

2016

Mayor's Message | Budget and Property Taxes



The 2016 budget for the Town of Baie-D'Urfé was adopted at a special council meeting held December 15, 2015.

The Town's local budget for 2016 is \$7.1 million, a 0% increase compared to 2015. The total budget is \$18.3 million with the inclusion of the Town's contribution to the Agglomeration, compared to \$18.4 million in 2015. Of this amount, 85.4% is raised through general property taxation and 14.6% from other sources. After allowing for other revenues (chiefly water taxes, transfer taxes and local improvement taxes) and the receipt of payments in lieu of taxes, a sum of \$15 659 620 remains to be raised through general property taxation.

The 2016 agglomeration quote-part share for Baie-D'Urfé is \$11 201 620, a decrease of 0.66% compared to the Town's 2015 contribution of \$11 276 080. The Town's contribution to the City of Montreal for agglomeration expenses represents 61% of Baie-D'Urfé's 2016 operating budget. Almost 72% of the taxes collected in Baie-D'Urfé pay for these expenditures.

The Town has committed about \$9.2 million to its three-year capital projects program - about \$2.8 million is expected to be spent in 2016. Most of the planned expenditures for 2016 (about \$2.2 million) will come from the Town's accumulated surplus. Less than \$240 000 will come from taxation.

Our capital projects for the year 2016 include our general annual paving (\$450 000) and drainage projects (\$200 000) which will be funded in part, as in the past, by a grant from the *Gas Tax Subsidy*

Program; Improvements to both *Dorset* and *John Weir Parks* (\$130 000), of which \$110 000 will come from surplus.

Since the ash borer's presence was confirmed on the territory of Baie-D'Urfé in the fall of 2014, with this budget, the Town is continuing its five year preventive and replacement program for its 2800 public ash trees (\$221 000, to be fully funded from taxation).

Other projects that are planned for 2016 and whose expenditures will be **fully funded out of the Town's surplus** are:

- repayment of the Town's remaining two loan by-laws at large (\$101 000);
- the start of an annual Green Waste Program (\$200 000);
- improvements to the Town's street and pathway lighting (\$106 000) and continuation of work on the Victoria pathway (\$50 000);
- a citizens' financial aid program (\$450 000) to help with the treatment and/or cutting of the 3400 private ash trees and for tree planting to ensure that the Town's tree canopy remains strong;
- an investment in sound reduction berms (\$1 500 000 over 5 years);
- the reconstruction of the 1976 *Har-Tru* tennis courts and improvement of drainage in the surrounding Tennis, Pool and Curling Club areas (450 000 \$);

The valuations used for the purpose of this year's taxation are taken from the valuation roll in effect

from 2014 to 2016, with the increase over the previous roll spread over the three years. Single-family valuations increased by an average of 19.1% over the previous roll, while non-residential valuations increased by an average of only 1%. We are currently in the final year of this three-year roll.

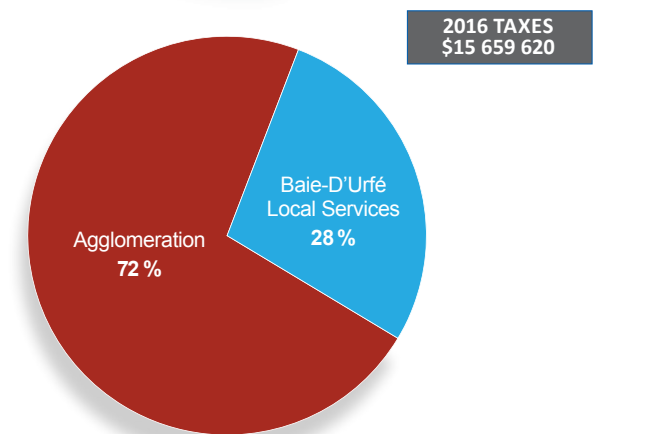
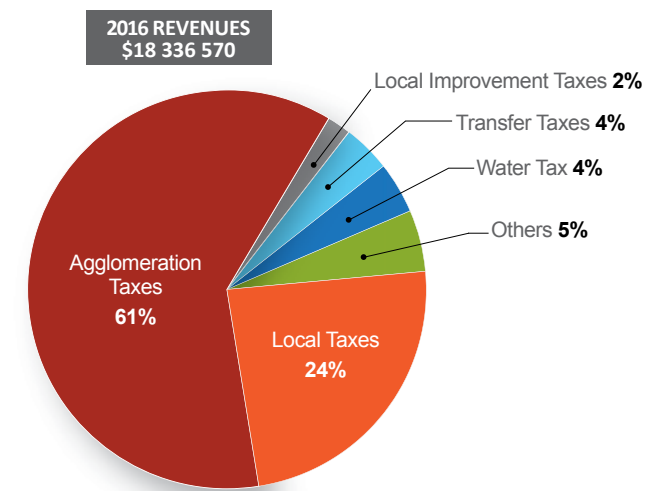
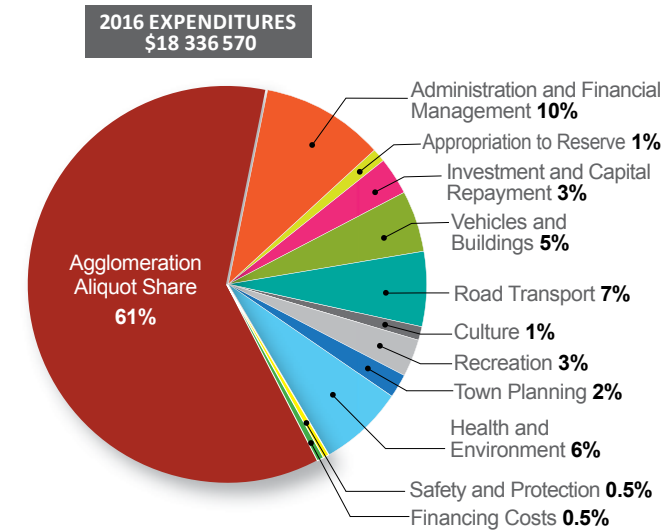
The mill rate for residential properties has been set at \$0.5950 and the rate for non-residential properties at \$3.0675. The rate for immovables of six or more dwellings is \$0.5950, and the rate for vacant land is \$1.1900. All rates are per \$100 of property valuation.

The effect on the 2016 tax bill for all categories is a 0% increase compared to the 2015 tax bill (for those with an average valuation increase as indicated above).

This is the second year in a row that the Town has frozen taxes for all its property owners.

This represents an average single-family tax bill of \$3 852 exclusive of the water tax which remains unchanged at \$89 for the first 50 000 gallons. Because the valuation of your residence or business may have increased by more or less than the average in your category, there may be an increase or a decrease on your tax bill. In fact, 31.4% of home owners will have a tax decrease, while 63.2% will have a tax increase ranging from \$0.39 to \$15.

The pie charts to the right show the breakdown of the 2016 revenues, expenditures and taxes.



Your tax bill can be paid electronically. Please see the insert and the reverse of your tax bill for details on payment options. **Please note that if you are paying by instalments, no reminder will be sent for the second instalment due May 25.** Your tax bill also includes the base water charge and any excess water consumption for 2015 (where applicable). If you have any questions, please feel free to contact Mayor Maria Tutino or Julie MacDowell, Treasurer.