing future enquiries around such impermissible concepts would not just be unproductive, it would risk misleading the public, entrenching unrealistic expectations, and furthering division and discord.

Over the years, Port Hope's efforts to evolve its tax policies have too often been hindered by entrenched misconceptions. Various discussions and working groups have been pulled toward concepts that cannot be reconciled with the tax system; ultimately diverting energy and resources from compliant, constructive solutions. Council must be wary of repeating this pattern.

As policy advice, we urge the Municipality to adopt a disciplined approach to framing any future enquiries. Council and staff should ensure that all analysis, including the underlying questions entertained, align with the structure and function of Ontario's tax system, focusing only on matters that can be practically adjusted and lawfully responded to.

***Second Principle: Consider Municipal Spending and Cost Sharing in Context***

Planning for any such enquiry must be informed by acknowledgement that much of a municipality's budget consists of costs that cannot be attributed to specific neighbourhoods or locations:

- Debt servicing, regulatory compliance, insurance
- Capital lifecycle reserves
- General governance and administration
- Emergency planning, IT systems, and asset management

These expenditures apply to the entire municipality and deliver broad, collective benefits. They are not divisible on a ward-by-ward or zone-by-zone basis.

Moreover, an inquiry must also consider that we already have a prescribed system in place that distributes the costs of these and other services by way of a progressive scale. That is, they are distributed across the property tax base according to a fixed, legislatively sanctioned measure: property value.

Any effort to alter or override this distribution by attempting to reassign general expenditures through geography risks violating both the letter and spirit of the *Municipal Act*. It is essential to view these costs in the context of the system that is already managing them appropriately.

Future enquiries must be careful not to begin from a false baseline. The default proportional shares are not arbitrary, even without area rating they would reflect a deliberate, legislated structure. The goal should not be to identify what can be removed from the rural tax bill, but to understand how the system already accounts for equity through assessed value and class. Any departure from this framing risks not only structural inconsistency but also the reinforcement of misplaced expectations.

***Caution in Framing Services by Location Alone***

If a review of urban and rural spending is framed strictly through geography or service visibility, there is a high risk of producing misleading or structurally incoherent conclusions. For example:

- Services such as building inspections may be more concentrated in urban zones due to density and permit volume, but the same level of review and regulatory scrutiny is available to rural properties on a per-project basis.
- Programs that appear to favour one area in aggregate may reflect planning priorities or economic realities, not inherent service bias.
- Permit fees, user fees, and other direct charges already offset the intensity of service in many departments and must be accounted for before attributing geographic benefit.

Even for physical services that appear urban in nature (e.g., sidewalks, street lighting), there are equivalent or counterbalancing rural obligations such as drainage, roadside maintenance, or longer transport routes. Many functions also scale with geography and population in complex ways, making simplistic comparisons unhelpful.



Critically, efforts to parse municipal budgets by ward or neighbourhood will quickly exhaust the list of visibly allocable services and leave a majority of expenditures such as those supporting governance, risk, capacity, and future needs unexplained or mischaracterized.

Finally, establishing an overall approach whereby costs and benefits are slotted into columns, rather than viewed as commonly held could lead to significant risks for the smaller, more sparsely populated rural area. Taken to its logical end, this approach could leave the rural area responsible for significant future, yet to be known, capital obligations that could overburden its constituents. This contradicts the principles of economy of scale, collective infrastructure stewardship, and long-range municipal asset planning.

### ***Recommendations for Any Future Spending Review***

Should Council or staff proceed with a rural-versus-urban spending review, it is essential that they:

**Stay Within Legislative Scope** Focus only on service and budget matters that fall within the Municipality's legislative authority.

**Avoid Framing by Geography Alone** Focus on service function and delivery logic, not on perceived urban/rural boundaries. Most departments do not deliver services based on ward.

**Consider Offsets and Revenue Contributions** Account for permit fees, development charges, user fees, and other direct revenue streams that accompany many service draws.

**Acknowledge General Benefit Expenditures** Recognize that the majority of municipal functions do not lend themselves to geographic allocation and should not be forced into one.

**Guard Against Regressive Impacts** Be wary of conclusions that imply equal tax bills are the goal. That approach contradicts the value-based, proportional principles embedded in Ontario's tax system and risks shifting the burden away from higher-value properties.

**Maintain Alignment with Legislative and Financial Structure** Ensure that any analysis or presentation of service levels respects the structure and intent of the *Municipal Act* and does not set expectations that are legally or operationally unsupported.

**Affirm the Redistributive Nature of Taxation** Recognize that taxes, by their very purpose and design, are redistributive. While taxpayers should expect their dollars are managed responsibly, there can be no expectation of a direct, visible service or product return on a taxpayer-by-taxpayer basis. Any enquiry not founded in this reality would be fundamentally flawed from the outset.

### ***Reiterating Purpose, Context and Intent***

This section is intended as policy guidance to support Council and staff in framing any future enquiries into rural-urban service and spending equity. It does not attempt to answer the questions Council may explore but instead offers a principled suggestion for consideration in the planning and structuring of such enquiries.

We caution against any framing that begins with the premise that pre-amalgamation, 2001, or any past or alternate state is the appropriate baseline. Ontario's property tax system is designed to evolve, and Port Hope's practices have matured significantly over the last two decades to align

with legislative expectations, transparency, and fiscal fairness. Any future review should respect that evolution rather than attempt to reverse or selectively reinterpret it.

Moreover, future work in this area should begin from a position of legislative and structural reality. It is not open to municipalities to adjust tax burdens by ward, nor to equalize tax bills across properties of differing value. Enquiries focused on such outcomes should be avoided entirely, as they offer no viable path to resolution and risk entrenching dissatisfaction.

While the views and concerns of rural residents should not be dismissed, efforts to appease them through mechanisms that fall outside the scope of municipal authority or sound tax practice are not only unsustainable, they can be harmful. They reinforce misconceptions, entrench false expectations, and divert energy away from constructive governance.

In short, no enquiry should be framed around the question of what can be removed from any particular tax bill. If further efforts are to be devoted to rural-urban spending questions, we urge that they be grounded in the logic of Ontario's taxation system and with a clear understanding that taxes are, by their very nature and purpose, redistributive.

## CONCLUSION

The Municipality of Port Hope's approach to property taxation has undergone significant transformation over the past quarter century. From the earliest post-amalgamation efforts to preserve a perceived historic balance, through periods of legal ambiguity, political compromise, and technical realignment, the Municipality has steadily progressed toward a taxation framework that is both legally sound and administratively coherent.

The early years following amalgamation were marked by improvised mechanisms and politically driven attempts to maintain the former Town/Township balance. While these efforts may have been shaped by local expectations and transitional sensitivities, they often lacked the legislative grounding necessary to ensure compliance or durability. Critically, Port Hope did not pursue a formal Urban Service Area designation when that option was available under the previous Municipal Act, a missed opportunity that in many ways limited the municipality's lawful tools for differentiation and set the stage for subsequent complexity.

What followed was a prolonged period of experimentation, where successive Councils attempted to manage perceived equity through capped ratios and share-based formulas. These strategies, though undoubtedly well-intentioned, were structurally inconsistent with the principles of Ontario's value-based taxation system. The eventual legal and policy recognition of these shortcomings catalyzed a meaningful shift in approach.

Since the mid-2010s, the Municipality has undertaken a more deliberate and principled evolution. The introduction of service-specific levies based on clear delivery differentials marked a critical inflection point. Port Hope's taxation model now rests on a dual foundation: a uniform general levy for broad municipal responsibilities, and special levies tied directly to services that are both geographically distinct and justifiable under the *Municipal Act*. This structure reflects the legislative intent behind Ontario's tax policy framework and provides the clarity, transparency, and defensibility that earlier approaches lacked.

Today, Port Hope's tax system is both logical and technically compliant. The Municipality has moved beyond ad hoc solutions and political workarounds. Its current model is supported by formal by-laws, integrated within the annual budget process, and articulated in public-facing documents. This is the product of cumulative institutional effort, informed decision-making, and a consistent willingness to improve.

This study sets out to do more than document that journey. It aimed to provide Council, staff, and stakeholders with a clear, factual, and structured account of both the measures employed to manage taxation over time, and the real-world effects those measures have had on the distribution of the municipal levy. To that end, the report has:

- Outlined five distinct tax policy eras since amalgamation, each evaluated in terms of structure, compliance, and impact;
- Analyzed the legislative framework underpinning Ontario's property tax system, including constraints and available tools;
- Developed a counterfactual levy model to assess how taxation would have been distributed without geographic interventions;

- Quantified the cumulative and annual effects of past policies — not to pass judgment, but to clarify their practical consequences;
- Reviewed current protocols and confirmed their alignment with legal standards and administrative best practices;
- Offered policy guidance on future discussions of rural-urban spending equity, including framing principles and analytical cautions.

Importantly, the purpose of this exercise has not been to determine whether any particular balance of tax outcome is right or wrong. Rather, it has been to offer a shared factual basis from which future discussions can proceed. Public policy, especially in the realm of taxation, demands a level of discipline and precision that cannot be achieved through anecdote or instinct alone. For a municipality to make responsible decisions, it must first understand in context and in measurable terms, what has been done, how it has worked, and what it has meant.

This report is intended to support exactly that and ultimately, the key intended takeaway is this: while historical circumstances and local dynamics have undeniably shaped Port Hope's tax policy journey, the Municipality has arrived at a point where its practices align with the principles, expectations, and constraints of Ontario's property tax system. The current model reflects hard-earned progress. It should be preserved, understood, and where appropriate refined, but not undone. Future discussions must remain grounded in legislative reality, fiscal integrity, and the shared responsibility of delivering fair and sustainable taxation for the community as a whole. This study is offered as a contribution to that ongoing effort.

**APPENDIX LISTING**

*Appendix A: Copy of Provincial Restructuring Order as Published in the Ontario Gazette*

*Appendix B: Copy of Port Hope By-Law 48/2003*

*Appendix C: Copy of Port Hope By-Law 28/2006*

*Appendix D: Copy of Port Hope By-Law 28/2014*

*Appendix E: Report of Tax Levy Allocation Working Group, June 6, 2017*

*Appendix F: Local Levy Progression and Ward-Based Policy Impact by Year and Ward*

*Appendix G: Local Levy Progression by Change Factor, Ward and Year*

*Appendix H: Typical Property Policy Impacts by Model, Year, Ward*

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THE ONTARIO GAZETTE / LA GAZETTE DE L'ONTARIO

COMTÉ DE SIMCOE

Conseil d'écoles  
séparées protestantes

Ville

Penetanguishene

13,390

(6633) 16

## Municipal Act Loi sur les municipalités

ORDER MADE UNDER THE  
MUNICIPAL ACT, R.S.O. 1990, CHAPTER M.45

COUNTY OF NORTHUMBERLAND

TOWN OF PORT HOPE, TOWNSHIP OF HOPE,  
MUNICIPALITY OF CAMPBELLFORD/SEYMOUR,  
TOWNSHIP OF PERCY AND VILLAGE OF HASTINGS

### DEFINITIONS

1.1 In this Order,

"County" means The Corporation of the County of Northumberland;

"former municipalities" means The Corporation of the Municipality of Campbellford/Seymour, The Corporation of the Township of Percy and The Corporation of the Village of Hastings and as they exist prior to January 1, 2001;

"former Municipality of Campbellford/Seymour" means The Corporation of the Municipality of Campbellford/Seymour as it exists prior to January 1, 2001;

"former Town of Port Hope" means The Corporation of the Town of Port Hope as it exists prior to January 1, 2001;

"former Township of Percy" means The Corporation of the Township of Percy as it exists prior to January 1, 2001;

"former Township of Hope" means The Corporation of the Township of Hope as it exists prior to January 1, 2001;

"former Village of Hastings" means The Corporation of the Village of Hastings as it exists prior to January 1, 2001;

"new municipality" means the municipality established under section 2.1; and

"new town" means the municipality established under section 2.2.

### MUNICIPAL RESTRUCTURING

2.1 On January 1, 2001, The Corporation of the Municipality of Campbellford/Seymour, The Corporation of the Township of Percy and The Corporation of the Village of Hastings are amalgamated as a town municipality under the name of "The Corporation of the Municipality of Campbellford/Seymour, Percy, Hastings".

2.2 On January 1, 2001, The Corporation of the Town of Port Hope and The Corporation of the Township of Hope are amalgamated as a town municipality under the name of "The Corporation of the Town of Port Hope and Hope".

### PROCEDURE TO CHANGE NAME

3.1 (1) The name of the new municipality as set out in section 2.1 may be changed in 2001 upon a request to the Minister made by the council of the new municipality following the adoption of a resolution by the council approving the name being requested.

(2) The name of a local board established or continued under this Order may be changed in 2001 to reflect a change in the name of the new municipality made under subsection (1), upon a request to the Minister made by the council of the new municipality following the adoption of a resolution by the council approving the name being requested.

3.2 (1) The name of the new town as set out in section 2.2 may be changed in 2001 upon a request to the Minister made by the council of the new town following the adoption of a resolution by the council approving the name being requested.

(2) The name of a local board established or continued under this Order may be changed in 2001 to reflect a change in the name of the new town made under subsection (1), upon a request to the Minister made by the council of the new town following the adoption of a resolution by the council approving the name being requested.

### WARDS

4.1 Effective January 1, 2001, the new municipality is divided into three wards which may be described as follows:

- (a) Ward One consists of the former Municipality of Campbellford/Seymour;
- (b) Ward Two consists of the former Township of Percy; and
- (c) Ward Three consists of the former Village of Hastings.

4.2 Effective January 1, 2001, the new town is divided into two wards which may be described as follows:

- (a) Ward One consists of the former Town of Port Hope; and
- (b) Ward Two consists of the former Township of Hope.

### REPRESENTATION

5.1 (1) Effective January 1, 2001, the council of the new municipality shall be composed of seven members, consisting of,

- (a) a head of council, to be known as the mayor, who shall be elected by general vote of the electors of the new municipality;
- (b) six additional members:
  - (i) three of whom shall be elected from Ward One;



- (ii) two of whom shall be elected from Ward Two; and
  - (iii) one of whom shall be elected from Ward Three
- to be known as councillors; and
- (c) a deputy head of council, to be known as the deputy mayor, shall be appointed by the council under subsection 69(3) of the *Municipal Act* from among the members of council elected under clause 5.1(1)(b)(i), 5.1(1)(b)(ii) and 5.1(1)(b)(iii) to act from time to time in the place of the head of council when the head of council is absent from the new municipality or absent through illness or the office is vacant.
- (2) Each member of the council of the new municipality shall have one vote.
- (3) The mayor of the new municipality shall sit on the council of the County and shall have the same number of weighted votes on council as the former municipalities combined.
- 5.2 (1) Effective January 1, 2001, the council of the new town shall be composed of seven members, consisting of,
- (a) a head of council, to be known as the mayor, who shall be elected by general vote of the electors of the new town; and
  - (b) six additional members:
    - (i) four of whom shall be elected from Ward One; and
    - (ii) two of whom shall be elected from Ward Two to be known as councillors; and
  - (c) a deputy head of council, to be known as the deputy mayor, shall be appointed by the council under subsection 69(3) of the *Municipal Act* from among the members of council elected under clause 5.2(1)(b)(i) and 5.2(1)(b)(ii) to act from time to time in the place of the head of council when the head of council is absent from the new town or absent through illness or the office is vacant.
- (2) Each member of the council of the new town shall have one vote.
- (3) Despite subsection (2), the two members of council from Ward Two shall each have two votes on council for matters relating to approvals under the *Planning Act*, tax rate adjustments arising out of the restructuring under section 2.2 and boundary adjustments.
- (4) The mayor of the new town shall sit on the council of the County and shall have the same number of weighted votes on council as the former Town of Port Hope and the former Township of Hope combined.

#### TERMS

- 6.1 (1) The terms of office of the members of the council of the new municipality elected at the 2000 regular election shall commence on January 1, 2001.
- (2) The terms of office of the members of the former municipalities and their local boards are extended until December 31, 2000.

- (3) Despite subsections (1) and (2), for the sole purpose of representing the new municipality on the council of the County, the term of office of the mayor of the new municipality shall commence on December 1, 2000.

- 6.2 (1) The terms of office of the members of the council of the new town elected at the 2000 regular election shall commence on January 1, 2001.
- (2) The terms of office of the members of the former Town of Port Hope and former Township of Hope and their local boards are extended until December 31, 2000.
- (3) Despite subsections (1) and (2), for the sole purpose of representing the new town on the council of the County, the term of office of the mayor of the new town shall commence on December 1, 2000.

#### MUNICIPAL ELECTION

- 7.1 (1) The 2000 regular election in the former municipalities shall be conducted as if the restructuring under section 2.1 and the division of the new municipality into wards under section 4.1 had already occurred.
- (2) The clerk and the council of the former Municipality of Campbellford/Seymour shall be the clerk and the council responsible for conducting the 2000 regular election for the new municipality under the *Municipal Elections Act, 1996*.
- 7.2 (1) The 2000 regular election in the former Town of Port Hope and former Township of Hope shall be conducted as if the restructuring under section 2.2 and the division of the new town into wards under section 4.2 had already occurred.
- (2) The clerk and the council of the former Town of Port Hope shall be the clerk and the council responsible for conducting the 2000 regular election for the new town under the *Municipal Elections Act, 1996*.

#### CEMETERY BOARDS

- 8.1 On January 1, 2001, the cemetery board of the former Township of Percy is continued as a cemetery board of the new municipality under the name of the Percy Cemetery Board.
- 8.2 On January 1, 2001, all cemetery boards of the former Town of Port Hope and former Township of Hope are continued as cemetery boards of the new town.

#### PUBLIC UTILITIES COMMISSIONS

- 9.1 (1) Unless dissolved earlier, the Warkworth Hydro Electric Commission and the public utilities commissions of the former Municipality of Campbellford/ Seymour and the former Village of Hastings are dissolved on January 1, 2001.
- (2) On January 1, 2001, all by-laws and resolutions of the commissions dissolved under subsection (1) shall become the by-laws and resolutions of the new municipality and shall remain in force in the geographic area of the former municipalities until they are amended or repealed.
- (3) All assets and liabilities, rights and obligations including employees of the commissions dissolved under subsection (1) become the assets and liabilities, rights and obligations including employees of the new municipality.
- (4) The new municipality shall provide water services to the area to which water services were provided by the commissions dissolved under subsection (1).

- (5) Nothing in this section has the effect of authorizing the commissions dissolved under subsection (1) or the new municipality to generate, transmit, distribute or retail electricity after November 7, 2000, in contravention of section 144 of the *Electricity Act, 1998*.

- (6) The hydro reserves of the Warkworth Hydro Electric Commission and the public utilities commissions of the former Municipality of Campbellford/ Seymour and the former Village of Hastings may, upon being transferred to the new municipality under section 16.1, be used for any purpose that the council of the new municipality considers appropriate but shall only be used for the benefit of the ratepayers of the geographic area of the respective former municipalities.

- (7) If the assets that formed part of the Warkworth Hydro Electric Commission and the public utilities commissions of the former Municipality of Campbellford/ Seymour and the former Village of Hastings that served the former municipalities are sold or if shares of a corporation that was incorporated under the *Business Corporations Act* to provide hydro service to the former municipalities are sold, the proceeds of the sale or other disposition shall be paid into the reserve fund of the former municipalities and shall be used for the benefit of the ratepayers of that geographic area.

- 9.2 (1) Unless dissolved earlier, the Port Hope Water Works Commission and the Port Hope Hydro Commission are dissolved on January 1, 2001.

- (2) On January 1, 2001, all by-laws and resolutions of the commissions dissolved under subsection (1) shall become the by-laws and resolutions of the new town and shall remain in force in the geographic area of the former Town of Port Hope until they are amended or repealed.

- (3) All assets and liabilities, rights and obligations including employees of the commissions dissolved under subsection (1) become the assets and liabilities, rights and obligations including employees of the new town.

- (4) The new town shall provide water services to the area to which water services were provided by the commission dissolved under subsection (1).

- (5) Nothing in this section has the effect of authorizing the Port Hope Hydro Commission dissolved under subsection (1) or the new town to generate, transmit, distribute or retail electricity after November 7, 2000, in contravention of section 144 of the *Electricity Act, 1998*.

- (6) The hydro reserves of the Port Hope Hydro Commission may, upon being transferred to the new town under section 16.2, be used for any purpose that the council of the new town considers appropriate but shall only be used for the benefit of the ratepayers of the geographic area of the former Town of Port Hope.

- (7) If the assets that formed part of the Port Hope Hydro Commission that served the former Town of Port Hope are sold or if shares of a corporation that was incorporated under the *Business Corporations Act* to provide hydro service to the former Town of Port Hope are sold, the proceeds of the sale or other disposition shall be paid into the reserve fund of the former Town of Port Hope and shall be used for the benefit of the ratepayers of that geographic area.

#### **LIBRARY BOARDS**

- 10.1 (1) The library board of the former Municipality of Campbellford/ Seymour is dissolved on January 1, 2001.

- (2) On January 1, 2001, a library board for the new municipality to be known as "The Corporation of the Municipality of Campbellford/ Seymour, Percy, Hastings Public Library Board" is established.

palilty of Campbellford/ Seymour, Percy, Hastings Public Library Board" is established.

- (3) The operation and composition of the library board established in subsection (2) shall be in accordance with the *Public Libraries Act*.

- (4) The rights and obligations, assets and liabilities including employees of the library board dissolved under subsection (1) shall be deemed to be rights and obligations, assets and liabilities including employees of the library board established under subsection (2).

- (5) All by-laws, rules, regulations and fees passed or established by the library board dissolved under subsection (1) shall be continued and deemed to be by-laws, rules, regulations and fees of the library board established under subsection (2) and shall remain in force until amended or repealed.

- 10.2 (1) The Port Hope Public Library Board is dissolved on January 1, 2001.

- (2) On January 1, 2001, a library board for the new town to be known as "The Corporation of the Town of Port Hope and Hope Public Library Board" is established.

- (3) The operation and composition of the library board established in subsection (2) shall be in accordance with the *Public Libraries Act*.

- (4) The rights and obligations, assets and liabilities including employees of the library board dissolved under subsection (1) shall be deemed to be rights and obligations, assets and liabilities including employees of the library board established under subsection (2).

- (5) All by-laws, rules, regulations and fees passed or established by the library board dissolved under subsection (1) shall be continued and deemed to be by-laws, rules, regulations and fees of the library board established under subsection (2) and shall remain in force until amended or repealed.

#### **FIRE DEPARTMENTS**

- 11.1 The new municipality may have more than one fire department and may have a fire chief for each department.

- 11.2 The new town may have more than one fire department and may have a fire chief for each department.

#### **POLICE SERVICES BOARD**

12. (1) The police services board of the former Town of Port Hope is dissolved on January 1, 2001.

- (2) A new police services board for the new town to be known as "The Police Services Board of the Town of Port Hope and Hope" is established on January 1, 2001.

- (3) The operation and composition of the police services board established under subsection (2) shall be in accordance with the *Police Services Act*.

- (4) On January 1, 2001, the police services board established under subsection (2) stands in the place of the police services board dissolved under subsection (1).

- (5) The new town stands in the place of the former Town of Port Hope and former Township of Hope for all purposes related to policing.

- (6) The assets and liabilities under the control and management of the police services board dissolved under subsection (1) become assets and liabilities under the control



and management of the police services board established under subsection (2).

- (7) On January 1, 2001, all by-laws and resolutions of the police services board dissolved under subsection (1) shall be deemed to be by-laws or resolutions of the police services board established under subsection (2) and shall remain in force in the area of the former Town of Port Hope until they are amended or repealed.
- (8) Nothing in this section repeals or authorizes the repeal of by-laws or resolutions conferring rights, privileges, franchises, immunities or exemptions that could not have been lawfully repealed by the police services board dissolved under subsection (1).

#### LOCAL BOARDS

- 13.1 (1) Subject to sections 8.1, 9.1, 10.1 and 12.1, all local boards of the former municipalities shall be dissolved on December 31, 2000.
- (2) The council for the new municipality shall be deemed to be a board of park management under the *Public Parks Act* and a recreation committee under the *Ministry of Tourism and Recreation Act* and a committee of management of a community recreation centre under the *Community Recreation Centres Act* and all such committees and boards of the former municipalities are dissolved on December 31, 2000.
- 13.2 (1) Subject to sections 8.2, 9.2, 10.2 and 12.2, all local boards of the former Town of Port Hope and former Township of Hope shall be dissolved on December 31, 2000.
- (2) The council for the new town shall be deemed to be a board of park management under the *Public Parks Act* and a recreation committee under the *Ministry of Tourism and Recreation Act* and a committee of management of a community recreation centre under the *Community Recreation Centres Act* and all such committees and boards of the former Town of Port Hope and former Township of Hope are dissolved on December 31, 2000.

#### RESERVE AND RESERVE FUNDS

- 14.1 (1) On January 1, 2001, the reserves and reserve funds of the former municipalities that are dedicated for special purposes become the reserves and reserve funds of the new municipality but shall be used only for the purpose for which they are dedicated and for the benefit of the ratepayers in the area of the former municipality to which they are related.
- (2) The proceeds of the sale of parkland acquired by a former municipality under the *Planning Act* prior to December 31, 2000, and sold by the new municipality shall be paid into the parkland reserve fund of the former municipality that has become a reserve fund of the new municipality under subsection (1).
- (3) The former municipalities shall contribute three percent (3%) of their 1999 general local municipal levy to the working fund reserve of the new municipality.
- 14.2 (1) On January 1, 2001, the reserves and reserve funds of the former Town of Port Hope and former Township of Hope that are dedicated for special purposes become the reserves and reserve funds of the new town but shall be used only for the purpose for which they are dedicated and for the benefit of the ratepayers in the area of the former Town of Port Hope or former Township of Hope to which they are related.
- (2) The proceeds of the sale of parkland acquired by the Town of Port Hope or the former Township of Hope

under the *Planning Act* prior to December 31, 2000, and sold by the new town shall be paid into the parkland reserve fund of the former Town of Port Hope or former Township of Hope that has become a reserve fund of the new town under subsection (1).

- (3) The former Town of Port Hope and former Township of Hope shall contribute three percent (3%) of their 1999 general local municipal levy to the working fund reserve of the new town.

#### BY-LAWS AND RESOLUTIONS

- 15.1 (1) On January 1, 2001, subject to subsections (2), (3) and (4), all by-laws and resolutions of the former municipalities and their local boards are continued and deemed to be by-laws and resolutions of the new municipality and shall remain in force in the area of the former municipality unless repealed or amended or unless they earlier expire.
- (2) On January 1, 2001, zoning by-laws and official plans of the former municipalities approved under the *Planning Act* are deemed to be zoning by-laws and official plans of the new municipality and shall remain in force until amended or repealed under the *Planning Act*.
- (3) Nothing in this section authorizes the amendment or repeal of a by-law or resolution that could not have been amended or repealed by the former municipality or local board that passed it.
- (4) If a former municipality has commenced procedures to enact a by-law under any Act or adopt an official plan or amendment to an official plan under the *Planning Act*, and the by-law, official plan, or official plan amendment is not in force on January 1, 2001, the new municipality may continue the procedures.
- 15.2 (1) On January 1, 2001, subject to subsections (2), (3) and (4), all by-laws and resolutions of the former Town of Port Hope and former Township of Hope and their local boards are continued and deemed to be by-laws and resolutions of the new town and shall remain in force in the area of the former municipality unless repealed or amended or unless they earlier expire.
- (2) On January 1, 2001, zoning by-laws and official plans of the former Town of Port Hope and former Township of Hope approved under the *Planning Act* are deemed to be zoning by-laws and official plans of the new town and shall remain in force until amended or repealed under the *Planning Act*.
- (3) Nothing in this section authorizes the amendment or repeal of a by-law or resolution that could not have been amended or repealed by the former Town of Port Hope and former Township of Hope or local board that passed it.
- (4) If the former Town of Port Hope and former Township of Hope has commenced procedures to enact a by-law under any Act or adopt an official plan or amendment to an official plan under the *Planning Act*, and the by-law, official plan, or official plan amendment is not in force on January 1, 2001, the new town may continue the procedures.

#### ASSETS AND LIABILITIES

- 16.1 On January 1, 2001, the assets, liabilities, rights and obligations, including employees, of the former municipalities and their local boards become the assets, liabilities, rights and obligations, including employees, of the new municipality and its local boards.

- 16.2 On January 1, 2001, the assets, liabilities, rights and obligations, including employees, of the former Town of Port Hope and former Township of Hope and their local boards become the assets, liabilities, rights and obligations, including employees, of the new town and its local boards.

#### TAXES

- 17.1 (1) All taxes, charges and rates levied, imposed or assessed under any Act by the former municipalities that are due and unpaid on December 31, 2000, shall be deemed to be taxes, charges and rates due and payable to the new municipality and may be collected by the new municipality in the same manner as if they had been levied, imposed or assessed by the new municipality.
- (2) If a former municipality has commenced procedures under the *Municipal Tax Sales Act* and the procedures are not completed by January 1, 2001, the new town may continue the procedures.
- 17.2 (1) All taxes, charges and rates levied, imposed or assessed under any Act by the former Town of Port Hope and the former Township of Hope that are due and unpaid on December 31, 2000, shall be deemed to be taxes, charges and rates due and payable to the new town and may be collected by the new municipality in the same manner as if they had been levied, imposed or assessed by the new town.
- (2) If the former Town of Port Hope or the former Township of Hope has commenced procedures under the *Municipal Tax Sales Act* and the procedures are not completed by January 1, 2001, the new town may continue the procedures.

#### ASSESSMENT ROLL

- 18.1 For the purposes of the preparation of the assessment roll for the new municipality under the *Assessment Act* for the 2001 taxation year, the former municipalities shall be deemed to be one municipality.
- 18.2 For the purposes of the preparation of the assessment roll for the new town under the *Assessment Act* for the 2001 taxation year, the former Town of Port Hope and former Township of Hope shall be deemed to be one municipality.

#### TRANSITION BOARD

- 19.1 (1) On the date of this Order a transition board is established for the new municipality and is constituted as a body corporate.
- (2) The transition board shall cease to exist on December 31, 2000.
- (3) The transition board shall adopt procedural rules and systems of control to govern its activities.
- (4) The transition board of the new municipality shall be composed of the seventeen members of the councils of the former municipalities.
- (5) The transition board may exercise the powers specified in subsection (7) that the former municipalities have and that the new municipality will have on and after January 1, 2001.
- (6) The councils of the former municipalities shall not exercise the powers specified in clauses (q), (t) and (u) of subsection (7) without the approval of the transition board.

- (7) The transition boards may exercise the following powers:

- (a) establish and adopt on behalf of the council of each of the former municipalities a transition plan, a process for implementing that plan and approval of a budget for that implementation;
- (b) require the production of financial and other data, information and statistics from each of the former municipalities and their local boards;
- (c) establish a fully operational municipal organization which shall on January 1, 2001, become the new municipality;
- (d) approve expenditures and execute contracts where necessary for transitional purposes;
- (e) purchase, lease or dispose of any assets of each former municipality where necessary for transitional purposes;
- (f) establish electronic or manual information systems, records and books of accounts for the new municipality and for the operation of the transition board;
- (g) conduct studies, research, and consultations regarding municipal functions, organizations, staffing, standards and performance;
- (h) establish organizational structures, administrative and management systems, positions, preliminary job definitions, job descriptions and policies, and adopt by-laws and budgets and other documents for the new municipality;
- (i) establish and implement communication plans for employees and the public;
- (j) retain employees and advisors for the purposes of the transition board and incur expenses on behalf of the transition board and their employees and advisors;
- (k) establish a human resources transition protocol;
- (l) identify, select and appoint employees to the new municipality and establish mechanisms for carrying out these functions;
- (m) establish uniform policies relating to offers of employment for positions in the new municipality or termination of employment and ensure their fair application;
- (n) offer employees of the former municipalities employment with the new municipality, inducements to terminate employment severance allowances, training assistance or such other benefits as are necessary to fill the positions in the new municipality or to meet the requirements of the budget of the new municipality for 2001;
- (o) issue notices of layoff or provide for severance or compensation in lieu of notice, or both notice and compensation, as required;
- (p) negotiate and enter into agreements with employees and groups of employees of the former municipalities and the new municipality;
- (q) exercise the powers of the councils of the former municipalities in all employment and labour matters arising as a result of this Order and the amalgamation of the municipalities, including



- negotiations with trade unions and applications to the Ontario Labour Relations Board;
  - (r) establish a protocol for any discussions with neighbouring municipalities;
  - (s) execute on behalf of the former municipalities any agreements with other municipalities as they relate to amalgamation issues;
  - (t) review and approve all financial transactions of the former municipalities in excess of \$50,000 that are not included in the approved municipal operating budgets for 2000;
  - (u) approve all expenditures in 2000 that are necessary to establish new operations for the new municipality and apportion such costs in accordance with subsection (8) below;
  - (v) apportion to each former municipality its share of the transition board's costs associated with the exercise of the powers in this section in accordance with subsection (8) below;
  - (w) establish sub-committees as the transition board deems appropriate;
  - (x) establish a rural issues committee;
  - (y) recommend the creation of boards and committees as deemed necessary for the new municipality; and
  - (z) establish the location of the new primary and/or satellite municipal office(s) for the new municipality.
- (8) The expenditures necessary to establish new operations for the new municipality and the costs of the transition board associated with the exercise of its powers under this Order shall be paid by the former municipalities based on the apportionment of each of the former municipalities' weighted taxable assessment for the 2000 taxation year.
- 19.2 (1) On the date of this Order a transition board for the new town is established and is constituted a body corporate.
- (2) The transition board shall cease to exist on December 31, 2000.
- (3) The transition board shall adopt procedural rules and systems of control to govern its activities.
- (4) The transition board shall be composed the twelve members of the councils of the former Town of Port Hope and former Township of Hope.
- (5) The transition board may exercise the powers specified in subsection (7) that the former Town of Port Hope and former Township of Hope have and that the new town will have on and after January 1, 2001.
- (6) The councils of the former Town of Port Hope and former Township of Hope shall not exercise the powers specified in clauses (q), (t) and (u) of subsection (7) without the approval of the transition board.
- (7) The transition board may exercise the following powers:
- (a) establish and adopt on behalf of the council of each of the former Town of Port Hope and the former Township of Hope a transition plan, a process for implementing that plan and approval of a budget for that implementation;
  - (b) require the production of financial and other data, information and statistics from each of the former Town of Port Hope and former Township of Hope and their local boards;
  - (c) establish a fully operational municipal organization which shall on January 1, 2001, become the new town;
  - (d) approve expenditures and execute contracts where necessary for transitional purposes;
  - (e) purchase, lease or dispose of any assets of the former Town of Port Hope and former Township of Hope where necessary for transitional purposes;
  - (f) establish electronic or manual information systems, records and books of accounts for the new town and for the operation of the transition board;
  - (g) conduct studies, research, and consultations regarding municipal functions, organizations, staffing, standards and performance;
  - (h) establish organizational structures, administrative and management systems, positions, preliminary job definitions, job descriptions and policies, and adopt by-laws and budgets and other documents for the new town;
  - (i) establish and implement communication plans for employees and the public;
  - (j) retain employees and advisors for the purposes of the transition board and incur expenses on behalf of the transition board and their employees and advisors;
  - (k) establish a human resources transition protocol;
  - (l) identify, select and appoint employees to the new town and establish mechanisms for carrying out these functions;
  - (m) establish uniform policies relating to offers of employment for positions in the new town or termination of employment and ensure their fair application;
  - (n) offer employees of the former Town of Port Hope and former Township of Hope employment with the new town, inducements to terminate employment severance allowances, training assistance or such other benefits as are necessary to fill the positions in the new town or to meet the requirements of the budget of the new town for 2001;
  - (o) issue notices of layoff or provide for severance or compensation in lieu of notice, or both notice and compensation, as required;
  - (p) negotiate and enter into agreements with employees and groups of employees of the former Town of Port Hope and former Township of Hope and the new town;
  - (q) exercise the powers of the councils of the former Town of Port Hope and former Township of Hope in all employment and labour matters arising as a result of this Order and the amalgamation of the municipalities, including negotiations with trade unions and applications to the Ontario Labour Relations Board;
  - (r) establish a protocol for any discussions with neighbouring municipalities;

- (s) execute on behalf of the former Town of Port Hope and the former Township of Hope any agreements with other municipalities as they relate to amalgamation issues;
  - (t) review and approve all financial transactions of the former Town of Port Hope and former Township of Hope in excess of \$50,000 that are not included in the approved municipal operating budgets for 2000;
  - (u) approve all expenditures in 2000 that are necessary to establish new operations for the new town and apportion such costs in accordance with subsection (8) below;
  - (v) apportion to the former Town of Port Hope and former Township of Hope its share of the transition board's costs associated with the exercise of the powers in this section, in accordance with subsection (8) below;
  - (w) establish sub-committees as the transition board deems appropriate;
  - (x) establish a rural issues committee;
  - (y) recommend the creation of boards and committees as deemed necessary for the new town; and
  - (z) establish the location of the new primary and/or satellite municipal office(s) for the new town.
- (8) The expenditures necessary to establish new operations for the new town and the costs of the transition board associated with the exercise of its powers under this Order shall be paid by the former Town of Port Hope and the former Township of Hope based on the apportionment of each of the former Town of Port Hope's and the former Township of Hope's weighted taxable assessment for the 2000 taxation year.

- (4) Where a dispute is referred to arbitration, the decision of the arbitrator shall be final.

TONY CLEMENT,  
Minister of Municipal Affairs and Housing.

Dated at Toronto this 28th day of March, 2000|

#### DISPUTE RESOLUTION

- 20.1 (1) Where a dispute arises with respect to the interpretation of this Order, the former municipalities may refer the dispute for resolution through mediation.
- (2) If the dispute is not resolved through mediation, then any of the parties may refer the dispute to arbitration to be conducted in accordance with the *Arbitration Act, 1991*, otherwise than as provided herein.
- (3) The costs associated with mediation or arbitration proceedings under this section shall be shared equally between the former municipalities.
- (4) Where a dispute is referred to arbitration, the decision of the arbitrator shall be final.
- 20.2 (1) Where a dispute arises with respect to the interpretation of this Order, the former Town of Port Hope or former Township of Hope may refer the dispute for resolution through mediation.
- (2) If the dispute is not resolved through mediation, then any of the parties may refer the dispute to arbitration to be conducted in accordance with the *Arbitration Act, 1991*, otherwise than as provided herein.
- (3) The costs associated with mediation or arbitration proceedings under this section shall be shared equally between the former Town of Port Hope and former Township of Hope.

**CORPORATION OF THE MUNICIPALITY OF PORT HOPE**

**BY-LAW NO 48/2003**

**BEING A BY-LAW TO ADOPT THE AREA RATING POLICY**

**WHEREAS** the Transition Board (made up of the Councils for the former Township of Hope and the Town of Port Hope) and the Council of the Corporation of the Municipality of Port Hope were aware that on amalgamation, a shift in tax burdens between the two wards might occur;

**AND WHEREAS** the Transition Board appointed in 2000 adopted a general taxation policy and put them forward as the guiding principles for the new Council of the amalgamated municipality;

**AND WHEREAS** this Council is making an effort to avoid any shift between the two wards and to ensure that no group of ratepayers shall derive any clear benefit;

**NOW THEREFORE** the Council for the Corporation of the Municipality of Port Hope enacts as follows:

1. The Area Rating principals and formulation have been and shall continue to be utilized in the manner set out hereinafter:
  - 1.1 The Municipality operates as one with a single budget and accounting system, and is continually working towards improvements to services and their delivery as single services.
  - 1.2 Weighted assessment is recognized as a measurable benchmark of a community by all levels of government.
  - 1.3 Weighted assessment is defined by a Provincial standard and is calculated by The Provincial Ratios applied per property classification to the returned Assessment Roll.
  - 1.4 Weighted assessment is the basis for the calculation of tax rates for property taxation in Ontario.
  - 1.5 Weighted assessment is a recognized measurable of a community and is representative of the requirement for services to each respective area.
  - 1.6 Both the former Town of Port Hope and Township of Hope were fiscally responsible in the year 2000, and in the years leading up to 2000. The year 2000 total levy for each entity is representative of the traditional costs to service each and is therefore used as the base year.
  - 1.7 As the individual wards develop, their respective weighted assessment will become equal, representing a 50:50 split. This will be the ending point for area rating.
  - 1.8 Using the base year as a starting point or upper limit of 85.8:14.2 ratio and an end point or lower limit to area rating being a 50:50 ratio, and by knowing the total weighted assessment for the year it is possible to calculate the split per ward or area rating.
  - 1.9 Area rating is applied to the net levy (excluding costs for sewer and water services) to determine the levy allocation per ward.
  - 1.10 The levy allocation per ward is then individually reduced by the Low Level Radioactive Waste interest as deemed appropriate by Council as per the principles of the Low Level Radioactive Waste agreement(s) and the Municipal Investment Policy.
  - 1.11 The levy allocation per ward less the Low Level Radioactive Waste interest is defined as the "Net Levy" per ward, and allocated for the purpose of taxation as per provincial guidelines.



2. There shall be calculated each year the following:
  - 2.1 Base Assessment Apportionment (BA) that is the total of weighted assessment by ward for the year 2000 (Ward 1 of 72% and Ward 2 of 28%) shown on Schedule A attached
  - 2.2 Base Budget/Levy Apportionment (BB) that is the total levy for the year 2000 (Ward 1 85.8% and Ward 2 14.2%) shown on Schedule A attached
  - 2.3 Annual Assessment Apportionment (AA) is the percentage of the total weighted assessment for each ward that will be used to calculate the property taxes
  - 2.4 Lower Limit (LL) this is the 50% split for each ward that is the ending point for the area rating
  - 2.5 Base Budget ratio (BBR) is the Base Budget/Levy Apportionment (BB) minus the Lower Limit (LL)
  - 2.6 Annual Assessment Ratio (AAR) is the Annual Current Assessment Apportionment (AA) minus the Lower Limit (LL)
  - 2.7 Base Assessment Ratio (BAR) is the Base Assessment Apportionment minus the Lower Limit.
3. The Annual Budget Ratio Apportionment shall be derived as follows:
  - 3.1 Annual Budget Ratio Apportionment (ABR) is the total of the Base Budget Ratio (BBR) times the Annual Assessment Ratio (AAR) divided by the Base Assessment Ratio (BAR) plus the Lower Limit (LL).
4. The Treasurer is hereby authorized to proceed with the Annual Budget Ratio Apportionment (ABR) when the Municipality receives the Assessment Roll to be used for the current year and to notify Council when practicable of the applicable apportionment percentages to be used for the current year.
5. The Treasurer is hereby authorized to allocate the current year's levy for each ward based on the Annual Budget Ratio Apportionment (ABR) calculation.
6. This by-law shall come into effect upon the date of the final reading thereof.

READ a FIRST, SECOND and THIRD time and finally passed in Open Council this 29<sup>th</sup> day of July, 2003.

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RICK AUSTIN, MAYOR

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FRANCES M. AIRD, CLERK

**Schedule A to By-law 48/2003**

**BASE YEAR**

**Total Weighted Assessment by Ward, for the Year 2000 (\$000's)**

BA	Former Town of Port Hope	667,084	72.0%
	Former Township of Hope	259,128	28.0%
Total		926,212	100.0%

**Total Levy by Ward, Budget for the Year 2000 (\$000's)**

BB	Former Town of Port Hope	6,200	85.8%
	Former Township of Hope	1,024	14.2%
Total		7,224	100.0%

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CORPORATION OF THE MUNICIPALITY OF PORT HOPE

BY-LAW NO. 28/2006

Being a by-law to rescind By-law 40/2004 and to amend By-law 48/2003 – Area Rating By-law.

WHEREAS Council wishes to ensure that the base ratio for area rating is maintained as the minimum area rating;

NOW THEREFORE the Council of the Corporation of the Municipality of Port Hope hereby enacts as follows:

1. Section 1.8.1 of By-law 48/2003 as amended be deleted by rescinding By-law 40/2004 in its entirety.
2. By-law 48/2003 be amended with the addition of a new section as follows:

“1.8.1 In the event the assessment change results in a regression to the base year ratio, the ratio will not regress beyond the base year ratio of 85.8 for Ward 1 and 14.2 for Ward 2.”

READ a FIRST, SECOND and THIRD time and finally passed in Open Council this 23rd day of May, 2006.

\_\_\_\_\_  
Rick Austin, Mayor

\_\_\_\_\_  
Frances M. Aird, Clerk



THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE

BY-LAW NO. 28/2014

*Being a Policy By-law to establish Special Services*

WHEREAS Section 307 (1) of the *Municipal Act, 2001*, S.O. c. 25, as amended, provides that all taxes shall, unless expressly provided otherwise, be levied upon the whole of the assessment for real property or other assessments made under the Assessment Act according to the amounts assessed and not upon one or more kinds of property or assessment or in different proportions. 2001, c.25, s. 307 (1);

AND WHEREAS Section 326 (1) of the *Municipal Act, 2001*, S.O. c. 25, as amended provides that a Municipality may by By-law, identify special services and related costs, to be levied to an identified designated benefitting area;

AND WHEREAS Section 326 (4) of the *Municipal Act, 2001*, S.O. c. 25, as amended, provides that for each year a By-law of a Municipality under this section remains in force, the Municipality shall, except as otherwise authorized by By-law, levy a special local Municipality levy under Section 312 on the rateable property in the area designated to raise the costs identified;


AND WHEREAS Council is desirous of establishing a Common and Special Services approach to municipal tax levy allocation and establishing a phase-in process to transition the implementation;

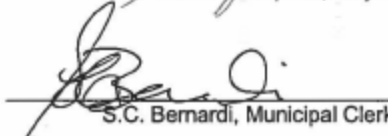
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE HEREBY ENACTS AS FOLLOWS;

1. That the Municipality hereby establishes special services as set out in Schedule "A" attached hereto, which Schedule forms an integral part of this By-law.
2. That a ten (10) year phasing period shall commence in 2014 in order to transition the financial impact of the implementation of the common and special services tax allocation methodology, being an amount established in 2014 that shall be phased-out to decrease the tax levy in Ward 1 by \$97,500 annually and offset by an equal increase to Ward 2 such that the transition is fully phased in by 2024.
3. Any other changes to special services shall not include a phase-in unless expressly approved by Council.
4. That as part of the annual budget process, this By-law shall be reviewed in its entirety, including review of changes for that budget year pertaining to special services and any other applicable adjustments.
5. That as part of the annual budget process, the specific operating and capital net levy amount for that budget year associated with each special service shall be calculated in accordance with the related costs as outlined in Schedule "A" to this By-law.
6. That every five (5) years a more comprehensive review of this By-law be completed, including potential reconsideration of all Municipal services including those to potentially be added or removed as special services, as well as potential changes to cost determination or benefitting area for any service established as a special service.

7. That this By-law does not affect the existing direction of Council for the use of Low Level Radioactive Waste Fund principal and interest and/or reserve funds.
8. That special service rates shall be set out in the annual levy rate establishment By-law considered and passed by the Council of the Municipality and imposed on the weighted assessed values of such rateable property within the defined benefitting area as set out in Schedule "A" to this By-law.
9. That if any section, clause or provision of this By-law is for any reason declared by a Court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof, other than the section, clause or provision so declared to be invalid and it is hereby declared to be the intention of Council that the remaining sections, clauses or provisions of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions of this By-law shall have been declared to be invalid.
10. That By-laws 48/2003, 40/2004, 28/2006 any other By-laws pertaining to this matter are hereby repealed.
11. This By-law shall be deemed to have come into force and effect on January 1<sup>st</sup>, 2014.

READ a FIRST, SECOND and THIRD time and finally passed in Open Council this 22<sup>nd</sup> day of April, 2014.

  
Linda Thompson, Mayor

  
S.C. Bernardi, Municipal Clerk

Schedule "A" to By-law 28/2014  
Established Special Services

Special Service	Cost Determination	Benefitting Area
Police Service	Budgeted operating and capital net levy amount for the Ontario Provincial Police (OPP)	Ward 2
	Budgeted operating and capital net levy amount for the Port Hope Police Service (PHPS)	Ward 1
Police Service Board	Allocated share of the Police Service Board budgeted operating and capital net levy amount based on the percent of total Police Service provider cost attributed to the OPP	Ward 2
	Allocated share of the Police Service Board budgeted operating and capital net levy amount based on the percent of total Police Service provider cost attributed to the PHPS	Ward 1
Community Policing Committee	Budgeted operating and capital net levy amount for the Ward 2 Community Policing Committee	Ward 2
	Budgeted operating and capital net levy amount for the Ward 1 Community Policing Committee	Ward 1
Parking	Budgeted operating and capital net levy amount for Parking	Ward 1
Transit	Budgeted operating and capital net levy amount for Conventional and Specialty Transit	Ward 1
Crossing Guards	Budgeted operating and capital net levy amount for Crossing Guards located in Ward 2	Ward 2
	Budgeted operating and capital net levy amount for Crossing Guards located in Ward 1	Ward 1
Streetlights	Budgeted operating and capital net levy amount for Streetlights located in Ward 2	Ward 2
	Budgeted operating and capital net levy amount for Streetlights located in Ward 1	Ward 1
Sidewalks	Budgeted operating and capital net levy amount for sidewalks generally along roadways as included in the Works and Engineering Budget	Ward 1
Christmas Tree and Yard Waste Pickup	Budgeted operating and capital net levy amount for Christmas tree and yard waste pickup	Ward 1
Parks Recreation and Culture Programs	Budgeted operating and capital net levy amount for registered recreation programs administered by the Municipality which are not facility specific	Ward 1
Parks	Budgeted operating and capital net levy amount for parks located in Ward 2	Ward 2
	Budgeted operating and capital net levy amount for parks located in Ward 1	Ward 1





**Municipality of Port Hope**  
56 Queen Street  
Port Hope, ON  
L1A 3Z9

REPORT TO: Finance Committee  
FROM: Tax Levy Allocation Review Working Group  
SUBJECT: Tax Levy Allocation Working Group Recommendation  
DATE: June 6, 2017

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**RECOMMENDATION:**

That a By-law be prepared for presentation to Council to amend the Schedule 'A' to By-law 28/2014, revising the Special Services effective for the 2018 tax levy.

**BACKGROUND:**

On January 16, 2016 Council approved Resolution 12/2016 establishing the terms of reference for the Common and Special Services Tax Levy Allocation Review Working Group (Working Group). As part of the Community Strategic Plan objective to ensure a fair and equitable tax structure, the Working Group was to review the current Common and Special Services tax levy allocation methodology and to validate or recommend changes, supported by rationale, to ensure the fair allocation of Municipal property taxes in compliance with the Municipal Act.

The Working Group received presentations from both the Municipal Property Assessment Corporation (MPAC) and the Ministry of Municipal Affairs and Housing (MMAH), reviewed the line by line budget data, comparator municipalities and the current Special Services By-law. The Working Group established an initial recommendation and shared it with the public at a March 22, 2016 Tax Levy Allocation Open House.

The Working Group term was extended (Resolution 49/2016) in order to review the community feedback received and provide a follow-up opportunity to address the comments. Since then the Working Group met eight times in 2016, before other priorities required staff focus causing the meetings to be put on hold temporarily in July 2016, and another twelve times in 2017 to provide a more substantial collection of information in order to address many of the comments received and reconsider the recommendation. On May 10, 2017 the Working Group hosted a community consultation open house with all content posted on the website and have requested comments from the community.

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*Re: Tax Levy Allocation Working Group Recommendation  
Report to Finance Committee – June 6, 2017*

*Page 1 of 4*

The Working Group spent a considerable amount of time reviewing and discussing Municipal services as part of their review. A background document (Appendix 'A') was established as well as an extensive presentation (Appendix 'B') including financial review and evaluation of Special Service eligibility in accordance with the Municipal Act.

The current Special Services, as identified in Schedule 'A' of By-law 28/2014 are:

- Police Services (PHPS & OPP)
- Police Services Board
- Community Policing Committee
- Parking
- Transit
- Crossing Guards
- Streetlights
- Sidewalks
- Christmas Tree and Yard Waste Pickup
- Parks Recreation and Culture Programs (select)
- Parks

Community Policing Committee and Yard Waste Pickup are no longer Port Hope services and as such should be removed as Special Services. The Working Group's interpretation of the Municipal Act did not disqualify any service from being identified as a Special Service.

Further, the following table identifies the recommendation and primary rationale of the Working Group:

Table 1

Eligible Service	Working Group Recommendation	Rational
Paid Parking	Common	There is currently no impact on the levy
Police	Special - Both	Two different service providers, each with their own business and operational plan
Police Services Board	Common	The Board covers Urban and Rural areas
Crossing Guards	Common	Should be consistent with school bus transportation which is paid for by all property taxpayers
Roads	Common	Service provided to all ratepayers
Streetlights	Common	Service provided to all ratepayers
Sidewalks	Common	Service provided to all ratepayers
Christmas Tree Pickup	Special – Urban	Service only provided in and benefitting the Urban area
Transit	Special - Urban	Service only provided in the Urban area
PRC Programs and Facilities	Common	Service provided to all ratepayers

Physical Parks	Common	Service provided for all ratepayers
Marina	Common	Service provided to all ratepayers
Harbour	Common	Service provided to all ratepayers
Library	Common	Service provided to all ratepayers

Based on the review as outlined in the community consultation presentation and summarized above, the Working Group recommends the following services be Special Services effective for the 2018 and future tax levy allocations:

- Police Services (PHPS & OPP)
- Transit
- Christmas Tree Pickup

A draft revised Schedule 'A' to the Special Services By-law is attached as Appendix 'C' to this report to reflect the Working Group recommendation and identify the benefitting area as either Urban, Rural or both, removing the reference to Wards to align with Council's revised naming.

The Working Group recognizes that their recommendation does not include all of the Municipal services that, based on its interpretation of the Municipal Act, could be established as Special Services. The reduced list of Special Services represents a package that the Working Group believes is fair for the entire community when considered as a whole.

The Working Group has received a number of comments from the public and wishes to thank the ratepayers who responded to the May 10 Open House. Please refer to the full set of comment sheets and e-mails in Appendix 'D'. Appendix 'E' includes a summary chart of the comments that were received up to and including May 30.

The Working Group emphasizes that the determination of establishing Special Services should not be evaluated on the basis of 'do I benefit or not', nor is it appropriate to evaluate any single service in isolation without considering the consistency and impact on the package as a whole.

While the recommendation of the Working Group reduces the number of Special Services resulting in more services being Common Services, the Group did evaluate the opposite approach and found that establishing all of the services as Special Services that were eligible resulted in a financially similar impact on both the Urban and Rural areas.

#### **FINANCIAL IMPACT:**

The revised tax levy allocation recommendation has no impact to the total tax levy amount, only how it is allocated to different areas of the Municipality.



The tax impact to each area of the Municipality based on the allocation will change every year based on the financial requirements, however using the 2017 budget the revised tax allocation would result in a change as follows:

**Table 2**

	Urban Area	Rural Area	Total Tax Levy
Current	\$14.47 million (79.0%)	\$3.85 million (21.0%)	\$18.32 million
Revised	\$14.22 million (77.6%)	\$4.10 million (22.4%)	\$18.32 million
Change	\$ 0.25 million decrease	\$0.25 million increase	no change

Note: Of the total weighted assessment, which is how all Common Services tax levy requirements are allocated, the Urban area is 72.8% and the Rural area is 27.2%

Using the 2017 budget values for each Municipal service and based on the average single detached residential property valued at \$264,000, a Rural area resident would experience an increase of \$117 and an Urban area resident would experience a \$44 decrease.

The change would be implemented for the 2018 tax levy requirement, and would be reflected on the final tax levy bill issued at the beginning of June 2018. The current tax levy allocation By-law includes a provision that no changes to Special Services would be phased-in unless expressly established by Council.

#### **CONCLUSION:**

The Working Group was established as part of the Community Strategic Plan section 1.2(a) to undertake a review of Common and Special Services to ensure fair allocation of municipal taxes, in compliance with the Municipal Act.

After an extensive review, the Working Group recommends that Police, Transit and Christmas Tree Pickup be established as the Municipality's Special Services, to be effective starting in 2018 through an amendment to the current By-law. The evaluation of whether a service should be a Special Service will continue to be reviewed annually as part of the regular budget process, with a more comprehensive review every 5 years.

With the provision of this recommendation report to the Finance Committee, the Working Group has completed its mandate.

Respectfully submitted:

Tax Levy Allocation Review Working Group



**Appendix F: Local Levy Progression and Ward-Based Policy Impacts by Year and Ward**

Ward	----- Local Municipal Levy -----				Share of Levy		Difference	
	Uniform	Actual	Policy Impact		Uniform	Actual	Absolute	Magnitude
Urban	\$5,699,175	\$6,922,561	\$1,223,386	21.5%	70.8%	86.0%	15.2%	21.5%
Rural	\$2,354,946	\$1,131,558	-\$1,223,388	-51.9%	29.2%	14.0%	-15.2%	-51.9%
<b>2001</b>	<b>\$8,054,121</b>	<b>\$8,054,119</b>	<b>-\$2</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$5,986,111	\$7,291,292	\$1,305,181	21.8%	70.6%	86.0%	15.4%	21.8%
Rural	\$2,496,518	\$1,191,339	-\$1,305,179	-52.3%	29.4%	14.0%	-15.4%	-52.3%
<b>2002</b>	<b>\$8,482,629</b>	<b>\$8,482,631</b>	<b>\$2</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$6,646,371	\$7,985,405	\$1,339,034	20.1%	70.2%	84.4%	14.1%	20.1%
Rural	\$2,819,627	\$1,480,595	-\$1,339,032	-47.5%	29.8%	15.6%	-14.1%	-47.5%
<b>2003</b>	<b>\$9,465,998</b>	<b>\$9,466,000</b>	<b>\$2</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$7,491,529	\$8,952,759	\$1,461,230	19.5%	71.0%	84.9%	13.9%	19.5%
Rural	\$3,058,856	\$1,597,623	-\$1,461,233	-47.8%	29.0%	15.1%	-13.9%	-47.8%
<b>2004</b>	<b>\$10,550,385</b>	<b>\$10,550,382</b>	<b>-\$3</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$8,038,119	\$9,568,892	\$1,530,773	19.0%	71.6%	85.2%	13.6%	19.0%
Rural	\$3,189,046	\$1,658,278	-\$1,530,768	-48.0%	28.4%	14.8%	-13.6%	-48.0%
<b>2005</b>	<b>\$11,227,165</b>	<b>\$11,227,170</b>	<b>\$5</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$8,606,247	\$10,216,726	\$1,610,479	18.7%	72.0%	85.5%	13.5%	18.7%
Rural	\$3,343,514	\$1,733,032	-\$1,610,482	-48.2%	28.0%	14.5%	-13.5%	-48.2%
<b>2006</b>	<b>\$11,949,761</b>	<b>\$11,949,758</b>	<b>-\$3</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$9,097,208	\$10,808,807	\$1,711,599	18.8%	71.9%	85.4%	13.5%	18.8%
Rural	\$3,553,531	\$1,841,936	-\$1,711,595	-48.2%	28.1%	14.6%	-13.5%	-48.2%
<b>2007</b>	<b>\$12,650,739</b>	<b>\$12,650,743</b>	<b>\$4</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$9,478,570	\$11,252,589	\$1,774,019	18.7%	72.0%	85.5%	13.5%	18.7%
Rural	\$3,679,300	\$1,905,286	-\$1,774,014	-48.2%	28.0%	14.5%	-13.5%	-48.2%
<b>2008</b>	<b>\$13,157,870</b>	<b>\$13,157,875</b>	<b>\$5</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$9,766,530	\$11,539,593	\$1,773,063	18.2%	72.8%	86.0%	13.2%	18.2%
Rural	\$3,651,439	\$1,878,370	-\$1,773,069	-48.6%	27.2%	14.0%	-13.2%	-48.6%
<b>2009</b>	<b>\$13,417,969</b>	<b>\$13,417,963</b>	<b>-\$6</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$9,993,631	\$11,770,257	\$1,776,626	17.8%	72.9%	85.8%	13.0%	17.8%
Rural	\$3,720,348	\$1,943,717	-\$1,776,631	-47.8%	27.1%	14.2%	-13.0%	-47.8%
<b>2010</b>	<b>\$13,713,979</b>	<b>\$13,713,974</b>	<b>-\$5</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$10,080,832	\$11,879,376	\$1,798,544	17.8%	72.7%	85.7%	13.0%	17.8%
Rural	\$3,786,609	\$1,988,058	-\$1,798,551	-47.5%	27.3%	14.3%	-13.0%	-47.5%
<b>2011</b>	<b>\$13,867,441</b>	<b>\$13,867,434</b>	<b>-\$7</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>

**Appendix F: Local Levy Progression and Ward-Based Policy Impacts by Year and Ward**

Ward	----- Local Municipal Levy -----				Share of Levy		Difference	
	Uniform	Actual	Policy Impact		Uniform	Actual	Absolute	Magnitude
Urban	\$10,079,217	\$11,753,475	\$1,674,258	16.6%	72.7%	84.8%	12.1%	16.6%
Rural	\$3,778,216	\$2,103,952	-\$1,674,264	-44.3%	27.3%	15.2%	-12.1%	-44.3%
<b>2012</b>	<b>\$13,857,433</b>	<b>\$13,857,427</b>	<b>-\$6</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$10,561,536	\$12,270,419	\$1,708,883	16.2%	72.9%	84.7%	11.8%	16.2%
Rural	\$3,930,354	\$2,221,481	-\$1,708,873	-43.5%	27.1%	15.3%	-11.8%	-43.5%
<b>2013</b>	<b>\$14,491,890</b>	<b>\$14,491,900</b>	<b>\$10</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$11,308,435	\$13,084,183	\$1,775,748	15.7%	73.1%	84.6%	11.5%	15.7%
Rural	\$4,154,576	\$2,378,827	-\$1,775,749	-42.7%	26.9%	15.4%	-11.5%	-42.7%
<b>2014</b>	<b>\$15,463,011</b>	<b>\$15,463,010</b>	<b>-\$1</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$11,602,064	\$13,443,730	\$1,841,666	15.9%	73.3%	85.0%	11.6%	15.9%
Rural	\$4,217,353	\$2,375,688	-\$1,841,665	-43.7%	26.7%	15.0%	-11.6%	-43.7%
<b>2015</b>	<b>\$15,819,417</b>	<b>\$15,819,418</b>	<b>\$1</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$12,239,914	\$14,057,182	\$1,817,268	14.8%	73.3%	84.2%	10.9%	14.8%
Rural	\$4,448,275	\$2,631,001	-\$1,817,274	-40.9%	26.7%	15.8%	-10.9%	-40.9%
<b>2016</b>	<b>\$16,688,189</b>	<b>\$16,688,183</b>	<b>-\$6</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$13,039,005	\$14,905,244	\$1,866,239	14.3%	73.1%	83.6%	10.5%	14.3%
Rural	\$4,786,706	\$2,920,467	-\$1,866,239	-39.0%	26.9%	16.4%	-10.5%	-39.0%
<b>2017</b>	<b>\$17,825,711</b>	<b>\$17,825,711</b>	<b>\$0</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$13,622,737	\$15,264,062	\$1,641,325	12.0%	72.6%	81.3%	8.7%	12.0%
Rural	\$5,144,032	\$3,502,705	-\$1,641,327	-31.9%	27.4%	18.7%	-8.7%	-31.9%
<b>2018</b>	<b>\$18,766,769</b>	<b>\$18,766,767</b>	<b>-\$2</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$13,860,741	\$15,446,544	\$1,585,803	11.4%	72.1%	80.3%	8.2%	11.4%
Rural	\$5,365,010	\$3,778,847	-\$1,586,163	-29.6%	27.9%	19.7%	-8.2%	-29.6%
<b>2019</b>	<b>\$19,225,751</b>	<b>\$19,225,391</b>	<b>-\$360</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$14,155,901	\$15,661,209	\$1,505,308	10.6%	71.6%	79.2%	7.6%	10.6%
Rural	\$5,621,675	\$4,116,580	-\$1,505,095	-26.8%	28.4%	20.8%	-7.6%	-26.8%
<b>2020</b>	<b>\$19,777,576</b>	<b>\$19,777,789</b>	<b>\$213</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$14,811,566	\$16,276,846	\$1,465,280	9.9%	71.7%	78.8%	7.1%	9.9%
Rural	\$5,840,123	\$4,374,832	-\$1,465,291	-25.1%	28.3%	21.2%	-7.1%	-25.1%
<b>2021</b>	<b>\$20,651,689</b>	<b>\$20,651,678</b>	<b>-\$11</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$15,747,597	\$17,133,439	\$1,385,842	8.8%	71.9%	78.2%	6.3%	8.8%
Rural	\$6,161,478	\$4,775,897	-\$1,385,581	-22.5%	28.1%	21.8%	-6.3%	-22.5%
<b>2022</b>	<b>\$21,909,075</b>	<b>\$21,909,336</b>	<b>\$261</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>

**Appendix F: Local Levy Progression and Ward-Based Policy Impacts by Year and Ward**

Ward	----- Local Municipal Levy -----				Share of Levy		Difference	
	Uniform	Actual	Policy Impact		Uniform	Actual	Absolute	Magnitude
Urban	\$17,215,910	\$18,583,814	\$1,367,904	7.9%	72.0%	77.7%	5.7%	7.9%
Rural	\$6,693,715	\$5,325,889	-\$1,367,826	-20.4%	28.0%	22.3%	-5.7%	-20.4%
<b>2023</b>	<b>\$23,909,625</b>	<b>\$23,909,703</b>	<b>\$78</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$19,519,393	\$20,968,536	\$1,449,143	7.4%	72.3%	77.6%	5.4%	7.4%
Rural	\$7,494,410	\$6,045,289	-\$1,449,121	-19.3%	27.7%	22.4%	-5.4%	-19.3%
<b>2024</b>	<b>\$27,013,803</b>	<b>\$27,013,825</b>	<b>\$22</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Urban	\$20,774,939	\$22,328,908	\$1,553,969	7.5%	72.0%	77.4%	5.4%	7.5%
Rural	\$8,077,756	\$6,523,805	-\$1,553,951	-19.2%	28.0%	22.6%	-5.4%	-19.2%
<b>2025</b>	<b>\$28,852,695</b>	<b>\$28,852,713</b>	<b>\$18</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>

# Appendix G: Local Levy Progression by Change Factor, Ward and Year

Ward	----- Reassessment Impacts -----				----- Class Treatment Change -----			----- Local Levy/Policy -----			----- Real Growth -----		
	Prior Year-End	Notional	Year-End Shifts		Revenue Neutral	Policy shifts		Start Levy	Difference		Year-End	Growth	
Urban	\$6,637,685	\$6,637,688	\$3	0.0%	\$6,637,688	\$0	0.0%	\$6,922,561	\$284,873	4.3%	\$6,987,974	\$65,413	0.9%
Rural	\$1,165,792	\$1,165,792	\$0	0.0%	\$1,165,792	\$0	0.0%	\$1,131,558	-\$34,234	-2.9%	\$1,152,875	\$21,317	1.9%
<b>2001</b>	\$7,803,477	\$7,803,480	\$3	0.0%	\$7,803,480	\$0	0.0%	\$8,054,119	\$250,639	4.3%	\$8,140,849	\$86,730	0.9%
Urban	\$6,987,974	\$6,987,974	\$0	0.0%	\$6,987,974	\$0	0.0%	\$7,291,292	\$303,318	4.3%	\$6,995,002	-\$296,290	-4.1%
Rural	\$1,152,875	\$1,152,875	\$0	0.0%	\$1,152,875	\$0	0.0%	\$1,191,339	\$38,464	3.3%	\$1,203,907	\$12,568	1.1%
<b>2002</b>	\$8,140,849	\$8,140,849	\$0	0.0%	\$8,140,849	\$0	0.0%	\$8,482,631	\$341,782	4.3%	\$8,198,909	-\$283,722	-4.1%
Urban	\$6,995,002	\$7,028,200	\$33,198	0.5%	\$7,028,200	\$0	0.0%	\$7,985,405	\$957,205	13.6%	\$8,087,649	\$102,244	1.3%
Rural	\$1,203,907	\$1,170,715	-\$33,192	-2.8%	\$1,170,715	\$0	0.0%	\$1,480,595	\$309,880	26.5%	\$1,492,625	\$12,030	0.8%
<b>2003</b>	\$8,198,909	\$8,198,915	\$6	0.0%	\$8,198,915	\$0	0.0%	\$9,466,000	\$1,267,085	13.6%	\$9,580,274	\$114,274	1.3%
Urban	\$8,087,649	\$8,127,945	\$40,296	0.5%	\$8,127,945	\$0	0.0%	\$8,952,759	\$824,814	10.1%	\$9,247,695	\$294,936	3.3%
Rural	\$1,492,625	\$1,452,331	-\$40,294	-2.7%	\$1,452,331	\$0	0.0%	\$1,597,623	\$145,292	10.0%	\$1,602,730	\$5,107	0.3%
<b>2004</b>	\$9,580,274	\$9,580,276	\$2	0.0%	\$9,580,276	\$0	0.0%	\$10,550,382	\$970,106	10.1%	\$10,850,425	\$300,043	3.3%
Urban	\$9,247,695	\$9,247,695	\$0	0.0%	\$9,247,695	\$0	0.0%	\$9,568,892	\$321,197	3.5%	\$9,866,975	\$298,083	3.1%
Rural	\$1,602,730	\$1,602,730	\$0	0.0%	\$1,602,730	\$0	0.0%	\$1,658,278	\$55,548	3.5%	\$1,687,744	\$29,466	1.8%
<b>2005</b>	\$10,850,425	\$10,850,425	\$0	0.0%	\$10,850,425	\$0	0.0%	\$11,227,170	\$376,745	3.5%	\$11,554,719	\$327,549	3.1%
Urban	\$9,866,975	\$9,882,272	\$15,297	0.2%	\$9,882,272	\$0	0.0%	\$10,216,726	\$334,454	3.4%	\$10,448,305	\$231,579	2.3%
Rural	\$1,687,744	\$1,672,448	-\$15,296	-0.9%	\$1,672,448	\$0	0.0%	\$1,733,032	\$60,584	3.6%	\$1,780,933	\$47,901	2.8%
<b>2006</b>	\$11,554,719	\$11,554,720	\$1	0.0%	\$11,554,720	\$0	0.0%	\$11,949,758	\$395,038	3.4%	\$12,229,238	\$279,480	2.3%
Urban	\$10,448,305	\$10,448,305	\$0	0.0%	\$10,448,305	\$0	0.0%	\$10,808,807	\$360,502	3.5%	\$10,955,692	\$146,885	1.4%
Rural	\$1,780,933	\$1,780,933	\$0	0.0%	\$1,780,933	\$0	0.0%	\$1,841,936	\$61,003	3.4%	\$1,855,258	\$13,322	0.7%
<b>2007</b>	\$12,229,238	\$12,229,238	\$0	0.0%	\$12,229,238	\$0	0.0%	\$12,650,743	\$421,505	3.5%	\$12,810,950	\$160,207	1.4%
Urban	\$10,955,692	\$10,955,692	\$0	0.0%	\$10,955,692	\$0	0.0%	\$11,252,589	\$296,897	2.7%	\$11,483,454	\$230,865	2.1%
Rural	\$1,855,258	\$1,855,258	\$0	0.0%	\$1,855,258	\$0	0.0%	\$1,905,286	\$50,028	2.7%	\$1,912,752	\$7,466	0.4%
<b>2008</b>	\$12,810,950	\$12,810,950	\$0	0.0%	\$12,810,950	\$0	0.0%	\$13,157,875	\$346,925	2.7%	\$13,396,206	\$238,331	2.1%

**Appendix G: Local Levy Progression by Change Factor, Ward and Year**

Ward	----- Reassessment Impacts -----				----- Class Treatment Change -----			----- Local Levy/Policy -----			----- Real Growth -----		
	Prior Year-End	Notional	Year-End Shifts		Revenue Neutral	Policy shifts		Start Levy	Difference		Year-End	Growth	
Urban	\$11,483,454	\$11,522,120	\$38,666	0.3%	\$11,517,273	-\$4,847	0.0%	\$11,539,593	\$22,320	0.2%	\$11,635,329	\$95,736	0.8%
Rural	\$1,912,752	\$1,874,091	-\$38,661	-2.0%	\$1,878,931	\$4,840	0.3%	\$1,878,370	-\$561	0.0%	\$1,881,662	\$3,292	0.2%
<b>2009</b>	\$13,396,206	\$13,396,211	\$5	0.0%	\$13,396,204	-\$7	0.0%	\$13,417,963	\$21,759	0.2%	\$13,516,991	\$99,028	0.8%
Urban	\$11,635,329	\$11,632,307	-\$3,022	0.0%	\$11,632,307	\$0	0.0%	\$11,770,257	\$137,950	1.2%	\$11,847,020	\$76,763	0.7%
Rural	\$1,881,662	\$1,884,685	\$3,023	0.2%	\$1,884,685	\$0	0.0%	\$1,943,717	\$59,032	3.1%	\$1,969,940	\$26,223	1.3%
<b>2010</b>	\$13,516,991	\$13,516,992	\$1	0.0%	\$13,516,992	\$0	0.0%	\$13,713,974	\$196,982	1.2%	\$13,816,960	\$102,986	0.7%
Urban	\$11,847,020	\$11,844,063	-\$2,957	0.0%	\$11,844,063	\$0	0.0%	\$11,879,376	\$35,313	0.3%	\$11,901,580	\$22,204	0.2%
Rural	\$1,969,940	\$1,972,899	\$2,959	0.2%	\$1,972,899	\$0	0.0%	\$1,988,058	\$15,159	0.8%	\$1,982,686	-\$5,372	-0.3%
<b>2011</b>	\$13,816,960	\$13,816,962	\$2	0.0%	\$13,816,962	\$0	0.0%	\$13,867,434	\$50,472	0.3%	\$13,884,266	\$16,832	0.2%
Urban	\$11,901,580	\$11,897,951	-\$3,629	0.0%	\$11,897,951	\$0	0.0%	\$11,753,475	-\$144,476	-1.2%	\$11,909,181	\$155,706	1.3%
Rural	\$1,982,686	\$1,986,316	\$3,630	0.2%	\$1,986,316	\$0	0.0%	\$2,103,952	\$117,636	5.9%	\$2,113,362	\$9,410	0.4%
<b>2012</b>	\$13,884,266	\$13,884,267	\$1	0.0%	\$13,884,267	\$0	0.0%	\$13,857,427	-\$26,840	-1.2%	\$14,022,543	\$165,116	1.3%
Urban	\$11,909,181	\$11,906,973	-\$2,208	0.0%	\$11,906,973	\$0	0.0%	\$12,270,419	\$363,446	3.1%	\$12,620,212	\$349,793	2.9%
Rural	\$2,113,362	\$2,115,553	\$2,191	0.1%	\$2,115,553	\$0	0.0%	\$2,221,481	\$105,928	5.0%	\$2,227,706	\$6,225	0.3%
<b>2013</b>	\$14,022,543	\$14,022,526	-\$17	0.0%	\$14,022,526	\$0	0.0%	\$14,491,900	\$469,374	3.1%	\$14,847,918	\$356,018	2.9%
Urban	\$12,620,212	\$12,599,786	-\$20,426	-0.2%	\$12,599,786	\$0	0.0%	\$13,084,183	\$484,397	3.8%	\$13,356,840	\$272,657	2.1%
Rural	\$2,227,706	\$2,248,133	\$20,427	0.9%	\$2,248,133	\$0	0.0%	\$2,378,827	\$130,694	5.8%	\$2,374,894	-\$3,933	-0.2%
<b>2014</b>	\$14,847,918	\$14,847,919	\$1	0.0%	\$14,847,919	\$0	0.0%	\$15,463,010	\$615,091	3.8%	\$15,731,734	\$268,724	2.1%
Urban	\$13,356,840	\$13,335,696	-\$21,144	-0.2%	\$13,335,696	\$0	0.0%	\$13,443,730	\$108,034	0.8%	\$13,628,229	\$184,499	1.4%
Rural	\$2,374,894	\$2,396,040	\$21,146	0.9%	\$2,396,040	\$0	0.0%	\$2,375,688	-\$20,352	-0.8%	\$2,381,652	\$5,964	0.3%
<b>2015</b>	\$15,731,734	\$15,731,736	\$2	0.0%	\$15,731,736	\$0	0.0%	\$15,819,418	\$87,682	0.8%	\$16,009,881	\$190,463	1.4%
Urban	\$13,628,229	\$13,606,836	-\$21,393	-0.2%	\$13,606,836	\$0	0.0%	\$14,057,182	\$450,346	3.3%	\$14,224,880	\$167,698	1.2%
Rural	\$2,381,652	\$2,403,025	\$21,373	0.9%	\$2,403,025	\$0	0.0%	\$2,631,001	\$227,976	9.5%	\$2,626,342	-\$4,659	-0.2%
<b>2016</b>	\$16,009,881	\$16,009,861	-\$20	0.0%	\$16,009,861	\$0	0.0%	\$16,688,183	\$678,322	3.3%	\$16,851,222	\$163,039	1.2%

**Appendix G: Local Levy Progression by Change Factor, Ward and Year**

Ward	----- Reassessment Impacts -----				----- Class Treatment Change -----			----- Local Levy/Policy -----			----- Real Growth -----		
	Prior Year-End	Notional	Year-End Shifts		Revenue Neutral	Policy shifts		Start Levy	Difference		Year-End	Growth	
Urban	\$14,224,880	\$14,174,726	-\$50,154	-0.4%	\$14,174,726	\$0	0.0%	\$14,905,244	\$730,518	5.2%	\$15,217,454	\$312,210	2.1%
Rural	\$2,626,342	\$2,676,481	\$50,139	1.9%	\$2,676,481	\$0	0.0%	\$2,920,467	\$243,986	9.1%	\$2,975,715	\$55,248	1.9%
<b>2017</b>	\$16,851,222	\$16,851,207	-\$15	0.0%	\$16,851,207	\$0	0.0%	\$17,825,711	\$974,504	5.2%	\$18,193,169	\$367,458	2.1%
Urban	\$15,217,454	\$15,180,472	-\$36,982	-0.2%	\$15,159,787	-\$20,685	-0.1%	\$15,264,062	\$104,275	0.7%	\$15,394,108	\$130,046	0.9%
Rural	\$2,975,715	\$3,012,641	\$36,926	1.2%	\$3,033,324	\$20,683	0.7%	\$3,502,705	\$469,381	15.5%	\$3,544,123	\$41,418	1.2%
<b>2018</b>	\$18,193,169	\$18,193,113	-\$56	0.0%	\$18,193,111	-\$2	0.0%	\$18,766,767	\$573,656	0.7%	\$18,938,231	\$171,464	0.9%
Urban	\$15,394,108	\$15,340,697	-\$53,411	-0.3%	\$15,335,191	-\$5,506	0.0%	\$15,446,544	\$111,353	0.7%	\$15,545,591	\$99,047	0.6%
Rural	\$3,544,123	\$3,597,454	\$53,331	1.5%	\$3,603,038	\$5,584	0.2%	\$3,778,847	\$175,809	4.9%	\$3,825,502	\$46,655	1.2%
<b>2019</b>	\$18,938,231	\$18,938,151	-\$80	0.0%	\$18,938,229	\$78	0.1%	\$19,225,391	\$287,162	0.7%	\$19,371,093	\$145,702	0.6%
Urban	\$15,545,591	\$15,495,764	-\$49,827	-0.3%	\$15,489,522	-\$6,242	0.0%	\$15,661,209	\$171,687	1.1%	\$15,898,757	\$237,548	1.5%
Rural	\$3,825,502	\$3,875,284	\$49,782	1.3%	\$3,881,594	\$6,310	0.2%	\$4,116,580	\$234,986	6.1%	\$4,121,859	\$5,279	0.1%
<b>2020</b>	\$19,371,093	\$19,371,048	-\$45	0.0%	\$19,371,116	\$68	0.0%	\$19,777,789	\$406,673	1.1%	\$20,020,616	\$242,827	1.5%
Urban	\$15,898,757	\$15,898,757	\$0	0.0%	\$15,879,107	-\$19,650	-0.1%	\$16,276,846	\$397,739	2.5%	\$16,518,185	\$241,339	1.5%
Rural	\$4,121,859	\$4,121,859	\$0	0.0%	\$4,141,524	\$19,665	0.5%	\$4,374,832	\$233,308	5.6%	\$4,405,476	\$30,644	0.7%
<b>2021</b>	\$20,020,616	\$20,020,616	\$0	0.0%	\$20,020,631	\$15	0.0%	\$20,651,678	\$631,047	2.5%	\$20,923,661	\$271,983	1.5%
Urban	\$16,518,185	\$16,518,185	\$0	0.0%	\$16,518,165	-\$20	0.0%	\$17,133,439	\$615,274	3.7%	\$17,512,149	\$378,710	2.2%
Rural	\$4,405,476	\$4,405,476	\$0	0.0%	\$4,405,452	-\$24	0.0%	\$4,775,897	\$370,445	8.4%	\$4,821,677	\$45,780	1.0%
<b>2022</b>	\$20,923,661	\$20,923,661	\$0	0.0%	\$20,923,617	-\$44	0.0%	\$21,909,336	\$985,719	3.7%	\$22,333,826	\$424,490	2.2%
Urban	\$17,512,149	\$17,512,149	\$0	0.0%	\$17,492,304	-\$19,845	-0.1%	\$18,583,814	\$1,091,510	6.2%	\$19,197,302	\$613,488	3.3%
Rural	\$4,821,677	\$4,821,677	\$0	0.0%	\$4,841,570	\$19,893	0.4%	\$5,325,889	\$484,319	10.0%	\$5,401,029	\$75,140	1.4%
<b>2023</b>	\$22,333,826	\$22,333,826	\$0	0.0%	\$22,333,874	\$48	0.0%	\$23,909,703	\$1,575,829	6.2%	\$24,598,331	\$688,628	3.3%
Urban	\$19,197,302	\$19,197,302	\$0	0.0%	\$19,175,627	-\$21,675	-0.1%	\$20,968,536	\$1,792,909	9.3%	\$21,088,619	\$120,083	0.6%
Rural	\$5,401,029	\$5,401,029	\$0	0.0%	\$5,422,689	\$21,660	0.4%	\$6,045,289	\$622,600	11.5%	\$6,121,608	\$76,319	1.3%
<b>2024</b>	\$24,598,331	\$24,598,331	\$0	0.0%	\$24,598,316	-\$15	0.0%	\$27,013,825	\$2,415,509	9.3%	\$27,210,227	\$196,402	0.6%

Appendix G: Local Levy Progression by Change Factor, Ward and Year

Ward	----- Reassessment Impacts -----				----- Class Treatment Change -----			----- Local Levy/Policy -----			----- Real Growth -----	
	Prior Year-End	Notional	Year-End Shifts		Revenue Neutral	Policy shifts		Start Levy	Difference		Year-End	Growth
Urban	\$21,088,619	\$21,088,619	\$0	0.0%	\$21,064,359	-\$24,260	-0.1%	\$22,328,908	\$1,264,549	6.0%		
Rural	\$6,121,608	\$6,121,608	\$0	0.0%	\$6,145,740	\$24,132	0.4%	\$6,523,805	\$378,065	6.2%		
2025	\$27,210,227	\$27,210,227	\$0	0.0%	\$27,210,099	-\$128		\$28,852,713	\$1,642,614	6.0%		



**Appendix H: Typical Property Policy Impacts by Model, Year, Ward**

**Taxes Per 100,000 Residential CVA**

Ward	CVA	- Local Municipal Levy-			
		Uniform	Actual		Policy Impact
2001					
Urban	100,000	\$808	\$981	\$173	21.4%
Rural	100,000	\$808	\$388	-\$420	-52.0%
2002					
Urban	100,000	\$841	\$1,032	\$191	22.7%
Rural	100,000	\$841	\$402	-\$439	-52.2%
2003					
Urban	100,000	\$869	\$1,053	\$184	21.2%
Rural	100,000	\$869	\$458	-\$411	-47.3%
2004					
Urban	100,000	\$892	\$1,074	\$182	20.4%
Rural	100,000	\$892	\$467	-\$425	-47.6%
2005					
Urban	100,000	\$927	\$1,111	\$184	19.8%
Rural	100,000	\$927	\$483	-\$444	-47.9%
2006					
Urban	100,000	\$842	\$1,006	\$164	19.5%
Rural	100,000	\$842	\$437	-\$405	-48.1%
2007					
Urban	100,000	\$871	\$1,041	\$170	19.5%
Rural	100,000	\$871	\$452	-\$419	-48.1%
2008					
Urban	100,000	\$895	\$1,069	\$174	19.4%
Rural	100,000	\$895	\$465	-\$430	-48.0%
2009					
Urban	100,000	\$863	\$1,020	\$157	18.2%
Rural	100,000	\$863	\$444	-\$419	-48.6%
2010					
Urban	100,000	\$833	\$981	\$148	17.8%
Rural	100,000	\$833	\$435	-\$398	-47.8%
2011					
Urban	100,000	\$796	\$938	\$142	17.8%
Rural	100,000	\$796	\$418	-\$378	-47.5%

**Appendix H: Typical Property Policy Impacts by Model, Year, Ward**

**Taxes Per 100,000 Residential CVA**

- Local Municipal Levy-					
Ward	CVA	Uniform	Actual		Policy Impact
2012					
Urban	100,000	\$760	\$886	\$126	16.6%
Rural	100,000	\$760	\$423	-\$337	-44.3%
2013					
Urban	100,000	\$779	\$905	\$126	16.2%
Rural	100,000	\$779	\$440	-\$339	-43.5%
2014					
Urban	100,000	\$796	\$920	\$124	15.6%
Rural	100,000	\$796	\$456	-\$340	-42.7%
2015					
Urban	100,000	\$784	\$909	\$125	15.9%
Rural	100,000	\$784	\$442	-\$342	-43.6%
2016					
Urban	100,000	\$801	\$920	\$119	14.9%
Rural	100,000	\$801	\$474	-\$327	-40.8%
2017					
Urban	100,000	\$840	\$965	\$125	14.9%
Rural	100,000	\$840	\$513	-\$327	-38.9%
2018					
Urban	100,000	\$848	\$950	\$102	12.0%
Rural	100,000	\$848	\$578	-\$270	-31.8%
2019					
Urban	100,000	\$838	\$934	\$96	11.5%
Rural	100,000	\$838	\$590	-\$248	-29.6%
2020					
Urban	100,000	\$833	\$922	\$89	10.7%
Rural	100,000	\$833	\$610	-\$223	-26.8%
2021					
Urban	100,000	\$860	\$945	\$85	9.9%
Rural	100,000	\$860	\$644	-\$216	-25.1%
2022					
Urban	100,000	\$901	\$980	\$79	8.8%
Rural	100,000	\$901	\$698	-\$203	-22.5%

**Appendix H: Typical Property Policy Impacts by Model, Year, Ward**

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**Taxes Per 100,000 Residential CVA**

Ward	CVA	- Local Municipal Levy-			
		Uniform	Actual	Policy Impact	
2023					
Urban	100,000	\$969	\$1,046	\$77	7.9%
Rural	100,000	\$969	\$771	-\$198	-20.4%
2024					
Urban	100,000	\$1,070	\$1,149	\$79	7.4%
Rural	100,000	\$1,070	\$863	-\$207	-19.3%
2025					
Urban	100,000	\$1,139	\$1,224	\$85	7.5%
Rural	100,000	\$1,139	\$920	-\$219	-19.2%

**Appendix H: Typical Property Policy Impacts by Model, Year, Ward**

**Detached Residential - Municipal Wide Median CVA**

Ward	CVA	- Local Municipal Levy-			
		Uniform	Actual	Policy Impact	
2001					
Urban	125,000	\$1,010	\$1,227	\$217	21.5%
Rural	125,000	\$1,010	\$485	-\$525	-52.0%
2002					
Urban	125,000	\$1,051	\$1,290	\$239	22.7%
Rural	125,000	\$1,051	\$503	-\$548	-52.1%
2003					
Urban	135,000	\$1,174	\$1,421	\$247	21.0%
Rural	135,000	\$1,174	\$618	-\$556	-47.4%
2004					
Urban	153,000	\$1,364	\$1,643	\$279	20.5%
Rural	153,000	\$1,364	\$714	-\$650	-47.7%
2005					
Urban	154,000	\$1,427	\$1,711	\$284	19.9%
Rural	154,000	\$1,427	\$744	-\$683	-47.9%
2006					
Urban	181,000	\$1,524	\$1,821	\$297	19.5%
Rural	181,000	\$1,524	\$792	-\$732	-48.0%
2007					
Urban	181,000	\$1,576	\$1,883	\$307	19.5%
Rural	181,000	\$1,576	\$819	-\$757	-48.0%
2008					
Urban	182,000	\$1,629	\$1,945	\$316	19.4%
Rural	182,000	\$1,629	\$846	-\$783	-48.1%
2009					
Urban	192,500	\$1,661	\$1,963	\$302	18.2%
Rural	192,500	\$1,661	\$855	-\$806	-48.5%
2010					
Urban	202,000	\$1,682	\$1,981	\$299	17.8%
Rural	202,000	\$1,682	\$879	-\$803	-47.7%
2011					
Urban	212,000	\$1,688	\$1,989	\$301	17.8%
Rural	212,000	\$1,688	\$886	-\$802	-47.5%

**Appendix H: Typical Property Policy Impacts by Model, Year, Ward**

**Detached Residential - Municipal Wide Median CVA**

Ward	CVA	- Local Municipal Levy-			
		Uniform	Actual	Policy Impact	
2012					
Urban	222,000	\$1,687	\$1,968	\$281	16.7%
Rural	222,000	\$1,687	\$940	-\$747	-44.3%
2013					
Urban	225,000	\$1,754	\$2,037	\$283	16.1%
Rural	225,000	\$1,754	\$991	-\$763	-43.5%
2014					
Urban	229,000	\$1,822	\$2,108	\$286	15.7%
Rural	229,000	\$1,822	\$1,043	-\$779	-42.8%
2015					
Urban	232,250	\$1,822	\$2,111	\$289	15.9%
Rural	232,250	\$1,822	\$1,026	-\$796	-43.7%
2016					
Urban	236,000	\$1,891	\$2,171	\$280	14.8%
Rural	236,000	\$1,891	\$1,118	-\$773	-40.9%
2017					
Urban	242,750	\$2,040	\$2,342	\$302	14.8%
Rural	242,750	\$2,040	\$1,245	-\$795	-39.0%
2018					
Urban	250,500	\$2,125	\$2,381	\$256	12.0%
Rural	250,500	\$2,125	\$1,447	-\$678	-31.9%
2019					
Urban	257,750	\$2,160	\$2,408	\$248	11.5%
Rural	257,750	\$2,160	\$1,522	-\$638	-29.5%
2020					
Urban	265,000	\$2,208	\$2,443	\$235	10.6%
Rural	265,000	\$2,208	\$1,617	-\$591	-26.8%
2021					
Urban	266,000	\$2,286	\$2,513	\$227	9.9%
Rural	266,000	\$2,286	\$1,713	-\$573	-25.1%
2022					
Urban	267,000	\$2,404	\$2,616	\$212	8.8%
Rural	267,000	\$2,404	\$1,864	-\$540	-22.5%

**Appendix H: Typical Property Policy Impacts by Model, Year, Ward**

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**Detached Residential - Municipal Wide Median CVA**

Ward	CVA	- Local Municipal Levy-			
		Uniform	Actual	Policy Impact	
2023					
Urban	269,000	\$2,607	\$2,814	\$207	7.9%
Rural	269,000	\$2,607	\$2,074	-\$533	-20.4%
2024					
Urban	270,000	\$2,889	\$3,103	\$214	7.4%
Rural	270,000	\$2,889	\$2,330	-\$559	-19.3%
2025					
Urban	272,000	\$3,098	\$3,330	\$232	7.5%
Rural	272,000	\$3,098	\$2,502	-\$596	-19.2%

**Appendix H: Typical Property Policy Impacts by Model, Year, Ward**

**Detached Residential - Ward Median CVA's**

Ward	CVA	- Local Municipal Levy-			
		Uniform	Actual	Policy Impact	
2001					
Urban	121,000	\$978	\$1,187	\$209	21.4%
Rural	146,000	\$1,180	\$567	-\$613	-51.9%
2002					
Urban	122,000	\$1,026	\$1,259	\$233	22.7%
Rural	147,000	\$1,236	\$591	-\$645	-52.2%
2003					
Urban	130,000	\$1,130	\$1,368	\$238	21.1%
Rural	162,000	\$1,408	\$741	-\$667	-47.4%
2004					
Urban	147,000	\$1,311	\$1,578	\$267	20.4%
Rural	181,000	\$1,614	\$845	-\$769	-47.6%
2005					
Urban	148,000	\$1,372	\$1,644	\$272	19.8%
Rural	181,000	\$1,678	\$874	-\$804	-47.9%
2006					
Urban	175,000	\$1,474	\$1,760	\$286	19.4%
Rural	210,000	\$1,769	\$919	-\$850	-48.0%
2007					
Urban	175,000	\$1,524	\$1,821	\$297	19.5%
Rural	210,000	\$1,828	\$950	-\$878	-48.0%
2008					
Urban	176,000	\$1,575	\$1,881	\$306	19.4%
Rural	212,000	\$1,897	\$985	-\$912	-48.1%
2009					
Urban	185,250	\$1,599	\$1,889	\$290	18.1%
Rural	224,250	\$1,935	\$995	-\$940	-48.6%
2010					
Urban	194,500	\$1,620	\$1,908	\$288	17.8%
Rural	237,000	\$1,974	\$1,031	-\$943	-47.8%
2011					
Urban	203,750	\$1,622	\$1,912	\$290	17.9%
Rural	251,000	\$1,998	\$1,049	-\$949	-47.5%



**Appendix H: Typical Property Policy Impacts by Model, Year, Ward**

**Detached Residential - Ward Median CVA's**

Ward	CVA	- Local Municipal Levy-			
		Uniform	Actual	Policy Impact	
2012					
Urban	214,000	\$1,627	\$1,897	\$270	16.6%
Rural	265,000	\$2,014	\$1,122	-\$892	-44.3%
2013					
Urban	217,250	\$1,693	\$1,967	\$274	16.2%
Rural	269,000	\$2,096	\$1,185	-\$911	-43.5%
2014					
Urban	220,500	\$1,754	\$2,030	\$276	15.7%
Rural	275,000	\$2,188	\$1,253	-\$935	-42.7%
2015					
Urban	224,000	\$1,757	\$2,036	\$279	15.9%
Rural	282,000	\$2,212	\$1,246	-\$966	-43.7%
2016					
Urban	227,000	\$1,818	\$2,088	\$270	14.9%
Rural	285,000	\$2,283	\$1,350	-\$933	-40.9%
2017					
Urban	235,000	\$1,975	\$2,267	\$292	14.8%
Rural	289,000	\$2,428	\$1,482	-\$946	-39.0%
2018					
Urban	242,500	\$2,057	\$2,305	\$248	12.1%
Rural	294,500	\$2,498	\$1,701	-\$797	-31.9%
2019					
Urban	249,500	\$2,091	\$2,331	\$240	11.5%
Rural	302,500	\$2,536	\$1,786	-\$750	-29.6%
2020					
Urban	256,500	\$2,137	\$2,364	\$227	10.6%
Rural	311,000	\$2,591	\$1,898	-\$693	-26.7%
2021					
Urban	257,000	\$2,209	\$2,428	\$219	9.9%
Rural	311,500	\$2,677	\$2,006	-\$671	-25.1%
2022					
Urban	258,000	\$2,323	\$2,528	\$205	8.8%
Rural	313,000	\$2,819	\$2,185	-\$634	-22.5%

**Appendix H: Typical Property Policy Impacts by Model, Year, Ward**

**Detached Residential - Ward Median CVA's**

Ward	CVA	- Local Municipal Levy-			
		Uniform	Actual	Policy Impact	
2023					
Urban	259,500	\$2,515	\$2,714	\$199	7.9%
Rural	313,000	\$3,033	\$2,413	-\$620	-20.4%
2024					
Urban	261,000	\$2,792	\$3,000	\$208	7.4%
Rural	315,000	\$3,370	\$2,718	-\$652	-19.3%
2025					
Urban	263,000	\$2,995	\$3,220	\$225	7.5%
Rural	317,000	\$3,611	\$2,916	-\$695	-19.2%

THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE

BY-LAW NO. 46/2017

*Being a By-law to Amend By-law 28/2014 being a By-law to establish Special Services*

WHEREAS Section 307 (1) of the *Municipal Act, 2001*, S.O. c. 25, as amended, provides that all taxes shall, unless expressly provided otherwise, be levied upon the whole of the assessment for real property or other assessments made under the Assessment Act according to the amounts assessed and not upon one or more kinds of property or assessment or in different proportions. 2001, c.25, s. 307(1);

AND WHEREAS Section 326 (1) of the *Municipal Act, 2001*, S.O. c. 25, as amended provides that a Municipality may by By-law, identify special services and related costs, to be levied to an identified designated benefitting area;

AND WHEREAS Section 326 (4) of the *Municipal Act, 2001*, S.O. c. 25, as amended, provides that for each year a By-law of a Municipality under this section remains in force, the Municipality shall, except as otherwise authorized by By-law, levy a special local Municipality levy under Section 312 on the rateable property in the area designated to raise the costs identified;

AND WHEREAS Council at their Committee of the Whole meeting held on June 6, 2017 considered a report from the Tax Levy Allocation Review Working Group entitled Tax Levy Allocation Working Group Recommendations, dated June 6, 2017;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE HEREBY ENACTS AS FOLLOWS;

1. That Schedule "A" entitled "Established Special Services" be deleted in its entirety and replaced with a new Schedule "A" attached hereto.
2. This By-law shall come into force and effect on January 1, 2018.

READ a FIRST, SECOND and THIRD time and finally passed in Open Council this 5<sup>th</sup> day of September, 2017.

\_\_\_\_\_  
R.J. Sanderson, Mayor

\_\_\_\_\_  
Brian Gilmer, Municipal Clerk

Schedule "A" to By-law 46/2017  
Established Special Services

Special Service	Cost Determination	Benefitting Area
Police Service	Budgeted operating and capital net levy amount for the Ontario Provincial Police (OPP)	Rural Area
	Budgeted operating and capital net levy amount for the Port Hope Police Service (PHPS)	Urban Area
Transit	Budgeted operating and capital net levy amount for Conventional and Specialty Transit	Urban Area
Christmas Tree Pickup	Budgeted operating and capital net levy amount for Christmas tree pickup	Urban Area