

THE REGIONAL MUNICIPALITY OF YORK

BILL NO. 15

BY-LAW NO. 2011-15

A by-law to establish tax ratios and to specify the percentage by which tax rates are to be reduced for prescribed property subclasses for 2011

WHEREAS the Council of The Regional Municipality of York is required pursuant to section 308(5) of the *Municipal Act, 2001*, as amended (the “*Municipal Act*”) to establish tax ratios in each year for the Region and its lower-tier municipalities;

AND WHEREAS the tax ratios determine the relative amount of taxation to be borne by each property class;

AND WHEREAS the property classes have been prescribed by the Minister of Finance pursuant to section 7 of the *Assessment Act*, as amended;

AND WHEREAS the Council of The Regional Municipality of York has adopted the new multi-residential property class pursuant to Section 10 of Regulation 282/98 made under the *Assessment Act*;

AND WHEREAS the Council of The Regional Municipality of York is required pursuant to section 313(3)(a) of the *Municipal Act* to specify the percentage by which tax rates are to be reduced for the prescribed property subclasses for 2011;

AND WHEREAS the property subclasses for which tax reductions are to be established are in accordance with section 8 of the *Assessment Act*;

AND WHEREAS the tax reductions reduce the tax rates that would otherwise be levied for municipal purposes;

NOW THEREFORE the Council of The Regional Municipality of York HEREBY ENACTS as follows:

1. For the taxation year 2011, the tax ratio for property in,
 - (a) the residential property class is 1.0000;
 - (b) the multi-residential property class is 1.0000;
 - (c) the new multi-residential property class is 1.0000;
 - (d) the commercial property class is 1.1431;
 - (e) the industrial property class is 1.3305;
 - (f) the pipe line property class is 0.9190;
 - (g) the farm property class is 0.2500; and
 - (h) the managed forests property class is 0.2500.
2. The tax reduction for,
 - (a) the vacant land and excess land subclasses in the commercial property class is 30%;
 - (b) the vacant land and excess land subclasses in the industrial property class is 35%;
 - (c) the first subclass of farmland awaiting development in the residential property class, multi-residential property class, commercial property class and industrial property class is 75% of the residential tax rate; and
 - (d) the second subclass of farmland awaiting development in the residential property class, multi-residential class, commercial class and industrial class is 0%.
3. For the purposes of this by-law, the first subclass of farmland awaiting development and the second subclass of farmland awaiting development are as defined in O.Reg.282/98 made under the *Assessment Act*.

ENACTED AND PASSED this 21st day of April, 2011.

Denis Kelly

Regional Clerk

Bill Fisch

Regional Chair

*Authorized by Clause 3 of Report 4 of the Finance and Administration Committee,
adopted by Regional Council at its meeting on April 21, 2011.*