

**2006 ADOPTION OF RATES AND THE ISSUANCE OF PROPERTY TAX NOTICES**

**Recommendation**

The Commissioner of Finance & Corporate Services and the Director of Finance, in consultation with the Manager of Property Tax & Assessment recommends,

That a by-law be enacted for the adoption of Municipal, Regional and Education property tax rates and tax ratios, as attached, and for the levy and collection of property tax levies and to provide for the issuance of tax notices requiring payment of property taxes for the year 2006.

**Economic Impact**

The efficient and timely issuance of the final property tax levy provides a positive economic impact to the City, as it provides the necessary cash flow to meet the City's own needs and its financial obligations to the Region of York and the Province of Ontario for education purposes.

**Purpose**

The purpose of this report is to provide the background to a by-law as required under Section 312 of the *Municipal Act 2001, S.O. 2001*, 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 are based on the approved 2006 operating budget.

The Region of York has approved region wide tax ratios, their operating budget and uniform tax rates across the municipalities in the Region.

The Province of Ontario determines education tax rates and has passed Ontario Regulation 98/06 to prescribe the tax rates for 2006.

It is expected that residential, farm, managed forest and pipeline (uncapped classes) property tax bills will be mailed in late June, due in three monthly installments or through the pre-authorized payment plan.

Due to the ongoing capping protection for the commercial, industrial and multi-residential property classes, these bills will be produced following the residential bills. Staff expect to be mailing the commercial bills in July with due dates also in three monthly installments.

The City collects property taxes on behalf of the Region of York and the school boards, therefore installment due dates are generally set to accommodate the legislated payment dates to these other levying bodies. However, for the convenience of the ratepayers, approximately one month between each installment is given. Due dates are usually the same day of each month, set near the end of the month, except where weekends or holidays interfere.

The City's levy requirement is \$97,920,771.

The 2006 levy requirements for Municipal, Regional and Educational purposes are shown below:

	2006
City of Vaughan	\$97,920,771
Region of York	\$189,733,262
Education-Province of Ontario	\$214,141,186
Total	\$501,795,220

The ratios passed by the Region of York, on March 23, 2006, will remain the same as 2005, as follows:

PROPERTY CLASS	2006 TAX RATIO
Residential	1.0000
Multi-Residential	1.0000
New Multi-Residential	1.0000
Commercial	1.2070
Industrial	1.3737
Pipelines	0.9190
Farm	0.2500
Managed Forest	0.2500

The tax rates shown on Attachment A, have been established using the above noted levies, tax ratios and the final assessment roll as returned for 2006 taxation.

#### **Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

#### **Conclusion**

A by-law enacted to adopt the Municipal, Regional and Education tax rates and levies for 2006 will permit staff to proceed with the issuance of the final property tax bills.

#### **Attachments**

Attachment A – 2006 Property Tax Rates

#### **Report prepared by:**

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Respectfully submitted,

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Barry E. Jackson, CGA  
Director of Finance

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Clayton D. Harris, CA  
Commissioner of Finance & Corporate Services

## C I T Y O F V A U G H A N

## 2006 Tax Rates

ASSESSMENT CATEGORY	TAX CODES	T A X R A T E S			Total
		Municipal	Regional	Education	
<b><u>Residential</u></b> Taxable Full Taxable: Shared Payment-In-Lieu Taxable: Farmland I	RT RH R1	0.00244287 0.00244287 0.00061072	0.00473336 0.00473336 0.00118334	0.00264000 0.00264000 0.00066000	0.00981623 0.00981623 0.00245406
<b><u>Multi Residential</u></b> Taxable Full Taxable: Farmland I	MT M1	0.00244287 0.00061072	0.00473336 0.00118334	0.00264000 0.00066000	0.00981623 0.00245406
<b><u>Commercial</u></b> Taxable Full Taxable: Shared Payment-In-Lieu Taxable: General Taxable: Excess Land Taxable: Vacant Land Taxable Vacant Land: Shared Payment-In-Lieu Taxable: Farmland I	CT,DT,ST CH CM CU,DU,SU CX CJ C1	0.00294855 0.00294855 0.00294855 0.00206399 0.00206399 0.00206399 0.00061072	0.00571316 0.00571316 0.00571316 0.00399921 0.00399921 0.00399921 0.00118334	0.01492897 0.01492897 0.00000000 0.01045028 0.01045028 0.01045028 0.00066000	0.02359068 0.02359068 0.00866171 0.01651348 0.01651348 0.01651348 0.00245406
<b><u>Industrial</u></b> Taxable Full Taxable: Shared Payment-In-Lieu Taxable: Excess Land Taxable Excess Land: Shared Payment-In-Lieu Taxable: Vacant Land Taxable: Farmland I	IT,LT IH IU,LU IK IX I1	0.00335578 0.00335578 0.00218126 0.00218126 0.00218126 0.00061072	0.00650221 0.00650221 0.00422644 0.00422644 0.00422644 0.00118334	0.01658072 0.01658072 0.01077747 0.01077747 0.01077747 0.00066000	0.02643871 0.02643871 0.01718517 0.01718517 0.01718517 0.00245406
<b><u>Pipeline Taxable Full</u></b>	PT	0.00224500	0.00434995	0.01756056	0.02415551
<b><u>Farm Taxable Full</u></b>	FT	0.00061072	0.00118334	0.00066000	0.00245406
<b><u>Managed Forest Taxable Full</u></b>	TT	0.00061072	0.00118334	0.00066000	0.00245406