



## Area Rating Open House

**Welcome Everyone!**

- 2:00 p.m. or 7:00 p.m. Open House Commences & Sign In
- Informational Boards Available for Review
- 2:10 p.m. or 7:10 p.m. Mayor Opens Meeting & Introduces Nigel Bellchamber, Facilitator
- 2:15 p.m. or 7:15 p.m. Power Point Presentation by David Baxter, Director of Finance
- 2:35 p.m. or 7:35 p.m. Community Feedback & Questions led by Facilitator - Nigel Bellchamber
- 3:45 p.m. or 8:45 p.m. Summary by Facilitator - Nigel Bellchamber
- 3:50 p.m. or 8:50 p.m. Comment Sheets are Available At Open Houses & Online
- 4:00 p.m. or 9:00 p.m. Adjourn

- Thank you for your participation -

Wednesday, March 5, 2014  
2-4pm and/or 7-9pm  
Canton Municipal Office  
5325 County Rd 10

AND/OR

Thursday, March 6, 2014  
2-4pm and/or 7-9pm  
Town Park Recreation Centre  
62 McCaul St

## BACKGROUND

- ❖ On January 14, 2014 Council approved the commencement of a 2 stage community consultation regarding area rating. The primary component of the first stage was an area rating survey.
- ❖ As of February 11, 2014, 818 survey responses had been received with respondents represented by Ward 1 33%, and Ward 2 66% with the remaining 1% undeclared (as compared to weighted assessment of Ward 1 73% and Ward 2 27% in 2013).
- ❖ The survey asked respondents to consider the services included as recommended by the Area Rating Focus Group comprised of Ward 1 and Ward 2 residents and identify whether in the context for the definition of a special service, if they would recommend each service for consideration as a common or special service for the purpose of property taxation.
- ❖ **Common services are those provided by the Municipality that are generally for the betterment of the community as a whole**
- ❖ All services are considered common, unless the Municipality decides to pursue area rating, which is the unofficial name for the situation whereby different areas of the Municipality may be charged different property tax levy rates.
- ❖ **A special service is defined in the Municipal Act as a service or activity of a municipality that is,**
  - Not being provided or undertaken generally throughout the municipality, or
  - Being provided or undertaken at different levels or in a different manner in different parts of the municipality.
- ❖ **Definable benefitting area:**
  - Special services may be levied by by-law where a special service has been identified and the by-law designates the area of the Municipality in which the residents and property owners receive or will receive an additional benefit from the special service that is not received or will not be received in other areas of the municipality.
  - Special services are not determined based on political boundaries such as wards, demographics or property types, but on a geographic definable benefitting area.
- ❖ **The Focus Group recommended a potential special service be subject to the following limitations:**
  - Fair and equitable (just and reasonable)
  - Significant (more than minimal financial impact)
  - Implementable (cost and/or effort does not outweigh benefit)
  - Justifiable and defensible (can be defended and supported legally)
- ❖ **The Ministry of Municipal Affairs and Housing advises:**
  - Council should review and must be able to defend the justification of any service for being deemed by Council to be a special service under the Municipal Act (i.e., if a service does not meet the definition of a special service then it is considered common).
  - Council should seek legal counsel as part of their due diligence and justification.
  - That the determination regarding whether a service is considered a special service is not about who utilizes the services, but rather if the service is available and accessible to all.

## **SERVICES**

- ❖ The following services cannot be considered as a special service by the Municipality as they are not a component of the Municipal property tax levy:
  - Garbage and Recycling – excluded as this is a County responsibility and treated as a common expense shared by all Northumberland County property taxpayers through the County portion of the property tax bill.
  - Paramedics – excluded as this is a County responsibility and treated as a common expense shared by all Northumberland County property taxpayers through the County portion of the property tax bill.
  - Water and Wastewater – these services are legislatively required to be self-funding. Those using this service pay separately for it on a utility bill based on usage. The costs are kept separate as well and there is an independent study done every 5 years to plan system expenses and rates. Note this includes the cost of fire hydrants serviced by the Municipal water system.

## **ADMINISTRATION AND TOWN HALL**

- ❖ The Focus Group recommended that these services and the building that it operates primarily out of be considered a common expense.
- ❖ The survey respondents were split with 52% disagreeing, 44% in agreement and the remaining 4% were unsure or did not indicate.
- ❖ The reasons stated for it not being considered common included reference to the location being in Ward 1, that as a rural resident they did not attend the building, and that Canton housed administration for Ward 2.
- ❖ In order to consider this a special service, there is not a clear rationale that would be substantiated under the Municipal Act, based on aspects such as:
  - Administration, Finance and Corporate Services are required for ongoing operations and are located at Town Hall. As an example, all property owners are required to pay property taxes and the records and procedures of the Municipality are integral to the overall operation of Council. While payment is able to be received at the Canton building, all other administrative finance functions occur at Town Hall.
  - Usage of the facility by taxpayers is not a determining factor, Town Hall is accessible to all and there are residents in the urban area who do not typically use the building either.
- ❖ It is unknown how it could be determined what the definable benefitting area for Administration would be as it affects the whole of the Municipality and all services.
- ❖ Some rural residents are much closer to Town Hall than to the Canton office.
- ❖ Staff were unable to find another Municipality in Ontario that treats Administration or a Town Hall building as a special service.

## **FIRE AND EMERGENCY SERVICES**

- ❖ The Focus Group recommended that this service be considered a common expense.
- ❖ Of survey respondents, 47% were in agreement and 50% were not with the remaining 3% undetermined.
- ❖ Of survey respondents in agreement, comments received were generally on the basis that fire response is provided to all as a unified Municipal wide fire service.
- ❖ Of respondents in favor of consideration as a special service it is noted that:
  - Ward 1 is equipped with municipal fire hydrants which provides a reliable and consistent pressurized water source to fight a fire. Ward 2 relies on dry hydrants and alternate sources in conjunction with a water tanker shuttle service.
  - That response times to an emergency are quicker in Ward 1 due to the proximity of the fire station to properties.
  - There was also the perception that urban firefighters are full time staff and that the rural area does not require a ladder truck.
  - That 2/3 of the stations were in Ward 2, where that area currently pays 18% of the expense collectively while incurring 66% of the benefit.
- ❖ Fire prevention education attends schools, community groups, and individual properties throughout the Municipality. Fire code compliance applies, for example, the same for commercial properties such as a store in the urban and rural areas in the same way.
- ❖ Burn permits are only available in the rural area and have an associated administration and enforcement cost, but there is a separate service fee.
- ❖ The only full time staff are administrative and support all stations as well as fire prevention, fire code compliance and other functions benefitting the whole of the Municipality. Firefighters across the Municipality provide a service to all areas and all are volunteer firefighters.
- ❖ The water system is operated as a self-funded operation. Fire hydrants are included in this, all capital (if not paid by developers and therefore indirectly paid by benefitting new home owners), maintenance and water use is paid for by users of the system.
- ❖ Fire tanker trucks are often filled using urban hydrants and then the water used in the rural area, whereby the beneficiaries of the water are not paying for the usage. Hydrant availability reduces the required usage of tanker trucks.
- ❖ While there is arguably a benefit to being in close proximity of a fire hydrant connected to water service, it may not follow to charge more for property taxes when the cost of the benefit is already being paid for 100% by those benefitting. There is no increased cost to any other taxpayer.
- ❖ Recently the Municipality has invested in establishing dry hydrants in the rural area and Water Tanker Shuttle Accreditation for the benefit of those living in the rural areas.
- ❖ The type of trucks at the 3 stations are generally the same – 1 pumper truck, 1 tanker truck, 1 commander vehicle. The Ontario Street station houses the aerial truck which is used in the urban area for multi-story buildings and in the rural area for grain elevator, silo and barn fires. The Garden Hill station has a forestry unit which could be used in both areas.
- ❖ Currently there are 3 fire stations and all utilize volunteer firefighters.
- ❖ Other Municipalities that do consider fire as a special service do so on the justification that the areas where full time firefighters are in the primary response area are receiving the service in a different manner than the areas primarily serviced by volunteers. This does not apply in Port Hope as all firefighters are volunteers and as a unified service may be called upon to respond to incidents throughout the Municipality.

**POLICE SERVICES, POLICE SERVICE BOARD AND COMMUNITY POLICING – Council considering as a potential special service**

- ❖ Over 80% of respondents were in agreement with the Focus group recommendation that Police Services as well as the Board be considered a special service.
- ❖ Although there were accurate comments that policing is required and provided to the whole of the Municipality, the use of different service providers with separate business plans and budgets is considered to be justification for special service consideration, pending agreement of legal counsel.
- ❖ The legal contract of each service provider aligns with the Ward geopolitical boundaries and thus is appropriate to establish the definable benefitting area on a Ward basis.
- ❖ Community Policing is volunteer based and currently assists Police with community events such as the Santa Claus Parade and Fall Fair.
- ❖ It was often accurately noted that the Police Service Board is a requirement regardless of the service provider and that there is one board responsible for both service providers.
- ❖ There is a difference between the responsibilities the board has in relation to each service provider. For the Port Hope Police Service as a locally managed service, the Board has a greater role and responsibility that is established in legislation than it does for the Ontario Provincial Police Service.
- ❖ It can be justified that there is an increased operating cost attributed to those increased responsibilities and therefore could be considered a special service.
- ❖ It has been recommended that the costs of the Board be allocated based on the relative cost of each service. Many comments received indicated this was thought to be fair.
- ❖ Given that Police Service and Police Service Board could meet the requirements for consideration as a special service, the Police Service and the Board could be included as an option for area rating although the Board component is not a substantive amount of money.

**PLANNING AND DEVELOPMENT SERVICES**

- ❖ The Focus Group recommended that this service be common, however the slight majority of respondents disagreed.
- ❖ The primary reason provided was the location of costs incurred, however this is not a valid reason for establishing a special service and both urban and rural areas have needs that can have their own complications whether it is residential intensification or commercial in the urban area, or Entech-Rem or Oak Ridges Moraine in the rural area.
- ❖ The services provided by the Planning and Development Department, parking excluded as included separately, are available to all at the same service level and fee, and are in most cases required by both areas.
- ❖ Staff is not aware of a sufficient argument used in other Municipalities that could be utilized, a reason that would be applicable to Port Hope as a special circumstance, or that has been provided in the feedback received to substantiate a special service under the Municipal Act.

## **TRANSIT – Council considering as a potential special service**

- ❖ There was 90% agreement in responses with the Focus Group Recommendation that Transit be considered a special service which is based on service being contracted to only operate in the urban area and provide coverage to the majority of the urban area.
- ❖ There are some comments that noted:
  - The rates are the same for all.
  - All can use the service.
  - That if the cost is not shared by all then some difference in access to use or rate should be reflected.
- ❖ There are circumstances, such as high school students who are from the rural area but use public transit after school, where the rural area does receive some benefit. If some people in the rural area are using the system it is practical that they are using the system more than some people in the urban area that choose to drive and do not ever use the bus.
- ❖ Comparator Municipalities have established transit as a special service and given the current service is contracted to operate only in the urban area there is justification for consideration as a special service and therefore this service could be considered as an option for area rating.

## **CROSSING GUARDS**

- ❖ There was 63% support from respondents for considering crossing guards as a special service which was based on location of the service with consistent comment to the percentage of locations physically located between the urban and rural areas.
- ❖ Physical location of the service is difficult to argue as a determining factor when attendees from all areas of the Municipality attend the schools with crossing guards.
- ❖ The counter argument which was noted is that ‘Ward 2 children attending Ward 1 schools would likely be bussed and would have little use of Ward 1 crossing guards.’
- ❖ Understanding the larger taxation system though, all property owners share in the cost to provide education throughout the Province. As part of that cost, bussing of students is shared by all property owners.
- ❖ It may be difficult to justify why property owners already contributing to the bussing of other students should have to pay an additional amount that is not shared with all to walk to school in a safe manner instead of being driven.
- ❖ A special definable benefitting area would have to be established based on those areas that do not receive school bus service, this would likely not be deemed by the community to be fair, nor would the cost of doing so outweigh the relatively minor cost associated with crossing guards.
- ❖ Crossing guard service does not meet the full criteria established to be considered as an option for area rating as a special service.

### **BULKY WASTE PICKUP – Council is considering as a potential special service**

- ❖ The Focus Group recommended that Bulky Waste Pickup be considered a special service and 90% of respondents agreed.
- ❖ This service is provided in the urban area for residents to schedule in advance a pickup of a maximum 200kg of acceptable material and take it to a waste management location and use the property owner's waste voucher.
- ❖ The cost of this service is manpower and a transfer vehicle, with the voucher provided by the property owner in lieu of payment for disposal, and a \$50 service fee is charged.
- ❖ This service was used less than 10 times per year in 2012 and 2013.
- ❖ Consideration could be given to expanding the service throughout the Municipality or cancelling it altogether, however it is convenient for those property owners who would otherwise have difficulty transporting waste that is not able to be picked up through curbside collection.
- ❖ This service does not generate any net expense that is material and therefore does not pass the significance test criteria for special service.

### **CHRISTMAS TREE AND YARD WASTE PICKUP – Council is considering as a potential special service**

- ❖ The Focus Group recommended that Christmas Tree and Yard Waste Pickup be considered a special service and 90% of respondents agreed.
- ❖ Comments ranged from:
  - Desire for more frequent pickups to no pickup at all.
  - In terms of Christmas trees, some had artificial trees and others no holiday tree at all.
  - There was some suggestion that a tag like system, similar to garbage bag tags run by Northumberland County could be used.
- ❖ Use is not a deciding factor in the determination of a special service.
- ❖ Given that the current operation of this service is only available in Ward 1, on this basis it can be justified that the service is not undertaken generally throughout the Municipality and the geopolitical Ward 1 could be the definable benefitting area.
- ❖ This service could be area rated as it meets the definition of a special service under the Municipal Act.

### **PARKING – Council is considering as a potential special service**

- ❖ Police respond to calls regarding parking in both urban and rural areas under the Highway Traffic Act. As this is not a high priority for Police Services and the urban area has determined it appropriate to establish a parking function, under the administration of the Planning and Development Department, for which the contractual boundary is the geopolitical Ward 1, it can be argued that a special service exists (which 71% of respondents supported).
- ❖ Parking is now setup such that the net revenue is transferred to the parking reserve to be utilized to implement the Council-approved Municipal Parking Study and fund future equipment and parking lot needs, to the accessibility reserve towards improving the accessibility of the whole of the Municipality, and to the HBIA beautification reserve.
- ❖ This service currently has no net levy impact.

**PORT HOPE PUBLIC LIBRARY – Council is considering as a potential special service**

- ❖ Of respondents, 61% indicated that Library should be considered as a special service and 36% indicated it should be common with the remainder being undetermined.
- ❖ The reasons provided in favor of special service included:
  - Differences in operating hours of the branch.
  - Respondents who did not use the service and did not want to pay for the service.
  - The suggestion that each area should pay based on the allocation of Library memberships for each area.
- ❖ Comments in support of the common approach noted that both branches as well as the virtual library are available to all.
- ❖ Many administrative functions occur at the Mary J. Benson branch that benefit both branches such as the Provincial inter-library loan program. Within the Port Hope Public Library books and other resources are transferred between branches making the collection available at both branches.
- ❖ In terms of determining the definable benefitting area,
  - The primary factor would be proximity and therefore the southern half of the Municipality would pay for branch specific costs at the Mary J. Benson Branch and the northern half of the Municipality would pay for branch specific costs at Garden Hill branch with general costs such as administration and virtual library being shared by both. It could further be argued, that for instance Garden Hill property owners should pay more than Elizabethtown property owners. For discussion purposes the definable benefitting area for Garden Hill Branch are properties on the North side of 5<sup>th</sup> line and for the Mary J. Benson, the definable benefitting area is all properties on the South side of 5<sup>th</sup> Line.
  - The real estate market values proximity to services such as libraries and this value may already be reflected in the property values in Garden Hill and Downtown Port Hope which results in an increased property tax for those properties.
- ❖ Both libraries are available to all and certainly library membership reflects that residents in all areas of the Municipality utilize the service either online or at a physical branch, while acknowledging that some residents in all areas do not use the library.
- ❖ The hours of operation would be more dependent on demand and usage. As there are more residential properties that are in closer proximity to the Mary J. Benson branch, there is also more weighted assessment in that area that is contributing to the operating costs through property taxes.



## **ECONOMIC DEVELOPMENT AND TOURISM, AND BUSINESS PARK**

- ❖ 61% of respondents indicated that Economic Development and Tourism should be given consideration as a special service and the Business Park response was very similar.
- ❖ The primary reason provided was that there was no benefit to the rural resident. It was not clear, however what additional benefit an urban resident receives from tourism or economic development or the business park that would be different.
- ❖ This service benefits most directly in many aspects to the commercial and industrial businesses.
- ❖ When discussing the topic as part of the Focus Group, Ministry of Municipal Affairs and Housing representatives providing guidance noted that:
  - Having healthy businesses benefit the community as a whole.
  - That a special service applies to a geographic area and not a specific property type (commercial and industrial properties are already taxed at a higher rate for property taxes through the use of ratios - more than 50% higher rate than residential unless vacant).
- ❖ Respondents recommending common service indicated:
  - The overall strength of the community and the maintenance of the tax base is dependent on the continued attraction of new businesses and industry business expansion as well as residential developers to the community.
  - We are one Municipality, so economic development will benefit the Municipality regardless if you live in the rural or urban area.
- ❖ Business owners and employees are residents from both wards and all benefit indirectly.
- ❖ Events such as the farmers market, the annual Port Hope Fair hosted by the Port Hope and District Agricultural Society, and the Local Farm Fest in August which are more rural oriented as well as urban oriented events are both supported by this department.
- ❖ Staff participate in the Agricultural Advisory Committee, which is currently comprised entirely of Ward 2 members, as well as the HBIA and Chamber of Commerce and other community organizations locally and external as a local representative.
- ❖ The department also promotes available business properties in both Wards. This precludes the argument that this service only pertains to one specific area of the Municipality.
- ❖ Ministry representatives as well as Staff are not aware of any other local government in Ontario that has justified Economic Development and Tourism as a special service.

## **CEMETERIES**

- ❖ Of survey respondents, 59% recommended Cemeteries as a special service.
- ❖ It was commented that:
  - The costs should be paid by the area in which they are incurred.
  - Cemeteries are available to all that are deceased.
  - Others noted plans to use an alternative final resting place.
- ❖ Any cemetery that is no longer being maintained by another organization is required to be maintained by the Municipality.
- ❖ Ward 2 cemeteries are available to all visitors, but there are no remaining available lots.
- ❖ In the urban area the fee structure for a lot and associated services are the same regardless if from the urban or rural area and are available to all.
- ❖ In 2013 residents from both the urban and rural areas bought lots, and were buried in urban located cemetery land.
- ❖ Even though there is a higher quantity of cemeteries in the rural area that are likely used more by the rural area, this would not justify a special service.

## **CANTON MUNICIPAL BUILDING**

- ❖ Of survey respondents, 66% recommended the Canton Municipal Building as a special service.
- ❖ Canton in 2014 is going to be used as the Fire and Emergency Services administration location as well as available for general administrative services such as property tax payments in addition to being a Parks, Recreation and Culture space that is also available for use as a public meeting space.
- ❖ As a result, it is difficult to establish that this building should be a special service without justifying each service that utilizes the building in the same way, or apportioning out an allocation of the cost of the building on that basis.
- ❖ Currently, none of the services using the building have been justified as a special service, however if Parks, Recreation and Culture facilities and programs are deemed to be a special service by Ward and a definable benefitting area is established by Wards, then an allocation of this building could be charged to Ward 2.

## **HARBOUR DREDGING – *Council is considering as a potential special service***

- ❖ Of survey respondents, 69% recommended Harbour Dredging as a special service.
- ❖ The cost of dredging the harbour has historically and will continue to be paid out of reserves pertaining to the harbour which were funded by harbour related sources as well as through harbour related revenue.
- ❖ Currently, there is no direct property tax impact related to the harbour dredging.

**PARKS RECREATION AND CULTURE:  
ADMINISTRATION, PARKS, MARINA, FACILITIES AND PROGRAMS –  
Council is considering facilities, programming, marina and harbour as a potential  
special service**

- ❖ The responses related to:
  - Marina and Parks were 65-70% in favor of special service.
  - Parks, Recreation and Culture Administration, Facilities and Program areas of the survey all received a consistent range from 57-59% support from respondents to be considered a special service.
- ❖ The primary reasons provided were:
  - The rural area does not use the facilities and programs located in the urban area.
  - The quantity of parks and proximity of those in the rural area to the services.
- ❖ In 2010, Council adopted the Leisure Services Master Plan which covers the entire Municipality. As part of the establishment of the plan, a total of 391 surveys were completed by Port Hope residents, resulting in 76% indicating that all or most of their recreation and cultural needs were being met, and 17% indicating some but not all needs were met. A primary objective of the Master Plan is to promote and facilitate the participation of the diverse population in our community.
- ❖ If the types of services being offered were truly focused on the needs of the urban area, being different than the needs of the rural area as has been argued, then it would be reasonable to expect that as commented in the survey rural residents would not use the services located in the urban area, but actual use does not seem to support this point.
  - Port Hope Minor Hockey, a primary user of the Jack Burger Sports Complex ice pad, has a considerable number of youth that reside in Ward 2.
  - Port Hope Minor Baseball Association is a primary user of ball diamonds in the Municipality with participants from both urban and rural areas. The 2 ball diamonds in Welcome are used primarily, as well as those in the urban area and sometimes the Garden Hill park is used.
  - Program registrations, memberships at the Ruth Clarke Activity Centre and inquiry into the users of the Marina also indicate that both urban and rural residents are using the services.
- ❖ If the type of service offered does not justify a special service, then the location of the services is the remaining justification. Similar to the Fire Station scenario, this becomes a matter of proximity. In many Municipalities, it is not uncommon to travel 15-20 minutes to get to the desired recreational destination.
- ❖ It is reasonable that primary facilities are located in areas where the highest concentration of the population is located. Since parks are more easily established it could be considered a reasonable expectation by some to have a park in closer proximity to all areas than currently exists in the Municipality and benefitting areas would need to be established around the existing parks or new parks could be established.
- ❖ Given the existing park locations, the urban area would be included as well as Welcome and Garden Hill, but it is not readily apparent what an appropriate radius would be from a park to be determined the benefitting area. Since the parks are still available to all those outside the immediate benefitting area would also need to contribute and the differentiation in cost would need to be determined.
- ❖ Survey respondents noted that if a special service was implemented for any Parks, Recreation and Culture services, then an appropriate user fee may also have to be established to reflect that some users are not already contributing to the operating and capital costs.

## **WORKS AND ENGINEERING:**

### **ADMINISTRATION, ROADS, TRAFFIC LIGHTS, STREET LIGHTS, STREET SWEEPING, CATCH BASINS –**

#### ***Council is considering sidewalks and streetlights as a potential special service***

- ❖ Of survey respondents, 57-72% were in favor of considering Works and Engineering Administration (57%), Roads (60%), Traffic Lights (71%), Street Lights (86%), Street Sweeping (72%) and Catch Basins as a special service, with sidewalks notably higher at 89%.
- ❖ Respondents from both areas raised concern about the service being received, advocating that more or less should be done.
- ❖ There was comment regarding comparison to how other roads are paid for through property taxes other than the Municipal portion, 'I don't drive on all Provincial Highways, but my provincial taxes pay for them all.' A similar comment was also made regarding County roads.
- ❖ A common theme of comments indicated that the service 'Should be allocated on actual costs spent and based on historical data.' The reality is that the road system is a large network and each property owner utilizes more of the system than the portion that is in immediate proximity to their property. It is a public road system and therefore cannot be charged based on usage unless tolls or some other mechanism were established. Like all other services, some will use the service more than others.
- ❖ Maintenance on roads, streetlights, traffic lights and sidewalks all occur based on a number of factors, including but not limited to, safety, volume and need. Sidewalks, traffic lights and streetlights are all mechanisms to ensure pedestrian and vehicle safety.
- ❖ When new areas are developed it is often the developer who establishes the infrastructure, and in other circumstances when a need is identified the community as represented by Council decides.
- ❖ It can be justified that sidewalks are not generally undertaken throughout the Municipality as they are not present in the rural area and not all urban residents have sidewalks in close proximity to their property. Sidewalks under the responsibility of the Works and Engineering department include those as part of the road system, not parks or municipal buildings generally. Sidewalk costs are almost negligible as a component of Municipal property taxes.
- ❖ Streetlights are present more generally throughout the urban area while primarily located at intersections and other high risk areas in the rural area.
- ❖ Works and Engineering department is capital intensive and a review of recent years spending identifies that there is significant spending in both urban and rural areas. Currently there are annual programs to address road resurfacing, bridge repair, bridge guiderail safety improvement, embankment protection and sidewalk maintenance. The draft 2014 capital budget introduces a rural subdivision road resurfacing program.
- ❖ Certainly roads are the primary cost driver and that service is provided generally throughout the Municipality. Note that the paved versus gravel roads reasoning which was frequently received would mean that geopolitical Ward boundaries would not be appropriate as some areas in the rural area are also paved and many roads are surface treated.

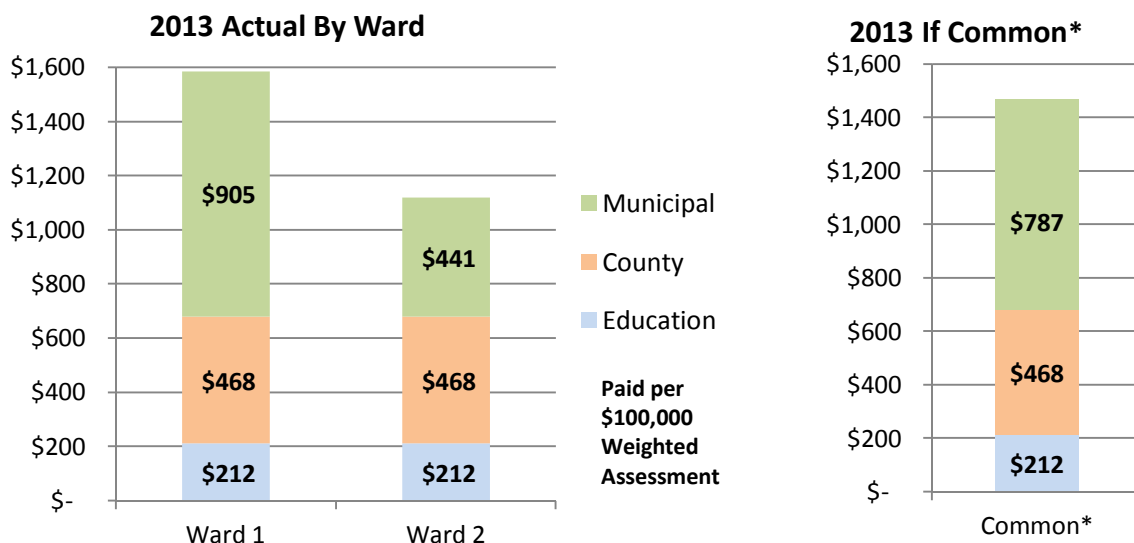
# FINANCIAL IMPACT

- ❖ For clarification, any change to the tax allocation model:
  - Has no impact on the actual levy total, only how the levy is apportioned to properties for taxation purposes.
  - Does not generate additional taxes for the Municipality as a whole, it is revenue neutral.
  - Only the Municipal portion of the property tax bill would change.
  - The County and Education rates are the same for both wards and would not change.
- ❖ Fair and equitable key components:
  - MPAC Current Value Assessment (CVA) is based on comparable property values
  - Tax Ratios distribute burden by property type – County sets
    - Farmland (0.25), Residential (1), Commercial (1.52), Industrial (2.63)
  - Weighted assessment (CVA multiplied by tax ratio) are used to allocate costs
  - Special Services – costs allocated to areas receiving benefit using weighted assessment.
  - Common Services – costs allocated to whole community using weighted assessment.

Options for Potential Special Services Area Rating Summary		Paid Per \$100,000 Weighted Assessment (WA)		
		All Common	If Special Service	
Services	Dept		W1*	W2*
Administration (incl Town Hall)		53.60		
Fire and Emergency		72.87		
Police Service (PHPS/OPP)	PS	252.49	292.00	146.58
Police Service Board	PS	3.77	4.36	2.19
Community Policing	PS		-	-
Planning and Development	P&D	17.62		
Parking	P&D	(4.84)	(6.65)	-
Library*		37.22	38.29	30.41
Economic Development and Tourism		30.25		
Parks, Recreation and Culture Admin	PRC	16.18		
Parks	PRC	26.42		
Facilities and Programs	PRC	50.09	68.77	-
Marina	PRC	3.92	5.38	-
Harbour Dredging	PRC			
Cemeteries	PRC	4.52		
Canton	PRC	1.83		
Works & Engineering Admin	WE	31.83		
Transit	WE	21.43	29.42	-
Roads	WE	146.76		
Traffic Lights	WE	2.31		
Crossing Guards	WE	4.17		
Sidewalks	WE	2.76	3.79	-
Streetlights	WE	10.60	13.92	1.68
Christmas Tree and Yard Waste Pickup	WE	1.38	1.90	-
Bulk Waste	WE	-	-	-
		787.20		

\*Definable Benefitting Area by Library for each Branch is MJB: W1 + 50% W2, GH: 50% W2 (Estimated)

- ❖ For context when considering Impact of Potential Special Services:



\*Before adjustment of special services

## RESOLUTIONS

- ❖ On December 3, 2013 Council passed Resolution No. 141/2013 which indicates:
  - That any approach be phased in over 5 years; and further
  - That Staff develop a policy and guidelines for annual review of the Area Rating By-law as part of the budget process; and further
  - That a comprehensive review of the Area Rating By-law and all Municipal services be undertaken in 2016 with consideration to moving recreation facilities from Special Services to the Common tax levy (time period to be determined).
- ❖ On February 25, 2014 Council passed Resolution No. 17/2014 which indicates
  - That Parks, Recreation and Culture facilities and programming, Sidewalks, Streetlights, Christmas Tree and Yard Waste Pickup, Bulky Waste Pickup, Transit, Police Service, Police Service Board and Community Policing Services, Library, Parking and Harbour Dredging be identified as potential Special Services for discussion purposes during the Municipal Taxation Review (Area Rating) Community Consultation Stage 2 - Review of Options/Themes.

## NEXT STEPS

- ❖ Please pick up a comment sheet at the Open House or on the website ([www.porthope.ca](http://www.porthope.ca))
- ❖ All comments received prior to March 21, 2014 will be included in a report to the Committee of the Whole on April 1, 2014.
- ❖ **Submit Comments by March 21, 2014 via:**
  - Email to [finance@porthope.ca](mailto:finance@porthope.ca) or fax to 905-885-1807, or
  - Submit directly at:
    - Open House Events
    - Town Hall (56 Queen Street)
    - Canton Municipal Office (5325 County Road 10)
    - Garden Hill Library (3609 Ganaraska Road), or
  - Mail to Town Hall (56 Queen Street, Port Hope, ON, L1A 3Z9)
- ❖ **For More Information:**
  - See additional resources available at [www.porthope.ca](http://www.porthope.ca) under Quick Links
  - Contact David Baxter, Director of Finance at 905-885-4544 or [dbaxter@porthope.ca](mailto:dbaxter@porthope.ca)
  - As always, individual Council members can be contacted as well