

Authority: Economic Development and Parks Committee Report 6, Clause 6,
as adopted by City of Toronto Council on September 25, 26 and 27, 2006
Enacted by Council: September 27, 2006

CITY OF TORONTO

BY-LAW No. 815-2006

**To designate an area along Sheppard Avenue East between Midland Avenue and
Markham Road, as an improvement area.**

WHEREAS subsection 204(1) of the *Municipal Act, 2001* (the “Act”) provides that the council of a local municipality may pass by-laws designating an area as an improvement area; and

WHEREAS the *City of Toronto Act, 1997* provides that the City of Toronto is a local municipality for all purposes; and

WHEREAS subsection 210(1) of the Act provides that before passing a by-law designating an improvement area, notice of the intention to pass the by-law shall be sent by prepaid mail to every person who, on the last returned assessment roll, is assessed with respect to rateable property in the area that is in a prescribed business property class; and

WHEREAS for the purposes of section 210 of the Act, O.Reg. 406/98, as amended, prescribes the commercial classes and the industrial classes, as defined in subsection 308(1) of the Act, as the business property classes; and

WHEREAS subsection 210(2) provides that if a person who receives notice under subsection 210(1) has leased any of their rateable property in the area that is in a prescribed business property class, the person shall, within 30 days after the notice was mailed, give a copy of the notice to each tenant of such property who, under the tenant's lease, is required to pay all or part of the taxes on the property, and such person shall also give the clerk of the municipality a list of every tenant to whom notice was given and the share of the taxes on the property that each tenant is required to pay; and

WHEREAS subsection 210(3) provides that a by-law referred to in subsection 204(1) shall not be passed if the clerk of the municipality receives, within 60 days after the last day of mailing of the notices referred to in subsection 210(1), objections to the by-law that have been signed by at least one-third of the total number of persons entitled to notice under subsection 210(1) and clause 210(2)(a), and the objectors are responsible for at least one-third of the taxes levied for purposes of the general local municipality levy on rateable property in all prescribed business property classes in the improvement area; and

WHEREAS notice of the intention to pass the by-law has been sent as required by subsections 210(1) and (2) of the Act and although petitions objecting to the passing of the by-law have been received by the clerk within the time frame set out in subsection 210(3) of the Act, the number of objections received is not enough to prevent the passing of this by-law; and

WHEREAS Council has authorized the designation of an area along Sheppard Avenue East between Midland Avenue and Markham Road, as an improvement area;

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

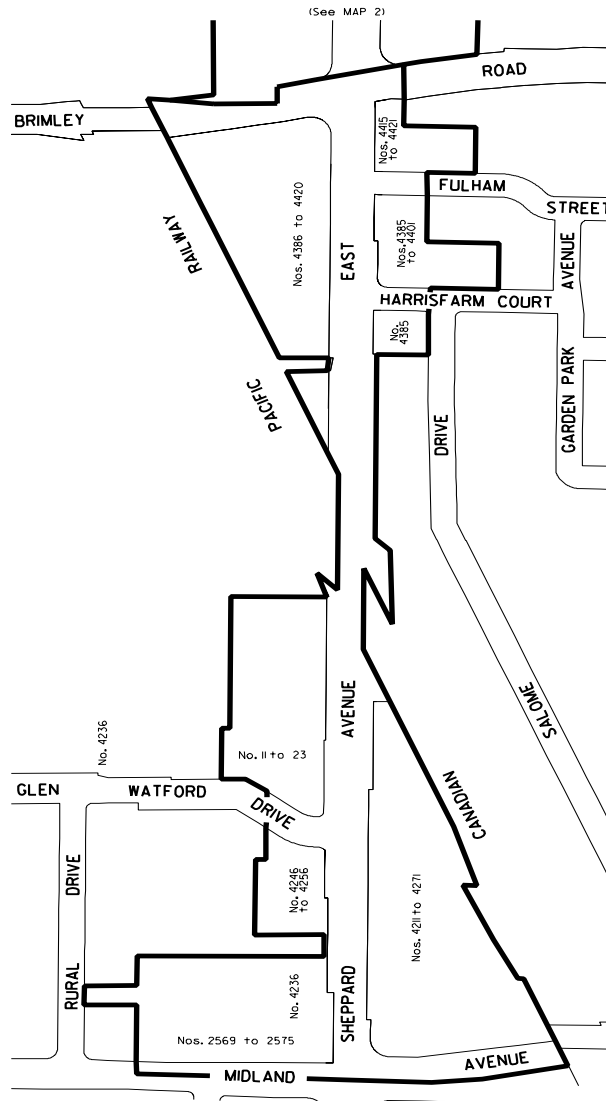
1. The area shown on the attached Maps 1 to 4 is designated as an improvement area within the meaning of section 204 of the *Municipal Act, 2001*.

ENACTED AND PASSED this 27th day of September, A.D. 2006.

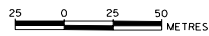
DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

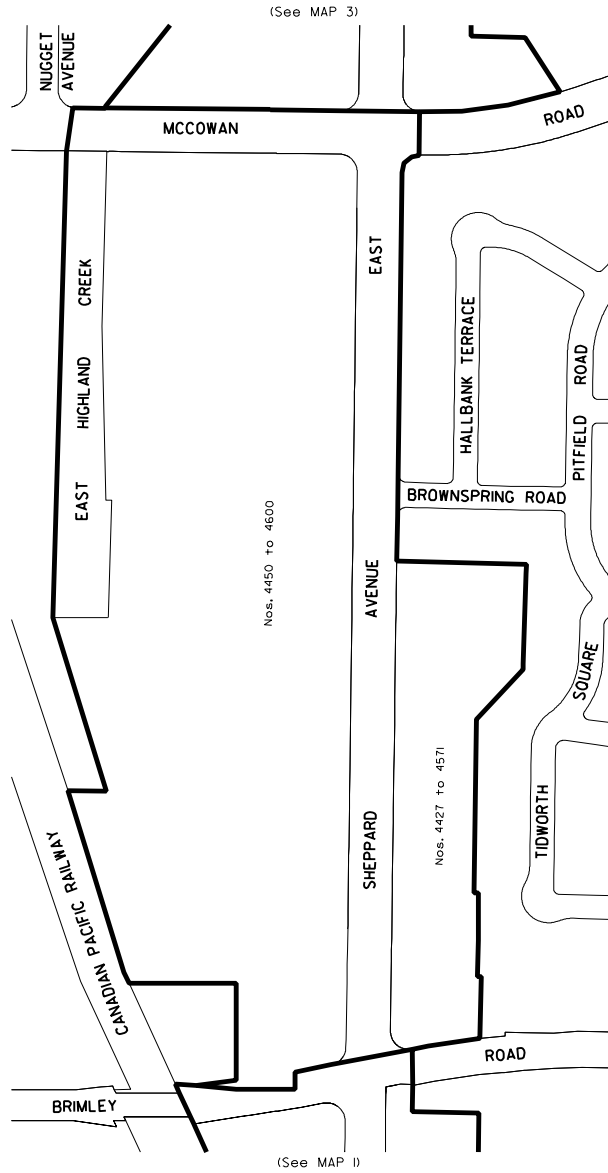
(Corporate Seal)



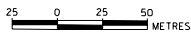
 SHEPPARD EAST - AGINCOURT VILLAGE BUSINESS IMPROVEMENT AREA



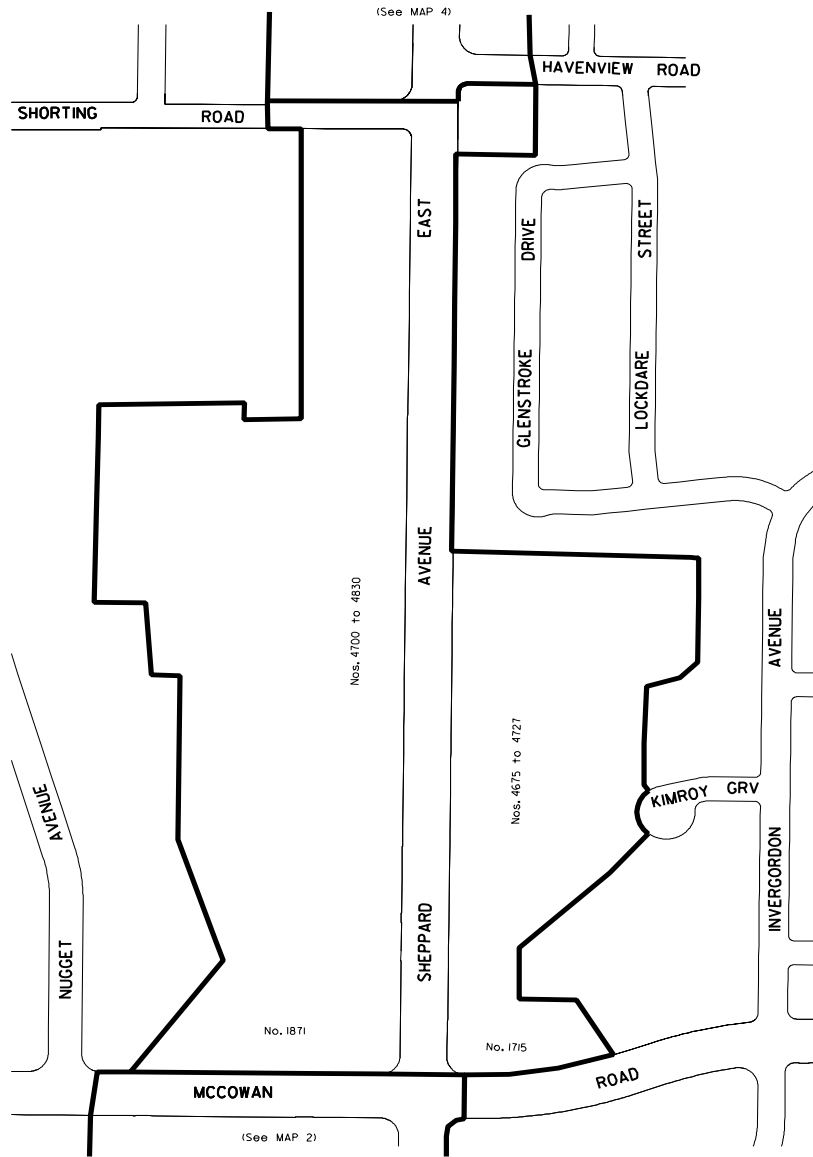
SURVEY AND MAPPING SERVICES
 AUGUST 2006 DRAWN: WS
 BIA06/SHEPEAST_BL1.DGN
 FILE: 2402.53
 MAP No. 56P-23, 56P-13
 57P-21, 22&23
 57P-11, 12&13



 SHEPPARD EAST - AGINCOURT VILLAGE BUSINESS IMPROVEMENT AREA



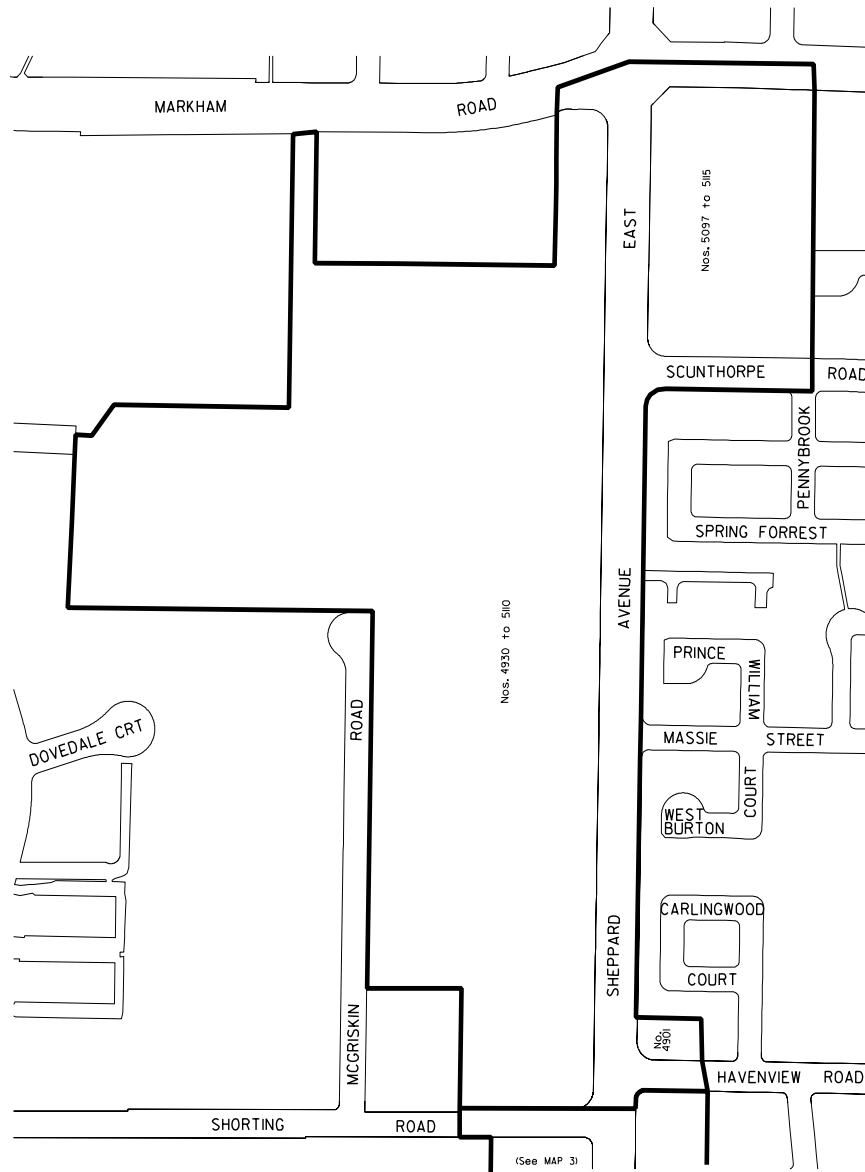
SURVEY AND MAPPING SERVICES
 AUGUST 2006 DRAWN: WS
 B1A06/SHEPEAST_BL2.DGN
 FILE: 2402.53
 MAP No. 56P-23, 56P-13
 57N-21, 22&23
 57P-11, 12&13



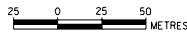
 SHEPPARD EAST - AGINCOURT VILLAGE BUSINESS IMPROVEMENT AREA



SURVEY AND MAPPING SERVICES
 AUGUST 2006 DRAWN: WS
 BIA06/SHEPEAST_BL3.DGN
 FILE: 2402-53
 MAP No. 56n-23, 56P-13
 57N-21, 22&23
 57P-11, 12&13



 SHEPPARD EAST - AGINCOURT VILLAGE BUSINESS IMPROVEMENT AREA



SURVEY AND MAPPING SERVICES
 AUGUST 2006 DRAWN: WS
 BIA06/SHEPEAST.BL4.DGN
 FILE: 2402.53
 MAP No. 56N-23, 56P-13
 57N-21, 22&23
 57P-11, 12&13