

**To:** **COUNCIL**

**Meeting Date:** **01/18/2022**

**Subject:** **2022 Interim Tax Levy**

**Submitted By:** **Sheryl Ayres, Chief Financial Officer**

**Prepared By:** **Fern Nunes-Farias, Supervisor of Tax & Water**

**Report No.:** **22-013(CRS)**

**File No.:** **C1101**

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## **Recommendation(s)**

THAT Report 22-013(CRS), re: 2022 Interim Tax Levy be received;  
AND THAT the Interim Tax Levy By-law be passed.

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## **Executive Summary**

### **Purpose**

Section 317 of the Municipal Act, 2001, provides that a local municipality shall each year, pass a by-law for the purpose to levy and collect the 2022 interim property taxes.

### **Key Findings**

The tax levy will be billed across the assessment base by rates for each property class as outlined in Schedule A of the Tax Levy Bylaw.

### **Financial Implications**

Section 317 of the Municipal Act provides municipalities with the authority to levy interim property taxes in an amount not to exceed 50% of the total amount of taxes levied for the prior year.

The interim levy will raise \$47,334,167 in taxation, approximately 49.50% of prior year taxes. This will ensure the requirement not to exceed 50% of the prior year taxes levied.

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## Background

Section 317 of the Municipal Act, 2001, allows a municipality to levy, on all rateable properties, an interim tax levy. The amount levied on a property shall not exceed 50% of the total amount of taxes for municipal and school purposes levied on the property for the previous year.

To enable the City to bill and collect the 2022 interim tax levy, Council approval of the 2022 Interim Tax Billing By-law is required.

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## Analysis

### Strategic Alignment

PROSPERITY: To support and encourage the growth of a highly competitive local economy where there is opportunity for everyone to contribute and succeed.

Goal #2 - Governance and Leadership

Objective 2.5 Focus on the responsible management of financial resources, ensuring transparency and accountability.

The interim tax levy will provide the City with approximately 49.50% of the funds required to meet our 2022 financial obligations.

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## Comments

In January 2022, staff will commence the billing process for 2022 interim taxes. The instalment due dates for the interim levy for property taxes will be set as March 1, 2022 and May 2, 2022.

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## Existing Policy/By-Law

Section 317 of the Municipal Act, 2001, provides that a local municipality shall each year, pass a by-law for the purpose to levy and collect the 2022 interim property taxes

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## Financial Impact

The interim levy is required to provide the necessary cash flow to meet the obligations of the City including interim payments to the Region and School Boards until the annual tax rate can be set and final bills prepared in May 2022.

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## Public Input

Posted publicly as part of the report process.

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## Internal/External Consultation

The tax rates on the various property tax classes, as outlined in the Interim Tax Levy Bylaw, are developed in consultation with the Region of Waterloo and area municipalities.

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## Conclusion

In compliance with section 317 of the Municipal Act, 2001, the Interim Tax Levy By-law has been prepared to levy the required funds for municipal services and meet the obligation of interim payments to the Region and School Boards.

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## Signature

### Division Approval

Reviewed by Legal Services



**Name: Sheryl Ayres**  
**Title: Chief Financial Officer**

### Departmental Approval



**Name: Dave Bush**  
**Title: Deputy City Manager – Corporate Services**

### City Manager Approval



**Name: Hardy Bromberg**  
**Title: Acting City Manager**

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## Attachments

Appendix A - By-law with Rates Schedule



BY-LAW NO. xxx-22  
OF THE  
CORPORATION OF THE CITY OF CAMBRIDGE

Being a by-law of the Corporation of the City of Cambridge  
to provide for a 2022 Interim Tax Levy and for  
the payment of 2022 Interim Taxes

WHEREAS Section 317 of the Municipal Act, 2001, S.O. 2001, c.25, and related subsections, as amended, provides that the Council of a municipality may, by by-law, levy before the adoption of the estimates for the current year;

AND WHEREAS, Sections 342 to 346 of the Municipal Act, 2001, S.O. 2001, C.25, and related subsections, as amended, provide that Council may by by-law provide for the payment of taxes at certain times and places;

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:

1. THAT an Interim Tax Levy for 2022 is hereby imposed and levied as of January 1<sup>st</sup> of 2022 on all real property according to the last revised assessment roll of the City of Cambridge.
2. THAT for the Interim Levy, taxes will be levied using the tax rates listed on Schedule "A" attached to this by-law.
3. THAT the Interim Levy, in respect of assessment of real property, shall be payable in two instalments. The date of demand shall be the 8th day of February, 2022, with the first instalment of taxes being due and payable on the 1st day of March, 2022, and the second instalment being due and payable on the 2nd day of May, 2022.
4. THAT ratepayers are given the option of paying their realty taxes in pre-authorized monthly instalments that are due on the first working day of each month, except in those months when a due date falls and the monthly withdrawal will be made on the due dates.
5. THAT the City Treasurer and/or designate may receive payment on account of taxes in advance of the due date, but that no interest or discount shall be allowed for taxes paid in advance.
6. THAT interest on overdue taxes will be charged in accordance with a by-law as authorized in the Municipal Act, 2001, S.O. 2001, c.25.
7. THAT the City Treasurer and/or designate shall receive all taxes, assessments, rents, rates and instalments thereof, tendered for payment at his/her office, or at most financial institutions.
8. THAT this By-law shall come into full force on the day it is passed

PASSED AND ENACTED THIS 18TH DAY OF JANUARY, A. D. 2022

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MAYOR

*SCHEDULE "A"*  
TO BY-LAW xxx-22  
OF THE  
CORPORATION OF THE CITY OF CAMBRIDGE

CH	Commercial - Taxable at Full Rate, Shared like PIL	0.0040930
CT	Commercial - Taxable at Full Rate	0.0040930
CU	Commercial - Taxable at Excess Land Rate	0.0040930
CX	Commercial - Taxable at Vacant Land Rate	0.0040930
DT	Office Building - Taxable at Full Rate	0.0040930
FT	Farmland - Taxable at Full Rate	0.0005247
GT	Parking Lot - Taxable at Full Rate	0.0040930
I1	Industrial/Farm - Taxable Farm Awaiting Develop Ph 1 Rate	0.0015742
I4	Industrial /Farm - Taxable Farm Awaiting Develop Ph 2 Rate	0.0040930
IH	Industrial - Taxable at Full Rate, Shared like PIL	0.0040930
IK	Industrial - Taxable at Excess Land Rate, Shared like PIL	0.0040930
IT	Industrial - Taxable at Full Rate	0.0040930
IU	Industrial - Taxable at Excess Land Rate	0.0040930
IX	Industrial - Taxable at Vacant Land Rate	0.0040930
JT	Industrial New Construction - Taxable at Full Rate	0.0040930
JU	Industrial New Construction - Taxable at Excess Land Rate	0.0040930
KT	Large Industrial New Construction - Taxable at Full Rate	0.0040930
LT	Large Industrial - Taxable at Full Rate	0.0040930
LK	Large Industrial - Taxable at Excess Land Rate, Shared Like PIL	0.0040930
LU	Large Industrial - Taxable at Excess Land Rate	0.0040930
M1	Multi-Residential - Taxable Farm Awaiting Develop Ph 1 Rate	0.0015742
MT	Multi-Residential - Taxable at Full Rate	0.0040930
NT	New Multi-Residential - Taxable at Full Rate	0.0020815
PT	Pipelines	0.0020989
R1	Residential/Farm - Taxable Farm Awaiting Develop Ph 1 Rate	0.0015742
RT	Residential and Farm - Taxable at Full Rate	0.0020989
ST	Shopping Centre - Taxable at Full Rate	0.0040930
SU	Shopping Centre - Taxable at Excess Land Rate	0.0040930
TT	Managed Forest - Taxable at Full Rate	0.0005247
XT	Commercial New Construction - Taxable at Full Rate	0.0040930
XU	Commercial New Construction - Taxable Excess Land Rate	0.0040930
YT	Office Building New Construction - Taxable at Full Rate	0.0040930
ZT	Shopping Centre New Construction - Taxable at Full Rate	0.0040930
ZU	Shopping Centre New Construction - Taxable Excess Land Rate	0.0040930
HT	Landfill - Taxable Excess Land Rate	0.0032324