

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 146-2021

A By-law to provide for the issuance of the 2022 interim property tax billing for monthly Pre-Authorized Payment plan accounts.

WHEREAS the Council of The Corporation of the City of Vaughan has not adopted the estimates for the tax year 2022 and wishes to provide for an interim levy for property taxes for the year 2022 for those properties under the 11-month Pre-Authorized Payment (“PTP”) plan program;

AND WHEREAS pursuant to Section 317 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended (the “*Act*”), Councils of local municipalities may pass a by-law, levying amounts on the assessment of property in the local municipality rateable for local municipality purposes;

AND WHEREAS pursuant to Subsection 342(1) of the *Act*, a local municipality may pass by-laws to permit the payment of taxes by instalments and the dates on which instalments or any alternative instalments are due;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. The Chief Financial Officer and City Treasurer of the City of Vaughan shall send to each person for every property within the municipality to be taxed a printed notice specifying the amount of taxes payable in accordance with the provisions of Section 317 of the *Act*.
2.
 - a) Taxes on Residential, Farm, Managed Forest and Pipeline properties shall be set by levying an amount that does not exceed 50% of the total annualized tax levy for the class, for municipal and school purposes for the previous year. If the taxes levied on a property are too high or too low in relation to the estimate of total taxes that will be levied for 2022, the interim levy will be adjusted in accordance with Section 317(9) of the *Act* to reflect an amount that is approximately 50% of the estimated 2022 levy.
 - b) Taxes on Multi-Residential, Commercial and Industrial properties shall be

set by levying an amount that does not exceed 50% of the total annualized tax levy for the class, for municipal and school purposes for the previous year, after adjustment for the capping program, if applicable. If the taxes levied on a property are too high or too low in relation to the estimate of total taxes that will be levied for 2022, the interim levy will be adjusted in accordance with Section 317(9) of the *Act* to reflect an amount that is approximately 50% of the estimated 2022 levy.

3. A taxpayer meeting the requirements of the PTP plan may be enrolled in the PTP for the eleven-month instalment plan for 2022, which will consist of seven interim instalment payments from January to July, as set out herein, and four final payments from August to November, to be calculated and levied subsequently. Thereafter, the City shall be authorized to withdraw property taxes from the bank account of the said taxpayer on the first banking day of each month from January to November of 2022 inclusive, in the amount set out in the notice forwarded to the taxpayer by the Chief Financial Officer and City Treasurer.
4. Interim Property taxes levied by this by-law shall be divided into 7-monthly instalments for those under the PTP plan, starting the first business day of January 2022, through to the first business day of July 2022.
5. Property taxes not paid on the instalment dates set out in sections 3 and 4 of this by-law are subject to late payment charges consisting of a percentage charge of one and one-quarter percent (1.25%) on the first day of default and on the first day of each calendar month thereafter in which default continues, as provided in the City of Vaughan's Late Payment Charges By-law Number 328-2004, as amended, or any successor thereto.
6. Two successive payments not cleared by the bank on this plan and returned to the City will result in cancellation of the program and late payment charges as provided for in Section 5 of this by-law shall be applied. The account holder will revert back to regular billing instalments.

Enacted by City of Vaughan Council this 16th day of November, 2021.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk