

Authority: Item 4-45, Committee of the Whole Report 04-003 (FCS04011a)
CM: April 29, 2004
Item 5, Strategic Planning & Budgets Committee Report 04-006 (FCS04070)
CM: May 12, 2004

Bill No. 106

CITY OF HAMILTON

BY-LAW NO. 04-106

A By-law to Set and Levy the Rates of Taxation for the Year 2004

WHEREAS the Municipal Act, 2001 S.O. 2001, c. 25 (herein referred to as “the Municipal Act”) provides the authority for the Council of the City of Hamilton, to levy on the whole rateable property according to the last returned assessment roll for the current year, the tax rates required for the City and Public and Separate school purposes;

AND WHEREAS the total assessable property according to the last returned assessment roll is \$32,191,193,134;

AND WHEREAS subsection 307(2) of the Municipal Act provides that for each municipal levy, the tax rates to be levied on the different classes of property shall be in the same proportion to each other as the tax ratios, established under section 308 of the Municipal Act for the property classes are to each other;

AND WHEREAS section 312 of the Municipal Act provides for the passing of a by-law which levies a separate tax rate on the assessment in each property class in the local municipality rateable for local municipality purposes to raise the general municipal levy;

AND WHEREAS City of Hamilton By-law No. 04-103 establishes optional tax classes;

AND WHEREAS City of Hamilton By-law No. 04-107 establishes tax ratios and tax reduction amounts:

AND WHEREAS section 15 of the City of Hamilton Act, 1999, S.O. 1999, c. 14 (herein referred to as “the City of Hamilton Act”) provides for the establishment of one or more municipal service areas and the ability to levy one or more special

local municipality levies in the municipal service areas for the purpose of raising all or part of its costs for services including public transportation, fire protection and prevention and storm sewer services;

AND WHEREAS section 12 and 13 of the City of Hamilton Act provides for the establishment of merged areas and the taxation within these merged areas for special services and other adjustments to the general local municipality levy;

AND WHEREAS section 326 of the Municipal Act provides for the identification of special services and for the taxation in the form of a special municipal levy for these special services;

AND WHEREAS the Education Act, R.S.O. 1990, c.E. 2 provides that tax rates for school boards shall be prescribed as follows;

1. For the residential and multi-residential property classes a single tax rate, being 0.296% as set out in Ontario Regulation 115/04.
2. For the farm and managed forest property classes a tax rate equal to 0.0740% as set out in Ontario Regulation 115/04.
3. For the pipelines property class a single tax rate, being 1.449834% as set out in Ontario Regulation 115/04.
4. For properties within the commercial classes the rates set out in schedule "C" as prescribed in Ontario Regulation 115/04, or any other rates that may further be prescribed by the Minister of Finance.
5. For properties within the industrial classes the rates set out in schedule "C" as prescribed in Ontario Regulation 115/04, or any other rates that may further be prescribed by the Minister of Finance.
6. Applicable tax reductions as per Section 313 of the Municipal Act, 2001 with respect to the subclasses prescribed under subsection 8(1) of the Assessment Act.

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

1.
 - (a) THAT the City Council hereby adopts the sum of \$527,419,830 as per Schedule "A" attached hereto, as the amount required for the general purposes of the City of Hamilton and for special purposes including transit, storm sewers, fire, culture and recreation and other financial adjustments, for the year 2004.
 - (b) THAT the levies for City purposes and Education purposes as set out in Schedule 'B' shall be collected on the rateable property of the City of Hamilton.

2. THAT the tax rates set out in Schedule 'C' attached hereto shall be levied upon the Residential Assessment, the Multi-Residential Assessment, the Residual Commercial Assessment, Parking Lots and Vacant Lands Assessment, the Residual Industrial Assessment, the Large Industrial Assessment, the Pipeline Assessment, the Farm Assessment and the Managed Forest Assessment and the applicable subclasses for General City purposes and Education as set out therein.

3.
 - (a) THAT the tax rates set out in Schedule 'D' attached hereto shall be levied upon the Residential Assessment, the Multi-Residential Assessment, the Residual Commercial Assessment, Parking Lots and Vacant Lands Assessment, the Residual Industrial Assessment, the Large Industrial Assessment, the Pipeline Assessment, the Farm Assessment and the Managed Forest Assessment and the applicable subclasses for Storm Sewer purposes as set out therein.

 - (b) THAT the tax rates set out in Schedule 'D' attached hereto shall be levied upon the Residential Assessment, the Multi-Residential Assessment, the Residual Commercial Assessment, Parking Lots and Vacant Lands Assessment, the Residual Industrial Assessment, the Large Industrial Assessment, the Pipeline Assessment, the Farm Assessment and the Managed Forest Assessment and the applicable subclasses in the Transit Service Area for Transit purposes as set out therein.

 - (c) THAT the tax rates set out in Schedule 'D' attached hereto shall be levied upon the Residential Assessment, the Multi-Residential Assessment, the Residual Commercial Assessment, Parking Lots and Vacant Lands Assessment, the Residual Industrial Assessment, the Large Industrial Assessment, the Pipeline Assessment, the Farm Assessment and the Managed Forest Assessment and the applicable subclasses for Fire Services purposes as set out therein.

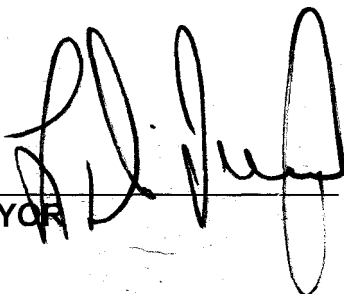
 - (d) THAT the tax rates set out in Schedule 'D' attached hereto shall be levied upon the Residential Assessment, the Multi-Residential Assessment, the Residual Commercial Assessment, Parking Lots and Vacant Lands Assessment, the Residual Industrial Assessment, the Large Industrial Assessment, the Pipeline Assessment, the Farm Assessment and the Managed Forest Assessment and the applicable subclasses for Culture and Recreation Services purposes as set out therein.

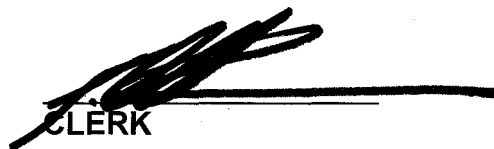
 - (e) THAT the tax rates set out in Schedule 'D' attached hereto shall be levied upon the Residential Assessment, the Multi-Residential Assessment, the Residual Commercial Assessment, Parking Lots and Vacant Lands Assessment, the Residual Industrial Assessment, the Large Industrial Assessment, the Pipeline Assessment, the Farm Assessment and the

Managed Forest Assessment and the applicable subclasses for Financial purposes as set out therein.

4. THAT the collector shall proceed to collect the amount to be raised by this by-law, together with all other sums on the tax roll in the manner as set forth in the Assessment Act, the Municipal Act, 2001, and any other applicable Acts and the By-laws in force in this municipality.
5. All property taxes and special levies other than those levied by interim levy, shall be paid in two installments, the first due June 30, 2004 and the second due September 30, 2004.
6. THAT in default of payment of any instalment of taxes or any part of any instalment, by the first day past the due date for the payment thereof, the subsequent installment or installments shall forthwith become due and payable.
7. THAT when payment of any instalment or any part of any instalment of taxes levied by this by-law is in default, penalties and where applicable interest, shall be imposed respectively in accordance with City of Hamilton policies.
8. THAT the Treasurer is authorized and directed to serve personally or to mail or cause to be mailed, notices of the taxes hereby levied to the person or persons taxed at the address of the resident or place of business of such person.
9. THAT the Treasurer and Collector of Taxes is authorized to accept part payment from time to time on account of any taxes due, or alternatively is authorized to refuse acceptance of any such part payment.
10. Schedules "A", "B", "C" and "D", attached to this By-law, form part of this By-law.

PASSED and ENACTED this 12th day of May, 2004.


MAYOR


CLERK

CITY OF HAMILTON

BY-LAW NO. 04-106

Schedule "A"

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2004 OPERATING BUDGET

2004 LEVY

City Services

Planning & Development	13,429,670
Economic Development	3,936,040
Social & Public Health Services (includes Social Housing)	138,896,130
Hamilton Emergency Services	14,019,780
Public Works	138,413,655
Legislative	3,463,280
City Manager	1,948,040
Human Resources	4,393,100
Corporate Services	17,760,610
Outside Boards & Agencies	35,696,470
Community Partnership Program	2,785,180
Corporate Financials	3,415,910

Sub-Total Property Tax Levy for City Services **370,157,865**

Police Services 98,228,900

Non Program Revenues (52,939,000)

Total Property Tax Levy for General Purposes **415,447,765**

Area Rated Services

Storm Sewers	7,595,840
Transit	27,060,175
Culture & Recreation	25,419,670
Fire	53,931,920
Financial (Other)	(2,035,540)

Total Property Tax Levy for Area Rated Services **111,972,065**

Total Property Tax Levy Requirement **527,419,830**

CITY OF HAMILTON

BY-LAW NO. 04-106

2004 TAX RATES AND LEVY - TOTAL TAX LEVY

Property Class		General Levy	Storm Sewers Levy	Culture & Recreation Levy	Fire Levy	Financial (Other) Levy	Transit Levy	Education Levy	Total All Levies
1 Residential	RT	264,038,941	4,252,319	15,251,575	32,020,606	(1,636,894)	15,475,383	75,849,518	405,251,448
1 Land Awaiting Development	C1	14,192	221	798	1,855	-	860	4,077	22,003
2 Multi-Residential	MT	48,362,982	1,244,474	3,540,435	7,622,031	(33,055)	4,213,568	5,070,460	70,020,896
3a Commercial - Residual	CT	48,083,527	949,863	3,058,591	6,542,238	(183,573)	3,361,842	47,692,657	109,505,144
- vacant bldg, excess land	CU	770,879	7,963	35,208	78,413	(9,186)	31,389	764,613	1,679,278
Commercial - Office Building	DT	959,191	27,399	74,918	160,261	(72)	91,400	951,395	2,264,492
- vacant bldg, excess land	DU					-	-		
3b Commercial - Parking Lot	GT	336,020	9,571	26,211	56,047	-	31,929	333,289	793,068
- vacant land	CX	1,535,865	23,562	84,860	188,983	(7,012)	89,924	1,523,380	3,439,561
3c Commercial - Shopping	ST	15,631,475	368,528	1,113,562	2,348,754	(18,513)	1,271,344	15,504,408	36,219,557
- vacant bldg, excess land	SU	38,215	925	2,680	5,650	(192)	3,079	37,905	88,263
4a Industrial - Residual	IT	10,691,927	156,168	566,304	1,298,988	(58,253)	592,660	6,298,471	19,546,265
- vacant bldg, excess land,	IU	14,377	234	790	1,932	-	929	8,470	26,733
- vacant land	IX	15,689	290	997	1,987	(115)	960	9,242	29,050
4b Industrial - Large	LT	20,743,452	525,723	1,494,247	3,289,354	-	1,810,354	10,420,772	38,283,903
- vacant bldg, excess land	LU	36,637	1,048	2,865	6,128	-	3,496	18,405	68,580
5 Pipelines	PT	2,983,271	26,451	130,216	248,961	(58,426)	81,057	2,769,966	6,181,496
6 Farm	FT	1,169,465	1,076	34,750	58,687	(29,532)	-	373,276	1,607,722
7 Managed Forests	TT	21,658	24	665	1,044	(716)	-	6,222	28,897
TOTAL		415,447,765	7,595,840	25,419,670	53,931,920	(2,035,540)	27,060,175	167,636,526	695,056,356

CITY OF HAMILTON

BY-LAW NO. 04-106

2004 TAX RATES AND LEVY - GENERAL PURPOSES AND PROVINCIAL EDUCATION

Property Class	Current Value Assessment	GENERAL RATES AND LEVY						Total General Rate	Total General Levy	Education Rate	Education Levy
		Other General Rate	Other General Levy	cial & Public Health Services Rate"	Social & Public Health Services Levy	Police Rate	Police Levy				
1 Residential RT	25,624,837,226	0 00522917	133,996,646	0 00286079	73,307,343	0.00221406	56,734,954	0 01030402	264,038,941	0 00296000	75,849,518
1 Land Awaiting Development C1	2,119,000	0 00339896	7,202	0.00185952	3,940	0.00143914	3,050	0 00669762	14,192	0 00192400	4,077
2 Multi-Residential MT	1,712,993,225	0 01432793	24,543,642	0.00783857	13,427,420	0 00606653	10,391,920	0 02823303	48,362,982	0 00296000	5,070,460
3a Commercial - Residual CT	2,356,808,352	0 01035376	24,401,822	0.00566437	13,349,833	0.00438384	10,331,872	0 02040197	48,083,527	0 02023612	47,692,657
-vacant bldg excess land CU	53,977,928	0 00724763	391,212	0.00396506	214,026	0.00306869	165,641	0 01428138	770,879	0 01416528	764,613
Commercial - Office Building DT	47,014,670	0 01035376	486,778	0.00566437	266,308	0.00438384	206,105	0 02040197	959,191	0 02023612	951,395
-vacant bldg excess land DU		0 00724763		0.00396506		0 00306869		0 01428138		0 01416528	
3b Commercial - Parking Lot GT	16,470,000	0 01035376	170,526	0 00566437	93,292	0 00438384	72,202	0 02040197	336,020	0 02023612	333,289
-vacant land CX	75,280,242	0 01035376	779,433	0.00566437	426,415	0.00438384	330,017	0 02040197	1,535,865	0 02023612	1,523,380
3c Commercial - Shopping ST	766,174,916	0 01035376	7,932,789	0.00566437	4,339,898	0.00438384	3,358,789	0 02040197	15,631,475	0 02023612	15,504,408
-vacant bldg excess land SU	2,675,860	0 00724763	19,394	0.00396506	10,610	0 00306869	8,211	0 01428138	38,215	0 01416528	37,905
4a Industrial -Residual IT	311,248,958	0 01743308	5,426,027	0.00953735	2,968,489	0.00738127	2,297,411	0 03435169	10,691,927	0 02023612	6,298,471
-vacant bldg excess land IU	643,911	0 01133150	7,296	0 00619928	3,992	0.00479782	3,089	0 02232860	14,377	0 01315348	8,470
-vacant land IX	702,600	0 01133150	7,962	0.00619928	4,356	0 00479782	3,371	0 02232860	15,689	0 01315348	9,242
4b Industrial -Large LT	514,959,016	0 02044251	10,527,057	0.01118376	5,759,179	0 00865548	4,457,217	0 04028175	20,743,452	0 02023612	10,428,702
-vacant bldg excess land LU	1,399,285	0 01328763	18,593	0.00726944	10,172	0.00562606	7,872	0 02618314	36,637	0 01315348	
5 Pipelines PT	191,054,000	0 00792433	1,513,975	0 00433527	828,271	0.00335521	641,026	0 01561481	2,983,271	0 01449834	2,769,966
6 Farm FT	504,426,475	0 00117656	593,490	0.00064368	324,688	0.00049816	251,287	0 00231841	1,120,855	0 00074000	373,276
7 Managed Forests TT	8,407,450	0 00130729	10,991	0 00071520	6 013	0.00055352	4 654	0 00257601		0 00074000	6,222
TOTAL	32,191,193,134		210,834,835		115,344,245		89,268,685		415,447,765		167,636,526

* Includes Social Housing

CITY OF HAMILTON

BY-LAW NO. 04-106

2004 TAX RATES AND LEVY - AREA RATED SERVICES

Table 1 - Stoney Creek

Property Class		Current Value Assessment	Storm Sewers Rate	Storm Sewers Levy	Culture & Recreation Rate	Culture & Recreation Levy	Fire Rate	Fire Levy	Financial (Other) Rate	Financial (Other) Levy	Current Value Assessment Transit Service	Transit Rate	Transit Levy
1 Residential	RT	3,636,627,134	0.00003547	128,980	0.00031653	1,151,096	0.00103211	3,753,366		0	3,466,144,159	0.00033512	1,162,244
1 Land Awaiting Development	C1	872,000	0.00002305	20	0.00020574	17	0.00067087	585		0	872,000	0.00021783	190
2 Multi-Residential	MT	96,971,020	0.00009718	9,424	0.00086729	84,102	0.00282797	274,231		0	96,971,020	0.00091823	89,042
3a Commercial - Residual	CT	315,020,015	0.00007022	22,122	0.00062673	197,431	0.00204357	643,766		0	301,080,485	0.00066354	199,778
-vacant bldg excess land	CU	17,296,275	0.00004916	850	0.00043871	7,588	0.00143050	24,742		0	16,710,615	0.00046448	7,762
Commercial - Office Building	DT	-	0.00007022	-	0.00062673	-	0.00204357	-		0	-	0.00066354	-
-vacant bldg excess land	DU	-	0.00004916	-	0.00043871	-	0.00143050	-		0	-	0.00046448	-
3b Commercial - Parking Lot	GT	-	0.00007022	-	0.00062673	-	0.00204357	-		0	-	0.00066354	-
-vacant land	CX	21,392,200	0.00007022	1,502	0.00062673	13,407	0.00204357	43,716		0	21,082,200	0.00066354	13,989
3c Commercial - Shopping	ST	43,469,000	0.00007022	3,053	0.00062673	27,243	0.00204357	88,832		0	43,469,000	0.00066354	28,843
-vacant bldg excess land	SU	-	0.00004916	-	0.00043871	-	0.00143050	-		0	-	0.00046448	-
4a Industrial- Residual	IT	107,390,720	0.00011824	12,698	0.00105525	113,324	0.00344085	369,515		0	103,568,390	0.00111723	115,709
-vacant bldg excess land	IU	315,325	0.00007686	24	0.00068591	216	0.00223655	705		0	315,325	0.00072620	229
-vacant land	IX	-	0.00007686	-	0.00068591	-	0.00223655	-		0	-	0.00072620	-
4b Industrial- Large	LT	66,750,175	0.00013865	9,255	0.00123741	82,597	0.00403484	269,326		0	66,750,175	0.00131009	87,449
-vacant bldg excess land	LU	-	0.00009012	-	0.00080432	-	0.00262264	-		0	-	0.00085156	-
5 Pipelines	PT	10,194,000	0.00005375	548	0.00047967	4,890	0.00156406	15,944		0	-	0.00050784	-
6 Farm	FT	44,186,970	0.00000798	353	0.00007122	3,147	0.00023222	10,261		0	-	-	-
7 Managed Forests	TT	77,540	0.00000887	4	0.00007913	6	0.00025803	20		0	-	-	-
TOTAL		4,360,562,374		188,829		1,685,227		5,495,031			4,118,963,369		1,705,234

Table 2 - Hamilton

Property Class		Current Value Assessment	Storm Sewers Rate	Storm Sewers Levy	Culture & Recreation Rate	Culture & Recreation Levy	Fire Rate	Fire Levy	Financial (Other) Rate	Financial (Other) Levy	Current Value Assessment Transit Service	Transit Rate	Transit Levy
1 Residential	RT	13,491,016,695	0.00029476	3,976,549	0.00080565	10,869,003	0.00172357	23,252,719		0	13,491,016,695	0.00098329	13,265,515
1 Land Awaiting Development	C1	1,046,000	0.00019159	201	0.00052367	549	0.00112032	1,174		0	1,048,000	0.00063914	670
2 Multi-Residential	MT	1,511,067,390	0.00080763	1,220,383	0.00220747	3,335,642	0.00472258	7,136,142		0	1,511,067,390	0.00269420	4,071,120
3a Commercial - Residual	CT	1,566,865,812	0.00058362	914,447	0.00159518	2,499,436	0.00341267	5,347,196		0	1,566,865,812	0.00194690	3,050,538
-vacant bldg, excess land	CU	16,913,023	0.00040853	6,909	0.00111663	18,886	0.00238887	40,403		0	16,913,023	0.00136283	23,050
Commercial - Office Building	DT	46,946,170	0.00058362	27,399	0.00159518	74,888	0.00341267	160,212		0	46,946,170	0.00194690	91,400
-vacant bldg, excess land	DU	-	0.00040853	-	0.00111663	-	0.00238887	-		0	-	0.00136283	-
3b Commercial - Parking Lot	GT	16,377,000	0.00058362	9,558	0.00159518	26,124	0.00341267	55,889		0	16,377,000	0.00194690	31,884
-vacant land	CX	37,170,142	0.00058362	21,693	0.00159518	59,293	0.00341267	126,849		0	37,170,142	0.00194690	72,367
3c Commercial - Shopping	ST	621,915,446	0.00056362	362,959	0.00159518	992,068	0.00341267	2,122,392		0	621,915,446	0.00194690	1,210,810
-vacant bldg, excess land	SU	2,208,880	0.00040853	902	0.00111663	2,466	0.00238887	5,277		0	2,208,880	0.00136283	3,010
1a Industrial- Residual	IT	142,881,578	0.00098266	140,404	0.00268588	383,762	0.00574606	821,006		0	142,881,578	0.00327809	468,378
-vacant bldg, excess land,	IU	328,586	0.00063873	210	0.00174582	574	0.00373494	1,227		0	328,586	0.00213076	700
-vacant land	IX	450,600	0.00063873	288	0.00174582	767	0.00373494	1,683		0	450,600	0.00213076	960
4b Industrial- Large	LT	448,208,841	0.00115229	516,468	0.00314954	1,411,650	0.00673799	3,020,028		0	448,208,841	0.00384398	1,722,905
-vacant bldg, excess land	LU	1,399,285	0.00074899	1,048	0.00204720	2,865	0.00437970	6,128		0	1,399,285	0.00249859	3,496
5 Pipelines	PT	54,398,000	0.00044667	24,298	0.00122089	66,414	0.00261191	142,083		0	54,398,000	0.00149008	81,057
6 Farm	FT	2,408,650	0.00006632	160	0.00018127	437	0.00038780	934		0	-	-	-
7 Managed Forests	TT	45,285	0.00007369	3	0.00020141	9	0.00043089	20		0	-	-	-
TOTAL		17,961,649,383		7,223,879		19,744,852		42,241,363			17,959,195,448		24,097,661

2004 TAX RATES AND LEVY - AREA RATED SERVICES

Table 3 - Ancaster

Property Class	Current Value Assessment	storm Sewers Rate	Storm Sewers Levy	Culture & Recreation Rate	Culture & Recreation Levy	Fire Rate	Fire Levy	Financial (Other) Rate	Financial (Other) Levy	Current Value Assessment Transit Service	Transit Rate	Transit Levy
1 Residential RT	2,749,945,043	0 0000126	3,470	0 00054150	1,489,096	0.00074179	2,039,886		0	2,274,153,038	0.00020980	477,112
1 Land Awaiting Development C1	199,000	0 0000082	0	0 00035198	70	0.00048216	96		0	-	0.00013637	
2 Multi-Residential MT	8,115,000	0 00000346	28	0 00148371	12,040	0.00203251	16,494		0	8,115,000	0 00057485	4,665
3a Commercial-Residual CT	177,814,835	0 00000250	444	0 00107217	190,648	0 00146875	261,165		0	128,360,500	0.00041540	53,321
- vacant bldg excess land CU	5,316,180	0 00000175	9	0 00075052	3,990	0.00102812	5,466		0	46,000	0.00029078	13
Commercial - Office Building DT		0 00000250		0 00107217		0.00146875			0	-	0.00041540	
-vacant bldg excess land DU		0 00000175		0 00075052		0 00102812			0	-	0.00029078	
3b Commercial- Parking Lot GT		0 00000250		0 00107217		0.00146875			0	-	0.00041540	
-vacant land CX	5,849,700	0 00000250	15	0 00107217	6,272	0.00146875	8,592		0	3,172,500	0.00041540	1,318
3c Commercial - Shopping ST	67,296,890	0 00000250	168	0 00107217	72,154	0.00146875	98,842		0	58,961,850	0.00041540	24,493
-vacant bldg, excess land SU		0 00000175		0 00075052		0.00102812			0	-	0.00029078	
1a Industrial- Residual IT	14,941,360	0 00000421	63	0 00180526	26,973	0.00247299	36,950		0	299,000	0.00069943	209
-vacant bldg excess land IU		0 00000273		0 00117342		0.00160745			0	-	0.00045463	
-vacant land IX	124,000	0 00000273	0	0 00117342	146	0.00160745	199		0	-	0.00045463	
1b Industrial- Large LT		0 00000493		000211690		0.00289990			0	-	0.00082017	
-vacant bldg excess land LU		0 00000321		0 00137598		0.00188494			0	-	0.00053311	
5 Pipelines PT	25,349,000	0 00000191	48	0 00082059	20,801	0.00112412	28,495		0	-	0.00031793	
6 Farm FT	93,109,479	0 00000028	26	0 00012184	11,344	0.00016690	15,540		0			
7 Managed Forests TT	1,905,595	0 00000032	1	0 00013538	258	0.00018545	353		0			
TOTAL	3,149,966,082				1,833,792		2,512,078			2,473,107,888		561,131

Table 4 - Dundas

Property Class	Current Value Assessment	Storm Sewers Rate	Storm Sewers Levy	Culture & Recreation Rate	Culture & Recreation Levy	Fire Rate	Fire Levy	Financial (Other) Rate	Financial (Other) Levy	Current Value Assessment Transit Service	Transit Rate	Transit Levy
1 Residential RT	1,636,538,643	0.00007113	116,407	0 00047102	770,849	0 00085830	1,404,636	-	0	1,559,560,285	0 00024436	381,100
1 Land Awaiting Development C1	-	0.00004623	-	0 00030617	-	0 00055789	-	-	0	-	0 00015884	-
2 Multi-Residential MT	72,797,695	0.00019490	14,188	0 00129061	93,953	0 00235173	171,201	-	0	72,797,695	0 00066956	48,742
3a Commercial - Residual CT	70,249,865	0.00014084	9,894	0 00093263	65,517	0 00169943	119,385	-	0	68,905,005	0 00048384	33,339
-vacant bldg, excess land CU	644,965	0.00009859	64	0 00065284	421	0 00118960	767	-	0	526,040	0 00033869	178
Commercial- Office Building DT	-	0.00014084	-	0 00093263	-	0 00169943	-	-	0	-	0 00048384	-
-vacant bldg, excess land DU	-	0.00009859	-	0 00065284	-	0 00118960	-	-	0	-	0 00033869	-
3b Commercial- Parking Lot GT	93,000	0.00014084	13	0 00093263	87	0 00169943	158	-	0	93,000	0 00048384	45
- vacant land CX	1,657,400	0.00014084	233	0 00093263	1,546	0 00169943	2,817	-	0	1,657,400	0 00048384	802
3c Commercial - Shopping ST	14,876,000	0.00014084	2,095	0 00093263	13,874	0 00169943	25,281	-	0	14,876,000	0 00048384	7,198
-vacant bldg, excess land SU	204,000	0.00009859	20	0 00065284	133	0 00118960	243	-	0	204,000	0 00033869	69
4a Industrial- Residual IT	9,148,130	0.00023713	2,169	0 00157031	14,365	0 00286140	26,176	-	0	9,076,735	0 00081466	7,394
-vacant bldg. excess land, IU	-	0.00015414	-	0 00102070	-	0 00185991	-	-	0	-	0 00052953	-
-vacant land IX	-	0.00015414	-	0 00102070	-	0 00185991	-	-	0	-	0 00052953	-
4b Industrial- Large LT	-	0.00027807	-	0 00184138	-	0 00335536	-	-	0	-	0 00095530	-
-vacant bldg, excess land LU	-	0.00018075	-	0 00119690	-	0 00218098	-	-	0	-	0 00062094	-
5 Pipelines PT	5,622,000	0.00010779	606	0 00071379	4,013	0 00130067	7,312	-	0	-	0 00037031	-
6 Farm FT	635,435	0.00001600	10	0 00010598	67	0 00019312	123	-	0	-	-	-
7 Managed Forests TT	550,975	0.00001778	10	0 00011776	65	0 00021457	118	-	0	-	-	-
TOTAL	1,813,018,108		145,709		964,890		1,758,217			1,727,696,160		478,868

2004 TAX RATES AND LEVY -AREA RATED SERVICES

Table 5 - Flamborough

Property Class	Current Value Assessment	Storm Sewers Rate	storm Sewers Levy	Culture & Recreation Rate	Culture & Recreation Levy	Fire Rate	Fire Levy	Financial (Other) Rate	Financial (Other) Levy	Current Value Assessment Transit Service	Transit Rate	Transit Levy
1 Residential RT	3,103,824,871	0.00000694	21,555	0.00021985	682,385	0.00035928	1,115,149	0.00052738	(1,636,894)	-	-	-
1 Land Awaiting Development C1	-	0.00000451		0.00014290		0.00023353		0.00034280	0	-	-	-
2 Multi-Residential MT	22,875,120	0.00001903	435	0.00060240	13,780	0.00098443	22,519	0.00144502	(33,055)	-	-	-
3a Commercial-Residual CT	175,800,570	0.00001375	2,417	0.00043531	76,528	0.00071138	125,061	0.00104421	(183,573)	-	-	-
-vacant bldg, excess land CU	12,566,780	0.00000963	121	0.00030472	3,829	0.00049797	6,258	0.00073095	(9,186)	-	-	-
Commercial- Office Building DT	68,500	0.00001375	1	0.00043531	30	0.00071138	49	0.00104421	(72)	-	-	-
-vacant bldg, excess land DU	-	0.00000963		0.00030472		0.00049797		0.00073095	0	-	-	-
3b Commercial -Parking Lot GT	-	0.00001375		0.00043531		0.00071138		0.00104421	0	-	-	-
-vacant land CX	6,715,300	0.00001375	92	0.00043531	2,923	0.00071138	4,777	0.00104421	(7,012)	-	-	-
3c Commercial-Shopping ST	17,729,580	0.00001375	244	0.00043531	7,718	0.00071138	12,612	0.00104421	(18,513)	-	-	-
-vacant bldg, excess land SU	263,000	0.00000963	3	0.00030472	80	0.00049797	131	0.00073095	(192)	-	-	-
1a Industrial- Residual IT	33,132,525	0.00002315	767	0.00073295	24,284	0.00119778	39,685	0.00175819	(58,253)	-	-	-
-vacant bldg excess land IU	-	0.00001505		0.00047642		0.00077856		0.00114282	0	-	-	-
-vacant land IX	101,000	0.00001505	2	0.00047642	48	0.00077856	79	0.00114282	(115)	-	-	-
1b Industrial- Large LT	-	0.00002715		0.00085948		0.00140455		0.00206170	0	-	-	-
-vacant bldg excess land LU	-	0.00001765		0.00055866		0.00091296		0.00134010	0	-	-	-
5 Pipelines PT	73,106,000	0.00001052	769	0.00033317	24,357	0.00054446	39,803	0.00079920	(58,426)	-	-	-
6 Farm FT	248,879,211	0.00000156	389	0.00004947	12,311	0.00008084	20,119	0.00011866	(29,532)	-	-	-
7 Managed Forests TT	5,429,370	0.00000174	9	0.00005496	298	0.00008982	488	0.00013184	(716)	-	-	-
TOTAL	3,700,491,827		26,804		848,572		1,386,730		(2,035,540)	-	-	-

Table 6 - Glanbrook

Property Class	Current Value Assessment	Storm Sewers Rate	storm Sewers Levy	Culture & Recreation Rate	Culture & Recreation Levy	Fire Rate	Fire Levy	Financial (Other) Rate	Financial (Other) Levy	Current Value Assessment Transit Service	Transit Rate	Transit Levy
1 Residential RT	1,006,884,840	0.00000532	5,360	0.00028717	289,145	0.00045172	454,829		0	403,046,065	0.00046995	189,411
1 Land Awaiting Development C1		0.00000346		0.00018666		0.00029362			0		0.00030547	
2 Multi-Residential MT	1,167,000	0.00001459	17	0.00078684	918	0.00123771	1,444		0		0.00128766	
3a Commercial-Residual CT	51,057,255	0.00001054	538	0.00056859	29,031	0.00089440	45,666		0	26,723,440	0.00093050	24,866
-vacant bldg, excess land CU	1,240,705	0.00000738	9	0.00039801	494	0.00062608	777		0	592,225	0.00065135	386
Commercial- Office Building DT		0.00001054		0.00056859		0.00089440			0		0.00093050	
-vacant bldg, excess land DU		0.00000738		0.00039801		0.00062608			0		0.00065135	
3b Commercial -Parking Lot GT		0.00001054		0.00056859		0.00089440			0		0.00093050	
-vacant land CX	2,495,500	0.00001054	26	0.00056859	1,419	0.00089440	2,232		0	1,556,500	0.00093050	1,448
3c Commercial-Shopping ST	888,000	0.00001054	9	0.00056859	505	0.00089440	794		0		0.00093050	
-vacant bldg, excess land SU		0.00000738		0.00039801		0.00062608			0		0.00065135	
4a Industrial- Residual IT	3,754,645	0.00001775	67	0.00095736	3,595	0.00150594	5,654		0	618,480	0.00156672	969
-vacant bldg, excess land, IU		0.00001154		0.00062229		0.00097886			0		0.00101837	
-vacant land IX	27,000	0.00001154	0	0.00062229	17	0.00097886	26		0		0.00101837	
4b Industrial- Large LT		0.00002081		0.00112263		0.00176591			0		0.00183718	
-vacant bldg, excess land LU		0.00001353		0.00072971		0.00114784			0		0.00119417	
5 Pipelines PT	22,385,000	0.00000807	181	0.00043518	9,741	0.00068454	15,323		0		0.00071216	
6 Farm FT	115,206,730	0.00000120	138	0.00006461	7,444	0.00010164	11,709		0		-	
7 Managed Forests TT	398,685	0.00000133	1	0.00007179	29	0.00011293	45		0		-	
TOTAL	1,205,505,360		6,346		342,337		538,500		-	432,536,710		217,080