

THE REGIONAL MUNICIPALITY OF YORK

BYLAW NO. 2025-29

A bylaw to establish 2025 property tax policy, including tax ratios, and to specify the percentage by which tax rates are to be reduced for prescribed property subclasses for 2025

WHEREAS the Council of The Regional Municipality of York is required pursuant to section 308(5) of the *Municipal Act, 2001*, S.O. 2001, c. 25, (the "*Municipal Act, 2001*") to establish tax ratios in each year for the Region and its lower-tier municipalities;

AND WHEREAS the tax ratios determine the relative amount of taxation to be borne by each property class;

AND WHEREAS the property classes have been prescribed by the Minister of Finance pursuant to section 7 of the *Assessment Act*, R.S.O. 1990, c. A.31, (the "*Assessment Act*");

AND WHEREAS the Council of The Regional Municipality of York has adopted the classes as defined in Part II, Section 2 of O. Reg. 282/98 made under the *Assessment Act*;

AND WHEREAS the property subclasses for which tax reductions are to be established are in accordance with section 8 of the *Assessment Act*;

AND WHEREAS the tax reductions reduce the tax rates that would otherwise be levied for municipal purposes;

AND WHEREAS section 313(1) of the *Municipal Act, 2001* provides for tax reductions for prescribed subclasses under subsection 8(1) of the *Assessment Act*;

AND WHEREAS section 313(1.2) of the *Municipal Act, 2001* provides that The Regional Municipality of York may, in establishing tax reductions, pass a bylaw providing for the application of a percentage within a range prescribed by or determined in

accordance with the regulations instead of the percentages described in subsection 313(1);

AND WHEREAS O. Reg. 282/98, a regulation under the *Assessment Act*, was amended by O. Reg. 370/24, to prescribe an aggregate extractive property class effective January 1, 2025;

AND WHEREAS on May 8, 2025, the Committee of the Whole recommended referral of the 2025 Property Tax Policy Report dated April 22, 2025, from the Commissioner of Finance shown as item I.2.3 on the agenda (the “2025 Property Tax Policy Report”), to Regional Council for consideration at the May 22, 2025, Regional Council meeting;

AND WHEREAS on May 22, 2025, Regional Council adopted the 2025 Property Tax Policy Report, and approved a 35% municipal tax rate discount for the new multi-residential (municipal reduction) subclass for the 2025 taxation year, and a reduction in the municipal property tax rate discount from 30% to 0% for properties in the vacant and excess subclasses of the commercial property class, and from 35% to 0% for properties in the vacant and excess subclasses of the industrial property class;

AND WHEREAS O. Reg. 383/98, O. Reg. 580/17 and O. Reg. 141/24 made under the *Municipal Act, 2001* prescribe ranges within which tax reductions may be applied;

The Council of The Regional Municipality of York enacts as follows:

1. For the taxation year 2025, the tax ratio for property in,
 - (a) the residential property class is 1.0000;
 - (b) the multi-residential property class is 1.0000;
 - (c) the new multi-residential property class is 1.000;
 - (d) the commercial property class is 1.3321;
 - (e) the industrial property class is 1.6432;
 - (f) the pipe line property class is 0.9190;

- (g) the farm property class is 0.2500;
 - (h) the managed forests property class is 0.2500;
 - (i) the landfill property class is 1.1000; and
 - (j) the aggregate extraction property class is 1.337082.
2. The tax reduction for,
- (a) the vacant land and excess land subclasses in the commercial property class is 0%;
 - (b) the vacant land and excess land subclasses in the industrial property class is 0%;
 - (c) the first subclass of farmland awaiting development in the residential property class, multi-residential property class, commercial property class and industrial property class is 75% of the residential tax rate; and
 - (d) new multi-residential (municipal reduction) subclass in the new multi-residential property class is 35%.
 - (e) the second subclass of farmland awaiting development in the residential property class, multi-residential class, commercial class and industrial class is 0%.
3. The Regional Municipality of York may exercise the option to make adjustments to the notional tax rates in accordance with Section 12 (3.2), (3.3) and (3.4) of O. Reg. 73/03 made under the *Municipal Act, 2001*.

ENACTED AND PASSED on May 22, 2025.

Regional Clerk

Regional Chair

Authorized by Item I.2.3 of the Committee of the Whole dated May 8, 2025, referred to and adopted by Regional Council at its meeting on May 22, 2025