



CORPORATION OF THE TOWN OF NEWMARKET

BY-LAW NUMBER 2015-25

A BY-LAW TO PROVIDE FOR THE LEVY AND COLLECTION OF THE SUMS REQUIRED BY THE CORPORATION OF THE TOWN OF NEWMARKET FOR 2015 AND TO PROVIDE FOR THE MAILING OF NOTICES REQUISITIONING THE PAYMENT OF TAXES FOR 2015.

WHEREAS Section 312 (2) of the *Municipal Act, as amended*, provides that the Council of a local municipality shall, after the adoption of estimates for the year, pass a by-law to levy a separate tax rate on the assessment in each property class;

AND WHEREAS Sections 307 and 308 of the said *Act* require tax rates to be established in the same proportion to tax ratios;

AND WHEREAS estimates have been prepared showing the sum of \$151,559,539 is required to be raised for the lawful purposes of the Corporation of the Town of Newmarket for the year 2015, which estimates are made up as follows:

| | | |
|----|--|---------------|
| 1. | Town of Newmarket General Purposes | \$ 53,072,903 |
| 2. | Regional Municipality of York Purposes | \$ 55,169,058 |
| 3. | Ontario Education Purposes | \$ 43,317,578 |

\$151,559,539

AND WHEREAS any special levy in the Town of Newmarket is based upon the Current Value Assessment as returned on the last revised Assessment Roll as determined by the Ontario Ministry of Finance in accordance with the *Ontario Assessment Act* as amended, as summarized on Schedule "A" attached to this by-law;

THEREFORE BE IT ENACTED by the Municipal Council of the Corporation of the Town of Newmarket as follows:

1. THAT the following property tax class ratios are to be applied in determining tax rates for taxation in 2015:

| | |
|----------------------------------|--------|
| Residential/Farm Property Class | 1.0000 |
| Multi-Residential Property Class | 1.0000 |
| Commercial Property Class | 1.1172 |
| Industrial Property Class | 1.3124 |
| Pipelines Property Class | 0.9190 |
| Farmlands Property Class | 0.2500 |
| Managed Forest Property Class | 0.2500 |

2. AND THAT for the year 2015, the Corporation of the Town of Newmarket shall levy upon the Residential Assessment, Multi-residential Assessment, Commercial Assessment, Industrial Assessment, Pipeline Assessment, Farmland Assessment and Managed Forest Assessment the rates of taxation set out in this by-law. The optional property classes allowable which were not adopted by the Region of York have been included within Schedule "A" for clarity, shown with the tax rates established for the default Commercial and Industrial Assessment classes for the respective optional classes;

3. AND THAT the sum of \$53,072,903 be levied and collected for the Town of Newmarket's General Purposes as provided by the Corporation's 2015 Operating Budget, such sum to be provided by applying the tax rates as summarized in Schedule "A" attached, to the taxable assessments;
4. AND THAT the sum of \$55,169,058 be levied and collected for the Town of Newmarket's share of the 2015 Budget for The Regional Municipality of York, such sum to be provided by applying the tax rates as summarized in Schedule "A" attached, to the taxable assessments;
5. AND THAT the sum of \$43,317,578 be levied and collected for the Town of Newmarket's share of the 2015 Ontario Education, such sum to be provided by applying to the taxable assessments the tax rates summarized in Schedule "A" which are the rates prescribed for use by Ontario Regulation 400/98 as amended by O. Reg. 75/15;
6. AND THAT for properties so assessed, payments in lieu of taxes shall be calculated using the tax rates in Schedule "A," which would be applicable to the property if it were subject to tax;
7. AND THAT for the railway rights-of-way assessments and for the Utility Transmission and Distribution Corridor, assessments shall have their taxes due to the Corporation of the Town of Newmarket calculated in accordance with the Regulations as established by the Minister of Finance and the returned assessment roll;
8. AND THAT for the purpose of the business improvement area projects, the sum of \$30,000 shall be levied and collected from the property owners within the business improvement area;
9. AND THAT the Treasurer shall add to the Collector's Roll, all or any arrears for cutting weeds or any charges to fence viewers awards or water arrears or any other charges which should be collected pursuant to any statute or by-law to the respective properties chargeable thereto and that the same shall be collected by the Treasurer in the same manner and at the same time as all other rates or levies;
10. AND THAT the Interim Tax Levy pursuant to By-law Number 2015-03 shall be shown as a reduction on the final tax levy;
11. AND THAT all taxes levied under the authority of this by-law shall become due and payable in three installments; the first installment due July 28, 2015, the second installment due August 25, 2015 and the third installment due September 24, 2015, and all installments shall be payable to the office of the Treasurer of the Town of Newmarket;

These due dates are subject to amendment by the Treasurer, if required, to meet the statutory timing required following the tax demand date;

12. AND THAT the Treasurer for the Corporation of the Town of Newmarket may mail or cause to be mailed, the notice specifying the amount of taxes payable by any person liable for taxes, addressed to that person's place of residence as indicated on the Collector's Roll;
13. AND THAT taxes are payable at the Municipal Offices, 395 Mulock Drive, Newmarket, and at such other places as may be designated by the Town from time to time;

14. AND THAT residents who qualify for the Low Income Seniors and Low Income Disabled Tax Deferral Program need to apply to the Tax Office in accordance with the program policies as established by the Regional Municipality of York. The amount of deferral for 2015 will be determined once the application has been approved;
15. AND THAT if any section or portion of this by-law or of Schedule "A" is found by a court of competent jurisdiction to be invalid, it is the intent of Council for the Corporation of the Town of Newmarket that all remaining sections and portions of this by-law continue in force and effect;
16. AND THAT Schedule "A" attached hereto shall be and form a part of this by-law.

ENACTED THIS 1ST DAY OF JUNE, 2015.

Tony Van Bynen, Mayor

Andrew Brouwer, Town Clerk

SCHEDULE "A"

Corporation of the Town of Newmarket

2015 Schedule of Tax Rates for Taxable Property

| Property Assessment Class | Code/Qual. | Town Rate | Region Rate | School Rate | Total Rate |
|---|------------|-----------|-------------|-------------|------------------|
| Residential Taxable: Full | RT | 0.390979% | 0.406421% | 0.195000% | 0.992400% |
| Residential Taxable: Full Shared PIL | RH | 0.390979% | 0.406421% | 0.195000% | 0.992400% |
| Multi-Residential Taxable: Full | MT | 0.390979% | 0.406421% | 0.195000% | 0.992400% |
| Commercial Taxable: Full | CT | 0.436802% | 0.454054% | 1.019142% | 1.909998% |
| Commercial Taxable: Excess Land | CU | 0.305761% | 0.317837% | 0.713399% | 1.336997% |
| Commercial Taxable: Full Shared PIL | CH | 0.436802% | 0.454054% | 1.019142% | 1.909998% |
| Commercial Taxable: Excess Land, Shared PIL | CK | 0.305761% | 0.317837% | 0.713399% | 1.336997% |
| Parking Lot Taxable: Full | GT | 0.436802% | 0.454054% | 1.019142% | 1.909998% |
| Commercial Taxable: Vacant Land | CX | 0.305761% | 0.317837% | 0.713399% | 1.336997% |
| Office Building Taxable: Full | DT | 0.436802% | 0.454054% | 1.019142% | 1.909998% |
| Shopping Centre Taxable: Full | ST | 0.436802% | 0.454054% | 1.019142% | 1.909998% |
| Shopping Centre Taxable: Excess Land | SU | 0.305761% | 0.317837% | 0.713399% | 1.336997% |
| Commercial (New Construction) Taxable: Full | XT | 0.436802% | 0.454054% | 1.019142% | 1.909998% |
| Commercial (New Construction) Taxable: Excess Land | XU | 0.305761% | 0.317837% | 0.713399% | 1.336997% |
| Office Building (New Construction) Taxable: Full | YT | 0.436802% | 0.454054% | 1.019142% | 1.909998% |
| Office Building (New Construction) Taxable: Excess Land | YU | 0.305761% | 0.317837% | 0.713399% | 1.336997% |
| Shopping Centre (New Construction) Taxable: Full | ZT | 0.436802% | 0.454054% | 1.019142% | 1.909998% |
| Industrial Taxable: Full | IT | 0.513121% | 0.533387% | 1.190000% | 2.236508% |
| Industrial Taxable: Full Shared PIL | IH | 0.513121% | 0.533387% | 1.190000% | 2.236508% |
| Industrial Taxable: Excess Land, Shared PIL | IK | 0.333529% | 0.346701% | 0.773500% | 1.453730% |
| Industrial Taxable: Excess Land | IU | 0.333529% | 0.346701% | 0.773500% | 1.453730% |
| Industrial Taxable: Vacant Land | IX | 0.333529% | 0.346701% | 0.773500% | 1.453730% |
| Large Industrial Taxable: Full | LT | 0.513121% | 0.533387% | 1.190000% | 2.236508% |
| Large Industrial Taxable: Excess Land | LU | 0.333529% | 0.346701% | 0.773500% | 1.453730% |
| Industrial (New Construction) Taxable: Full | JT | 0.513121% | 0.533387% | 1.190000% | 2.236508% |
| Pipeline Taxable: Full | PT | 0.359310% | 0.373501% | 1.458488% | 2.191299% |
| Farm Taxable: Full | FT | 0.097745% | 0.101605% | 0.048750% | 0.248100% |