

Authority: Item 5, Strategic Planning &
Budgets Committee Report 04-
006 (FCS04071)
CM: May 12, 2004

Bill No. 107

CITY OF HAMILTON

BY-LAW NO. 04 -107

***A BY-LAW TO ESTABLISH TAX RATIOS AND TAX REDUCTIONS FOR THE
YEAR 2004***

WHEREAS it is necessary for the Council of the City of Hamilton, pursuant to Subsection 308 of the Municipal Act, 2001, S.O 2001, c. 25, to establish tax ratios for 2004 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 Minister of Finance under the Assessment Act, S.O. 1990, c.A.31 as amended by the Fair Municipal Finance Act, 1997 (No. 1), S.O. 1997, c.5 and Regulations thereto;

AND WHEREAS it is necessary for the Council of the City of Hamilton, pursuant to the said Municipal Act, 2001, as amended, to establish tax reductions for prescribed property subclasses for 2004;

AND WHEREAS the property subclasses for which tax rate reductions are to be established are in accordance with subsection 8(1) of the said Assessment Act as amended by the Fair Municipal Finance Act 1997 (No. 2), S.O. 1997, c.29;

AND WHEREAS the tax rate reductions, applicable to vacant commercial and industrial properties, reduce the property tax amounts that would otherwise be levied for municipal purposes.

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

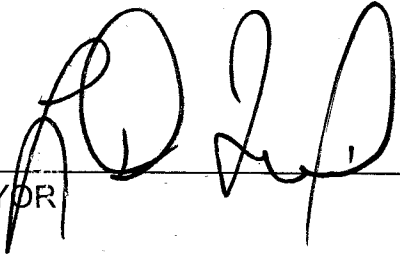
1. For the taxation year 2004, the tax ratio for property in:
 - (a) the residential property class is 1.0000;

- (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 3.3338;
 - (g) the large industrial property class is 3.9093;
 - (h) the pipeline property class is 1.5154;
 - (i) the farm property class is 0.2250;
 - (j) the managed forest property class is 0.2500.
2. The tax rate reduction for:
- (a) the vacant units and excess land subclasses in the residual commercial property class is 30%;
 - (b) the vacant land, vacant units and excess land subclasses in the residual industrial property class is 35%;
 - (c) the vacant units and excess land subclass in the large industrial property class is 35%;
 - (d) the first class of farmland awaiting development in the residential, multi-residential, commercial or industrial property classes is 35%;
 - (e) 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;
- 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 shall come into force and take effect as of January 1, 2004.

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


MAYOR


CLERK