

Authority: Item 2, GIC Committee
Report 10-005 (FCS17045)
CM: May 10, 2017
Ward: City Wide

Bill No. 100

CITY OF HAMILTON

BY-LAW NO. 17-100

To Establish Tax Ratios and Tax Reductions for the Year 2017

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 2017 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 tax transition ratios have been prescribed by the Minister of Finance under Ontario Regulation 385/98; 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 2017 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 2017 taxation year, the transition ratios 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 2.0087;

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- (e) the parking lots and vacant land property class is 2.0087;
 - (f) the residual industrial property class is 3.4684;
 - (g) the large industrial property class is 4.0671;
 - (h) the pipeline property class is 1.7947;
 - (i) the farm property class is 0.1767;
 - (j) the managed forest property class is 0.2500
 - (k) the landfill property class is 2.9696.
2. For the 2017 taxation year, the tax ratio for property in:
- (a) the residential property class is 1.0000;
 - (b) the multi-residential property class is 2.6913;
 - (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 3.4414;
 - (g) the large industrial property class is 4.0355;
 - (h) the pipeline property class is 1.7947;
 - (i) the farm property class is 0.1767;
 - (j) the managed forest property class is 0.2500
 - (k) the landfill property class is 2.9696.
3. For the 2017 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%;

4. 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;

(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.

5. This By-law is deemed to come into force as of January 1st, 2017.

PASSED this 24th day of May, 2017.

F. Eisenberger
Mayor

R. Caterini
City Clerk