

Being a by-law to adopt the estimates of all sums required to be raised by taxation for the year 2014 and to establish the Tax Rates necessary to raise those sums.

RECITALS:

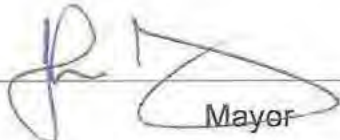
1. It is necessary for the Council of The Corporation of the City of Oshawa, pursuant to the Municipal Act, 2001, S.O. 2001, c. 25, to pass a by-law to levy a separate tax rate on the assessment in each property class.
2. The Minister of Finance has pursuant to the Assessment Act, R.S.O. 1990, c. A.31, and its Regulations, prescribed the property classes.
3. It is necessary for the Council of The Corporation of the City of Oshawa, pursuant to the Municipal Act, to levy on the whole rateable property according to the last revised assessment roll for The Corporation of the City of Oshawa, the sums set forth for various purposes in Schedule "A" for the current year.
4. The Regional Municipality of Durham has passed By-laws 13-2014, 14-2014, 15-2014 and 16-2014 to provide a levy and set rates on Area Municipalities.
5. Pursuant to the Education Act, R.S.O. 1990, c. E.2, and the Regulations passed and to be passed pursuant to that Act, The Corporation of the City of Oshawa levies specified tax rates on the assessment for school purposes.
6. An interim levy for all Realty Tax Classes was made by the Council of The Corporation of the City of Oshawa (pursuant to the By-law 6-2014) before the adoption of the estimates for the current year.

NOW, THEREFORE, the Council of The Corporation of the City of Oshawa enacts as follows:


1. For the year 2014, The Corporation of the City of Oshawa (the "City") shall levy upon the Property Classes set out in Schedule "A", the rates of taxation as set out in Schedule "A" for the City of Oshawa purposes on the current value assessment as also set out in Schedule "A".

2. The City shall also levy upon the Property Classes set out in Schedule "A" the rates of taxation prescribed by The Regional Municipality of Durham for its purposes, and the rates of taxation prescribed by the Province of Ontario for educational purposes.
3. The levy provided for in this By-law shall be reduced by the amount of the interim levy for 2014.
4. The payments and collection of taxes levied under this By-law against properties in the Uncapped Tax Classes shall be governed by By-law Number 89-73, as amended, except that for the year 2014, the 3rd installment referred to in Section 2(2) of By-law Number 89-73, as amended, shall be due and payable on June 30th, 2014 and the 4th installment shall be due and payable on September 30th, 2014. For the purposes of this section, properties in the "Uncapped Tax Classes" are the properties that are assessed in the Realty Tax Classes designated by the letters "F", "P", "R" and "T" in the column headed "RTC" on the attached Schedule "A".
5. The payment and collection of taxes levied against properties in the Capped Tax Classes shall be governed by By-law Number 89-73, as amended, except that for the year 2014, the 3rd installment referred to in Section 2(2) of By-law Number 89-73, as amended, shall be due and payable on July 31st, 2014 and the 4th installment shall be due and payable on September 26th, 2014. For the purposes of this section, properties in "Capped Tax Classes" are the properties that are assessed in the Realty Tax Classes designated by the letters "C", "D", "G", "I", "J", "L", "M", "S", "X", "Y" and "Z" in the column headed "RTC" on the attached Schedule "A".
6. If any section or portion of this By-law or of Schedule "A" is found by a court of competent jurisdiction to be invalid, it is the intent of Council for the City that all remaining sections and portions of this By-law and of Schedule "A" continue in force and effect.
7. This By-law comes into force on the date of its final passing.

By-law approved this twenty-eighth day of April, 2014.



Mayor



City Clerk

Schedule "A" to City of Oshawa By-Law 46-2014 Tax Rates

2014 CITY OF OSHAWA TAX RATES

PROPERTY CLASS	RTC	RTQ	ASSESSMENT	City of Oshawa Tax Rate	City of Oshawa Tax Levy
Residential/farm	R	T	11,846,318,390	0.682739%	80,879,424
Residential/farm	R	G	6,271,880	0.682739%	42,821
Multi-residential	M	T	731,517,060	1.274332%	9,321,956
Commercial	C	T	980,776,231	0.989971%	9,709,404
Commercial	C	M	283,010	0.989971%	2,802
Commercial	C	F	22,178,097	0.989971%	219,557
Commercial	C	G	38,599,840	0.989971%	382,127
Commercial	C	H	2,066,500	0.989971%	20,458
Commercial Vacant/Excess land	C	U	26,066,301	0.692980%	180,634
Commercial Vacant Land	C	X	41,519,521	0.692980%	287,722
Commercial Vacant Land	C	Z	742,950	0.692980%	5,148
Shopping Centre	S	T	638,169,861	0.989971%	6,317,699
Shopping Centre	S	U	3,688,518	0.692980%	25,561
Office Building	D	G	91,192,120	0.989971%	902,776
Office Occupied	D	T	73,403,565	0.989971%	726,674
Parking Lots	G	F	13,045,885	0.989971%	129,151
Parking Lots	G	T	7,842,138	0.989971%	77,635
Industrial Occupied	I	T	80,280,630	1.542853%	1,238,612
Industrial Vacant Units	I	U	3,217,960	1.002855%	32,271
Industrial Vacant Land	I	X	31,799,600	1.002855%	318,904
Industrial Vacant Land	I	Z	2,164,000	1.002855%	21,702
Industrial Occupied PIL	I	H	6,397,800	1.542853%	98,709
Industrial Vacant Land PIL	I	J	504,000	1.002855%	5,054
Industrial Vacant Unit/Excess Land PIL	I	K	511,200	1.002855%	5,127
Industrial New Construction	J	T	1,739,793	1.542853%	26,842
Large Industrial Occupied	L	T	239,460,404	1.542853%	3,694,523
Large Industrial Vacant Land	L	U	2,931,300	1.002855%	29,397
Pipelines	P	T	32,193,000	0.839359%	270,215
Farmlands	F	T	68,666,361	0.136548%	93,762
Managed Forests	T	T	2,032,167	0.170685%	3,469
Com. New Construction	X	T	103,364,141	0.989971%	1,023,275
Com. New Const. Vacant/Excess	X	U	729,154	0.692980%	5,053
Office Building New Construction	Y	T	2,260,869	0.989971%	22,382
Shop. New Construction	Z	T	93,645,318	0.989971%	927,062
Shop. New Const. Vacant/Excess	Z	U	828,100	0.692980%	5,739
Provincial					
Commercial	C	P	517,705	0.989971%	5,125
Office Building	D	P	5,188,555	0.989971%	51,365
Parking Lots	G	P	462,000	0.989971%	4,574
Residential	R	P	5,786,080	0.682739%	39,504
Exempt	E		1,095,066,863	0.000000%	-
Total Taxable Assessment			16,303,428,867		117,154,215
Other					540,185
Total Tax Revenue					117,694,400

"RTC" Means Realty Tax Class

"RTQ" Means Realty Tax Qualifier