

THE REGIONAL MUNICIPALITY OF YORK

BILL NO. 47

BY-LAW NO. L-0131-2004-045

A by-law to set and levy the rates of taxation for regional general purposes
for the year 2004

WHEREAS the estimated sum required for payment of the current expenditures of the Regional Corporation in the year 2004, as adopted by the Regional Council on March 25, 2004, 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 \$514,951,000;

AND WHEREAS an amount of Payments in Lieu of Taxation of \$2,200,000 to be paid to the Regional Corporation in 2004 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 2004 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 16, 2003 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-0129-2004-006, being a by-law to levy against the lower-tier municipalities on an interim basis the sums of monies required during the year 2004 for the purposes of the Regional Corporation was enacted by the Regional Council on January 22, 2004, 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 2004, as adopted, shall be reduced by the

aggregate amount of Payments in Lieu of Taxation of \$2,200,000 to reduce the amount of the net regional requirements to \$512,751,000.

2. For the taxation year 2004, 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 2004, 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	.00485717
Residential Taxable (Shared as PIL)	.00485717
Residential – first subclass of farmland awaiting development	.00121429
Multi-residential property class	.00485717
New multi-residential property class	.00485717
Commercial property class	.00586260
Commercial: excess land subclass	.00410382
Commercial: vacant land subclass	.00410382
Commercial Taxable (Shared as PIL)	.00586260
Commercial – first subclass of farmland awaiting development	.00121429
Industrial property class	.00667229
Industrial: excess land subclass	.00433699
Industrial: vacant land subclass	.00433699
Industrial Taxable (Shared as PIL)	.00667229
Industrial Taxable Excess Ld (Shared as PIL)	.00433699
Industrial – first subclass of farmland awaiting development	.00121429
Pipe line property class	.00446374
Farm property class	.00121429
Managed forests property class	.00121429

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

ENACTED AND PASSED this 20th day of May, 2004.

Regional Clerk

Regional Chair