THE REGIONAL MUNICIPALITY OF YORK

BILL NO. 32

BY-LAW NO. A-0360-2005-032

A by-law to set and levy the rates of taxation for regional general purposes for the year 2005

WHEREAS the estimated sum required for payment of the current expenditures of the Regional Corporation in the year 2005, as adopted by the Regional Council on February 17, 2005, and for payment of all debts of the Regional Corporation falling due within such year exclusive of current expenditures and debts for water and sewer purposes, amounts required to be raised for sinking funds and principal and interest payments or sinking fund requirements in respect of debenture debt of lower-tier municipalities, for the payment of which the Regional Corporation is liable, and after allowance is made for contribution from reserves, is $568,117,000;

AND WHEREAS an amount of Payments in Lieu of Taxation of $2,300,000 to be paid to the Regional Corporation in 2005 has been estimated and such amount is to be used to reduce the rates of taxation;

AND WHEREAS section 311(11) of the *Municipal Act, 2001,* as amended (the "*Municipal Act*") provides that an upper-tier rating by-law shall estimate the amount to be raised in a lower-tier municipality as a result of a levy being made in that municipality in accordance with the by-law;

AND WHEREAS section 311(2) of the *Municipal Act* provides that an upper-tier municipality shall pass a by-law directing the council of each lower-tier municipality to levy a separate tax rate, as specified in the by-law, on the assessment in each property class in the lower-tier municipality rateable for upper-tier purposes;

AND WHEREAS all property assessment rolls on which the 2005 taxes are to be levied have been returned and revised pursuant to the provisions of the *Assessment Act*, as amended, subject to any appeals presently outstanding;

AND WHEREAS the tax rates on the property classes and property subclasses have been calculated on the returned assessment roll dated December 9, 2004 pursuant to the provisions of the *Municipal Act* and the manner set out herein;

AND WHEREAS the *Municipal Act* provides that the Council of an upper-tier municipality may, before the adoption of the estimates for the year, by by-law requisition a sum from each of its lower-tier municipalities, not exceeding the prescribed percentage of the amount that, in the upper-tier rating by-law for the previous year, was estimated to be raised in the particular lower-tier municipality and that the amount of any such requisition shall be deducted from the amounts to be paid by the lower-tier municipality to the Regional Corporation under the upper-tier rating by-law for the year;

AND WHEREAS By-law No. L-0132-2005-002, being a by-law to levy against the lower-tier municipalities on an interim basis the sums of monies required during the year 2005 for the purposes of the Regional Corporation was enacted by the Regional Council on January 20, 2005, and levied against each lower-tier municipality set out in Column 1 of the schedule contained in section 1 of the said by-law, the specific sums set out opposite each lower-tier municipality in Column 2 of the said schedule, and such sums were payable in installments as set out in Columns 6 and 7 of Schedule “A” to this by-law;

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

1. The estimated sum required for payment of the current expenditures of the Regional Corporation for the year 2005, as adopted, shall be reduced by the

aggregate amount of Payments in Lieu of Taxation of $2,300,000 to reduce the amount of the net regional requirements to $565,817,000.

2. For the taxation year 2005, the estimated amounts to be raised in each lower-tier municipality as a result of a levy being made in that municipality in accordance with this by-law are set out in Column 5 of Schedule "A" attached hereto opposite the respective municipality listed in Column 1 and which amounts are equal to the sum of the corresponding amounts set out in Columns 2, 3 and 4.

3. The Treasurer of each lower-tier municipality shall pay to the Treasurer of the Regional Corporation all amounts directed to be levied on property assessment under this by-law and due to the Regional Corporation under the *Municipal Act* in the amounts and on or before the times set out in Columns 8 and 9 of Schedule "A" attached hereto.

4. In this by-law, the property classes and subclasses listed in Column 1 of the schedule contained in section 5 for which tax rates are established are as defined under the *Assessment Act*.

5. For the taxation year 2005, the lower-tier municipalities shall levy upon the classes and subclasses of property listed in Column 1 of the schedule contained in this section, the rate of taxation set out opposite such property class or subclass in Column 2.

COLUMN 1	COLUMN 2
PROPERTY CLASS	**REGIONAL TAX RATE**
Residential property class	.00510942
Residential Taxable (Shared as PIL)	.00510942
Residential – first subclass of farmland awaiting development	.00127736
Multi-residential property class	.00510942
New multi-residential property class	.00510942
Commercial property class	.00616707
Commercial: excess land subclass	.00431695
Commercial: vacant land subclass	.00431695
Commercial – first subclass of farmland awaiting development	.00127736
Commercial (previous Ontario Hydro)	.00616707
Commercial Vacant (Shared as PIL)	.00431695
Office Building	.00616707
Office Building Vacant Units and Excess	.00431695
Shopping Centre	.00616707
Shopping Centre Vacant Units and Excess	.00431695
Industrial property class	.00701881
Industrial: excess land subclass	.00456223
Industrial: vacant land subclass	.00456223
Industrial – first subclass of farmland awaiting development	.00127736
Industrial (previous Ontario Hydro)	.00701881
Industrial (previous Ontario Hydro) Excess	.00456223
Large Industrial	.00701881
Large Industrial Vacant Units and Excess	.00456223
Pipelines	.00469556
Farmlands	.00127736
Managed forests	.00127736

6. Schedule “A” shall form part of this by-law.

ENACTED AND PASSED this 21st day of April, 2005.

Denis Kelly	Bill Fisch
Regional Clerk	Regional Chair

SCHEDULE "A"
2005 Taxation Year

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7	COLUMN 8	COLUMN 9
	2005 TAXABLE PROPERTIES REGIONAL REQUIREMENT	ESTIMATED RAILWAY RIGHTS-OF-WAY REGIONAL REQUIREMENT	ESTIMATED UTILITIES REGIONAL REQUIREMENT	ESTIMATED TOTAL REGIONAL REQUIREMENT	BY-LAW NO. L-0132-2005-002 DUE APRIL 29, 2005	BY-LAW NO. L-0132-2005-002 DUE JUNE 30, 2005	NET DUE ON OR BEFORE SEPTEMBER 30, 2005	NET DUE ON OR BEFORE DECEMBER 15, 2005
Town of Aurora	$27,307,718.00	$5,089.00	$29,094.00	$27,341,901.00	$6,152,884.00	$6,152,884.00	$7,518,066.50	$7,518,066.50
Town of East Gwillimbury	11,353,306.00	32,777.00	2,842.00	11,388,925.00	2,638,722.00	2,638,722.00	3,055,740.50	3,055,740.50
Town of Georgina	17,243,000.00	34,709.00	11,884.00	17,289,593.00	4,031,811.00	4,031,811.00	4,612,985.50	4,612,985.50
Township of King	14,397,514.00	0.00	428,937.00	14,826,451.00	3,487,967.50	3,487,967.50	3,925,258.00	3,925,258.00
Town of Markham	161,773,132.00	124,048.00	239,652.00	162,136,832.00	36,520,240.50	36,520,240.50	44,548,175.50	44,548,175.50
Town of Newmarket	37,250,683.00	0.00	31,039.00	37,281,722.00	8,528,955.00	8,528,955.00	10,111,906.00	10,111,906.00
Town of Richmond Hill	101,629,951.00	53,906.00	8,659.00	101,692,516.00	23,001,617.50	23,001,617.50	27,844,640.50	27,844,640.50
City of Vaughan	177,259,962.00	172,415.00	332,943.00	177,765,320.00	40,129,710.00	40,129,710.00	48,752,950.00	48,752,950.00
Town of Whitchurch-Stouffville	16,053,487.00	35,164.00	5,089.00	16,093,740.00	3,695,842.50	3,695,842.50	4,351,027.50	4,351,027.50
TOTAL	$564,268,753.00	$458,108.00	$1,090,139.00	$565,817,000.00	$128,187,750.00	$128,187,750.00	$154,720,750.00	$154,720,750.00