

The Corporation of the Town of Richmond Hill

By-law 51-18

A By-law to provide for the levy and collection of the sums required by The Corporation of the Town of Richmond Hill for 2018 and to provide for the mailing of notices demanding payment of taxes for 2018

Whereas Section 312 of *The Municipal Act, 2001* as amended provides that the Council of a local municipality shall pass a by-law for purposes of levying a separate tax rate, as specified in the By-law, on the assessment in each property class in the local municipality, for the purpose of raising the general local municipality levy;

And Whereas estimates have been prepared showing that property taxes for \$109,709,591 are required to be raised for the lawful purpose of The Corporation of the Town of Richmond Hill for the year 2018;

And Whereas the Regional Municipality of York adopted By-laws to establish tax ratios and to specify the percentage by which tax rates are to be reduced for prescribed property subclasses for the taxation year 2018, with such ratios and percentages to be applied in determining tax rates for Richmond Hill purposes;

And Whereas any levy or special levy in Richmond Hill is based upon the 2018 Phased-in Assessment as returned on the last revised Assessment Roll as determined by the Municipal Property Assessment Corporation in accordance with the Ontario Assessment Act as amended.

The Council of The Corporation of The Town of Richmond Hill enacts as follows:

1. That the sum of \$109,709,591 be levied and collected for Richmond Hill's general purposes as provided by the Corporation's 2018 Operating Budget, such sum to be proved by applying to the taxable assessments, the tax rates set out in Schedule 1 attached to this By-law.

2. Only tax rates for Richmond Hill purposes are established by this By-law. The optional property classes allowable which were not adopted by the Region of York have been delineated for clarity.
3. That the Railway Rights-Of-Way assessments and the Utility Transmission and Electrical Corridor assessments shall have their taxes due to The Corporation of the Town of Richmond Hill calculated in accordance with the rates established by Ontario Regulations 387/98 and 392/98 as amended.
4. The estimated sum of \$195,247,998 be levied and collected for the purposes of the Regional Municipality of York on properties in Richmond Hill, such sum to be provided by applying to the taxable assessments, the tax rates as set out by the Regional Municipality of York.
5. That the estimated sum of \$132,809,603 be levied and collected for Richmond Hill's share of Ontario Education, such sum to be provided by applying to the taxable assessments, the tax rates prescribed for use by Ontario Regulation 400/98 as amended.
6. For properties so assessed, payments in lieu of taxes shall be calculated using the tax rates which would be applicable to the property if it were assessed as taxable and shared with the Region of York and Province of Ontario in accordance with Ontario Regulation 382/98 as amended.
7. All taxes levied under this By-law shall be adjusted as required pursuant to Parts VIII, IX and X of the *Municipal Act, 2001*, as applicable to each property. Such adjustments may increase or decrease the total taxes otherwise due under this By-law.
8. That a Capital Asset Sustainability Fee of \$47 be added to the tax roll for each property and included in the 2018 final property tax bill.

9. That for the purpose of paying the amounts due under local improvement projects, the special assessment for various local improvement projects as previously authorized by the Council of the Town of Richmond Hill shall be added to the tax bills of those properties set out in the authorized Local Improvement Rolls of those projects, except for those properties which have prepaid or commuted the local improvement charge.
10. That the 2018 operating budget for the Village of Richmond Hill Business Improvement Area (BIA) be levied subsequent to adoption by Council.
11. That a public hospital designated by the Minister of Health and Long-Term Care will be levied an annual amount payable on or after July 1, 2018 not exceeding the prescribed amount for each provincially rated bed in the public hospital as determined by the Minister of Health and Long-Term Care.
12. That the Treasurer shall add to the Tax Roll, all or any arrears for Water and Wastewater Services, Stormwater Management, or service charges for cutting weeds, charges for fence viewers' awards, or any other charges which should be collected pursuant to any statute or By-law from respective properties chargeable thereto, and that all such charges shall be collected by the Treasurer in the same manner and at the same time as all other rates and levies.
13. That the 2018 Interim Tax Levy pursuant to Richmond Hill By-law No. 101-17 shall be shown as a reduction on the final tax levy as applicable.
14. The property taxes, special assessments and fees, levied by this By-law shall be due and payable in installments as follows:

Residential, Farmland, Managed Forest and Pipeline
properties: August 1, 2018 and October 1, 2018

Multi-residential, Commercial,

and Industrial properties: October 1, 2018 and November 1, 2018

15. All taxes shall be paid to the Treasurer at the Municipal Offices, 225 East Beaver Creek Road, Richmond Hill or to a financial institution to the credit of the Treasurer or at such other places as may be designated by the Treasurer from time to time.
16. Those residential property owners who have applied and meet the conditions for the Pre-authorized Debit Program for taxes as approved by Council will have the taxes levied under this By-law paid by automatic withdrawal in five installments on July 3, August 1, September 4, October 1, and November 1, 2018.
17. Those non-residential property owners who have applied and meet the conditions for the Pre-authorized Debit Program for taxes as approved by Council, will have the taxes levied under this By-law paid by automatic withdrawal in three installments on October 1, November 1 and December 3, 2018.
18. If the taxes of any class or installments thereof so levied in accordance with this By-law remain unpaid on the due date, a penalty of one and one quarter per cent (1.25%) of the unpaid taxes shall be levied on the first day of default.
19. On the first day of the next calendar month following the due date and every month thereafter for as long as there are taxes remaining unpaid, interest in the amount of one and one quarter per cent (1.25%) of the taxes remaining unpaid shall be levied.
20. The Treasurer of The Corporation of the Town of Richmond Hill shall send the tax bill to the taxpayer's residence or place of business unless the taxpayer directs the Treasurer, in writing, to send the bill to another address, in which case it shall be sent to that address. This direction will continue until revoked by the taxpayer in writing.

21. Residents who qualify for the Low Income Seniors and Low Income Disabled Tax Deferral program must apply to Revenue Services Division in accordance with the program policies as established by the Regional Municipality of York. The amount of deferral for 2018 will be determined once the application has been approved. The deferral amount will not be reflected on the 2018 final tax billing issued in accordance with this By-law. Deferrals will be processed after the issuance of the final tax billing and will be credited to the tax account of the property.
22. Council directs that all payments, including partial payments, shall be applied to accounts on a consistent basis.
23. If any section or portion of this By-law or of Schedule 1 is found by a court of competent jurisdiction to be invalid, it is the intent of Council for The Corporation of the Town of Richmond Hill that all remaining sections and portions of this By-law and of Schedule 1 continue in force and effect.
24. Schedule 1 attached hereto shall be and form a part of this By-law.

Passed this 28th day of May, 2018.

Dave Barrow
Mayor

Stephen M.A. Huycke
Town Clerk

Schedule 1
to By-law 51-
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2018 Tax Rates for Richmond Hill
Purposes Only (Note 1)

Assessment Class	Code/Qual.	Town Rate
Residential	RT	0.197005%
Multi-Residential	MT	0.197005%
Office Building (new construction) excess land	YU	0.169938%
Office Building (BET New Construction)	YT	0.242769%
Commercial (occupied)	CT	0.242769%
Commercial Farmland Awaiting Dev. Ph I	C1	0.049251%
Commercial (BET New Construction)	XT	0.242769%
Commercial (BET New Construction Excess Land)	XU	0.169938%
Commercial Excess Land	CU	0.169938%
Commercial Vacant Land	CX	0.169938%
Commercial Parking	GT	0.242769%
Commercial Office Building	DT	0.242769%
Office Excess Land	DU	0.169938%
Commercial Shopping Centres	ST	0.242769%
Commercial Shopping Centres (New Construction)	ZT	0.242769%
Shopping Centres Excess Land	SU	0.169938%
Shopping Centres Vac. Units (New Construction)	ZU	0.169938%
Industrial (occupied)	IT	0.294976%
Industrial (New Construction)	JT	0.294976%
I. Farmland Awaiting Dev. Ph. I	I1	0.049251%
Industrial Excess Land	IU	0.191735%
Industrial Vac. Unit & Excess Land (New Construction)	JU	0.191735%
Industrial Vacant Lands	IX	0.191735%
Industrial Full – Shared PIL	IH	0.294976%
Large Industrial	LT	0.294976%
Large Industrial Excess Land	LU	0.191735%
Pipelines	PT	0.181048%

Farm	FT	0.049251%
Managed Forest	TT	0.049251%

Note: Tax Rates for 2018 Region of York Purposes established by Region of York By-laws and Tax Rates for 2018 education purposes established by Ontario Regulation.