

THE REGIONAL MUNICIPALITY OF YORK

BILL NO. 64

BY-LAW NO. D-0162-2004-062

To authorize the borrowing upon debentures in the principal amount of \$16,054,000 of 20 year amortizing debentures for purposes of The Corporation of the Town of Newmarket

WHEREAS the *Municipal Act, 2001*, as amended (the “**Act**”) provides that a municipality may incur a debt for municipal purposes, whether by borrowing money or in any other way, and may issue debentures and prescribed financial instruments and enter prescribed financial agreements for or in relation to the debt;

AND WHEREAS the Council of The Regional Municipality of York (the “**Upper-tier Municipality**”) received a request of the Council of The Corporation of the Town of Newmarket (the “**Lower-tier Municipality**”) to borrow money for the purposes of the Lower-tier Municipality (individually a “**Project**”, collectively the “**Projects**”) set out in Column (2) of Schedule “A” attached hereto and forming part of this By-law (“**Schedule “A”**”) and to issue debentures for the Projects in the respective amounts specified in Column (5) of Schedule “A”;

AND WHEREAS the Act also provides that a municipality shall authorize long term borrowing by the issue of debentures or through another municipality under section 403 or 404 of the Act and subsection 403(7) of the Act provides that all debentures issued under a by-law passed by an upper-tier municipality under section 403 are direct, joint and several obligations of the upper-tier municipality and its lower-tier municipalities;

AND WHEREAS before authorizing the Projects and before authorizing any additional cost amounts and any additional debenture authorities in respect thereof, the Lower-tier Municipality had its Treasurer update its most recent annual debt and financial obligation limit received from the Ministry of Municipal Affairs and Housing in accordance with the applicable regulation and, prior to authorizing each Project, each such additional cost amount and each such additional debenture authority (if any), the Treasurer determined that the estimated annual amount payable in respect of each Project, each such additional cost amount and each such additional debenture authority (if any) would not cause the Lower-tier Municipality to exceed the updated limit and that the approval of each Project, each such additional cost amount and each such additional debenture authority (if any) by the Ontario Municipal Board was not required;

AND WHEREAS to provide long term financing for the Projects it is now deemed to be expedient to borrow money by the issue and sale of 5.724% amortizing debentures of the Upper-tier Municipality in the principal amount of \$16,054,000 payable semi-annually in instalments of combined (blended) principal and interest in each year commencing on January 5, 2005 and ending on July 5, 2024, in lawful money of Canada on the terms hereinafter set forth;

Now therefore the Council of The Regional Municipality of York **HEREBY ENACTS** as follows:

1. For the Projects, the borrowing upon the credit of the Upper-tier Municipality at large of the principal sum of \$16,054,000 and the issue of 20 year amortizing debentures therefor (the “**Debentures**”) to be repaid in semi-annual instalments of combined (blended) principal and interest in denominations of \$1,000 and any integral multiples thereof as hereinafter set forth are hereby authorized.
2. The Regional Chair and the Commissioner of Finance and Treasurer of the Upper-tier Municipality are hereby authorized to cause any number of Debentures payable semi-annually in instalments of combined (blended) principal and interest to be issued for such sums of money as may be required for the Projects in global and definitive forms, not exceeding in total the said sum of \$16,054,000. The Debentures shall bear the Upper-tier Municipality’s municipal seal and the signatures of the Regional Chair and the Commissioner of Finance and Treasurer of the Upper-tier Municipality, all in accordance with the provisions of the Act. The municipal seal of the Upper-tier Municipality and the signatures referred to in this section may be printed, lithographed, engraved or otherwise mechanically reproduced. The Debentures are sufficiently signed if they bear the required signatures and each person signing has the authority to do so on the date he or she signs. The Debentures shall initially be issued in global fully registered form as one certificate in the principal amount of \$16,054,000, in the name of CDS & CO. as nominee of The Canadian Depository for Securities Limited (“**CDS**”), substantially in the form attached as Schedule “B” hereto and forming part of this By-law (the “**Global Debenture**”) with provision for payment of combined (blended) principal and interest (other than in respect of the provision for the final payment of outstanding principal and interest on the maturity date upon presentation and surrender) by cheque sent by post to the registered address of the registered holder or, if the Upper-tier Municipality and the registered holder of the Global Debenture so consent, by electronic transfer of payment in respect of such principal and interest to the credit of such registered holder on such terms as to which the registered holder and the Upper-tier Municipality may agree.
3.
 - (1) The Debentures shall all be dated the 5th day of July, 2004 and shall be issued within two years after the day on which this By-law is enacted, and as to both principal and interest shall be expressed and be payable in lawful money of Canada. The Debentures shall bear interest at the rate of 5.724% per annum payable semi-annually in arrears, as part of the semi-annual instalments described in this section. The Debentures shall be paid in full by July 5, 2024 and semi-annual instalments of combined (blended) principal and interest shall be payable on January 5 and July 5 (commencing January 5, 2005) in each of the years during the currency of the Debentures as specified in the amortization schedule set forth in Schedule “C” attached hereto and forming part of this By-law (“**Schedule “C”**”).
 - (2) Payments in respect of principal of and interest on the Debentures shall be made only on a day on which banking institutions in Toronto, Ontario, are not authorized or obligated by law or executive order to be closed (a “**Business Day**”) and if any date for payment is not a Business Day, payment shall be made on the next following Business Day and no further interest shall be paid in respect of the delay in such payment.

4. Interest shall be payable to the date of maturity of the Debentures and on default shall be payable both before and after default and judgment. Any amounts payable by the Upper-tier Municipality as interest on overdue principal or interest in respect of the Debentures shall be paid out of current revenue. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual instalments of combined (blended) principal and interest, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days, if applicable.
5. In limited circumstances (as set out in the letter of representations addressed to CDS referred to below and as set out in the Global Debenture) the Global Debenture shall be exchangeable for certificated Debentures in definitive fully registered form in authorized denominations upon surrender of the Global Debenture to the Commissioner of Finance and Treasurer of the Upper-tier Municipality. The definitive Debentures shall aggregate the same principal amount as the principal outstanding balance of the Global Debenture as of the record date for such exchange in accordance with the provisions of the Global Debenture, shall bear the same interest rate and maturity date, shall bear all unmatured interest obligations and shall have the same benefits and be subject to the same terms and conditions as the Global Debenture (except insofar as they specifically relate to the Global Debenture). In issuing definitive Debentures no change shall be made in the amount which would otherwise be payable in each year under the Global Debenture. The definitive Debentures shall be in fully registered form, payable as to principal and outstanding interest in lawful money of Canada in respect of the final instalment of principal and interest at maturity upon presentation and surrender thereof at any specified branch of the bank designated in the definitive Debentures, otherwise, with provision for payment of instalments of combined (blended) principal and interest by cheque sent through the post to the registered addresses of the registered holders or, if the Upper-tier Municipality and any registered holder of the definitive Debentures so consent, by electronic transfer of payment in respect of such instalments of combined (blended) principal and interest to the credit of such registered holder on such terms as to which the registered holder and the Upper-tier Municipality may agree.
6. (1) In each year in which a payment of an instalment of combined (blended) principal and interest becomes due in respect of the Debentures, there shall be raised as part of the general upper-tier levy the amounts of principal and interest payable in each year as set out in Schedule "C" to the extent that the amounts have not been provided for by any other available source including other taxes or fees or charges imposed on persons or property by a by-law of any municipality. Without limiting the generality of the foregoing the Lower-tier Municipality shall pay to the Upper-tier Municipality, the amounts required to be paid to the Upper-tier Municipality by the Lower-tier Municipality in respect of the Projects, as set out in Schedule "C", on or before the date payment is due. The amounts required to be paid to the Upper-tier Municipality in accordance with Schedule "C" shall constitute a debt of the Lower-tier Municipality to the Upper-tier Municipality and such amounts shall, when combined with any amount payable by the Upper-tier Municipality in the year for repayment of the debt for which the Debentures are to be issued, be sufficient to meet the total amount of principal and interest payable in the year by the Upper-tier Municipality in respect of the Debentures, all in accordance with the provisions of the Act.

(2) If the Lower-tier Municipality fails to make any payment or portion of it as provided in this By-law, the Lower-tier Municipality shall pay interest to the Upper-tier Municipality on the amount in default at the rate of 15% per annum, from the date the payment is due until it is made.

(3) There shall be raised, pursuant to this By-law, in each year of the currency of the Debentures, as part of the general upper-tier levy, the amounts required to be paid to the Upper-tier Municipality in any previous year by the Lower-tier Municipality to the extent that the amounts have not been paid to the Upper-tier Municipality in accordance with this By-law.

7. The Debentures may contain any provision for their registration thereof authorized by any statute relating to municipal debentures in force at the time of the issue thereof.
8. The Upper-tier Municipality shall maintain a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of the cancellation, exchanges, substitutions and transfers of Debentures may be recorded and the Upper-tier Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.
9. The Upper-tier Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Upper-tier Municipality shall deem and treat registered holders of the Debentures, including the Global Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Upper-tier Municipality on the Debentures to the extent of the sum or sums so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Upper-tier Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Upper-tier Municipality.
10. The Debentures are transferable or exchangeable at the office of the Commissioner of Finance and Treasurer of the Upper-tier Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Upper-tier Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, the Regional Chair and the Commissioner of Finance and Treasurer shall issue and deliver a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations as directed by the transferee, in the case of a transfer or as directed by the registered holder in the case of an exchange.

11. The Regional Chair and the Commissioner of Finance and Treasurer shall issue and deliver new Debentures in exchange or substitution for Debentures outstanding on the registry with the same maturity date and of like form which have become lost, stolen, mutilated, defaced or destroyed, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case of a lost, stolen or destroyed Debenture) furnished the Upper-tier Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and indemnity in respect thereof satisfactory to the Upper-tier Municipality in its discretion; and (c) surrendered to the Upper-tier Municipality any mutilated or defaced Debenture in respect of which new Debentures are to be issued in substitution.
12. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of this By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
13. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Upper-tier Municipality. When any of the Debentures are surrendered for transfer or exchange the Commissioner of Finance and Treasurer of the Upper-tier Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; and (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange.
14. Reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are lost, stolen, mutilated, defaced or destroyed and for the replacement of lost, stolen, mutilated, defaced or destroyed principal and interest cheques may be imposed by the Upper-tier Municipality. Where new Debentures are issued in substitution in these circumstances the Upper-tier Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
15. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder.
16. (1) The Regional Chair and the Commissioner of Finance and Treasurer are hereby authorized to cause the Debentures to be issued, the Commissioner of Finance and Treasurer is hereby authorized to enter into a letter of representations with CDS, the Commissioner of Finance and Treasurer is hereby authorized to enter into a purchase letter in respect of the Debentures, the Commissioner of Finance and Treasurer and the Regional Clerk are hereby severally authorized to generally do all things and to execute all other documents and papers in the name of the Upper-tier Municipality in order to carry out the sale of the Debentures and the Commissioner of Finance and Treasurer is

authorized to affix the Upper-tier Municipality's municipal seal to any of such documents and papers.

(2) The proceeds realized in respect of the Debentures, after providing for the discount, if any, and the expenses related to their issue, shall be apportioned and applied to the Projects and to no other purpose except as permitted by the Act.

17. Subject to the Upper-tier Municipality's investment policies and goals and the applicable legislation, the Upper-tier Municipality may, if not in default under the Debentures, at any time purchase any of the Debentures in the open market or by tender or by private contract at any price and on such terms and conditions (including, without limitation, the manner by which any tender offer may be communicated or accepted and the persons to whom it may be addressed) as the Upper-tier Municipality may in its discretion determine.

ENACTED AND PASSED this 24th day of June, 2004.

Denis Kelly
Regional Clerk

Bill Fisch
Regional Chair

**THE REGIONAL MUNICIPALITY OF YORK
SCHEDULE "A" TO BY-LAW NO. D-0162-2004-062**

(1)	(2)	(3)	(4)	(5)	(6)
By-law	Project Description	Approved Amount to be Financed Through the Issue of Debentures	Amount of Debentures Previously Issued	Amount of Debentures to be Issued	Term of Years
		\$	\$	\$	
2003-113 2004-74	Purchase of the municipal property at 896 Mulock Drive, known as Walker/Stickwood Farm	12,300,000	Nil	12,300,000	20
2003-93	Redevelopment of Market Square parking lot and performance of streetscaping works in the Main Street South Area of Newmarket	904,000	Nil	904,000	20
2003-92	Purchase and development of the municipal property at 56 Charles Street	2,850,000	Nil	2,850,000	20
	TOTAL			16,054,000	

**THE REGIONAL MUNICIPALITY OF YORK
SCHEDULE "B" TO BY-LAW NO. D-0162-2004-062**

Unless this debenture is presented by an authorized representative of The Canadian Depository for Securities Limited ("CDS") to The Regional Municipality of York for registration of transfer, exchange or payment, and any debenture issued in respect thereof is registered in the name of CDS & CO., or in such other name as is requested by an authorized representative of CDS, ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since as the registered holder hereof, CDS & CO. has an interest herein.

No. GA04-001-020

\$16,054,000	CUSIP NO. CA •
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C A N A D A
Province of Ontario
THE REGIONAL MUNICIPALITY OF YORK

FULLY REGISTERED GLOBAL 5.724% DEBENTURE

THE REGIONAL MUNICIPALITY OF YORK (the "**Upper-tier Municipality**"), for value received, hereby promises to pay to

CDS & CO.

as nominee of The Canadian Depository for Securities Limited or registered assigns, subject to the Conditions attached hereto which form part hereof (the "**Conditions**"), upon presentation and surrender of this Global Debenture by the maturity date of this Global Debenture (July 5, 2024), the principal sum of

SIXTEEN MILLION AND FIFTY-FOUR THOUSAND DOLLARS
----- (\$16,054,000) -----

by semi-annual instalments of combined (blended) principal and interest in the manner and in the amounts set forth in the Amortization Schedule on the reverse side hereof (the "**Amortization Schedule**") in lawful money of Canada. Interest shall be paid until the maturity date of this Global Debenture in like money from the 5th day of July, 2004 or from the last date on which interest has been paid on this Global Debenture, whichever is later at the rate of 5.724% per annum semi-annually, in arrears, on the specified dates, as set forth in the Amortization Schedule (each, a "**Payment Date**") in the manner provided in the Conditions. Subject to the Conditions, interest shall be paid on default at the rate set out in the Amortization Schedule both before and after default and judgment. The payments of principal and interest and the principal balance outstanding in each year are shown in the Amortization Schedule.

This Global Debenture is subject to the Conditions.

DATED at the Regional Municipality of York the 5th day of July, 2004.

IN TESTIMONY WHEREOF and under the authority of By-law No. D-•-2003-• of the Upper-tier Municipality duly passed on the 24th day of June, 2004, this Global Debenture is sealed with the municipal seal of the Upper-tier Municipality and signed by the Regional Chair and by the Commissioner of Finance and Treasurer thereof.

Date of Registration: July 5, 2004

Regional Chair

(seal)

Commissioner of Finance and Treasurer

Amortization Schedule

Interest Rate: 5.724%

PERIOD START	PERIOD END	PRINCIPAL	INTEREST PAYMENT	PRINCIPAL PAYMENT	TOTAL PAYMENT	REMAINING PRINCIPAL
05-Jul-2004	05-Jan-2005	\$16,054,000.00	\$459,465.48	\$219,660.35	\$679,125.83	\$15,834,339.65
05-Jan-2005	05-Jul-2005	\$15,834,339.65	\$453,178.80	\$225,947.03	\$679,125.83	\$15,608,392.61
05-Jul-2005	05-Jan-2006	\$15,608,392.61	\$446,712.20	\$232,413.64	\$679,125.83	\$15,375,978.97
05-Jan-2006	05-Jul-2006	\$15,375,978.97	\$440,060.52	\$239,065.32	\$679,125.83	\$15,136,913.66
05-Jul-2006	05-Jan-2007	\$15,136,913.66	\$433,218.47	\$245,907.37	\$679,125.83	\$14,891,006.29
05-Jan-2007	05-Jul-2007	\$14,891,006.29	\$426,180.60	\$252,945.23	\$679,125.83	\$14,638,061.06
05-Jul-2007	05-Jan-2008	\$14,638,061.06	\$418,941.31	\$260,184.53	\$679,125.83	\$14,377,876.53
05-Jan-2008	05-Jul-2008	\$14,377,876.53	\$411,494.83	\$267,631.01	\$679,125.83	\$14,110,245.52
05-Jul-2008	05-Jan-2009	\$14,110,245.52	\$403,835.23	\$275,290.61	\$679,125.83	\$13,834,954.91
05-Jan-2009	05-Jul-2009	\$13,834,954.91	\$395,956.41	\$283,169.43	\$679,125.83	\$13,551,785.49
05-Jul-2009	05-Jan-2010	\$13,551,785.49	\$387,852.10	\$291,273.73	\$679,125.83	\$13,260,511.75
05-Jan-2010	05-Jul-2010	\$13,260,511.75	\$379,515.85	\$299,609.99	\$679,125.83	\$12,960,901.77
05-Jul-2010	05-Jan-2011	\$12,960,901.77	\$370,941.01	\$308,184.83	\$679,125.83	\$12,652,716.94
05-Jan-2011	05-Jul-2011	\$12,652,716.94	\$362,120.76	\$317,005.08	\$679,125.83	\$12,335,711.86
05-Jul-2011	05-Jan-2012	\$12,335,711.86	\$353,048.07	\$326,077.76	\$679,125.83	\$12,009,634.10
05-Jan-2012	05-Jul-2012	\$12,009,634.10	\$343,715.73	\$335,410.11	\$679,125.83	\$11,674,224.00
05-Jul-2012	05-Jan-2013	\$11,674,224.00	\$334,116.29	\$345,009.54	\$679,125.83	\$11,329,214.45
05-Jan-2013	05-Jul-2013	\$11,329,214.45	\$324,242.12	\$354,883.72	\$679,125.83	\$10,974,330.73
05-Jul-2013	05-Jan-2014	\$10,974,330.73	\$314,085.35	\$365,040.49	\$679,125.83	\$10,609,290.25
05-Jan-2014	05-Jul-2014	\$10,609,290.25	\$303,637.89	\$375,487.95	\$679,125.83	\$10,233,802.30
05-Jul-2014	05-Jan-2015	\$10,233,802.30	\$292,891.42	\$386,234.41	\$679,125.83	\$9,847,567.89
05-Jan-2015	05-Jul-2015	\$9,847,567.89	\$281,837.39	\$397,288.44	\$679,125.83	\$9,450,279.44
05-Jul-2015	05-Jan-2016	\$9,450,279.44	\$270,467.00	\$408,658.84	\$679,125.83	\$9,041,620.61
05-Jan-2016	05-Jul-2016	\$9,041,620.61	\$258,771.18	\$420,354.65	\$679,125.83	\$8,621,265.95
05-Jul-2016	05-Jan-2017	\$8,621,265.95	\$246,740.63	\$432,385.20	\$679,125.83	\$8,188,880.75
05-Jan-2017	05-Jul-2017	\$8,188,880.75	\$234,365.77	\$444,760.07	\$679,125.83	\$7,744,120.68
05-Jul-2017	05-Jan-2018	\$7,744,120.68	\$221,636.73	\$457,489.10	\$679,125.83	\$7,286,631.58
05-Jan-2018	05-Jul-2018	\$7,286,631.58	\$208,543.40	\$470,582.44	\$679,125.83	\$6,816,049.14
05-Jul-2018	05-Jan-2019	\$6,816,049.14	\$195,075.33	\$484,050.51	\$679,125.83	\$6,331,998.64
05-Jan-2019	05-Jul-2019	\$6,331,998.64	\$181,221.80	\$497,904.03	\$679,125.83	\$5,834,094.60
05-Jul-2019	05-Jan-2020	\$5,834,094.60	\$166,971.79	\$512,154.05	\$679,125.83	\$5,321,940.55
05-Jan-2020	05-Jul-2020	\$5,321,940.55	\$152,313.94	\$526,811.90	\$679,125.83	\$4,795,128.66
05-Jul-2020	05-Jan-2021	\$4,795,128.66	\$137,236.58	\$541,889.25	\$679,125.83	\$4,253,239.41
05-Jan-2021	05-Jul-2021	\$4,253,239.41	\$121,727.71	\$557,398.12	\$679,125.83	\$3,695,841.28
05-Jul-2021	05-Jan-2022	\$3,695,841.28	\$105,774.98	\$573,350.86	\$679,125.83	\$3,122,490.43
05-Jan-2022	05-Jul-2022	\$3,122,490.43	\$89,365.68	\$589,760.16	\$679,125.83	\$2,532,730.27
05-Jul-2022	05-Jan-2023	\$2,532,730.27	\$72,486.74	\$606,639.09	\$679,125.83	\$1,926,091.17
05-Jan-2023	05-Jul-2023	\$1,926,091.17	\$55,124.73	\$624,001.11	\$679,125.83	\$1,302,090.07
05-Jul-2023	05-Jan-2024	\$1,302,090.07	\$37,265.82	\$641,860.02	\$679,125.83	\$660,230.05
05-Jan-2024	05-Jul-2024	\$660,230.05	\$18,895.80	\$660,230.03	\$679,125.83	\$0.00
TOTAL			\$11,111,033.44	\$16,054,000.00	\$27,165,033.20	

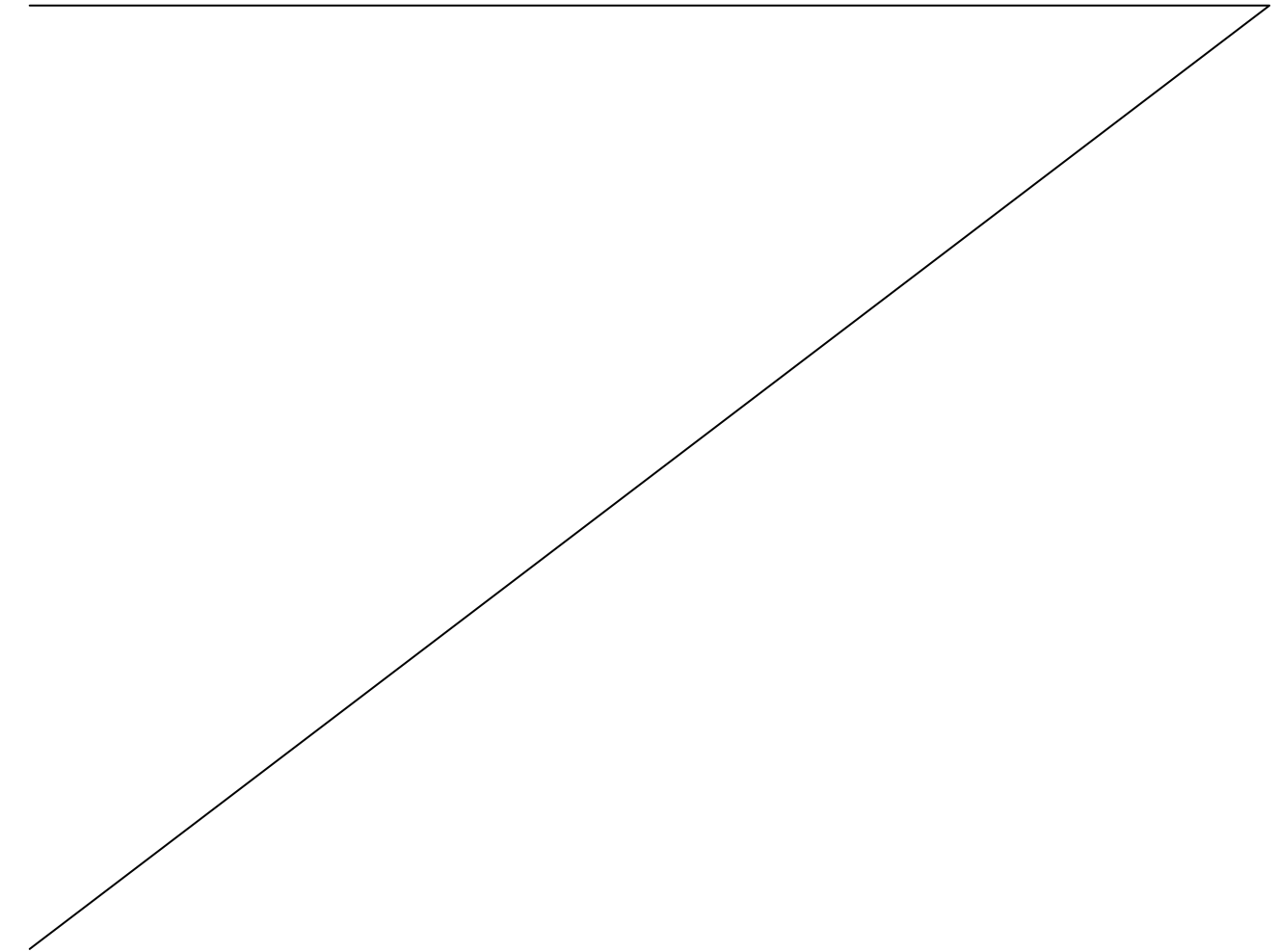
LEGAL OPINION

We have examined By-law No. D-●-2004-● (the “**Debenture By-law**”) of The Regional Municipality of York (the “**Upper-tier Municipality**”) authorizing the issue of debentures in the principal amount of \$16,054,000 dated July 5, 2004 payable in 40 (forty) semi-annual instalments of combined (blended) principal and interest commencing on January 5, 2005 and ending on July 5, 2024, both inclusive.

In our opinion, the Debenture By-law has been properly passed and is within the legal powers of the Upper-tier Municipality. The global debenture issued under the Debenture By-law in the within form (the “**Global Debenture**”) is a direct, unsecured, unsubordinated, joint and several obligation of the Upper-tier Municipality and of its lower-tier municipalities (the “**Lower-tier Municipalities**”). The Global Debenture is enforceable against the Upper-tier Municipality and the Lower-tier Municipalities subject to the special jurisdiction and powers of the Ontario Municipal Board over defaulting municipalities under the *Municipal Affairs Act*. This opinion is subject to and incorporates all the assumptions, qualifications and limitations set out in our opinion letter delivered on the date of the Global Debenture.

Toronto, July 5, 2004

BORDEN LADNER GERVAIS LLP



CONDITIONS OF GLOBAL DEBENTURE

Form, Denomination, Ranking and Beneficial Interests in Global Debenture

1. The debentures issued pursuant to the Debenture By-law (collectively the “**Debentures**” and individually a “**Debenture**”) are issuable as fully registered Debentures without coupons in denominations of \$1,000 and integral multiples thereof.
2. The Debentures are direct, unsecured, unsubordinated, joint and several obligations of the Upper-tier Municipality and of the Lower-tier Municipalities. The Debentures rank concurrently and equally in respect of payment of principal and interest with all other debentures of the Upper-tier Municipality except for the availability of money in a sinking or retirement fund for a particular issue of debentures.
3. This Debenture is a Global Debenture registered in the name of the nominee of The Canadian Depository for Securities Limited (“**CDS**”) and held by CDS. Beneficial interests in this Global Debenture are represented through book entry accounts, to be established and maintained by CDS, for financial institutions acting on behalf of beneficial owners as direct and indirect participants in CDS’s book entry only system.
4. Except in the limited circumstances described herein, owners of beneficial interests in this Global Debenture will not be entitled to have Debentures registered in their names, will not receive or be entitled to receive physical delivery of Debentures and will not be considered registered holders of Debentures under these Conditions. The Upper-tier Municipality does not have any responsibility or liability for maintaining, supervising or reviewing any records of CDS relating to beneficial interests in this Global Debenture or for any aspect of the records of CDS relating to payments made by CDS on account of such beneficial interests.

Certificated Debentures

5. This Global Debenture is exchangeable, in whole but not in part, for certificated Debentures in definitive form registered in the name of a person other than CDS or its nominee only if (i) CDS notifies the Upper-tier Municipality that it is unable to continue as depository in connection with this Global Debenture or ceases to be a recognized clearing agency under the *Securities Act* (Ontario), or other applicable Canadian securities legislation and a successor depository is not appointed by the Upper-tier Municipality or (ii) the Upper-tier Municipality in its sole discretion elects to issue certificated Debentures in definitive form in exchange for this Global Debenture.
6. Debentures issued in exchange for this Global Debenture shall be issued as certificated Debentures in definitive form in authorized denominations, shall have the same benefits and be subject to the same terms and conditions as this Global Debenture (except insofar as they specifically relate to this Global Debenture as such), shall be registered in such names and in such denominations as CDS shall direct and shall be delivered as directed by the persons in whose names such definitive Debentures are to be registered.
7. Upon the exchange of certificated Debentures in definitive form for this Global Debenture, the Upper-tier Municipality shall receive and cancel this Global Debenture, shall reduce the holdings of CDS & CO. on the registry to nil and shall issue or cause to be issued in exchange for this Global Debenture certificated Debentures in definitive form in an aggregate principal amount equal to and in exchange for the CDS participants’ proportionate interests in this Global Debenture as of the record date for such exchange, as directed by CDS. On or after any such exchange, but only to the extent reasonably practicable in the circumstances, the Upper-tier Municipality shall make all payments in respect of such certificated Debentures in definitive form to the registered holders thereof, notwithstanding such exchange occurred after the record date for any payment and prior to such payment date.

Registration

8. The Upper-tier Municipality will keep at its designated office in the Regional Municipality of York a registry in which shall be entered the names and addresses of the registered holders of Debentures and particulars of the Debentures held by them respectively and in which transfers, exchanges, and substitutions of Debentures may be registered.

Title

9. The Upper-tier Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Upper-tier Municipality shall deem and treat registered holders of Debentures, including this Global Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Upper-tier Municipality on the Debentures to the extent of the sum or sums so paid.

Payments of Principal and Interest

10. The record date for purposes of payment of principal of and interest on the Debentures is as of 5:00 p.m. on the thirtieth calendar day preceding any Payment Date, including the maturity date. Principal of and interest on the Debentures are payable by the Upper-tier Municipality to the persons registered as holders in the registry on the relevant record date. The Upper-tier Municipality shall not be required to register any transfer, exchange or substitution of Debentures during the period from any record date to the corresponding Payment Date.
11. The Upper-tier Municipality shall make all payments in respect of semi-annual instalments of combined (blended) principal and interest on the Debentures on each Payment Date commencing on January 5, 2005 (other than in respect of the final payment of principal and outstanding interest on maturity which shall be paid upon presentation and surrender of this Global Debenture) by forwarding by post, a cheque dated the due date for payment to the registered address of each registered holder of Debentures sufficiently in advance of the relevant due date that delivery of such cheques to the registered address of each registered holder on or before the due date is reasonably assured. All cheques mailed or otherwise delivered in accordance with this section shall be dated the due date for payment of the principal and interest in respect of which they are issued. Despite the foregoing, the Upper-tier Municipality may make payments in respect of semi-annual instalments of combined (blended) principal and interest on any Debenture (other than in respect of the final payment of outstanding principal and interest payable on the maturity date upon presentation and surrender) to the credit of the registered holder of that Debenture, by electronic transfer of payment in respect of such interest and principal to the credit of the registered holder on such terms as to which the registered holder and the Upper-tier Municipality may agree.
12. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual instalments of combined (blended) principal and interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days, if applicable.
13. Payments in respect of principal of and interest on the Debentures shall be made only on a day on which banking institutions in Toronto, Ontario, are not authorized or obligated by law or executive order to be closed (a “**Business Day**”) and if any date for payment is not a Business Day, payment shall be made on the next following Business Day and no further interest shall be paid in respect of the delay in such payment.
14. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Upper-tier Municipality.
15. In the case of the death of one or more joint registered holders, despite section 9 of these Conditions, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Upper-tier Municipality.

Transfers, Exchanges and Substitutions

16. Debentures are transferable or exchangeable at the office of the Commissioner of Finance and Treasurer of the Upper-tier Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Upper-tier Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof

or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations will be delivered as directed by the transferee, in the case of a transfer or as directed by the registered holder in the case of an exchange.

17. The Upper-tier Municipality shall issue and deliver Debentures in exchange for or in substitution for Debentures outstanding on the registry with the same maturity date and of like form which have become lost, stolen, mutilated, defaced or destroyed provided that the applicant therefor shall have (i) paid such costs as may have been incurred in connection therewith; (ii) (in the case of a lost, stolen or destroyed Debenture) furnished the Upper-tier Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and indemnity in respect thereof satisfactory to the Upper-tier Municipality in its discretion; and (iii) surrendered to the Upper-tier Municipality any mutilated or defaced Debenture in respect of which new Debentures are to be issued in substitution.
18. Each Debenture executed and delivered upon any registration of transfer or exchange for or in substitution for any Debenture or part thereof shall carry all the rights to interest, if any, accrued and unpaid which were carried by such Debenture or part thereof and shall be so dated.
19. The Upper-tier Municipality shall not impose any fees in respect of the Debentures, in the normal course of business, other than reasonable fees for the issue of new Debentures or for the issue of new cheques in substitution for lost, stolen, mutilated, defaced or destroyed Debentures or principal and interest cheques.

Purchases

20. Subject to the investment policies and goals of the Upper-tier Municipality and the applicable legislation, the Upper-tier Municipality may, if not in default under the Debentures, at any time purchase Debentures in the open market or by tender or by private contract at any price and on such terms and conditions (including without limitation, the manner by which any tender offer may be communicated or accepted and the persons to whom it may be addressed) as the Upper-tier Municipality may in its discretion determine.

Notices

21. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder. If the Upper-tier Municipality or any registered holder is required to give any notice in connection with the Debentures on or before any day and that day is not a Business Day (as defined in section 13 of these Conditions) then such notice may be given on the next following Business Day.

Time

22. Unless otherwise expressly provided herein, any reference herein to a time shall be considered to be a reference to Toronto time.

Governing Law

23. The Debentures are governed by and shall be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable in Ontario.

**THE REGIONAL MUNICIPALITY OF YORK
SCHEDULE "C" TO BY-LAW NO. . D-0162-2004-062
AMORTIZATION SCHEDULE**

INTEREST RATE: 5.724%

PERIOD START	PERIOD END	PRINCIPAL	INTEREST PAYMENT	PRINCIPAL PAYMENT	TOTAL PAYMENT	REMAINING PRINCIPAL
05-Jul-2004	05-Jan-2005	\$16,054,000.00	\$459,465.48	\$219,660.35	\$679,125.83	\$15,834,339.65
05-Jan-2005	05-Jul-2005	\$15,834,339.65	\$453,178.80	\$225,947.03	\$679,125.83	\$15,608,392.61
05-Jul-2005	05-Jan-2006	\$15,608,392.61	\$446,712.20	\$232,413.64	\$679,125.83	\$15,375,978.97
05-Jan-2006	05-Jul-2006	\$15,375,978.97	\$440,060.52	\$239,065.32	\$679,125.83	\$15,136,913.66
05-Jul-2006	05-Jan-2007	\$15,136,913.66	\$433,218.47	\$245,907.37	\$679,125.83	\$14,891,006.29
05-Jan-2007	05-Jul-2007	\$14,891,006.29	\$426,180.60	\$252,945.23	\$679,125.83	\$14,638,061.06
05-Jul-2007	05-Jan-2008	\$14,638,061.06	\$418,941.31	\$260,184.53	\$679,125.83	\$14,377,876.53
05-Jan-2008	05-Jul-2008	\$14,377,876.53	\$411,494.83	\$267,631.01	\$679,125.83	\$14,110,245.52
05-Jul-2008	05-Jan-2009	\$14,110,245.52	\$403,835.23	\$275,290.61	\$679,125.83	\$13,834,954.91
05-Jan-2009	05-Jul-2009	\$13,834,954.91	\$395,956.41	\$283,169.43	\$679,125.83	\$13,551,785.49
05-Jul-2009	05-Jan-2010	\$13,551,785.49	\$387,852.10	\$291,273.73	\$679,125.83	\$13,260,511.75
05-Jan-2010	05-Jul-2010	\$13,260,511.75	\$379,515.85	\$299,609.99	\$679,125.83	\$12,960,901.77
05-Jul-2010	05-Jan-2011	\$12,960,901.77	\$370,941.01	\$308,184.83	\$679,125.83	\$12,652,716.94
05-Jan-2011	05-Jul-2011	\$12,652,716.94	\$362,120.76	\$317,005.08	\$679,125.83	\$12,335,711.86
05-Jul-2011	05-Jan-2012	\$12,335,711.86	\$353,048.07	\$326,077.76	\$679,125.83	\$12,009,634.10
05-Jan-2012	05-Jul-2012	\$12,009,634.10	\$343,715.73	\$335,410.11	\$679,125.83	\$11,674,224.00
05-Jul-2012	05-Jan-2013	\$11,674,224.00	\$334,116.29	\$345,009.54	\$679,125.83	\$11,329,214.45
05-Jan-2013	05-Jul-2013	\$11,329,214.45	\$324,242.12	\$354,883.72	\$679,125.83	\$10,974,330.73
05-Jul-2013	05-Jan-2014	\$10,974,330.73	\$314,085.35	\$365,040.49	\$679,125.83	\$10,609,290.25
05-Jan-2014	05-Jul-2014	\$10,609,290.25	\$303,637.89	\$375,487.95	\$679,125.83	\$10,233,802.30
05-Jul-2014	05-Jan-2015	\$10,233,802.30	\$292,891.42	\$386,234.41	\$679,125.83	\$9,847,567.89
05-Jan-2015	05-Jul-2015	\$9,847,567.89	\$281,837.39	\$397,288.44	\$679,125.83	\$9,450,279.44
05-Jul-2015	05-Jan-2016	\$9,450,279.44	\$270,467.00	\$408,658.84	\$679,125.83	\$9,041,620.61
05-Jan-2016	05-Jul-2016	\$9,041,620.61	\$258,771.18	\$420,354.65	\$679,125.83	\$8,621,265.95
05-Jul-2016	05-Jan-2017	\$8,621,265.95	\$246,740.63	\$432,385.20	\$679,125.83	\$8,188,880.75
05-Jan-2017	05-Jul-2017	\$8,188,880.75	\$234,365.77	\$444,760.07	\$679,125.83	\$7,744,120.68
05-Jul-2017	05-Jan-2018	\$7,744,120.68	\$221,636.73	\$457,489.10	\$679,125.83	\$7,286,631.58
05-Jan-2018	05-Jul-2018	\$7,286,631.58	\$208,543.40	\$470,582.44	\$679,125.83	\$6,816,049.14
05-Jul-2018	05-Jan-2019	\$6,816,049.14	\$195,075.33	\$484,050.51	\$679,125.83	\$6,331,998.64
05-Jan-2019	05-Jul-2019	\$6,331,998.64	\$181,221.80	\$497,904.03	\$679,125.83	\$5,834,094.60
05-Jul-2019	05-Jan-2020	\$5,834,094.60	\$166,971.79	\$512,154.05	\$679,125.83	\$5,321,940.55
05-Jan-2020	05-Jul-2020	\$5,321,940.55	\$152,313.94	\$526,811.90	\$679,125.83	\$4,795,128.66
05-Jul-2020	05-Jan-2021	\$4,795,128.66	\$137,236.58	\$541,889.25	\$679,125.83	\$4,253,239.41
05-Jan-2021	05-Jul-2021	\$4,253,239.41	\$121,727.71	\$557,398.12	\$679,125.83	\$3,695,841.28
05-Jul-2021	05-Jan-2022	\$3,695,841.28	\$105,774.98	\$573,350.86	\$679,125.83	\$3,122,490.43
05-Jan-2022	05-Jul-2022	\$3,122,490.43	\$89,365.68	\$589,760.16	\$679,125.83	\$2,532,730.27
05-Jul-2022	05-Jan-2023	\$2,532,730.27	\$72,486.74	\$606,639.09	\$679,125.83	\$1,926,091.17
05-Jan-2023	05-Jul-2023	\$1,926,091.17	\$55,124.73	\$624,001.11	\$679,125.83	\$1,302,090.07
05-Jul-2023	05-Jan-2024	\$1,302,090.07	\$37,265.82	\$641,860.02	\$679,125.83	\$660,230.05
05-Jan-2024	05-Jul-2024	\$660,230.05	\$18,895.80	\$660,230.03	\$679,125.83	\$0.00
TOTAL			\$11,111,033.44	\$16,054,000.00	\$27,165,033.20	