

Final Residential Property Tax Bill

Inquiries

City of Vaughan
Property Tax Department
2141 Major Mackenzie Dr.
Vaughan, Ontario
L6A 1T1
Tel: 905-832-8502
Monday to Friday
8:30am - 4:30pm
Fax: 905-832-8566

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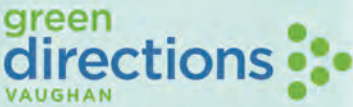
Regional Municipality of York
P.O. Box 147
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1
1-877-464-9675

School Boards

The education tax rates have been set by the Province of Ontario. If you have questions regarding the amount of taxes levied for education purposes, please contact the school board directly at the following numbers:

York Region District School Board
905-764-6830

York Catholic District School Board
416-221-5050



Sustainability First
Sustainability means we make decisions and take actions that ensure a healthy environment, vibrant communities and economic vitality for current and future generations.

Value for Your Property Tax Dollar

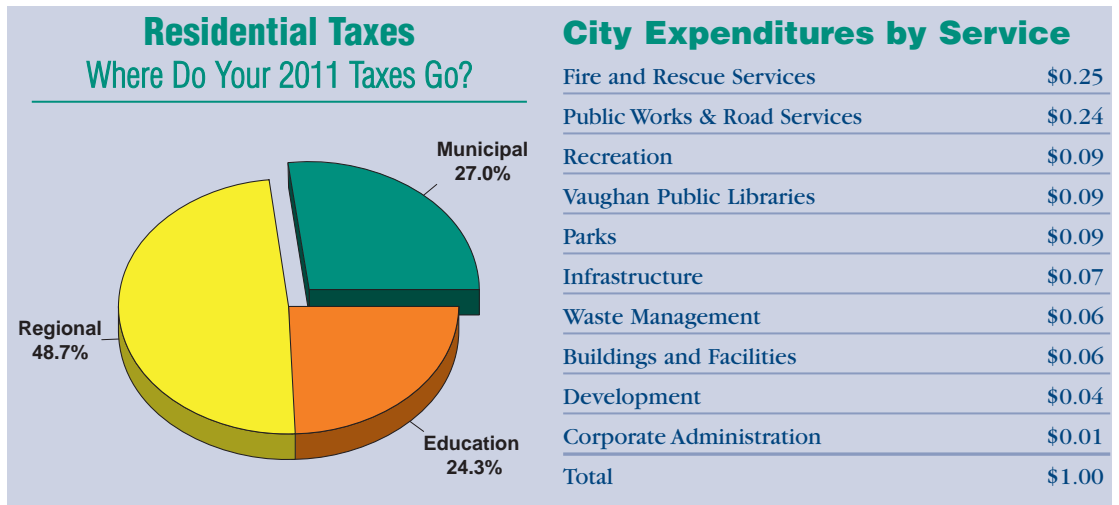
The City's approach to budgeting is multi-faceted beginning with public consultation early in the process, applying adherence to strict budget guidelines to all departments, applying best practices, expenditure control and alternative revenue strategies. This structured approach provides the ability to maintain service levels and contain cost pressures thereby keeping residential and business property tax increases to a minimum.

Commitment to a Hospital in Vaughan

The need for a major health care facility has been recognized as the highest priority by the citizens of Vaughan. Vaughan Council endorsed the Vaughan Health Campus of Care (VHCC) needs assessment report that a major health care facility is required in Vaughan. This facility would advance the health and well being of all Vaughan residents. Vaughan Council approved an \$80 million grant towards land acquisition and costs of hospital development. This commitment to a hospital in Vaughan represents a 5.45% tax increase or \$60 per year to the average assessed home in Vaughan. Beginning with the 2009 tax year, the increase is being phased in over 5 years. The 2011 property tax increase for the third year of the phase-in is 0.91%. The hospital levy is shown separately on your property tax bill.

Budget Overview

The City's 2011 Operating Budget for City services totals \$217.2 million. The 2011 Capital Budget is \$62.2 million. The capital budget represents a significant capital investment in the City's infrastructure and includes funding for roadways, water, wastewater, engineering services, parks development, buildings and facilities and other capital expenditure requirements. The property tax increase for City operations is 1.99% and represents an increase of \$23 for an average home assessed at \$472,368.



2011 Property Tax Levy Requirements

Municipal	\$141,670,318
Regional	\$255,078,779
Education	\$252,247,040
Local Improvements	\$301,206
TOTAL	\$649,297,343

Local Improvements Include
Water Frontages
Sewer Frontages
Sidewalk Frontages
Curb and Gutter Frontages

2011 Final Installment Due Dates

The due dates for the final three installments are as stated on the tax bill. When the total amount due is \$200.00 or less, the amount is payable on or before the 1st due date.

Assessment Information

Property taxes for 2011 are based on the 3rd-year Phase in assessment value of the four year re-assessment program with the valuation date of January 1, 2008.

2011 Tax and Hospital Levy Rates

Assessment Category	Tax Codes	Municipal	Municipal	Municipal	Regional	Education	Total
		General	Hospital	Total			
Residential Taxable Full Taxable: Shared Payment-In-Lieu	RT	0.00249378	0.00008060	0.00257438	0.00463520	0.00231000	0.00951958
	RH	0.00249378	0.00008060	0.00257438	0.00463520	0.00231000	0.00951958
Pipelines Taxable Full	PT	0.00229178	0.00007407	0.00236585	0.00425975	0.01585785	0.02248345
Farm Taxable Full	FT	0.00062345	0.00002015	0.00064360	0.00115880	0.00057750	0.00237990
Managed Forest Taxable Full	TT	0.00062345	0.00002015	0.00064360	0.00115880	0.00057750	0.00237990

Tax Assistance to Seniors or Disabled

City of Vaughan Tax Grant — Seniors

For the year 2011 City Council has approved a tax credit to persons 65 years of age or over in the amount of \$304.00. If you have been assessed as an owner and resident of a property in the City of Vaughan for one year or more, and are receiving a monthly guaranteed income supplement, you may be eligible for the tax credit. This credit is paid by the City of Vaughan and does NOT have to be repaid. The deadline to apply for this year was March 31, 2011. The deadline to apply for 2012 will be March 31, 2012. Applications will not be accepted after this date.

Deferral Program — Seniors

Seniors — 65 years and older

Seniors aged 65 years and older are eligible to defer payment of the full amount of an increase in taxes for 2011 over the total taxes for 2010. There is no income restriction.

Low income seniors – 55-64 years of age

To be eligible for a partial deferral, you must be:

- 55 - 64 years of age and receiving a property tax increase of more than \$300 per year. Your annual gross household income from all sources must be \$23,000 or less if single, or \$40,000 or less in the case of a family of two or more persons.

Deferral Program — Low-income Disabled

Low-income disabled persons are eligible to defer payment of the full amount of the increase in taxes for the year 2011 over the total taxes for 2010 if they receive benefits under one of the following programs:

To be eligible for a full deferral of the tax increase, you must be:

- Disabled, as defined by the Ontario Disability Support Program Act, 1997, receiving benefits under the Ontario Disability Support Program, (ODSP) or the
- Guaranteed Annual Income System for the disabled (GAINS) and be eligible to claim a disability amount as defined in the Income Tax Act.

General Information

All deferred taxes are interest free and become payable upon disposition or transfer of the property except for a transfer of ownership to a spouse.

The property for which the taxes are payable must be located in the City of Vaughan and must be owned by an eligible senior or disabled person as a principal residence on January 1 of the eligible year.

To determine your eligibility to receive a property tax deferral, please contact the tax office. Applications must be received no later than September 30, of the taxation year for which you are requesting a property tax deferral.

All deferred taxes become a lien against the property.

Regional Municipality of York Comments

Share of Each Tax Dollar – 2011

Police	0.31
Transit	0.17
Community & Housing Programs	0.14
Roads	0.11
Asset Replacement	0.05
Solid Waste	0.05
Special Purpose Bodies	0.05
Emergency Medical Services	0.04
GTA Pooling	0.03
Administrative Support	0.02
Public Health	0.02
Regional Planning	0.01
Total	\$1.00

2011 Tax Billing Regional Message

The Regional Municipality of York is committed to providing cost effective, quality services that respond to the needs of our rapidly growing communities. York Regional Council approved a \$2.4 billion Business Plan and Budget for 2011 including a \$900 million capital budget and a \$1.5 billion operating budget.

The 2011 Business Plan and Budget includes a 1.94-per cent tax levy increase, which represents approximately:

- a \$23 increase for a home assessed at \$250,000
- a \$37 increase for a home assessed at \$400,000
- a \$56 increase for a home assessed at \$600,000

The 2011 Regional Business Plan and Budget will provide improved and increased levels of service in a number of areas, including:

- 28 additional officers and 10 civilian staff for York Regional Police
- The upgrade and refurbishment of the York-Durham Duffin Creek Water Pollution Control Plant in the City of Pickering
- A new Community Environmental Centre in the Town of Richmond Hill
- Several major road widening projects and intersection improvements
- Construction of the TTC Spadina subway extension to the City of Vaughan Metropolitan Centre
- The purchase of 47 new buses and implementation of the PRESTO transit card fare payment system
- Replacement of 11 ambulances

The Regional operating budget was supported by the following:

- \$13.2 million in additional savings from GTA Pooling (money collected by the Province of Ontario to help pay for Social Assistance and Social Housing programs in the City of Toronto)
- \$9.2 million in additional savings for the Ontario Disability Support Program (ODSP) with costs being uploaded to the Government of Ontario
- 3.1 per cent regional assessment growth (an increase in the tax base resulting primarily from new residential and commercial development)



Coming this fall! The City of Vaughan's Report to Citizens

Read about the City's exciting initiatives and programs and learn about your tax dollars at work.

Delivered to Vaughan households and available online at www.vaughan.ca