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TOWN OF
GEORGINA

2004 Final Tax Billing Information Residential and Farm Properties

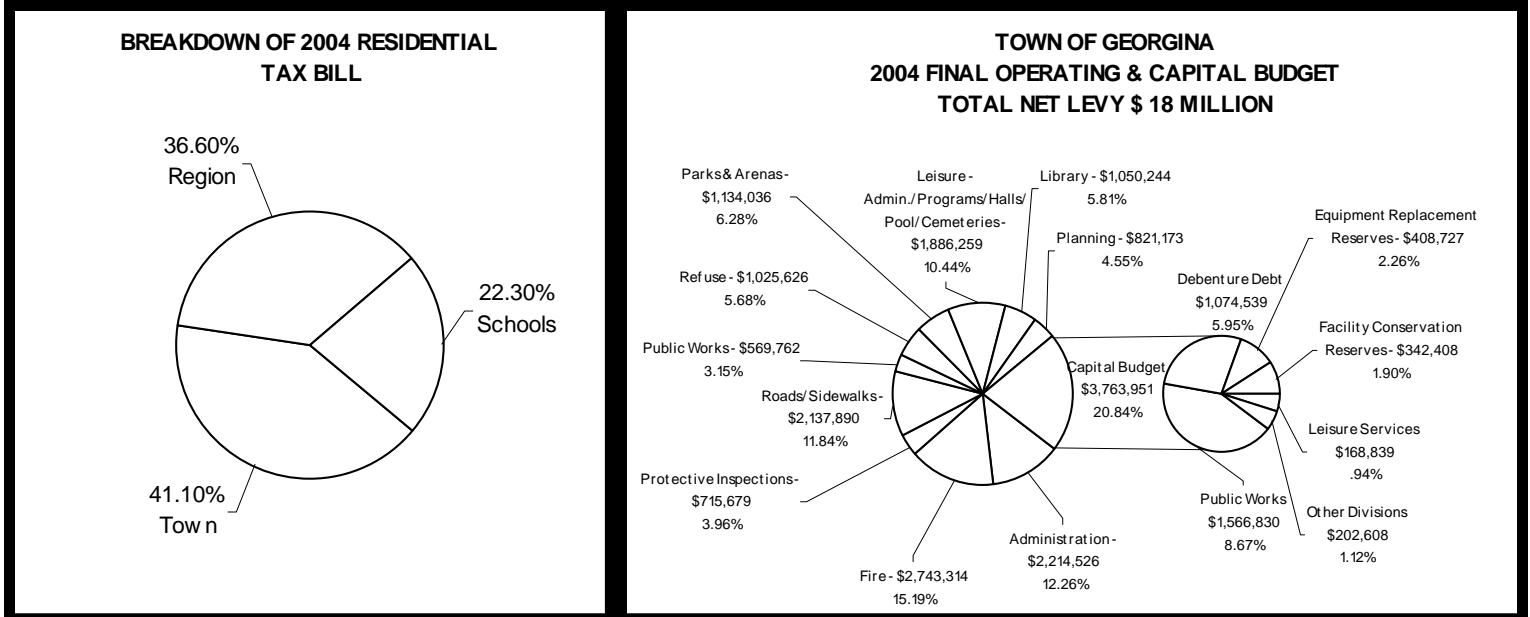
Dear Property Owner:

Enclosed with this brochure you will find your 2004 Final Tax Billing, which is payable in two installments, the first on July 28, 2004 and the second on September 28, 2004.

Your property tax bill is comprised of taxes levied by the Town of Georgina, Region of York and the Ministry of Education. The calculation of your property tax amount is determined by multiplying the current market value of your property by the applicable tax rate. We have provided on the last page of this brochure all 2004 tax rates for the Town of Georgina, Region of York and Ministry of Education.

The Town of Georgina collects your entire property tax bill. The following graphs demonstrate the distribution of your tax bill and how your Georgina taxes are spent.

Should you require any further information on the Municipal budget or tax rates, please contact the **Tax Office** at the telephone numbers above. A message from Georgina Mayor Robert Grossi and from the Region of York regarding the 2004 budgets has been included in this brochure for additional information. Inquiries regarding Regional or Educational tax rates should be directed to the appropriate levying body.



For information purposes, inquiries regarding the current market value of your property should be directed to the Municipal Property Assessment Corporation at 1-866-296-6722. **All property owners should be aware current market values for 2004 taxation have been updated from June 30, 2001 values to June 30, 2003 values.**

David Reddon
 Manager of Taxation and Revenue
 Tax Collector

Stan Armstrong,
 C.A.O./Director of Administrative Services
 and Treasurer

STATEMENT ON THE 2004 BUDGET BY GEORGINA MAYOR ROBERT GROSSI

On behalf of Council, I would like to take the opportunity to advise you of the outcome of the 2004 Budget process and the affect to your property tax bill.

For 2004 taxation, the Municipal Property Assessment Corporation as required by provincial legislation updated the current market values of all properties from June 30, 2001 to June 30, 2003. As a result, the average Georgina single-family residential value increased approximately 11% from \$ 162,000 to \$ 180,000. Based on the 2004 budget changes, the overall tax change for the average single-family residential property owner will be approximately 2.21% or \$ 51.57. For property owners who experienced assessment increases of more than 11%, the overall change to their taxes for 2004 will be proportionally higher. In these situations, it is important for each property owner to verify with the Municipal Property Assessment Corporation that the current market value assessed to their property is accurate.

Your Council and Town staff have worked very hard through many budget deliberations in order to provide significant improvements in the areas of fire protection, leisure services and information technology. For more specific information, please visit our website at www.town.georgina.on.ca or contact the Tax/Water Division. Your Council and I remain committed to budgetary review and controls to protect the current level of services provided to all residents.

Robert Grossi, Mayor

MESSAGE FROM THE REGIONAL MUNICIPALITY OF YORK

Total expenditures for the Regional Municipality of York in 2004 are budgeted at \$1.7 billion, of which 49 per cent is allocated to operating programs and the remaining 51 per cent to capital programs to support the rapidly growing Region. York Region's estimated population at the end of 2003 is 867,000 residents, including 35,000 new residents and 15,000 new jobs.

Property tax revenue contributes 32 per cent of the revenue required to fund the budget. Tax supported operating expenditures are projected at \$515 million, representing a 6.3 per cent increase in property taxes. This increase includes 5 per cent for York Regional Police Services, a 0.9 per-cent increase in Regional programs and 0.4 per cent for special purpose bodies, including Conservation Authorities, GTA pooling costs for social programs and tax assessment services.

The Region has budgeted \$23.3 million to support 110 new police officers and other police enhancements, \$7.6 million to add new transit routes and 62,000 additional vehicle service hours and \$4 million for accelerated road construction and road resurfacing. The Region is also adding 12 new paramedics and 2 additional ambulances.

How Your 2004 Regional Tax Dollar is Spent

Police Services	28 ¢	Solid Waste	3 ¢
GTA Pooling	15 ¢	Public Health	3 ¢
Regional Roads	11 ¢	Family & Children's Services	2 ¢
Transit	8 ¢	Hospital Capital	2 ¢
Social Housing	7 ¢	Administrative Support	2 ¢
Social Assistance	7 ¢	Long Term Care	2 ¢
Emergency Medical Services	4 ¢	Planning & Development Services ..	1 ¢
Conservation Authorities/MPAC/GO..	4 ¢	Emergency Services/9-1-1	1 ¢

SENIORS, LOW-INCOME SENIORS & LOW-INCOME DISABLED PERSONS PROPERTY TAX**DEFERRAL PROGRAM****General Information**

To be eligible for either a total or partial tax deferral, the property owner must be a senior citizen who is at least 65 years of age, or a low-income senior between the ages of 55-64, or a low-income disabled person (as determined below).

- ⇒ **SENIORS 65 AND OLDER**
- Seniors must provide documentation to verify their proof of age
- **The amount eligible for an annual deferral is the tax increase for 2004**
- ⇒ **LOW-INCOME SENIORS 55 - 64**
- Low-Income Seniors must provide documentation to verify their proof of age and
- That they meet the following income criteria:

Single	\$23,000 or less
Family of 2 or more persons	\$40,000 or less
- **The amount eligible for an annual deferral is the tax increase in excess of \$300 for 2004**
- ⇒ **LOW-INCOME DISABLED**
- Disabled persons must provide documentation to verify that they are in receipt of benefits under one of the following programs:
- Ontario Disability Support Program (ODSP) or in receipt of disability amounts under the Social Assistance Reform Act **or**
- Guaranteed Annual Income System (GAINS) for the Disabled **and** be eligible to claim a disability amount as defined under the *Income Tax Act* (Canada)
- **The amount eligible for an annual deferral is the tax increase for 2004**

The property for which the taxes are payable must be located in York Region and must be owned by an eligible senior or disabled person as a principal residence on January 1 of the eligible year. The cumulative amount of the deferred and outstanding taxes cannot exceed 75 % of the assessed value of the property. All deferred taxes become payable upon disposition or transfer of the property except for a transfer of ownership to a spouse.

SENIORS AND DISABLED PERSONS MUST APPLY ANNUALLY FOR THE TAX DEFERRAL BY SEPTEMBER 30 OF EACH TAXATION YEAR FOR WHICH A DEFERRAL IS REQUESTED - APPLICATIONS AND FURTHER INFORMATION ARE AVAILABLE FROM THE TOWN OF GEORGINA TAX OFFICE.

PROPERTY TAX REBATE FOR REGISTERED CHARITIES**General Information**

Registered charities are eligible for a property tax rebate equal to 40% of the taxes payable for space that is rented or leased in a commercial or industrial class of property. In order to be eligible for this program, the following criteria must be met:

- You must be a registered charity as defined by subsection 248(1) of the *Income Tax Act* and can provide a registered charity number issued by Revenue Canada
- You can provide from the landlord/owner documentation specifying the amount of property taxes payable for the rented or leased space occupied

APPLICATION MUST BE COMPLETED NO LATER THAN FEBRUARY 28, 2005 FOR THE 2004 TAXATION YEAR. APPLICATIONS ARE AVAILABLE FROM THE TAX OFFICE.

PRE-AUTHORIZED TAX PAYMENT PLAN

The Town offers a monthly pre-authorized tax payment plan. Current taxes and arrears may be accepted to participate in this plan. Applications are available from the Tax Office or on the Town website at www.town.georgina.on.ca. For further information please contact the Tax Office.

NOTICE TO PROPERTY OWNERS TO DESTROY NOXIOUS WEEDS

Notice is hereby given to all persons in possession of land in accordance with the Weed Control Act, R.S.O. 1990, c.W.5, Sections 3, 16 and 23. Every person is hereby advised that unless noxious weeds growing on their lands within the Town of Georgina, in the Regional Municipality of York are destroyed prior to June 15, 2004, and throughout the season thereafter, the weed inspector may enter upon the said lands and take such action as is necessary to destroy the weeds. All costs incurred for such action shall be charged against the lands, and such amounts shall be collected in the same manner as taxes under the Municipal Act, R.S.O. 2001.

Dandelions and Golden Rod are not noxious weeds under the Weed Act.

For further information, contact the By-law Enforcement Division at (905) 476-4301, ext. 279.

