

## COMMITTEE OF THE WHOLE - JUNE 3, 2002

### 2002 ADOPTION OF RATES AND THE MAILING OF PROPERTY TAX NOTICES

#### Recommendation

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 taxes and area rates, as attached, and for the levy and collection of property tax levies and to provide for the mailing of notices requiring payment of property taxes for the year 2002.

#### 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, wastewater and fire area rates are based on the 2002 Operating, Water and Wastewater Budgets.

The Region of York has 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 and they have regulated no change from the 2001 rates.

It is expected that the residential and farmland tax bills will be mailed in June due in three monthly installments or through the pre-authorized payment plan.

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

The City collects property taxes on behalf of the Region of York and 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 our ratepayers approximately one (1) month between each installment is given and the due dates are usually the same day of each month except where weekends or holidays interfere.

The City levy requirement of \$62,855,359 is the result of the 2002 Operating Budget as approved by Council.

The 2002 levy requirements with 2001 comparisons for Municipal, Regional and Educational purposes are shown below:

	<u>2002</u>	<u>2001</u>
City of Vaughan	\$ 62,855,359	\$ 56,433,281
Region of York	\$128,859,218	\$117,088,759
Education-Province of ON	<u>\$177,482,309</u>	<u>\$163,309,442</u>
Total	<u>\$369,196,886</u>	<u>\$336,831,482</u>

To set tax rates, tax ratios must first be approved. Regional Council has approved the following uniform tax ratios for 2002:

<b><u>PROPERTY CLASS</u></b>	<b><u>TAX RATIO</u></b>
Residential and Farm	1.000
Multi-Residential	1.300
New Multi-Residential	1.000
Commercial	1.100
Industrial	1.300
Pipelines	0.919
Farmland	0.250
Managed Forests	0.250

The only ratio that has changed from 2001 is the multi-residential ratio that has been lowered from 1.650 to 1.300.

The attached tax rates, shown on Schedule A, have been established using the above noted levies, tax ratios and the final assessment roll as returned.

**Conclusion**

That a by-law be enacted to adopt the Municipal, Regional and Education tax rates, the municipal area rates and levies for 2002 property taxation purposes.

**Attachments**

Schedule "A"

**Report prepared by:**

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Respectfully submitted,

Barry E. Jackson, CGA  
Director of Finance

C I T Y   O F   V A U G H A N

2002 Tax Rates

ASSESSMENT CATEGORY	Tax Codes	T A X   R A T E S				A R E A   R A T E S		
		Municipal	Regional	Education	Total	Fire	Water	Waste Water
<b><u>Residential and Farm</u></b>								
Full Occupied	RT	0.00273645	0.00557186	0.00373000	<b>0.01203831</b>	-	0.00008799	0.00015675
<b><u>Multi Residential</u></b>								
Full Occupied	MT	0.00355739	0.00724341	0.00373000	<b>0.01453080</b>	-	0.00011439	0.00020378
<b><u>Commercial</u></b>								
Full Occupied	CT,DT,ST	0.00301009	0.00612904	0.02002016	<b>0.02915929</b>	0.00019063	0.00009679	0.00017242
Other	CM	0.00301009	0.00612904	0.00000000	<b>0.00913913</b>	0.00019063	0.00009679	0.00017242
Excess Lands	CU,DU,SU	0.00210706	0.00429033	0.01401411	<b>0.02041150</b>	0.00013344	0.00006775	0.00012069
Vacant Land	CX	0.00210706	0.00429033	0.01401411	<b>0.02041150</b>	-	0.00006775	0.00012069
Farmland Awaiting Development - Phase 1	C1	0.00068411	0.00139296	0.00093250	<b>0.00300957</b>	-	0.00002200	0.00003919
Farmland Awaiting Development - Phase 2	C4	0.00301009	0.00612904	0.02002016	<b>0.02915929</b>	-	0.00009679	0.00017242
<b><u>Industrial</u></b>								
Full Occupied	IT,LT	0.00355740	0.00724341	0.02503122	<b>0.03583203</b>	0.00022529	0.00011439	0.00020377
Previous Ontario Hydro Properties	IH	0.00355740	0.00724341	0.02503122	<b>0.03583203</b>	0.00022529	0.00011439	0.00020377
Excess Lands	IU,LU	0.00231231	0.00470822	0.01627029	<b>0.02329082</b>	0.00014644	0.00007435	0.00013245
Vacant Land	IX	0.00231231	0.00470822	0.01627029	<b>0.02329082</b>	-	0.00007435	0.00013245
Farmland Awaiting Development - Phase 1	I1	0.00068411	0.00139296	0.00093250	<b>0.00300957</b>	-	0.00002200	0.00003919
Farmland Awaiting Development - Phase 2	I4	0.00355740	0.00724341	0.02503122	<b>0.03583203</b>	-	0.00011439	0.00020377
<b><u>Pipelines</u></b>								
	PT	0.00251480	0.00512053	0.01830697	<b>0.02594230</b>	-	0.00008086	0.00014405
<b><u>Farmlands</u></b>								
	FT	0.00068411	0.00139296	0.00093250	<b>0.00300957</b>	-	0.00002200	0.00003919
<b><u>Managed Forest</u></b>								
	TT	0.00068411	0.00139296	0.00093250	<b>0.00300957</b>	-	0.00002200	0.00003919