

Being a by-law to adopt the estimates of all sums required to be raised by taxation for the year 2015 and to establish the Tax Rates necessary to raise those sums.

RECITALS:

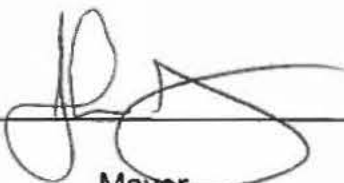
1. It is necessary for the Council of The Corporation of the City of Oshawa, pursuant to the Municipal Act, 2001, S.O. 2001 c. 25, to pass a by-law to levy a separate tax rate on the assessment in each property class.
2. The Minister of Finance has, pursuant to the Assessment Act, R.S.O. 1990, c. A.31 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 13-2015, 14-2015, 15-2015 and 16-2015 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 164-2014) 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 2015, 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 "B" 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 2015.
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 2015, 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, 2015 and the 4th installment shall be due and payable on September 30th, 2015. 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 "Realty Tax Class" 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 2015, 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, 2015 and the 4th installment shall be due and payable on September 29th, 2015. 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", "L", "M", "S", "X" and "Z" in the column headed "Realty Tax Class" on the attached Schedule "A".
6. If any section or portion of this By-law or of Schedule "A" and/or Schedule "B" 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" and/or Schedule "B" continue in force and effect.
7. This By-law comes into force on the date of its final passing.

By-law passed this nineteenth day of May, 2015.



Mayor



City Clerk

Schedule "A" to City of Oshawa By-Law 54-2015 Tax Rates

Property Class	Realty Tax Class	Realty Tax Qualifier	Assessment	City of Oshawa Tax Rate	City of Oshawa Tax Levy
Residential/farm - Occupied	R	T	12,322,738,912	0.685324%	84,450,630
Residential/farm Payment-in Lieu (P.I.L.)	R	G	6,441,440	0.685324%	44,145
Multi-residential - Occupied	M	T	759,394,963	1.279156%	9,713,849
Commercial - Occupied	C	T	988,754,507	0.993719%	9,825,443
Commercial - Occupied	C	M	283,010	0.993719%	2,812
Commercial P.I.L.	C	F	25,882,904	0.993719%	257,203
Commercial P.I.L.	C	G	34,903,750	0.993719%	346,845
Commercial P.I.L.	C	H	2,088,750	0.993719%	20,756
Commercial - Vacant/Excess Land	C	U	23,696,157	0.695603%	164,831
Commercial - Vacant Land	C	X	34,748,653	0.695603%	241,713
Commercial - Vacant Land P.I.L.	C	Z	777,475	0.695603%	5,408
Shopping Centre - Occupied	S	T	639,172,888	0.993719%	6,351,583
Shopping Centre - Vacant/Excess Land	S	U	3,932,419	0.695603%	27,354
Office Building P.I.L.	D	G	22,733,000	0.993719%	225,902
Office Building - Occupied	D	T	73,812,944	0.993719%	733,493
Parking Lots P.I.L.	G	F	13,557,080	0.993719%	134,719
Parking Lots - Occupied	G	T	8,064,319	0.993719%	80,137
Industrial - Occupied	I	T	76,664,002	1.548694%	1,187,291
Industrial - Farmland 1	I	1	2,363,000	0.513993%	12,146
Industrial - Vacant Units	I	U	2,634,496	1.006651%	26,520
Industrial - Vacant Land	I	X	31,677,350	1.006651%	318,880
Industrial - Vacant Land P.I.L.	I	Z	2,164,000	1.006651%	21,784
Industrial P.I.L.	I	H	6,397,800	1.548694%	99,082
Industrial - Vacant Land P.I.L.	I	J	504,000	1.006651%	5,074
Industrial - Vacant Unit/Excess Land P.I.L.	I	K	511,200	1.006651%	5,146

Schedule "A" to City of Oshawa By-Law 54-2015 Tax Rates

Property Class	Realty Tax Class	Realty Tax Qualifier	Assessment	City of Oshawa Tax Rate	City of Oshawa Tax Levy
Industrial New Construction - Occupied	J	T	2,389,156	1.548694%	37,001
Large Industrial - Occupied	L	T	243,547,643	1.548694%	3,771,808
Large Industrial - Vacant Land	L	U	2,931,300	1.006651%	29,508
Pipelines	P	T	33,149,835	0.842537%	279,300
Farmlands	F	T	72,841,101	0.137065%	99,839
Managed Forests	T	T	2,213,656	0.171331%	3,793
Commercial New Construction - Occupied	X	T	122,722,193	0.993719%	1,219,514
Commercial New Construction - Vacant/Excess	X	U	3,052,226	0.695603%	21,231
Office Building New Construction - Occupied	Y	T	2,309,242	0.993719%	22,947
Shopping Centre New Construction - Occupied	Z	T	106,698,547	0.993719%	1,060,284
Shopping Centre New Construction - Vacant/Excess	Z	U	3,408,860	0.695603%	23,712
Provincial - Commercial	C	P	1,018,820	0.993719%	10,124
Provincial - Office Building	D	P	3,298,438	0.993719%	32,777
Provincial - Parking Lots	G	P	465,500	0.993719%	4,626
Provincial - Residential	R	P	5,873,541	0.685324%	40,253
Exempt	E		1,215,428,316	0.000000%	0
Total Taxable Assessment			<u>16,905,247,393</u>		120,959,463
Other (Business Education Tax)					<u>579,537</u>
Total Tax Revenue					<u>121,539,000</u>

Schedule "B" City of Oshawa By-Law 54-2015 Tax Rates

Property Class	Realty Tax Class	Realty Tax Qualifier	Assessment	2015 Region of Durham Oshawa Tax Rates	2015 Education Tax Rates
Residential/farm - Occupied	R	T	12,322,738,912	0.692065	0.195000
Residential/farm Payment-in Lieu (P.I.L.)	R	G	6,441,440	0.692065	0.000000
Multi-residential - Occupied	M	T	759,394,963	1.291740	0.195000
Commercial - Occupied	C	T	988,754,507	1.003495	1.135490
Commercial - Occupied	C	M	283,010	1.003495	0.000000
Commercial P.I.L.	C	F	25,882,904	1.003495	1.135490
Commercial P.I.L.	C	G	34,903,750	1.003495	0.000000
Commercial P.I.L.	C	H	2,088,750	1.003495	1.135490
Commercial - Vacant/Excess Land	C	U	23,696,157	0.702446	0.794843
Commercial - Vacant Land	C	X	34,748,653	0.702446	0.794843
Commercial - Vacant Land P.I.L.	C	Z	777,475	0.702446	0.000000
Shopping Centre - Occupied	S	T	639,172,888	1.003495	1.135490
Shopping Centre - Vacant/Excess Land	S	U	3,932,419	0.702446	0.794843
Office Building P.I.L.	D	G	22,733,000	1.003495	0.000000
Office Building - Occupied	D	T	73,812,944	1.003495	1.135490
Parking Lots P.I.L.	G	F	13,557,080	1.003495	1.135490
Parking Lots - Occupied	G	T	8,064,319	1.003495	1.135490
Industrial - Occupied	I	T	76,664,002	1.563928	1.530000
Industrial - Farmland 1	I	1	2,363,000	0.519049	0.146250
Industrial - Vacant Units	I	U	2,634,496	1.016574	0.994500
Industrial - Vacant Land	I	X	31,677,350	1.016574	0.994500
Industrial - Vacant Land P.I.L.	I	Z	2,164,000	1.016574	0.000000
Industrial P.I.L.	I	H	6,397,800	1.563928	1.530000
Industrial - Vacant Land P.I.L.	I	J	504,000	1.016574	0.994500
Industrial - Vacant Unit/Excess Land P.I.L.	I	K	511,200	1.016574	0.994500

Schedule "B" City of Oshawa By-Law 54-2015 Tax Rates

Property Class	Realty Tax Class	Realty Tax Qualifier	Assessment	2015 Region of Durham Oshawa Tax Rates	2015 Education Tax Rates
Industrial New Construction - Occupied	J	T	2,389,156	1.563928	1.190000
Large Industrial - Occupied	L	T	243,547,643	1.563928	1.530000
Large Industrial - Vacant Land	L	U	2,931,300	1.016574	0.994500
Pipelines	P	T	33,149,835	0.850825	1.190000
Farmlands	F	T	72,841,101	0.138413	0.048750
Managed Forests	T	T	2,213,656	0.173017	0.048750
Commercial New Construction - Occupied	X	T	122,722,193	1.003495	1.135490
Commercial New Construction - Vacant/Excess	X	U	3,052,226	0.702446	0.794843
Office Building New Construction - Occupied	Y	T	2,309,242	1.003495	1.135490
Shopping Centre New Construction - Occupied	Z	T	106,698,547	1.003495	1.135490
Shopping Centre New Construction - Vacant/Excess	Z	U	3,408,860	0.702446	0.794843
Provincial - Commercial	C	P	1,018,820	1.003495	1.135490
Provincial - Office Building	D	P	3,298,438	1.003495	1.135490
Provincial - Parking Lots	G	P	465,500	1.003495	1.135490
Provincial - Residential	R	P	5,873,541	0.692065	0.195000
Exempt	E		1,215,428,316	0	0
Total Taxable Assessment			<u>16,905,247,393</u>		