

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 012-2016

A By-law to provide for the issuance of the 2016 interim property tax billing.

WHEREAS the Council of the Corporation of the City of Vaughan has not adopted the estimates for the year and wishes to provide for an interim levy for property taxes for the year 2016;

AND WHEREAS pursuant to Section 317 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended (the "Act"), Councils of local municipalities may pass a by-law, levying amounts on the assessment of property in the local municipality rateable for local municipality purposes;

AND WHEREAS pursuant to Subsection 342(1) of the Act, the Council of a local municipality may pass by-laws to permit the payment of taxes by installments and the dates on which installments or any alternative installments are due;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. The City Treasurer of the City of Vaughan shall send to each person for every property within the municipality to be taxed a printed notice specifying the amount of taxes payable in accordance with the provisions of Section 317 of the Act.
2. a) Taxes on Residential, Farm, Managed Forest and Pipeline properties shall be set by levying an amount that does not exceed 50% of the total annualized tax levy for the class, for municipal and school purposes for the previous year. If the taxes levied on a property are too high or too low in relation to the estimate of total taxes that will be levied for 2016, the interim levy will be adjusted in accordance with Section 317(9) of the Act to reflect an amount that is approximately 50% of the estimated 2016 levy. The taxes will

be calculated by applying the applicable notional tax rate set out in the Chart under subsection 2(d) of this by-law to the 2016 assessment.

2. b) Taxes on Multi-Residential, Commercial and Industrial properties shall be set by levying an amount that does not exceed 50% of the total annualized tax levy for the class, for municipal and school purposes for the previous year, after adjustment for the capping program, if applicable. If the taxes levied on a property are too high or too low in relation to the estimate of total taxes that will be levied for 2016, the interim levy will be adjusted in accordance with Section 317(9) of the Act to reflect an amount that is approximately 50% of the estimated 2016 levy. The taxes will be calculated by applying the applicable notional tax rate set out in the Chart under subsection 2(d) of this by-law to the 2016 assessment.
2. c) For new property assessments added to the assessment roll for the 2016 taxation year, the taxes will be calculated by applying the applicable notional tax rate set out in the Chart under subsection 2(d) of this by-law to the 2016 assessment.
2. d) The notional tax rates are as follows:

PROPERTY CLASS		NOTIONAL TAX RATE
Residential		0.00390251
Farm/Managed Forest		0.00097563
Multi-Residential		0.00390251
Commercial Occupied		0.00827742
Includes:	Office Building	
	Parking Lot	
	Shopping Centre	
	New Construction	
Commercial Excess/Vacant Lands		0.00579420
Industrial Occupied		0.01019967
Includes:	Large Industrial	
	New Construction	
Industrial Excess/Vacant Lands		0.00662979
Pipelines		0.00985971

3. Property taxes levied by this by-law shall be divided into three relatively equal amounts.

The first amount shall be known as the first instalment and shall be due and payable on or before the date indicated on the tax bill. The second amount shall be known as the second instalment and shall be due and payable on or before the date indicated on the tax bill. The third amount shall be known as the third instalment and shall be due and payable on or before the date indicated on the tax bill.

4. Property taxes may be payable through the Pre-Authorized Payment Plan ("PAP"). A taxpayer meeting the requirements of the PAP may be enrolled in the PAP with two choices, the instalment due date payment plan for interim and final billing or the eleven month instalment plan. Thereafter the City shall be authorized to withdraw property taxes from the bank account of the said taxpayer on the instalment due date of each interim and final billing or the City shall be authorized to withdraw property taxes from the bank account of the said taxpayer on the first banking day of each month from January to November inclusive, in the amount set out in the notice forwarded to the taxpayer by the CFO & City Treasurer.

5. Property taxes not paid on the instalments dates or due dates set out in sections 3 and 4 of this by-law are subject to late payment charges, as provided in the City of Vaughan's Late Payment Charges By-law Number 328-2004, as amended, or any successor thereto.

Enacted by City of Vaughan Council this 16th day of February, 2016.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No. 1 of Report No. 2
of the Finance, Administration and Audit Committee
Adopted by Vaughan City Council on
February 16, 2016