

Authority: Item 5, Committee of the Whole
Report 10-014 (FCS10034)
CM: May 12, 2010

Bill No.112

CITY OF HAMILTON

BY-LAW 10-112

A By-law to Set and Levy the Rates of Taxation for the Year 2010

WHEREAS the Municipal Act, 2001, S.O. 2001, c. 25 (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 City and School purposes;

AND WHEREAS the total taxable assessable property according to the last returned assessment roll is \$45,028,696,995;

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 rateable assessment in each property class in the local municipality for local municipality purposes to raise the general municipal levy;

AND WHEREAS City of Hamilton By-law No. 10-111 establishes optional property classes for the 2010 taxation year;

AND WHEREAS City of Hamilton By-law No. 10-110 establishes tax ratios and tax reductions for the 2010 taxation year;

AND WHEREAS section 15 of the City of Hamilton Act, 1999, S.O. 1999, c. 14, Sched. C (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 sections 12 and 13 of the City of Hamilton Act provide 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 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 purposes shall be prescribed as follows;

1. For the residential, multi-residential and new multi-residential property classes a single tax rate, being 0.241% as prescribed for 2010 by Ontario Regulation 400/98.
2. For the farm and managed forest property classes a tax rate equal to 0.06025% as prescribed for 2010 by Ontario Regulation 400/98.
3. For the pipelines property class a single tax rate, being 1.347580% as prescribed for 2010 by Ontario Regulation 400/98.
4. For properties within the commercial classes the rates set out in Schedule "C" attached to this By-law, as prescribed for 2010 by Ontario Regulation 400/98.
5. For properties within the industrial classes the rates set out in Schedule "C" attached to this By-law, as prescribed for 2010 by Ontario Regulation 400/98.
6. Applicable tax reductions as set out in section 313 of the Municipal Act with respect to the subclasses prescribed under subsection 8(1) of the Assessment Act, R.S.O. 1990, c. A. 31 (the "Assessment Act")

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

1. (a) The Council of the City of Hamilton adopts the sum of \$673,013,178, as set out in Schedule "A" attached to this By-law, as the amount required for the general purposes of the City of Hamilton and for special purposes including transit, fire, culture and recreation and sidewalk snow removal, for the 2010 taxation year.

(b) The levies for City and School purposes as set out in Schedule "B" attached to this By-law, shall be collected on the rateable property of the City of Hamilton.
2. The tax rates set out in Schedule "C" attached to this By-law, shall be levied upon the Residential Assessment, the New Multi-Residential Assessment, the Multi-Residential Assessment, the Residual Commercial Assessment, the 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 and School purposes as set out therein.
3. (a) The tax rates set out in Schedule "D" attached to this By-law, shall be levied upon the Residential Assessment, the New Multi-Residential Assessment, the Multi-Residential Assessment, the Residual Commercial Assessment, the Parking Lots and Vacant Lands Assessment, the

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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.

- (b) The tax rates set out in Schedule "D" attached to this By-law, shall be levied upon the Residential Assessment, the New Multi-Residential Assessment, the Multi-Residential Assessment, the Residual Commercial Assessment, the 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.
 - (c) The tax rates set out in Schedule "D" attached to this By-law, shall be levied upon the Residential Assessment, the New Multi-Residential Assessment, the Multi-Residential Assessment, the Residual Commercial Assessment, the 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 (including loan repayment for parkland purchases) as set out therein.
 - (d) The tax rates set out in Schedule "D" attached to this By-law shall be levied upon the Residential Assessment, the New Multi-Residential Assessment, the Multi-Residential Assessment, the Residual Commercial Assessment, the 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 of Ward 12 for Sidewalk Snow Removal purposes as set out therein.
4. The Treasurer 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 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 instalments, the first due June 30, 2010 and the second due September 30, 2010.
 6. Under subsection 342(b) of the Municipal Act, which allows for alternative instalment due dates to spread the payment of taxes more evenly over the year, the final tax levy and any special levies, other than those levied by interim levy, shall be as follows:

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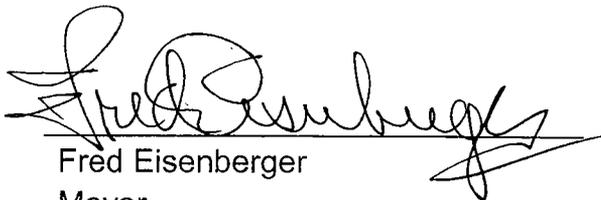
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- (i) for those on one of the twelve (12) -month pre-authorized automatic bank withdrawal payment plans, shall be paid in six (6) equal instalments due on the first working day of each month July to December, inclusive, or due on the first working day on or after the 15th of each month, July to December, inclusively.
- (ii) for those on the ten (10) -month pre-authorized automatic bank withdrawal payment plan shall be paid in five (5) equal instalments, due on the first working day of each month July to November, inclusive.

The payment plans set out in subsections (i) and (ii) shall be penalty free for so long as the taxpayer is in good standing with the terms of the plan agreement.

7. 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. The Treasurer is authorized and directed to serve personally or to mail or cause to be mailed, notices of the taxes levied by this By-law to the person or persons taxed at the address of the resident or place of business of such person.
9. The Treasurer or Tax Collector or both are authorized to accept part payment from time to time on account of any taxes due, or alternatively are 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.
11. This By-law is deemed to come into force on January 1st, 2010.

PASSED this 26th day of May, 2010.


Fred Eisenberger
Mayor


Rose Catemini
City Clerk

CITY OF HAMILTON

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Schedule "A"

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2010 OPERATING BUDGET

2010 LEVY

City Services

Planning & Economic Development	16,937,726
Public Health Services	9,290,471
Community Services (includes Social Housing)	124,882,182
Hamilton Emergency Services	16,739,367
Public Works	183,153,740
Legislative	4,224,394
City Manager	6,812,301
Corporate Services	25,440,666
Outside Boards & Agencies	43,033,901
Community Partnership Program	3,285,686
Corporate Financials / Capital Financing	35,372,414

Sub-Total Property Tax Levy for City Services **469,172,848**

Police Services	124,090,500
Non Program Revenues	(32,942,147)
Provincial Funding / OMPF	(25,781,900)

Total Property Tax Levy for General Purposes **534,539,301**

Area Rated Services

Transit	31,285,954
Culture & Recreation	35,018,505
Fire	72,075,511
Sidewalk Snow Removal	93,907

Total Property Tax Levy for Area Rated Services **138,473,877**

Total Property Tax Levy Requirement **673,013,178**

* Each budget area includes related Capital Financing

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Schedule "B"
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2010 TAX RATES AND LEVY - TOTAL TAX LEVY

Property Class		General Levy	Culture & Recreation Levy	Fire Levy	Sidewalk Snow Removal Levy	Transit Levy	Education Levy	Total All Levies
Residential	RT	351,308,901	21,729,338	45,386,763	74,955	18,685,800	87,649,634	524,835,391
Land Awaiting Development	C1	11,150	779	1,597	4	722	2,782	17,033
New Multi-Residential	NT	362,762	31,417	60,608	-	32,093	90,507	577,387
Multi-Residential	MT	57,589,819	4,679,880	9,139,415	634	4,651,178	5,243,921	81,304,847
Commercial - Residual	CT	59,269,045	4,058,177	8,280,756	10,562	3,751,624	47,884,134	123,254,297
- vacant bldg, excess land	CU	707,215	40,851	86,572	45	35,117	571,367	1,441,168
Commercial - Office Building	.DT	2,360,754	198,059	387,076	314	199,007	1,907,280	5,052,489
- vacant bldg, excess land	DU	-	-	-	-	-	-	-
Commercial - Parking Lot	GT	326,891	28,268	54,547	-	28,843	264,099	702,648
- vacant land	CX	2,392,297	138,798	292,942	281	127,181	1,932,764	4,884,262
Commercial - Shopping	ST	18,599,304	1,375,779	2,763,866	4,022	1,327,964	15,026,589	39,097,524
- vacant bldg, excess land	SU	104,900	3,926	9,432	-	3,352	84,750	206,360
Commercial (New Construction)	XT	1,524,493	80,349	175,892	84	69,534	1,139,831	2,990,182
- excess land (New Construction)	XU	105,321	3,942	8,049	-	4,110	78,746	200,168
Office Building (New Construction)	YT	50,740	2,296	6,089	105	1,193	37,937	98,360
- excess land (New Construction)	YU	-	-	-	-	-	-	-
Shopping (New Construction)	ZT	1,447,633	95,051	192,624	-	88,598	1,082,363	2,906,269
- excess land (New Construction)	ZU	142,356	10,894	21,454	-	10,732	106,437	291,873
Industrial - Residual	IT	13,265,225	765,285	1,629,283	1,844	636,659	6,559,290	22,857,586
- vacant bldg, excess land	IU	188,675	8,092	19,394	33	5,855	93,295	315,343
- vacant land	IX	461,104	27,515	58,642	128	23,635	228,003	799,027
Industrial - Large	LT	18,912,085	1,505,890	2,953,026	797	1,498,002	7,974,852	32,844,653
- vacant bldg, excess land	LU	45,825	2,100	4,798	18	1,521	19,323	73,586
Industrial (New Construction)	JT	304,095	17,192	38,150	80	14,120	136,757	510,394
- excess land (New Construction)	JU	983	44	118	2	23	442	1,613
- vacant land (New Construction)	JX	-	-	-	-	-	-	-
Large Industrial (New Construction)	KT	-	-	-	-	-	-	-
- excess land (New Construction)	KU	-	-	-	-	-	-	-
Pipelines	PT	3,712,695	173,299	396,523	-	89,092	2,982,448	7,354,058
Farm	FT	1,319,242	40,393	105,426	-	-	405,749	1,870,811
Managed Forests	TT	25,791	891	2,468	-	-	6,435	35,584
TOTAL		534,539,301	35,018,505	72,075,511	93,907	31,285,954	181,509,736	854,522,914

Residual Commercial is comprised of Commercial-Residual, Commercial-Office Building, Commercial-Shopping, Commercial (New Construction), Office Building (New Construction), Shopping (New Construction) and related subclasses

Residual Industrial is comprised of Industrial-Residual, Industrial (New Construction) and related subclasses

Large Industrial is comprised of Industrial-Large, Large Industrial (New Construction) and related subclasses

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Schedule "C"

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2010 TAX RATES AND LEVY - GENERAL PURPOSES AND SCHOOL (EDUCATION) PURPOSES

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	Public Health & Community Services Rate	Public Health & Community Services Levy	Police Rate	Police Levy					
Residential	RT	36,369,142,896	0.00557229	202,659,543	0.00195870	71,236,364	0.00212854	77,412,995	0.00965953	351,308,901	0.00241000	87,649,634
Land Awaiting Development	C1	1,539,000	0.00417922	6,432	0.00146903	2,261	0.00159640	2,457	0.00724465	11,150	0.00180750	2,782
New Multi-Residential	NT	37,554,774	0.00557229	209,266	0.00195870	73,559	0.00212854	79,937	0.00965953	362,762	0.00241000	90,507
Multi-Residential	MT	2,175,900,664	0.01526808	33,221,835	0.00536685	11,677,727	0.00583219	12,690,257	0.02646712	57,589,819	0.00241000	5,243,921
Commercial - Residual	CT	3,098,893,518	0.01103314	34,190,530	0.00387823	12,018,230	0.00421450	13,060,285	0.01912587	59,269,045	0.01545201	47,884,134
- vacant bldg, excess land	CU	52,824,139	0.00772320	407,971	0.00271476	143,405	0.00295015	155,839	0.01338811	707,215	0.01081641	571,367
Commercial - Office Building	DT	123,432,460	0.01103314	1,361,848	0.00387823	478,700	0.00421450	520,206	0.01912587	2,360,754	0.01545201	1,907,280
- vacant bldg, excess land	DU	-	0.00772320	-	0.00271476	-	0.00295015	-	0.01338811	-	0.01081641	-
Commercial - Parking Lot	GT	17,091,538	0.01103314	188,573	0.00387823	66,285	0.00421450	72,032	0.01912587	326,891	0.01545201	264,099
- vacant land	CX	125,081,712	0.01103314	1,380,044	0.00387823	485,096	0.00421450	527,157	0.01912587	2,392,297	0.01545201	1,932,764
Commercial - Shopping	ST	972,468,235	0.01103314	10,729,379	0.00387823	3,771,458	0.00421450	4,098,467	0.01912587	18,599,304	0.01545201	15,026,589
- vacant bldg, excess land	SU	7,835,299	0.00772320	60,514	0.00271476	21,271	0.00295015	23,115	0.01338811	104,900	0.01081641	84,750
Commercial (New Construction)	XT	79,708,428	0.01103314	879,434	0.00387823	309,128	0.00421450	335,931	0.01912587	1,524,493	0.01430000	1,139,831
- excess land (New Construction)	XU	7,866,777	0.00772320	60,757	0.00271476	21,356	0.00295015	23,208	0.01338811	105,321	0.01001000	78,746
Office Building (New Construction)	YT	2,652,968	0.01103314	29,271	0.00387823	10,289	0.00421450	11,181	0.01912587	50,740	0.01430000	37,937
- excess land (New Construction)	YU	-	0.00772320	-	0.00271476	-	0.00295015	-	0.01338811	-	0.01001000	-
Shopping (New Construction)	ZT	75,689,746	0.01103314	835,096	0.00387823	293,542	0.00421450	318,994	0.01912587	1,447,633	0.01430000	1,082,363
- excess land (New Construction)	ZU	10,633,032	0.00772320	82,121	0.00271476	28,866	0.00295015	31,369	0.01338811	142,356	0.01001000	106,437
Industrial - Residual	IT	417,176,712	0.01834309	7,652,309	0.00644773	2,689,845	0.00700679	2,923,071	0.03179762	13,265,225	0.01572305	6,559,290
- vacant bldg, excess land	IU	8,476,607	0.01284016	108,841	0.00451341	38,258	0.00490475	41,576	0.02225833	188,675	0.01100614	93,295
- vacant land	IX	20,716,018	0.01284016	265,997	0.00451341	93,500	0.00490475	101,607	0.02225833	461,104	0.01100614	228,003
Industrial - Large	LT	507,207,729	0.02150956	10,909,813	0.00756077	3,834,882	0.00821634	4,167,390	0.03728667	18,912,085	0.01572305	7,974,852
- vacant bldg, excess land	LU	1,755,698	0.01505669	26,435	0.00529254	9,292	0.00575144	10,098	0.02610067	45,825	0.01100614	19,323
Industrial (New Construction)	JT	9,563,443	0.01834309	175,423	0.00644773	61,663	0.00700679	67,009	0.03179762	304,095	0.01430000	136,757
- excess land (New Construction)	JU	44,181	0.01284016	567	0.00451341	199	0.00490475	217	0.02225833	983	0.01001000	442
- vacant land (New Construction)	JX	-	0.01284016	-	0.00451341	-	0.00490475	-	0.02225833	-	0.01001000	-
Large Industrial (New Construction)	KT	-	0.02150956	-	0.00756077	-	0.00821634	-	0.03728667	-	0.01430000	-
- excess land (New Construction)	KU	-	0.01505669	-	0.00529254	-	0.00575144	-	0.02610067	-	0.01001000	-
Pipelines	PT	221,318,839	0.00967718	2,141,742	0.00340160	752,839	0.00369654	818,114	0.01677532	3,712,695	0.01347580	2,982,448
Farm	FT	673,442,547	0.00113006	761,031	0.00039723	267,508	0.00043167	290,703	0.00195895	1,319,242	0.00060250	405,749
Managed Forests	TT	10,680,035	0.00139307	14,878	0.00048968	5,230	0.00053213	5,683	0.00241488	25,791	0.00060250	6,435
TOTAL		45,028,696,995		308,359,651		108,390,753		117,788,897		534,539,301		181,509,736

Residual Commercial is comprised of Commercial-Residual, Commercial-Office Building, Commercial-Shopping, Commercial (New Construction), Office Building (New Construction), Shopping (New Construction) and related subclasses

Residual Industrial is comprised of Industrial-Residual, Industrial (New Construction) and related subclasses

Large Industrial is comprised of Industrial-Large, Large Industrial (New Construction) and related subclasses

CITY OF HAMILTON

BY-LAW NO. 10-112

2010 TAX RATES AND LEVY - AREA RATED SERVICES

Table 1 - Stoney Creek

Property Class		Current Value Assessment	Culture & Recreation Rate	Culture & Recreation Levy	Fire Rate	Fire Levy	Current Value Assessment Transit Service Area	Sidewalk Snow Removal Rate	Sidewalk Snow Removal Levy	Transit Rate	Transit Levy
Residential	RT	5,362,768,356	0.00037640	2,018,551	0.00086670	4,647,888	5,150,915,659	-	-	0.00025459	1,311,355
Land Awaiting Development	C1	316,500	0.00028230	89	0.00065002	206	316,500	-	-	0.00019094	60
New Multi-Residential	NT	-	0.00037640	-	0.00086670	-	-	-	-	0.00025459	-
Multi-Residential	MT	126,492,911	0.00103134	130,457	0.00237475	300,389	126,492,911	-	-	0.00069757	88,237
Commercial - Residual	CT	483,690,559	0.00074527	360,482	0.00171606	830,041	470,958,093	-	-	0.00050408	237,401
- vacant bldg, excess land	CU	18,301,571	0.00052169	9,548	0.00120124	21,985	17,613,020	-	-	0.00035286	6,215
Commercial - Office Building	DT	517,100	0.00074527	385	0.00171606	887	517,100	-	-	0.00050408	261
- vacant bldg, excess land	DU	-	0.00052169	-	0.00120124	-	-	-	-	0.00035286	-
Commercial - Parking Lot	GT	-	0.00074527	-	0.00171606	-	-	-	-	0.00050408	-
- vacant land	CX	21,274,494	0.00074527	15,855	0.00171606	36,508	21,182,494	-	-	0.00050408	10,678
Commercial - Shopping	ST	69,650,551	0.00074527	51,909	0.00171606	119,524	69,650,551	-	-	0.00050408	35,110
- vacant bldg, excess land	SU	321,470	0.00052169	168	0.00120124	386	321,470	-	-	0.00035286	113
Commercial (New Construction)	XT	23,534,462	0.00074527	17,540	0.00171606	40,386	23,534,462	-	-	0.00050408	11,863
- excess land (New Construction)	XU	2,564,764	0.00052169	1,338	0.00120124	3,081	2,564,764	-	-	0.00035286	905
Office Building (New Construction)	YT	-	0.00074527	-	0.00171606	-	-	-	-	0.00050408	-
- excess land (New Construction)	YU	-	0.00052169	-	0.00120124	-	-	-	-	0.00035286	-
Shopping (New Construction)	ZT	33,425,739	0.00074527	24,911	0.00171606	57,360	33,425,739	-	-	0.00050408	16,849
- excess land (New Construction)	ZU	2,278,315	0.00052169	1,189	0.00120124	2,737	2,278,315	-	-	0.00035286	804
Industrial - Residual	IT	155,150,442	0.00123905	192,239	0.00285302	442,648	151,164,229	-	-	0.00083806	126,684
- vacant bldg, excess land	IU	3,138,922	0.00086734	2,722	0.00199712	6,269	3,080,922	-	-	0.00058664	1,807
- vacant land	IX	3,648,466	0.00086734	3,164	0.00199712	7,286	3,648,466	-	-	0.00058664	2,140
Industrial - Large	LT	66,825,459	0.00145294	97,093	0.00334552	223,566	66,825,459	-	-	0.00098273	65,671
- vacant bldg, excess land	LU	1,212,083	0.00101706	1,233	0.00234187	2,839	1,212,083	-	-	0.00068791	834
Industrial (New Construction)	JT	-	0.00123905	-	0.00285302	-	-	-	-	0.00083806	-
- excess land (New Construction)	JU	-	0.00086734	-	0.00199712	-	-	-	-	0.00058664	-
- vacant land (New Construction)	JX	-	0.00086734	-	0.00199712	-	-	-	-	0.00058664	-
Large Industrial (New Construction)	KT	-	0.00145294	-	0.00334552	-	-	-	-	0.00098273	-
- excess land (New Construction)	KU	-	0.00101706	-	0.00234187	-	-	-	-	0.00068791	-
Pipelines	PT	12,124,628	0.00065368	7,926	0.00150516	18,249	-	-	-	0.00044213	-
Farm	FT	53,633,671	0.00007633	4,094	0.00017577	9,427	-	-	-	-	-
Managed Forests	TT	154,898	0.00009410	15	0.00021667	34	-	-	-	-	-
TOTAL		6,441,025,361		2,940,908		6,771,695	6,145,702,237				1,916,990

Residual Commercial is comprised of Commercial-Residual, Commercial-Office Building, Commercial-Shopping, Commercial (New Construction), Office Building (New Construction), Shopping (New Construction) and related subclasses

Residual Industrial is comprised of Industrial-Residual, Industrial (New Construction) and related subclasses

Large Industrial is comprised of Industrial-Large, Large Industrial (New Construction) and related subclasses

CITY OF HAMILTON

BY-LAW NO. 10-112

2010 TAX RATES AND LEVY - AREA RATED SERVICES

Table 2 - Hamilton

Property Class		Current Value Assessment	Culture & Recreation Rate	Culture & Recreation Levy	Fire Rate	Fire Levy	Current Value Assessment Transit Service Area	Sidewalk Snow Removal Rate	Sidewalk Snow Removal Levy	Transit Rate	Transit Levy
Residential	RT	18,171,296,530	0.00083817	15,230,550	0.00161638	29,371,746	18,171,296,530	-	-	0.00085739	15,579,951
Land Awaiting Development	C1	959,000	0.00062862	603	0.00121229	1,163	959,000	-	-	0.00064305	617
New Multi-Residential	NT	37,395,041	0.00083817	31,343	0.00161638	60,445	37,395,041	-	-	0.00085739	32,062
Multi-Residential	MT	1,913,918,363	0.00229657	4,395,453	0.00442889	8,476,524	1,913,918,363	-	-	0.00234926	4,496,288
Commercial - Residual	CT	1,938,849,742	0.00165957	3,217,652	0.00320044	6,205,163	1,938,849,742	-	-	0.00169764	3,291,467
- vacant bldg, excess land	CU	22,571,721	0.00116170	26,222	0.00224030	50,568	22,571,721	-	-	0.00118835	26,823
Commercial - Office Building	DT	114,967,305	0.00165957	190,796	0.00320044	367,945	114,967,305	-	-	0.00169764	195,173
- vacant bldg, excess land	DU	-	0.00116170	-	0.00224030	-	-	-	-	0.00118835	-
Commercial - Parking Lot	GT	16,961,038	0.00165957	28,148	0.00320044	54,283	16,961,038	-	-	0.00169764	28,794
- vacant land	CX	58,466,978	0.00165957	97,030	0.00320044	187,120	58,466,978	-	-	0.00169764	99,256
Commercial - Shopping	ST	714,167,707	0.00165957	1,185,209	0.00320044	2,285,647	714,167,707	-	-	0.00169764	1,212,399
- vacant bldg, excess land	SU	1,319,238	0.00116170	1,533	0.00224030	2,955	1,319,238	-	-	0.00118835	1,568
Commercial (New Construction)	XT	28,310,213	0.00165957	46,983	0.00320044	90,605	28,310,213	-	-	0.00169764	48,061
- excess land (New Construction)	XU	1,354,703	0.00116170	1,574	0.00224030	3,035	1,354,703	-	-	0.00118835	1,610
Office Building (New Construction)	YT	-	0.00165957	-	0.00320044	-	-	-	-	0.00169764	-
- excess land (New Construction)	YU	-	0.00116170	-	0.00224030	-	-	-	-	0.00118835	-
Shopping (New Construction)	ZT	42,264,007	0.00165957	70,140	0.00320044	135,263	42,264,007	-	-	0.00169764	71,749
- excess land (New Construction)	ZU	8,354,717	0.00116170	9,706	0.00224030	18,717	8,354,717	-	-	0.00118835	9,928
Industrial - Residual	IT	167,853,536	0.00275910	463,125	0.00532087	893,126	167,853,536	-	-	0.00282240	473,750
- vacant bldg, excess land	IU	1,255,321	0.00193137	2,424	0.00372461	4,676	1,255,321	-	-	0.00197568	2,480
- vacant land	IX	9,361,683	0.00193137	18,081	0.00372461	34,869	9,361,683	-	-	0.00197568	18,496
Industrial - Large	LT	430,039,585	0.00323539	1,391,347	0.00623938	2,683,180	430,039,585	-	-	0.00330962	1,423,266
- vacant bldg, excess land	LU	207,800	0.00226478	471	0.00436756	908	207,800	-	-	0.00231673	481
Industrial (New Construction)	JT	3,783,140	0.00275910	10,438	0.00532087	20,130	3,783,140	-	-	0.00282240	10,678
- excess land (New Construction)	JU	-	0.00193137	-	0.00372461	-	-	-	-	0.00197568	-
- vacant land (New Construction)	JX	-	0.00193137	-	0.00372461	-	-	-	-	0.00197568	-
Large Industrial (New Construction)	KT	-	0.00323539	-	0.00623938	-	-	-	-	0.00330962	-
- excess land (New Construction)	KU	-	0.00226478	-	0.00436756	-	-	-	-	0.00231673	-
Pipelines	PT	59,833,503	0.00145561	87,094	0.00280710	167,959	59,833,503	-	-	0.00148900	89,092
Farm	FT	1,668,193	0.00016998	284	0.00032780	547	-	-	-	-	-
Managed Forests	TT	62,500	0.00020954	13	0.00040410	25	-	-	-	-	-
TOTAL		23,745,221,564		26,506,218		51,116,597	23,743,490,871				27,113,988

Residual Commercial is comprised of Commercial-Residual, Commercial-Office Building, Commercial-Shopping, Commercial (New Construction), Office Building (New Construction), Shopping (New Construction) and related subclasses

Residual Industrial is comprised of Industrial-Residual, Industrial (New Construction) and related subclasses

Large Industrial is comprised of Industrial-Large, Large Industrial (New Construction) and related subclasses

CITY OF HAMILTON

BY-LAW NO. 10-112

2010 TAX RATES AND LEVY - AREA RATED SERVICES

Table 3 - Ancaster

Property Class		Current Value Assessment	Culture & Recreation Rate	Culture & Recreation Levy	Fire Rate	Fire Levy	Current Value Assessment Transit Service Area	Sidewalk Snow Removal Rate	Sidewalk Snow Removal Levy	Transit Rate	Transit Levy
Residential	RT	4,217,819,142	0.00043706	1,843,445	0.00115923	4,889,409	3,754,288,832	0.00001997	74,955	0.00022706	852,445
Land Awaiting Development	C1	263,500	0.00032780	86	0.00086942	229	263,500	0.00001497	3,945,597.18	0.00017029	45
New Multi-Residential	NT	-	0.00043706	-	0.00115923	-	-	0.00001997	-	0.00022706	-
Multi-Residential	MT	11,584,715	0.00119755	13,873	0.00317628	36,796	11,584,715	0.00005470	634	0.00062214	7,207
Commercial - Residual	CT	279,902,287	0.00086538	242,222	0.00229527	642,451	267,172,481	0.00003953	10,562	0.00044958	120,115
- vacant bldg, excess land	CU	1,774,328	0.00060577	1,075	0.00160669	2,851	1,641,190	0.00002767	45	0.00031470	516
Commercial - Office Building	DT	7,948,055	0.00086538	6,878	0.00229527	18,243	7,948,055	0.00003953	314	0.00044958	3,573
- vacant bldg, excess land	DU	-	0.00060577	-	0.00160669	-	-	0.00002767	-	0.00031470	-
Commercial - Parking Lot	GT	-	0.00086538	-	0.00229527	-	-	0.00003953	-	0.00044958	-
- vacant land	CX	7,122,015	0.00086538	6,163	0.00229527	16,347	7,100,615	0.00003953	281	0.00044958	3,192
Commercial - Shopping	ST	101,733,459	0.00086538	88,038	0.00229527	233,506	101,733,459	0.00003953	4,022	0.00044958	45,737
- vacant bldg, excess land	SU	-	0.00060577	-	0.00160669	-	-	0.00002767	0	0.00031470	-
Commercial (New Construction)	XT	2,132,632	0.00086538	1,846	0.00229527	4,895	2,132,632	0.00003953	84	0.00044958	959
- excess land (New Construction)	XU	-	0.00060577	-	0.00160669	-	-	0.00002767	0	0.00031470	-
Office Building (New Construction)	YT	2,652,968	0.00086538	2,296	0.00229527	6,089	2,652,968	0.00003953	105	0.00044958	1,193
- excess land (New Construction)	YU	-	0.00060577	-	0.00160669	-	-	0.00002767	0	0.00031470	-
Shopping (New Construction)	ZT	-	0.00086538	-	0.00229527	-	-	0.00003953	0	0.00044958	-
- excess land (New Construction)	ZU	-	0.00060577	-	0.00160669	-	-	0.00002767	0	0.00031470	-
Industrial - Residual	IT	33,078,219	0.00143873	47,591	0.00381599	126,226	28,057,576	0.00006572	1,844	0.00074744	20,971
- vacant bldg, excess land	IU	711,445	0.00100711	717	0.00267119	1,900	711,445	0.00004601	33	0.00052321	372
- vacant land	IX	2,779,839	0.00100711	2,800	0.00267119	7,425	2,779,839	0.00004601	128	0.00052321	1,454
Industrial - Large	LT	10,342,685	0.00168710	17,449	0.00447472	46,281	10,342,685	0.00007707	797	0.00087647	9,065
- vacant bldg, excess land	LU	335,815	0.00118097	397	0.00313230	1,052	335,815	0.00005395	18	0.00061353	206
Industrial (New Construction)	JT	1,220,235	0.00143873	1,756	0.00381599	4,656	1,220,235	0.00006572	80	0.00074744	912
- excess land (New Construction)	JU	44,181	0.00100711	44	0.00267119	118	44,181	0.00004601	2	0.00052321	23
- vacant land (New Construction)	JX	-	0.00100711	-	0.00267119	-	-	0.00004601	-	0.00052321	-
Large Industrial (New Construction)	KT	-	0.00168710	-	0.00447472	-	-	0.00007707	-	0.00087647	-
- excess land (New Construction)	KU	-	0.00118097	-	0.00313230	-	-	0.00005395	-	0.00061353	-
Pipelines	PT	27,813,027	0.00075903	21,111	0.00201318	55,993	-	0.00003467	-	0.00039432	-
Farm	FT	122,792,418	0.00008864	10,884	0.00023509	28,867	-	-	-	-	-
Managed Forests	TT	2,662,597	0.00010927	291	0.00028981	772	-	-	-	-	-
TOTAL		4,834,713,562		2,308,961		6,124,107	4,200,010,223		93,907		1,067,987

Residual Commercial is comprised of Commercial-Residual, Commercial-Office Building, Commercial-Shopping, Commercial (New Construction), Office Building (New Construction), Shopping (New Construction) and related subclasses

Residual Industrial is comprised of Industrial-Residual, Industrial (New Construction) and related subclasses

Large Industrial is comprised of Industrial-Large, Large Industrial (New Construction) and related subclasses

CITY OF HAMILTON

BY-LAW NO. 10-112

2010 TAX RATES AND LEVY - AREA RATED SERVICES

Table 4 - Dundas

Property Class		Current Value Assessment	Culture & Recreation Rate	Culture & Recreation Levy	Fire Rate	Fire Levy	Current Value Assessment Transit Service Area	Sidewalk Snow Removal Rate	Sidewalk Snow Removal Levy	Transit Rate	Transit Levy
Residential	RT	2,325,166,664	0.00046394	1,078,743	0.00102427	2,381,609	2,219,203,747	-	-	0.00019152	425,018
Land Awaiting Development	C1	-	0.00034796	-	0.00076821	-	-	-	-	0.00014364	-
New Multi-Residential	NT	159,733	0.00046394	74	0.00102427	164	159,733	-	-	0.00019152	31
Multi-Residential	MT	90,416,030	0.00127120	114,937	0.00280651	253,754	90,416,030	-	-	0.00052476	47,447
Commercial - Residual	CT	89,266,862	0.00091861	82,001	0.00202806	181,039	87,552,649	-	-	0.00037921	33,200
- vacant bldg, excess land	CU	596,472	0.00064302	384	0.00141964	847	455,007	-	-	0.00026544	121
Commercial - Office Building	DT	-	0.00091861	-	0.00202806	-	-	-	-	0.00037921	-
- vacant bldg, excess land	DU	-	0.00064302	-	0.00141964	-	-	-	-	0.00026544	-
Commercial - Parking Lot	GT	130,500	0.00091861	120	0.00202806	265	130,500	-	-	0.00037921	49
- vacant land	CX	968,834	0.00091861	890	0.00202806	1,965	968,834	-	-	0.00037921	367
Commercial - Shopping	ST	19,169,320	0.00091861	17,609	0.00202806	38,877	19,169,320	-	-	0.00037921	7,269
- vacant bldg, excess land	SU	-	0.00064302	-	0.00141964	-	-	-	-	0.00026544	-
Commercial (New Construction)	XT	-	0.00091861	-	0.00202806	-	-	-	-	0.00037921	-
- excess land (New Construction)	XU	-	0.00064302	-	0.00141964	-	-	-	-	0.00026544	-
Office Building (New Construction)	YT	-	0.00091861	-	0.00202806	-	-	-	-	0.00037921	-
- excess land (New Construction)	YU	-	0.00064302	-	0.00141964	-	-	-	-	0.00026544	-
Shopping (New Construction)	ZT	-	0.00091861	-	0.00202806	-	-	-	-	0.00037921	-
- excess land (New Construction)	ZU	-	0.00064302	-	0.00141964	-	-	-	-	0.00026544	-
Industrial - Residual	IT	11,294,754	0.00152722	17,250	0.00337175	38,083	11,198,654	-	-	0.00063045	7,060
- vacant bldg, excess land	IU	21,448	0.00106906	23	0.00236022	51	21,448	-	-	0.00044131	9
- vacant land	IX	997,248	0.00106906	1,066	0.00236022	2,354	997,248	-	-	0.00044131	440
Industrial - Large	LT	-	0.00179086	-	0.00395379	-	-	-	-	0.00073928	-
- vacant bldg, excess land	LU	-	0.00125360	-	0.00276765	-	-	-	-	0.00051749	-
Industrial (New Construction)	JT	1,208,000	0.00152722	1,845	0.00337175	4,073	1,208,000	-	-	0.00063045	762
- excess land (New Construction)	JU	-	0.00106906	-	0.00236022	-	-	-	-	0.00044131	-
- vacant land (New Construction)	JX	-	0.00106906	-	0.00236022	-	-	-	-	0.00044131	-
Large Industrial (New Construction)	KT	-	0.00179086	-	0.00395379	-	-	-	-	0.00073928	-
- excess land (New Construction)	KU	-	0.00125360	-	0.00276765	-	-	-	-	0.00051749	-
Pipelines	PT	6,192,806	0.00080571	4,990	0.00177882	11,016	-	-	-	0.00033260	-
Farm	FT	688,950	0.00009409	65	0.00020772	143	-	-	-	-	-
Managed Forests	TT	450,328	0.00011599	52	0.00025607	115	-	-	-	-	-
TOTAL		2,546,727,949		1,320,048		2,914,353	2,431,481,170				521,774

Residual Commercial is comprised of Commercial-Residual, Commercial-Office Building, Commercial-Shopping, Commercial (New Construction), Office Building (New Construction), Shopping (New Construction) and related subclasses

Residual Industrial is comprised of Industrial-Residual, Industrial (New Construction) and related subclasses

Large Industrial is comprised of Industrial-Large, Large Industrial (New Construction) and related subclasses

CITY OF HAMILTON

BY-LAW NO. 10-112

2010 TAX RATES AND LEVY - AREA RATED SERVICES

Table 5 - Flamborough

Property Class		Current Value Assessment	Culture & Recreation Rate	Culture & Recreation Levy	Fire Rate	Fire Levy	Current Value Assessment Transit Service Area	Sidewalk Snow Removal Rate	Sidewalk Snow Removal Levy	Transit Rate	Transit Levy
Residential	RT	4,202,674,314	0.00028575	1,200,896	0.00084202	3,538,724	1,542,605,053	-	-	0.00016026	247,215
Land Awaiting Development	C1	-	0.00021431	-	0.00063151	-	-	-	-	0.00012019	-
New Multi-Residential	NT	-	0.00028575	-	0.00084202	-	-	-	-	0.00016026	-
Multi-Residential	MT	30,119,645	0.00078294	23,582	0.00230713	69,490	27,323,645	-	-	0.00043911	11,998
Commercial - Residual	CT	228,102,541	0.00056578	129,055	0.00166719	380,291	106,923,150	-	-	0.00031731	33,928
- vacant bldg, excess land	CU	8,503,803	0.00039604	3,368	0.00116704	9,924	5,385,493	-	-	0.00022212	1,196
Commercial - Office Building	DT	-	0.00056578	-	0.00166719	-	-	-	-	0.00031731	-
- vacant bldg, excess land	DU	-	0.00039604	-	0.00116704	-	-	-	-	0.00022212	-
Commercial - Parking Lot	GT	-	0.00056578	-	0.00166719	-	-	-	-	0.00031731	-
- vacant land	CX	27,503,976	0.00056578	15,561	0.00166719	45,854	26,089,726	-	-	0.00031731	8,279
Commercial - Shopping	ST	44,362,139	0.00056578	25,099	0.00166719	73,960	43,942,259	-	-	0.00031731	13,943
- vacant bldg, excess land	SU	4,766,071	0.00039604	1,888	0.00116704	5,562	4,716,811	-	-	0.00022212	1,048
Commercial (New Construction)	XT	23,191,095	0.00056578	13,121	0.00166719	38,664	22,274,138	-	-	0.00031731	7,068
- excess land (New Construction)	XU	594,295	0.00039604	235	0.00116704	694	594,295	-	-	0.00022212	132
Office Building (New Construction)	YT	-	0.00056578	-	0.00166719	-	-	-	-	0.00031731	-
- excess land (New Construction)	YU	-	0.00039604	-	0.00116704	-	-	-	-	0.00022212	-
Shopping (New Construction)	ZT	-	0.00056578	-	0.00166719	-	-	-	-	0.00031731	-
- excess land (New Construction)	ZU	-	0.00039604	-	0.00116704	-	-	-	-	0.00022212	-
Industrial - Residual	IT	45,134,706	0.00094063	42,455	0.00277178	125,104	13,401,490	-	-	0.00052754	7,070
- vacant bldg, excess land	IU	3,349,471	0.00065844	2,205	0.00194025	6,499	3,210,543	-	-	0.00036928	1,186
- vacant land	IX	3,238,500	0.00065844	2,132	0.00194025	6,283	2,396,000	-	-	0.00036928	885
Industrial - Large	LT	-	0.00110300	-	0.00325026	-	-	-	-	0.00061861	-
- vacant bldg, excess land	LU	-	0.00077210	-	0.00227518	-	-	-	-	0.00043303	-
Industrial (New Construction)	JT	3,352,068	0.00094063	3,153	0.00277178	9,291	3,352,068	-	-	0.00052754	1,768
- excess land (New Construction)	JU	-	0.00065844	-	0.00194025	-	-	-	-	0.00036928	-
- vacant land (New Construction)	JX	-	0.00065844	-	0.00194025	-	-	-	-	0.00036928	-
Large Industrial (New Construction)	KT	-	0.00110300	-	0.00325026	-	-	-	-	0.00061861	-
- excess land (New Construction)	KU	-	0.00077210	-	0.00227518	-	-	-	-	0.00043303	-
Pipelines	PT	89,952,623	0.00049624	44,638	0.00146230	131,537	-	-	-	0.00027831	-
Farm	FT	340,132,609	0.00005795	19,710	0.00017076	58,081	-	-	-	-	-
Managed Forests	TT	7,174,557	0.00007144	513	0.00021050	1,510	-	-	-	-	-
TOTAL		5,062,152,413		1,527,612		4,501,470	1,802,214,671				335,715

Residual Commercial is comprised of Commercial-Residual, Commercial-Office Building, Commercial-Shopping, Commercial (New Construction), Office Building (New Construction), Shopping (New Construction) and related subclasses

Residual Industrial is comprised of Industrial-Residual, Industrial (New Construction) and related subclasses

Large Industrial is comprised of Industrial-Large, Large Industrial (New Construction) and related subclasses

CITY OF HAMILTON

BY-LAW NO. 10-112

2010 TAX RATES AND LEVY - AREA RATED SERVICES

Table 6 - Glanbrook

Property Class		Current Value Assessment	Culture & Recreation Rate	Culture & Recreation Levy	Fire Rate	Fire Levy	Current Value Assessment Transit Service Area	Sidewalk Snow Removal Rate	Sidewalk Snow Removal Levy	Transit Rate	Transit Levy
Residential	RT	2,089,417,890	0.00017093	357,154	0.00026677	557,387	857,123,879	-	-	0.00031479	269,815
Land Awaiting Development	C1	-	0.00012820	-	0.00020007	-	-	-	-	0.00023609	-
New Multi-Residential	NT	-	0.00017093	-	0.00026677	-	-	-	-	0.00031479	-
Multi-Residential	MT	3,369,000	0.00046836	1,578	0.00073094	2,463	-	-	-	0.00086253	-
Commercial - Residual	CT	79,081,527	0.00033845	26,765	0.00052820	41,771	56,976,089	-	-	0.00062329	35,512
- vacant bldg, excess land	CU	1,076,244	0.00023692	255	0.00036974	398	563,416	-	-	0.00043630	246
Commercial - Office Building	DT	-	0.00033845	-	0.00052820	-	-	-	-	0.00062329	-
- vacant bldg, excess land	DU	-	0.00023692	-	0.00036974	-	-	-	-	0.00043630	-
Commercial - Parking Lot	GT	-	0.00033845	-	0.00052820	-	-	-	-	0.00062329	-
- vacant land	CX	9,745,415	0.00033845	3,298	0.00052820	5,148	8,678,963	-	-	0.00062329	5,409
Commercial - Shopping	ST	23,385,059	0.00033845	7,915	0.00052820	12,352	21,668,770	-	-	0.00062329	13,506
- vacant bldg, excess land	SU	1,428,520	0.00023692	338	0.00036974	528	1,428,520	-	-	0.00043630	623
Commercial (New Construction)	XT	2,540,026	0.00033845	860	0.00052820	1,342	2,540,026	-	-	0.00062329	1,583
- excess land (New Construction)	XU	3,353,015	0.00023692	794	0.00036974	1,240	3,353,015	-	-	0.00043630	1,463
Office Building (New Construction)	YT	-	0.00033845	-	0.00052820	-	-	-	-	0.00062329	-
- excess land (New Construction)	YU	-	0.00023692	-	0.00036974	-	-	-	-	0.00043630	-
Shopping (New Construction)	ZT	-	0.00033845	-	0.00052820	-	-	-	-	0.00062329	-
- excess land (New Construction)	ZU	-	0.00023692	-	0.00036974	-	-	-	-	0.00043630	-
Industrial - Residual	IT	4,665,055	0.00056269	2,625	0.00087815	4,097	1,083,595	-	-	0.00103624	1,123
- vacant bldg, excess land	IU	-	0.00039388	-	0.00061471	-	-	-	-	0.00072537	-
- vacant land	IX	690,282	0.00039388	272	0.00061471	424	302,500	-	-	0.00072537	219
Industrial - Large	LT	-	0.00065982	-	0.00102974	-	-	-	-	0.00121512	-
- vacant bldg, excess land	LU	-	0.00046188	-	0.00072082	-	-	-	-	0.00085059	-
Industrial (New Construction)	JT	-	0.00056269	-	0.00087815	-	-	-	-	0.00103624	-
- excess land (New Construction)	JU	-	0.00039388	-	0.00061471	-	-	-	-	0.00072537	-
- vacant land (New Construction)	JX	-	0.00039388	-	0.00061471	-	-	-	-	0.00072537	-
Large Industrial (New Construction)	KT	-	0.00065982	-	0.00102974	-	-	-	-	0.00121512	-
- excess land (New Construction)	KU	-	0.00046188	-	0.00072082	-	-	-	-	0.00085059	-
Pipelines	PT	25,402,252	0.00029686	7,541	0.00046328	11,768	-	-	-	0.00054669	-
Farm	FT	154,526,706	0.00003467	5,357	0.00005410	8,360	-	-	-	-	-
Managed Forests	TT	175,155	0.00004273	7	0.00006669	12	-	-	-	-	-
TOTAL		2,398,856,146		414,759		647,288	953,718,773				329,501

Residual Commercial is comprised of Commercial-Residual, Commercial-Office Building, Commercial-Shopping, Commercial (New Construction), Office Building (New Construction), Shopping (New Construction) and related subclasses

Residual Industrial is comprised of Industrial-Residual, Industrial (New Construction) and related subclasses

Large Industrial is comprised of Industrial-Large, Large Industrial (New Construction) and related subclasses