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Committee Report 14009
(FCS14029)
CM: April 16, 2014

Bill No. 102

CITY OF HAMILTON

BY-LAW NO. 14-102

A BY-LAW TO ESTABLISH TAX RATIOS AND TAX REDUCTIONS FOR THE YEAR 2014

WHEREAS it is necessary for the Council of the City of Hamilton, pursuant to section 308 of the Municipal Act, 2001, S.O. 2001, c. 25, to establish tax ratios for the 2014 taxation year for the City of Hamilton;

AND WHEREAS the tax ratios determine the relative amount of taxation to be borne by each property class;

AND WHEREAS the property classes have been prescribed by the Assessment Act, R.S.O. 1990, c. A.31 and by the Minister of Finance under Ontario Regulation 282/98;

AND WHEREAS it is necessary for the Council of the City of Hamilton, pursuant to section 313 of the Municipal Act, 2001, S.O. 2001, c. 25, to establish tax rate reductions for prescribed property subclasses for the 2014 taxation year;

AND WHEREAS the tax rate reductions applicable to each property subclass reduce the property tax amounts that would otherwise be levied for municipal purposes.

AND WHEREAS the property subclasses for which tax rate reductions are to be established are in accordance with subsection 8(1) of the Assessment Act, R.S.O. 1990, c. A.31;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. For the 2014 taxation year, the tax ratio for property in:
 - (a) the residential property class is 1.0000;
 - (b) the multi-residential property class is 2.7400;

- (c) the new multi-residential property class is 1.0000;
 - (d) the residual commercial property class is 1.9800;
 - (e) the parking lots and vacant land property class is 1.9800;
 - (f) the residual industrial property class is 3.1752;
 - (g) the large industrial property class is 3.7233;
 - (h) the pipeline property class is 1.7367;
 - (i) the farm property class is 0.1857;
 - (j) the managed forest property class is 0.2500.
2. For the 2014 taxation year, the tax rate reduction for:
- (a) the excess land subclasses in the residual commercial property class is 30%;
 - (b) the excess land subclasses in the residual industrial property class is 30%;
 - (c) the vacant land subclass in the residual industrial property class is 30%;
 - (d) the excess land subclass in the large industrial property class is 30%;
 - (e) the first class of farmland awaiting development in the residential, multi-residential, commercial or industrial property classes is 25%;
 - (f) the second class of farmland awaiting development in the residential, multi-residential, commercial or industrial property classes is 0%;
3. For the purposes of this By-law:
- (a) the residual commercial property class includes all properties classified as commercial as per Ontario Regulation 282/98, excluding properties classified in the parking lots and vacant land property class;
 - (b) the parking lots and vacant land property class includes all properties classified as parking lots and vacant land as per Ontario Regulation 282/98;
 - (c) the residual industrial property class includes all properties classified as industrial as per Ontario Regulation 282/98, excluding properties classified in the large industrial property class;

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- (d) the large industrial property class includes all properties classified as large industrial as per Ontario Regulation 282/98;
- (e) the first class of farmland awaiting development and the second class of farmland awaiting development consist of land as defined in accordance with the Ontario Regulation 282/98.

4. This By-law is deemed to come into force as of January 1st, 2014.

PASSED this 14th day of May, 2014.

R. Bratina
Mayor

R. Caterini
City Clerk