

Authority: Policy and Finance Committee Report No. 3, Clause No. 5, adopted as amended,
by City of Toronto Council on April 19, 20, 21, 22, 23, 26, 27 and 28, 2004
Enacted by Council: April 28, 2004

CITY OF TORONTO

BY-LAW No. 341-2004

**To levy and collect taxes for school purposes for the year 2004, other than those levied before
the adoption of the estimates.**

WHEREAS paragraph 1 of subsection 257.7(1) of the *Education Act*, as amended, requires every municipality in each year to levy and collect the tax rate prescribed by the Minister of Finance for school purposes on residential property and business property taxable for school purposes in the municipality according to the last returned assessment roll; and

WHEREAS section 257.7(3) of the *Education Act*, as amended, provides that section 313(3) of the *Municipal Act, 2001* which provides for percentage reductions of tax rates for subclasses of property classes, applies with necessary modifications with respect to the rates levied under section 257.7(1) on land in a municipality; and

WHEREAS Ontario Regulation 115/04 prescribes the tax rates for school purposes for 2004 on residential and business property taxable for school purposes in the City of Toronto as the rates levied by section 1 hereof; and

WHEREAS subsection 2(2) of the *City of Toronto Act, 1997* provides that the City of Toronto is a local municipality for all purposes;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. There shall be levied and collected as taxes for school purposes on the assessment of all real property in the City of Toronto rateable for school purposes according to the assessment roll for 2004, and as finally altered, amended and corrected, which property is classified in a subclass set out in Column II of the property class set out in Column I, the rate levied by section 2 hereof for that property class reduced by the percentage set out in Column III below:

Column I (Property Class)	Column II (Subclasses of Column I)	Column III (Percentage Reduction)
Residential	- Farmland Awaiting Development (First Subclass)	60% of Residential
	(Second Subclass)	0% of Residential
Multi-Residential	- Farmland Awaiting Development (First Subclass)	90% of Residential
	(Second Subclass)	0% of Residential

Column I (Property Class)	Column II (Subclasses of Column I)	Column III (Percentage Reduction)
Commercial	- Excess Land	30% of Commercial rate
	- Vacant Land	30% of Commercial rate
	- Farmland Awaiting Development (First Subclass)	90% of Commercial rate
	(Second Subclass)	30% of Commercial rate
Industrial	- Excess Land	35% of Industrial rate
	- Vacant Land	35% of Industrial rate
	- Farmland Awaiting Development (First Subclass)	94% of Industrial rate
	(Second Subclass)	35% of Industrial rate

2. There shall be levied and collected as taxes for school purposes on the assessment of all real property in the City of Toronto rateable for school purposes according to the assessment roll for 2004 and as finally altered, amended and corrected, in amounts calculated for each property class set out in Column I, the rate set out in Column II, which shall produce, when levied upon the total assessment for each property class as set out in Column II of Schedule "A" attached hereto, the total tax levy for school purposes of \$1,844,640,047 of which \$9,914,235 is to be retained by the City pursuant to Ontario Regulation No. 382/98:

(Property Class/Subclass) Column I	(Tax Rate) Column II
Residential/Farm	0.296000%
Multi-Residential	0.296000%
New Multi-Residential	0.296000%
Commercial	2.215659%
Industrial	2.313615%
Farmlands	0.074000%
Pipelines	1.820563%

Managed Forest

0.074000%

3. Sections 1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20 and 21 respectively of By-law No. 340-2004 apply to the taxes levied by sections 1 and 2.

ENACTED AND PASSED this 28th day of April, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**Rateable Assessment**

Column I (Property Class/Subclass)	Column II (2004 Rateable Assessment For School Purposes)
Residential	\$ 194,257,979,237
Multi-Residential	\$ 25,351,686,315
New Multi-Residential	\$ 100,331,205
Commercial	\$ 47,252,088,727
- Vacant Land	\$ 349,403,616
- Excess Land	\$ 1,057,996,590
Industrial	\$ 4,890,298,066
- Vacant Land	\$ 68,237,525
- Excess Land	\$ 423,078,270
- Farmland Awaiting Development	\$ 10,056,000
Farmlands	\$ 4,151,800
Managed Forests	\$ 233,000
Pipelines	\$ 273,352,000
Total	\$ 274,038,892,351