

THE MUNICIPALITY OF LAMBTON SHORES

Report TR 12-2024

Council Meeting Date: May 14, 2024

TO: Mayor Cook and Members of Council
FROM: Janet Ferguson, Director of Financial Services
RE: 2024 Tax Rates

RECOMMENDATION:

THAT Report TR 12-2024 regarding the 2024 tax rates be received; and

THAT the by-law establishing the 2024 Tax Rates be approved.

SUMMARY

This report provides Council with the 2024 tax rates and summarizes the impacts for property owners and allocations of total tax dollars.

BACKGROUND

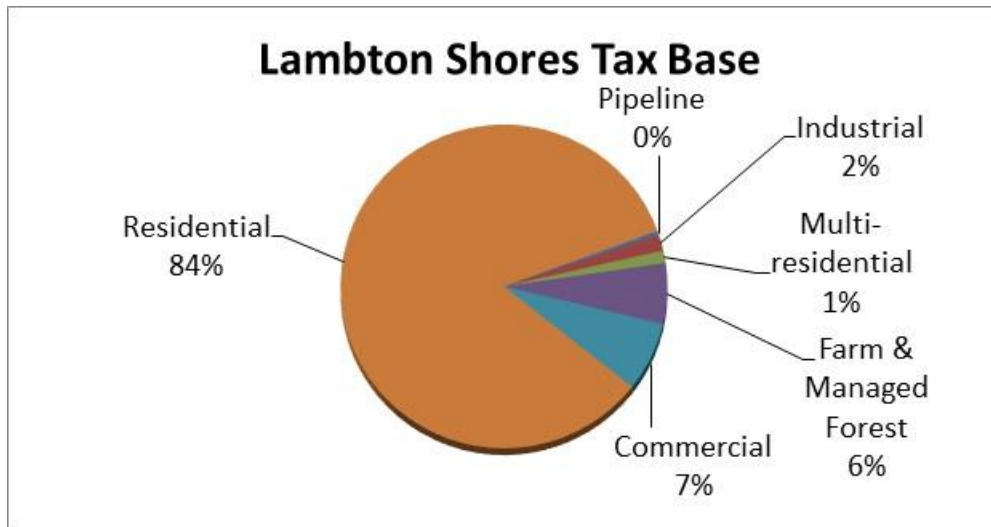
Municipalities are required to establish tax rates annually and in Lambton Shores there are three components, Education, County and Lambton Shores. Also, for those commercial and industrial properties located within the Forest BIA area identified in By-law 3 of 1994 will have an additional tax rate applied to their assessment.

Education tax rates are set by the Province and in 2024 the Residential rate remains the same as the 2023 and 2022 rate.

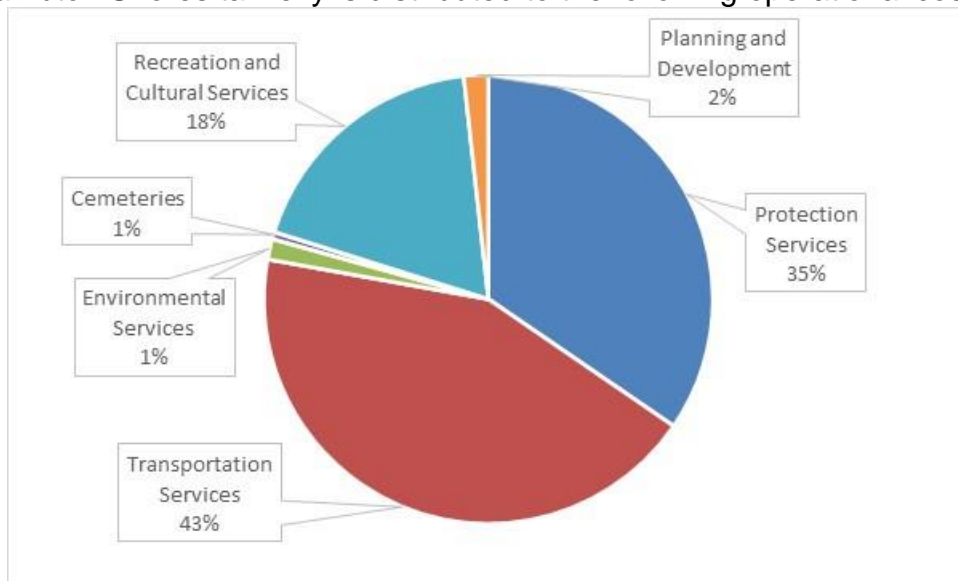
The County wide tax policy was approved at the May 1st, 2024 County Council meeting. The tax policy only had one change from the 2023 policy; which was an increase to the tax ratio for Landfill and it does not affect Lambton Shores. The County wide tax policies and ratios form the basis for the County and local municipalities to set tax rates.

The Lambton Shores residential tax rate has increased by 4.21% or \$21.69 per \$100,000 dollars of assessment.

The Lambton Shores tax levy is made up of the following classes:



The Lambton Shores tax levy is distributed to the following operational cost centers:



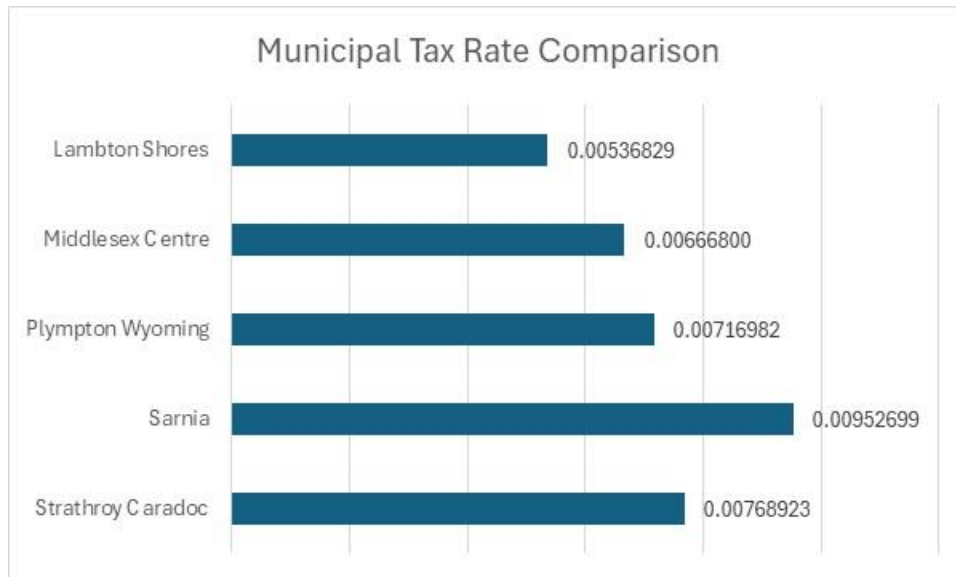
The County has set their rates and the residential rate is a 6.22% increase over the 2023 rate.

The total or combined residential tax rate (Lambton Shores, County and Education) results in an overall increase of 4.48% over the 2023 total rate. The following table illustrates the total tax rate impact to \$100,000 of assessment for a residential property.

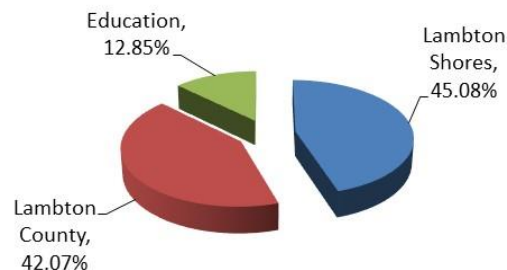
	RESIDENTIAL			
	Lambton Shores	Lambton County	Education	Total
2023	0.00515136	0.00471715	0.00153000	0.01139851
Per \$100,000.00	\$ 515.14	\$ 471.72	\$ 153.00	\$ 1,139.85
2024	0.00536829	0.00501052	0.00153000	0.01190881
Per \$100,000.00	\$ 536.83	\$ 501.05	\$ 153.00	\$ 1,190.88
Change	\$ 21.69	\$ 29.34	\$ -	\$ 51.03
% Change	4.21%	6.22%	0.00%	4.48%

And for an average assessed home of \$311,000.00 the annual increase would be \$158.70.

At this time, many Municipalities are also in the process of setting tax rates and there were only a few to use as a comparison.



The combined tax rate chart is attached for your perusal. There is only 45.08% of the residential tax dollar that remains in Lambton Shores. The total tax rate breakdown is as follows:



Residents of Lambton Shores are the second largest contributor of the County tax levy as shown below:

MUNICIPALITY	2024		2023		2022	
	LEVY AMOUNT	% OF LEVY	LEVY AMOUNT	% OF LEVY	LEVY AMOUNT	% OF LEVY
SARNIA	\$ 45,243,768.00	47.34%	\$ 42,393,289.00	47.431%	\$ 40,649,615.00	47.853%
LAMBTON SHORES	\$ 13,812,089.00	14.45%	\$ 12,765,502.00	14.283%	\$ 11,957,830.00	14.077%
PETROLIA	\$ 3,214,933.00	3.36%	\$ 2,988,630.00	3.344%	\$ 2,852,231.00	3.358%
PLYMPTON/ WYOMING	\$ 7,243,772.00	7.58%	\$ 6,708,161.00	7.505%	\$ 6,211,255.00	7.312%
OIL SPRINGS	\$ 261,262.00	0.27%	\$ 235,025.00	0.263%	\$ 221,739.00	0.261%
PT. EDWARD	\$ 2,089,674.00	2.19%	\$ 1,976,652.00	2.212%	\$ 1,891,183.00	2.226%
BROOKE-ALVINSTON	\$ 2,038,233.00	2.13%	\$ 1,930,733.00	2.160%	\$ 1,860,576.00	2.190%
DAWN-EUPHEMIA	\$ 2,951,003.00	3.09%	\$ 2,772,296.00	3.103%	\$ 2,554,112.00	3.008%
ENNISKILLEN	\$ 2,277,633.00	2.38%	\$ 2,178,756.00	2.438%	\$ 2,084,423.00	2.454%
ST. CLAIR	\$ 13,390,551.00	14.01%	\$ 12,580,069.00	14.075%	\$ 11,971,928.00	14.094%
WARWICK	\$ 3,044,872.00	3.19%	\$ 2,849,351.00	3.188%	\$ 2,691,315.00	3.168%
TOTAL	\$ 95,567,790.00	100.00%	\$ 89,378,464.00	100.00%	\$ 84,946,207.00	100.00%
Levy Change	6.92%		5.22%		3.30%	

ALTERNATIVES TO CONSIDER

None

RECOMMENDED ACTIONS

That Report TR 12-2024 be received and the pertinent by-law establishing the 2024 tax rates be approved.

FINANCIAL IMPACT

The Lambton Shores tax rate is established to ensure the municipality receives the total tax levy required through the budget process. The 2024 Lambton Shores tax rate is a 4.21% increase over the 2023 rate; however, the total residential tax rate is an overall increase of 4.48% over the total 2023 tax rate.

The impact to individual properties varies depending on what has happened with the assessment for the property. The Province continues to have the reassessment process on hold so there will only be changes to assessment values as a result of a change to the property such as an addition or new building.

As noted above the total increase per \$100,000 of assessment for the total residential tax rate is \$51.03.

CONSULTATION

Lambton County Tax Policy
Attachment: 2024 Total Tax Rate Chart