

LIST OF ATTACHMENTS
YEAR 2012 TAX POLICY

- Schedule A Tax Ratios for Municipalities in BMA Study with Populations Over 100,000**
- Schedule B Shift in Tax Burden – Unweighted to Weighted Residential Assessment for Municipalities in BMA Study with Populations Over 100,000**
- Schedule C Claw Back Percentages by Year**
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- Schedule G Tax Impact by Property Class for 2012 Levy Change and Recommended Tax Ratios**
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- Appendix A By-law Setting Tax Ratios for Property Classes in 2012**
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- Appendix B By-law Opting to have Section 8.0.2 of Ontario Regulation 73/03 Apply Within the City of London**
- Appendix C By-law to Establish Percentages by Which Tax Decreases are Limited for 2012**
- Appendix D By-law Opting to Use Certain Subsections of Section 329.1 of the Municipal Act, 2001 in the Calculation of Taxes in the Commercial, Industrial and Multi-Residential Property Classes**

SCHEDULE A - TAX RATIOS FOR MUNICIPALITIES IN BMA STUDY WITH POPULATIONS OVER 100,000

Municipality with > 100,000 Population in 2011 BMA Study	Multi-Residential Tax Ratio	Commercial Tax Ratio (Residual)	Industrial Tax Ratio (Residual)	Industrial Tax Ratio (Large)	Average of Large and Residual Industrial Tax Ratios
Toronto	3.3160	3.1340	3.2365	3.2365	3.2365
Sudbury	2.2667	2.1302	3.0255	3.4293	3.2274
Hamilton	2.7400	1.9800	3.2690	3.8333	3.5512
Kingston	2.4834	1.9800	2.6300	2.6300	2.6300
London	2.0877	1.9800	2.6300	2.6300	2.6300
Chatham Kent	2.1488	1.9797	2.4349	2.4349	2.4349
Ottawa	1.7000	1.9568	2.6109	2.2421	2.4265
Thunder Bay	2.7400	1.9527	2.4300	2.4650	2.4475
Waterloo	1.9500	1.9500	1.9500	1.9500	1.9500
Windsor	2.4681	1.9178	2.3618	3.1086	2.7352
Guelph	2.3094	1.8400	2.6300	2.6300	2.6300
Niagara	2.0440	1.7586	2.6300	2.6300	2.6300
Halton	2.2619	1.4565	2.3599	2.3599	2.3599
Durham	1.8665	1.4500	2.2598	2.2598	2.2598
Barrie	1.0394	1.4331	1.5163	1.5163	1.5163
Mississauga	1.7788	1.4098	1.5708	1.5708	1.5708
Peel (Brampton)	1.7050	1.2971	1.4700	1.4700	1.4700
York	1.0000	1.1431	1.3305	1.3305	1.3305
Average	2.1059	1.8194			2.3909
Median	2.1183	1.9339			2.4412
Minimum	1.0000	1.1431			1.3305
Maximum	3.3160	3.1340			3.5512
Provincial Threshold	2.7400	1.9800	2.6300	2.6300	2.6300
London Compared to Median	-1.4%	2.4%			7.7%
London Compared to Average	-0.9%	8.8%			10.0%

Comments based on BMA study data

For the 18 municipalities listed above 5 made no change in any tax ratios for 2011

3 of 18 decreased the large industrial tax ratio for 2011

5 of 18 decreased the residual industrial tax ratio in 2011

3 of 18 decreased the commercial tax ratio in 2011

7 of 18 including London reduced the multi-residential tax ratio for 2011

**SCHEDULE B - SHIFT IN TAX BURDEN - UNWEIGHTED TO WEIGHTED
RESIDENTIAL ASSESSMENT FOR MUNICIPALITIES IN BMA STUDY WITH
POPULATIONS OVER 100,000**

Municipality with > 100,000 Population in 2010 BMA Study	Residential Unweighted Assessment	Residential Weighted Assessment	% Change	Implied Adjustment to Residential Taxes
Toronto	71.9%	46.3%	-25.6%	55.3%
Windsor	71.7%	54.9%	-16.8%	30.6%
Sudbury	79.6%	63.0%	-16.6%	26.3%
Thunder Bay	76.4%	60.5%	-15.9%	26.3%
Kingston	75.8%	60.8%	-15.0%	24.7%
Guelph	77.9%	62.8%	-15.1%	24.0%
Hamilton	80.0%	64.9%	-15.1%	23.3%
Cambridge	74.6%	60.9%	-13.7%	22.5%
Ottawa	76.4%	63.6%	-12.8%	20.1%
London	79.7%	66.4%	-13.3%	20.0%
Mississauga	70.3%	58.6%	-11.7%	20.0%
Kitchener	77.6%	64.7%	-12.9%	19.9%
Waterloo	79.4%	67.1%	-12.3%	18.3%
St. Catherines	80.1%	68.8%	-11.3%	16.4%
Burlington	78.0%	67.8%	-10.2%	15.0%
Oshawa	77.2%	68.1%	-9.1%	13.4%
Oakville	83.3%	75.2%	-8.1%	10.8%
Barrie	74.0%	67.5%	-6.5%	9.6%
Whitby	83.3%	76.4%	-6.9%	9.0%
Brampton	77.5%	72.1%	-5.4%	7.5%
Vaughan	74.6%	71.8%	-2.8%	3.9%
Markham	80.5%	78.7%	-1.8%	2.3%
Richmond Hill	85.9%	84.5%	-1.4%	1.7%
Chatham-Kent	excluded because of farmland component			
Average				18.3%
Median				19.9%
Maximum				55.3%
Minimum				1.7%
London Compared to Median				0.5%
London Compared to Average				9.4%

SCHEDULE C - CLAW BACK PERCENTAGES BY YEAR

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Multi-Residential	42.96%	29.54%	20.16%	65.56%	40.89%	48.34%	42.73%	24.84%	38.69%	36.97%	88.84%	11.11%	10.93%	10.78%
Commercial	60.88%	42.07%	25.38%	66.18%	58.29%	73.90%	75.18%	53.87%	36.71%	59.00%	42.72%	21.46%	21.96%	6.34%
Industrial	40.73%	16.47%	7.99%	21.18%	21.95%	78.54%	63.44%	53.23%	33.37%	67.51%	46.38%	20.19%	17.36%	4.44%

Reassessment Year				Reassessment Year			Reassessment Year	Reassessment Year					Reassessment Year with Phase- in	
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SCHEDULE D - CAP ADJUSTMENTS BY YEAR

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Multi-Residential	\$861,955	\$456,005	\$320,089	\$951,130	\$390,568	\$725,782	\$833,525	\$213,377	\$414,312	\$175,561	\$147,361	\$49,289	\$34,468	\$22,117
Commercial	\$8,161,158	\$6,268,157	\$5,410,929	\$8,745,043	\$5,818,822	\$5,935,519	\$6,200,165	\$3,302,585	\$4,514,056	\$2,625,310	\$1,530,497	\$1,063,691	\$876,641	\$583,670
Industrial	\$1,347,038	\$757,655	\$454,271	\$959,260	\$461,648	\$1,019,716	\$1,121,642	\$662,151	\$506,016	\$351,547	\$263,380	\$186,855	\$187,789	\$94,371
Total	\$10,370,151	\$7,481,817	\$6,185,289	\$10,655,433	\$6,671,038	\$7,681,017	\$8,155,332	\$4,178,113	\$5,434,384	\$3,152,418	\$1,941,238	\$1,299,835	\$1,098,898	\$700,158
	Reassessment Year			Reassessment Year			Reassessment Year	Reassessment Year						Reassessment Year with phase- in

SCHEDULE E**ESTIMATED SHIFTS IN TAXATION BETWEEN PROPERTY CLASSES WITH NO CHANGE IN TAXATION FOR 2012**

Property Class	Allocation of General Levy Using 2011 Phase-in Values	Allocation of General Levy Using 2012 Phase-in Values	% Change
Commercial	\$65,751,278	\$65,489,835	-0.40%
Office Building	\$7,150,221	\$7,140,265	-0.14%
Farmland	\$503,049	\$487,610	-3.07%
Industrial	\$9,074,480	\$9,011,164	-0.70%
Large Industrial	\$6,303,544	\$6,167,042	-2.17%
Multi-residential	\$38,580,754	\$38,929,893	0.90%
Pipeline	\$1,689,104	\$1,667,778	-1.26%
Residential	\$308,641,335	\$308,359,970	-0.09%
Shopping Centre	\$23,553,179	\$23,993,401	1.87%
Managed Forest	\$416	\$401	-3.52%
	\$461,247,359	\$461,247,359	0.00%
Commercial Including Optional Classes	\$96,454,678	\$96,623,502	0.18%
Farmland	\$503,049	\$487,610	-3.07%
Industrial including optional classes	\$15,378,024	\$15,178,206	-1.30%
Mutiresidential	\$38,580,754	\$38,929,893	0.90%
Pipeline	\$1,689,104	\$1,667,778	-1.26%
Residential	\$308,641,335	\$308,359,970	-0.09%
Managed Forest	\$416	\$401	-3.52%
	\$461,247,359	\$461,247,359	0.00%

SCHEDULE G -TAX IMPACT BY PROPERTY CLASS FOR 2012 LEVY CHANGE AND RECOMMENDED TAX RATIOS

	2011 Tax Rates on 2011 Year End Assessments	2012 Taxes (2012 Approved Budget)	Tax Change From Reassessment Phase-in and Budget	Tax Ratios Used
Summary by Class				
Commercial	\$66,632,269	\$66,404,173	-0.3%	1.980000
Office Building	\$7,255,433	\$7,239,954	-0.2%	1.980000
Farmland	\$503,835	\$494,418	-1.9%	0.250000
Industrial	\$9,173,485	\$9,136,974	-0.4%	2.630000
Large Industrial	\$6,367,544	\$6,253,143	-1.8%	2.630000
Multi-residential	\$39,146,701	\$39,138,748	0.0%	2.070000
Pipeline	\$1,713,965	\$1,691,063	-1.3%	1.713000
Residential	\$312,690,343	\$312,665,144	0.0%	1.000000
Shopping Centre	\$23,890,418	\$24,328,385	1.8%	1.980000
Managed Forest	\$416	\$407	-2.3%	0.250000
	\$467,374,410	\$467,352,409	0.0%	
Summary by Class				
Commercial Including Optional Classes	\$97,778,120	\$97,972,513	0.2%	1.980000
Farmland	\$503,835	\$494,418	-1.9%	0.250000
Industrial Including Optional Classes	\$15,541,029	\$15,390,117	-1.0%	2.630000
Multi-residential	\$39,146,701	\$39,138,748	0.0%	2.070000
Pipeline	\$1,713,965	\$1,691,063	-1.3%	1.713000
Residential	\$312,690,343	\$312,665,144	0.0%	1.000000
Managed Forest	\$416	\$407	-2.3%	0.250000
	\$467,374,410	\$467,352,409	0.0%	

SCHEDULE H - TAX IMPACT BY PROPERTY CLASS FOR 2012 LEVY CHANGE AND NO CHANGE IN TAX RATIOS

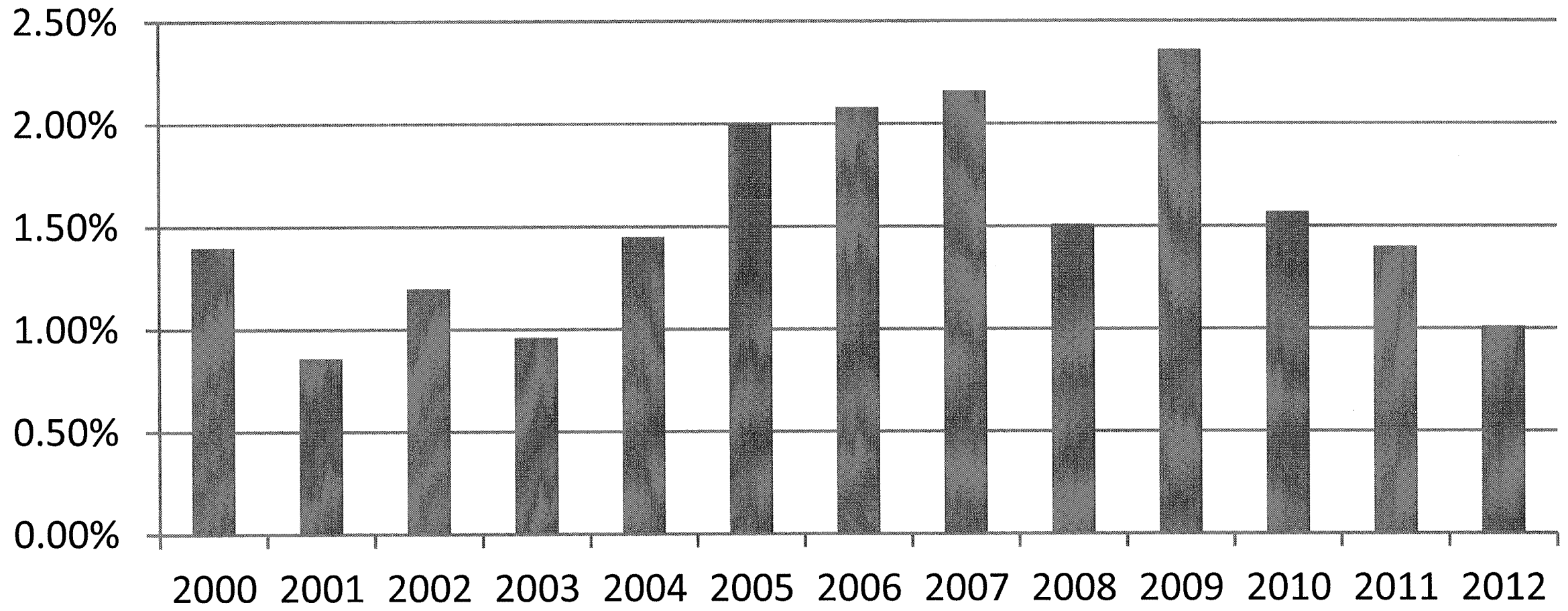
	2011 Tax Rates on 2011 Year End Assessments	2012 Taxes (2012 Approved Budget)	Tax Change From Reassessment Phase-in and Budget	Tax Ratios Used
Summary by Class				
Commercial	\$66,632,269	\$66,356,656	-0.4%	1.980000
Office Building	\$7,255,433	\$7,234,774	-0.3%	1.980000
Farmland	\$503,835	\$494,064	-1.9%	0.250000
Industrial	\$9,173,485	\$9,130,436	-0.5%	2.630000
Large Industrial	\$6,367,544	\$6,248,668	-1.9%	2.630000
Multi-residential	\$39,146,701	\$39,445,167	0.8%	2.087700
Pipeline	\$1,713,965	\$1,689,853	-1.4%	1.713000
Residential	\$312,690,343	\$312,441,409	-0.1%	1.000000
Shopping Centre	\$23,890,418	\$24,310,976	1.8%	1.980000
Managed Forest	\$416	\$406	-2.4%	0.250000
	\$467,374,410	\$467,352,409	0.0%	
Summary by Class				
Commercial Including Optional Classes	\$97,778,120	\$97,902,406	0.1%	1.980000
Farmland	\$503,835	\$494,064	-1.9%	0.250000
Industrial Including Optional Classes	\$15,541,029	\$15,379,104	-1.0%	2.630000
Multi-residential	\$39,146,701	\$39,445,167	0.8%	2.087700
Pipeline	\$1,713,965	\$1,689,853	-1.4%	1.713000
Residential	\$312,690,343	\$312,441,409	-0.1%	1.000000
Managed Forest	\$416	\$406	-2.4%	0.250000
	\$467,374,410	\$467,352,409	0.0%	

SCHEDULE I - ASSESSMENT RELATED TAX CHANGES IN THE RESIDENTIAL PROPERTY CLASS

	2012	Phase in	2011	Phase in	2010	Phase in	2009	2006	2004	2003	2001	1998
							Reassessment	Reassessment	Reassessment	Reassessment	Reassessment	Reassessment
# of Assessment Related Tax Decreases	76,549		69,240		61,079		54,704	63,520	61,220	57,887	52,265	39,905
# of Assessment Related Tax Increases	56,027		61,940		65,042		70,186	54,125	49,262	49,864	49,769	57,307
Average Assessment Related Tax Increase	\$24.00		\$28.00		\$29.00		\$32.00	\$128.00	\$98.00	\$84.00	\$97.00	\$160.00
Average Assessment Related Tax Decrease	\$26.00		\$29.00		\$31.00		\$41.00	\$108.00	\$79.00	\$72.00	\$92.00	\$230.00

SCHEDULE J

Weighted Assessment Growth



APPENDIX "A"

Bill No.
2012

By-law No.

A by-law setting tax ratios for property classes in 2012.

WHEREAS section 308 of the *Municipal Act, 2001*, as amended, provides that the council of every single tier municipality in each year shall pass a by-law in each year to establish the tax ratios for that year for the municipality;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

2012 MUNICIPAL TAX RATIO BY-LAW

1. The tax ratios as set out in column 3 of Schedule "A" of this by-law are hereby established for 2012 taxation.

Definitions - Realty Tax Classes and Realty Tax Qualifiers

2. For purposes of this by-law, Realty Tax Classes and Realty Tax Qualifiers (Taxable/PIL) under the Ontario Fair Assessment System (OFAS) are defined in Schedule "B" of this by-law and are indicated in the first two characters of the codes in column 2 of Schedule "A" of this by-law. Where there is more than one code in column 2 of Schedule "A" the codes are separated by a comma.

Administration of By-law

3. The administration of this by-law is assigned to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

Commencement

4. This by-law comes into force on the day it is passed.

PASSED in Open Council on April 10, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

SCHEDULE "A"
By-law No.

MUNICIPAL TAX RATIOS

COLUMN 1	COLUMN 2	COLUMN 3
ABBREVIATED RATEABLE PROPERTY DESCRIPTION	CODE	YEAR 2012 TAX RATIOS
com taxable farmland 1	c1n	0.750000
com taxable farmland 2	c4n	1.980000
commercial taxable - hydro	chn, xhn	1.980000
commercial taxable vacant -hydro	cjn, xjn	1.386000
commercial taxable - excess - hydro	ckn, xkn	1.386000
commercial taxable tenant of Province	cpn, xpn	1.980000
com taxable	ctn, xtn	1.980000
com taxable excess land	cun, xun	1.386000
com taxable vacant land	cxn, xxn	1.386000
office bldg taxable – hydro	dhn	1.980000
office bldg taxable	dtn, ytn	1.980000
office bldg taxable excess land	dun, yun	1.386000
farmland taxable fp	ffp	0.250000
farmland taxable fs	ffs	0.250000
farmland taxable no support	Ftn	0.250000
farmland taxable ep	ftep	0.250000
farmland taxable es	ftes	0.250000
parking lot taxable	Gtn	1.980000
industrial taxable farmland 1	i1n	0.750000
industrial taxable farmland 2	i4n	2.630000
industrial taxable – hydro	ihn, Jhn	2.630000
industrial taxable-hydro- excess land	ikn, Jkn	1.709500
industrial taxable	itn, Jtn	2.630000
industrial taxable excess land	iun, Jun	1.709500
industrial taxable vacant land	ixn, Jxn	1.709500
large industrial taxable	Ltn, ktn	2.630000
large industrial excess land	Lun, kun	1.709500
multi-res taxable farmland 1 ns	m1n	0.750000
multi-res taxable farmland 1 ep	m1ep	0.750000
multi-res taxable farmland 1 es	m1es	0.750000
multi-res taxable farmland 1 fp	m1fp	0.750000
multi-res taxable farmland 1 fs	m1fs	0.750000
multi-res taxable farmland 2 ep	m4ep	2.070000
multi-res taxable fp	mtfp	2.070000
multi-res taxable fs	mtfs	2.070000
multi-res taxable ep	mtep	2.070000
multi-res taxable es	mtes	2.070000
multi-res taxable n	mtn	2.070000
pipeline taxable	ptn	1.713000
res/farm taxable 1 fp	r1fp	0.750000
res/farm taxable 1 fs	r1fs	0.750000
res/farm taxable farmland 1 ep	r1ep	0.750000
res/farm taxable farmland 1 es	r1es	0.750000
res/farm taxable farmland 2 ep	r4ep	1.000000
res/farm taxable -hydro fp	rhfp	1.000000
res/farm taxable-hydro fs	rhfs	1.000000
res/farm taxable-hydro ep	rhep	1.000000
res/farm taxable-hydro es	rhes	1.000000
res/farm taxable fp	rftp	1.000000
res/farm taxable fs	rdfs	1.000000
res/farm taxable ns	rtn	1.000000
res/farm taxable ep	rtep	1.000000
res/farm taxable es	rtes	1.000000
shopping centre taxable	stn, ztn	1.980000
shopping centre excess land	sun, zun	1.386000
managed forest taxable fp	tftp	0.250000
managed forest taxable fs	tdfs	0.250000
managed forest taxable ep	ttep	0.250000
managed forest taxable es	ttes	0.250000

SCHEDULE "B"
By-law No.

**Definitions of
Realty Tax Classes and Realty Tax Qualifiers (Taxable/PIL) Under OFAS**

Realty Tax Class (RTC)	Description	Realty Tax Qualifier (RTQ)	Description
A	Theatre	A	Taxable: General Vacant Land
C, X	Commercial	B	Taxable: General Excess Land
D, Y	Office Building	D	Taxable: Education Only
E	Exempt	F	Payment-In-Lieu: Full
F	Farm	G	Payment-In-Lieu: General
G	Parking Lot	H	Taxable: Shared Payment-in-Lieu
I, J	Industrial	J	Taxable: Vacant Land, Shared Payment-in-Lieu
L, K	Large Industrial	K	Taxable: Excess Land, Shared Payment-in-Lieu
M	Multi-Residential	M	Taxable: General
N	New Multi-Residential	P	Taxable Tenant of Province
O	Other	Q	Payment-in-Lieu: Full Excess Land, Taxable Tenant of Province
P	Pipeline	T	Taxable: Full
Q	Professional Sports Facility	U	Taxable: Excess Land
R	Residential	V	Payment-in-Lieu: Full Excess Land
S, Z	Shopping Centre	W	Payment-In-Lieu: General Excess Land
T	Managed Forest	X	Taxable: Vacant Land
U	Utility Transmission / Distribution	Y	Payment-In-Lieu: Full Vacant Land
W	Railway Right-of-Way	Z	Payment-In-Lieu: General Vacant Land
		1	Taxable: Farmland 1
		2	Payment-In-Lieu: Full, Farmland 1
		3	Payment-In-Lieu: General, Farmland 1
		4	Taxable: Farmland II
		5	Payment-In-Lieu: Full, Farmland II
		6	Payment-In-Lieu: General, Farmland II

Note that each RTC will be applied in combination with an appropriate RTQ.

All Realty Tax Classes and Realty Tax Qualifiers are letters or numbers.

Where there is more than one Realty Tax Class or Realty Tax Qualifier in a column they are separated by a comma.

APPENDIX "B"

Bill No.
2012

By-law No.

A by-law to opt to have Section 8.0.2 of Ontario Regulation 73/03 as amended apply within the City of London for the year 2012 to exempt certain properties in the commercial classes, industrial classes and multi-residential property class from the application of Part IX of the *Municipal Act, 2001*.

WHEREAS in accordance with Ontario Regulation 73/03, Council has certain options with respect to the calculation of the amount of taxes for municipal and school purposes payable in respect of property in the commercial classes, industrial classes, or multi-residential property class for 2012 or a subsequent taxation year.

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Section 8.0.2 of Ontario Regulation 73/03 as amended shall apply in the City of London for the year 2012 to certain properties as specified in section 2 of this by-law.

2. Any property in the commercial classes, the industrial classes or the multi-residential class in the City of London shall be exempt from Part IX of the *Municipal Act, 2001* for the year 2012 if the property meets any of the conditions specified in paragraphs 1, 2, or 3 of subsection 8.0.2(2) of Ontario Regulation 73/03 as amended.

Administration of By-law

3. The administration of this by-law is assigned to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

Commencement

4. This by-law comes into force on the day it is passed.

PASSED in Open Council on April 10, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

APPENDIX "C"

Bill No.
2012

By-law No.

A by-law to establish percentages by which tax decreases are limited for 2012 in respect of properties in any property class subject to Part IX of the *Municipal Act, 2001*, as amended, in order to recover all revenues foregone as a result of the application of section 329 and section 329.1 of the *Municipal Act, 2001*, as amended, to other properties in the property class.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. For 2012 tax decreases in the property classes subject to Part IX of the *Municipal Act, 2001*, as amended, shall be limited by the maximum percentages permitted by subsection 330 (4) of the *Municipal Act, 2001*, as amended.
2. This by-law comes into force on the day it is passed.

PASSED in Open Council on April 10, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - April 10, 2012
Second Reading - April 10, 2012
Third Reading - April 10, 2012

APPENDIX "D"

Bill No.
2012

By-law No.

A by-law to opt to use certain subsections of section 329.1 of the *Municipal Act, 2001*, as amended, in the calculation of taxes in the commercial, industrial, and multi-residential property classes.

Whereas in accordance with section 329.1 of the *Municipal Act, 2001*, as amended, Council has certain options with respect to the calculation of the amount of taxes for municipal and school purposes payable in respect of property in the commercial classes, industrial classes, or multi-residential property class for 2012 or a subsequent taxation year.

THEREFORE the Municipal Council of the Corporation of the City of London enacts as follows:

1. Paragraph 1 of subsection 329.1(1) of the *Municipal Act, 2001*, as amended, using 10% in subparagraph (i) shall apply to the commercial classes, industrial classes and the multi-residential property class for the year 2012.
2. Paragraph 2 of subsection 329.1(1) of the *Municipal Act, 2001*, as amended, using 5% in clause 2(1) (A) shall apply to the commercial classes, industrial classes and the multi-residential property class for the year 2012.
3. Paragraph 3 of subsection 329.1(1) of the *Municipal Act, 2001*, as amended, using \$250 in subparagraph (i) shall apply to the commercial classes, industrial classes and the multi-residential property class for the year 2012.
4. Paragraph 8 of subsection 329.1(1) of the *Municipal Act, 2001*, as amended, using 100% in subparagraph (ii) shall apply to the commercial classes, industrial classes and the multi-residential property class for the year 2012 and subsequent years.

Administration of By-law

5. The administration of this by-law is assigned to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

Commencement

6. This by-law comes into force on the day it is passed.

PASSED in Open Council on April 10, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – April 10, 2012
Second Reading – April 10, 2012
Third Reading - April 10, 2012