



Legislation Details (With Text)

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Title: Bylaw 27/2021 - 2021 Tax Rate Bylaw (1st, 2nd & 3rd readings)
Presented by: Stephen Bannerman, Senior Manager, Assessment & Taxation

Sponsors:

Indexes:

Code sections:

Attachments: 1. Att1_2021 Tax Rate Bylaw, 2. Att2_Report on 2020 Assessment & 2021 Taxes

Date	Ver.	Action By	Action	Result
5/17/2021	1	City Council	receive first reading	
5/17/2021	1	City Council	received second reading	
5/17/2021	1	City Council	consent to third reading	
5/17/2021	1	City Council	received third reading	

TAMRMS#: B06

10.4

Bylaw 27/2021 - 2021 Tax Rate Bylaw (1st, 2nd & 3rd readings)

Presented by: Stephen Bannerman, Senior Manager, Assessment & Taxation

RECOMMENDED MOTION(S)

1. That Bylaw 27/2021, being a bylaw to authorize the rates of property taxation for 2021 be read a first time.
2. That Bylaw 27/2021 be read a second time.
3. That unanimous consent be given for consideration of third reading of Bylaw 27/2021.
4. That Bylaw 27/2021 be read a third and final time.

PURPOSE OF REPORT

The purpose of this report is to:

1. Summarize the changes in the 2020 (assessment year) taxable assessment base.
2. Set the municipal property tax rates resulting from the 2021 approved budget.
 - a. General Municipal Levy Tax Rates

- b. Servus Place Capital Debenture Tax Rates
- c. Annexation Lands Tax Rates

3. Set the education property tax rates required for the 2021 Provincial Education Requisition.
4. Set the Homeland Housing Foundation tax rates required for the 2021 requisition.
5. Set the “Designated Industrial Property” tax rate required for the 2021 requisition.
6. Summarize the impact that 2021 tax levies and requisitions will have on residential and non-residential properties.
7. Provide tax payment information including deadlines and penalty amounts.

ALIGNMENT TO PRIORITIES IN COUNCIL’S STRATEGIC PLAN

N/A

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

N/A

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

N/A

BACKGROUND AND DISCUSSION

Please refer to the attachment for the body of the report.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

Approved tax rates and tax impacts will be communicated to property owners via press release, upon passing of the tax rate bylaw.

Property owners will be sent their combined 2021 Assessment & Taxation Notice at the end of May 2021 via Canada Post.

Deadline for property assessment appeals is August 9, 2021.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

Passing of this bylaw will provide funding as per the 2021 approved Municipal Operating Budget.

Legal / Risk:

The Municipal Government Act, pursuant to Part 10, Division 2, requires a bylaw to establish property tax rates, against assessed property, to raise sufficient tax revenue to fund municipal services and to provide for various requisitions from outside organizations such as the Alberta School Foundation Fund (ASFF) and Homeland Housing.

Program or Service:

Passing of this bylaw will provide funding for the programs and service levels as approved in the 2021 Municipal Operating Budget.

Organizational:

None at this time.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

If Council does not wish to support the recommendation, the following alternatives could be considered:

1) A differing general municipal tax split could be implemented by Council. This would alter the tax impacts affecting the municipal portion of property taxes between the residential and non-residential property classes. Such a change may slightly affect the timing of passing of the tax rate bylaw and subsequently the timing of mailout of the Assessment & Tax notices.

Report Date: May 17, 2021

Author: Stephen Bannerman

Committee/Department: Finance Services & Information Technology

Deputy Chief Administrative Officer: Kerry Hilts

Chief Administrative Officer: Kevin Scoble