

COMMITTEE OF THE WHOLE JUNE 18, 2001

2001 ADOPTION OF RATES AND THE MAILING OF PROPERTY TAX NOTICES

Recommendation

The Director of Finance recommends:

That a by-law be enacted for the adoption of Municipal, Regional and Education property tax rates as shown below and area rates for the levy and collection of levies and to provide for the mailing of notices requiring payment of taxes for the year 2001.

Purpose

The purpose of this report is to provide the background to a by-law as required under Section 368 of the Municipal Act, as amended, to levy and collect property taxes for the City of Vaughan, The Regional Municipality of York and the Province of Ontario (for education purposes).

Background - Analysis and Options

The City property tax rates and the water, sewer and fire area rates are based on the 2001 Operating Budget, Water and Wastewater Budgets.

The Region of York, will be approving the 2001 tax policies, and have approved region wide tax ratios, their operating budget, and uniform tax rates across all municipalities in the Region.

The Province of Ontario determines education tax rates. The residential and farm rates for 2001 have been lowered to ensure that increased assessment values do not generate additional provincial revenue on a province-wide basis, and a uniform rate has been established. The education rates for the commercial, industrial and pipeline properties have been calculated to be revenue neutral on a region-wide basis and uniform rates across the Region have been regulated.

As Council is aware, municipalities are required to produce this years property tax bills in a province-wide standard format. It is expected that the residential and farmland tax bills will be mailed in late June or early July, due in three monthly installments.

2001 introduced Bill 140, *the Continued Protection for Property Taxpayers Act*, which includes the continuance of the capping protection for the commercial, industrial and multi-residential property classes. Due to the complexities of these "capped" bills, they will be produced following the residential bills. Staff expect to be mailing the commercial bills by late July or early August with due dates also in three monthly installments.

The City levy requirement of \$56,433,281 is the result of the 2001 Operating Budget as approved by Council.

The 2001 levy requirements with 2000 comparisons for Municipal, Regional and Educational purposes are shown below:

	<u>2001</u>	<u>2000</u>
City of Vaughan	\$ 56,433,281	\$ 52,273,986
Region of York	\$117,088,759	\$104,155,901
Education-Province of ON	\$163,309,442	\$157,878,052
Total	<u>\$336,831,482</u>	<u>\$314,307,939</u>

To set tax rates, tax ratios must first be approved. Regional Council has approved the following uniform tax ratios for 2001:

<u>PROPERTY CLASS</u>	<u>TAX RATIO</u>
Residential and Farm	1.000
Multi-Residential	1.650
New Multi-Residential	1.000
Commercial	1.100
Industrial	1.300
Pipelines	0.919

The following tax rates have been established using the above noted levies, tax ratios and the final assessment roll as returned:

<u>PROPERTY TAX RATES</u>				
<u>Assessment Class</u>	<u>Municipal</u>	<u>Regional</u>	<u>Education</u>	<u>Total</u>
Residential and Farm	0.00263033	0.00543601	0.00373000	0.01179634
Multi-Residential	0.00434004	0.00896941	0.00373000	0.01703945
Commercial Class				
Full Occupied	0.00289336	0.00597961	0.02002016	0.02889313
Excess Land	0.00202535	0.00418573	0.01401411	0.02022519
Vacant Land	0.00202535	0.00418573	0.01401411	0.02022519
Industrial Class				
Full Occupied	0.00341944	0.00706681	0.02503122	0.03551747
Excess Land	0.00222264	0.00459343	0.01627029	0.02308636
Vacant Land	0.00222264	0.00459343	0.01627029	0.02308636
Farmland-Development Phase I	0.00065758	0.00135900	0.00093250	0.00294908
Pipelines	0.00241727	0.00499569	0.01830697	0.02571993
Farmlands	0.00065758	0.00135900	0.00093250	0.00294908
Managed Forest	0.00065758	0.00135900	0.00093250	0.00294908

Conclusion

That a by-law be enacted to adopt the Municipal, Regional and Education tax rates, the municipal area rates and levies for 2001 property taxation purposes.

Attachments

None

Report prepared by:

Grace L. Marsh, CMM, CMTC, Ext. 8268
Property Tax Manager

Respectfully submitted,

Barry E. Jackson, CGA
Director of Finance