

Authority: Item 6.2 & 6.3
Committee of the Whole
Report: 08-017(A) (FCS08033 /
FCS08004)
CM: May 14, 2008

Bill No. 110

CITY OF HAMILTON

BY-LAW NO. 08-110

A By-law to Set and Levy the Rates of Taxation for the Year 2008

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 assessable property according to the last returned assessment roll is \$39,189,554,026;

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. 08-102 establishes optional property classes for the 2008 taxation year;

AND WHEREAS City of Hamilton By-law No. 08-101 establishes tax ratios and tax reductions for the 2008 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 0.264% as set out in Ontario Regulation 400/98, as amended by Ontario Regulation 103/08.
2. For the farm and managed forest property classes a tax rate equal to 0.066% as set out in Ontario Regulation 400/98, as amended by Ontario Regulation 103/08.
3. For the pipelines property class a single tax rate, being 1.440769% as set out in Ontario Regulation 400/98, as amended by Ontario Regulation 103/08.
4. For properties within the commercial classes the rates set out in Schedule "C" attached to this By-law, as prescribed in Ontario Regulation 400/98, as amended by Ontario Regulation 103/08.
5. For properties within the industrial classes the rates set out in Schedule "C" attached to this By-law, as prescribed in Ontario Regulation 400/98, as amended by Ontario Regulation 103/08.
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 \$630,065,330, 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 2008 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.

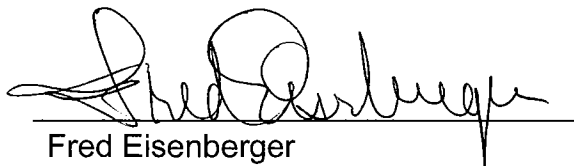
3. (a) The tax rates set out in Schedule "D" attached to this By-law, shall be levied upon the Residential Assessment, the New Multi-Residential Assessment, the Multi-Residential Assessment, the Residual Commercial Assessment, the Parking Lots and Vacant Lands Assessment, the Residual Industrial Assessment, 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 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 Tax 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 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, 2008 and the second due September 30, 2008.
 6. Under subsection 342(b) of the Municipal Act, which allows for alternative installment 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:

- (i) for those on the twelve (12) -month pre-authorized automatic bank withdrawal payment plan, shall be paid in six (6) equal installments due on the first working day of each month July to December, inclusive.
- (ii) for those on the ten (10) -month pre-authorized automatic bank withdrawal payment plan shall be paid in five (5) equal installments, 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 and Tax Collector 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, 2008.

PASSED this 14^h day of May, 2008.


Fred Eisenberger
Mayor


Kevin C. Christenson
City Clerk

CITY OF HAMILTON

BY-LAW NO. 08-110

Schedule "A"

Page 1 of 1

2008 OPERATING BUDGET

2008 LEVY

City Services

Planning & Economic Development Development	17,001,410
Public Health Services	8,657,413
Community Services (includes Social Housing)	134,528,801
Hamilton Emergency Services	18,038,188
Public Works	170,449,232
Legislative	4,128,670
City Manager	1,545,329
Human Resources	4,688,855
Corporate Services	24,267,150
Outside Boards & Agencies	41,928,381
Community Partnership Program	3,158,090
Corporate Financials / Capital Financing	42,404,609

Sub-Total Property Tax Levy for City Services **470,796,128**

Police Services	116,093,320
Non Program Revenues	(32,020,370)
Provincial Funding / OMPF	(47,733,720)

Total Property Tax Levy for General Purposes **507,135,358**

Area Rated Services

Transit	29,188,904
Culture & Recreation	29,008,506
Fire	64,674,762
Sidewalk Snow Removal	57,800

Total Property Tax Levy for Area Rated Services **122,929,972**

Total Property Tax Levy Requirement **630,065,330**

* Each budget area includes related Capital Financing

CITY OF HAMILTON

BY-LAW NO. 08-110

2008 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	331,253,818	17,822,859	40,401,275	49,529	17,293,688	83,619,403	490,440,573
Land Awaiting Development	8,886	539	1,186	-	528	2,243	13,382
New Multi-Residential	271,672	20,715	42,868	-	23,721	68,579	427,555
Multi-Residential	56,639,905	4,027,315	8,496,216	449	4,506,022	5,218,169	78,888,077
Commercial - Residual	55,286,362	3,304,685	7,290,360	4,236	3,425,858	46,665,351	115,976,851
- vacant bldg, excess land	714,316	34,694	82,007	4	32,723	602,930	1,466,674
Commercial - Office Building	3,110,298	234,334	486,301	89	266,561	2,625,297	6,722,879
- vacant bldg, excess land	-	-	-	-	-	-	-
Commercial - Parking Lot	289,481	21,985	45,548	-	25,118	244,341	626,472
- vacant land	2,873,529	120,544	298,979	108	111,640	2,425,449	5,830,248
Commercial - Shopping	18,962,656	1,225,445	2,636,887	3,304	1,287,504	16,005,737	40,121,533
- vacant bldg, excess land	303,211	14,383	33,412	7	11,781	255,930	618,724
Industrial - Residual	12,352,640	610,367	1,443,113	18	568,771	6,246,700	21,221,609
- vacant bldg, excess land	117,591	3,809	10,940	-	2,829	59,465	194,634
- vacant land	322,794	14,382	35,242	56	12,715	163,236	548,425
Industrial - Large	19,557,054	1,369,145	2,899,346	-	1,529,601	8,434,034	33,789,180
- vacant bldg, excess land	39,521	1,495	3,904	-	1,113	17,044	63,077
Pipelines	3,705,814	147,960	369,010	-	88,731	2,939,716	7,251,231
Farm	1,302,883	33,209	96,216	-	-	378,209	1,810,516
Managed Forests	22,928	642	1,952	-	-	5,788	31,311
TOTAL	507,135,358	29,008,506	64,674,762	57,800	29,188,904	175,977,621	806,042,951

Note: Total "Commercial - Residual" is comprised of Commercial-Residual, Commercial-Office Building and Commercial-Shopping

CITY OF HAMILTON

BY-LAW NO. 08-110

2008 TAX RATES AND LEVY - GENERAL PURPOSES AND SCHOOL (EDUCATION) PURPOSES

Property Class	Current Value Assessment	GENERAL RATES AND LEVY									
		Other General Rate	Other General Levy	Public Health & Community Services Rate	Public Health & Community Services Levy	Police Rate	Police Levy	Total General Rate	Total General Levy	Education Rate	Education Levy
Residential	31,674,016.428	0.00622123	197,051,490	0.00196844	62,348,249	0.00226855	71,854,079	0.01045822	331,253,818	0.00264000	83,619,403
Land Awaiting Development	1,133,000	0.00466593	5,286	0.00147633	1,673	0.00170141	1,928	0.00784366	8,886	0.00198000	2,243
New Multi-Residential	25,976,880	0.00622123	161,608	0.00196844	51,134	0.00226855	58,930	0.01045822	271,672	0.00264000	68,579
Multi-Residential	1,976,579,125	0.01704618	33,693,129	0.00539351	10,660,704	0.00621583	12,286,072	0.02865552	56,639,905	0.00264000	5,218,169
Commercial - Residential	2,617,916,220	0.01256265	32,887,953	0.00397489	10,405,942	0.00458092	11,992,467	0.02111846	55,286,362	0.01782538	46,665,351
- vacant bldg, excess land	48,320,362	0.00879385	424,922	0.00278243	134,448	0.00320664	154,946	0.01478292	714,316	0.01247777	602,930
Commercial - Office Building	147,278,593	0.01256265	1,850,209	0.00397489	585,417	0.00458092	674,672	0.02111846	3,110,298	0.01782538	2,625,297
- vacant bldg, excess land	-	0.00879385	-	0.00278243	-	0.00320664	-	0.01478292	-	0.01247777	-
Commercial - Parking Lot	13,707,460	0.01256265	172,202	0.00397489	54,486	0.00458092	62,793	0.02111846	289,481	0.01782538	244,341
- vacant land	136,067,160	0.01256265	1,709,363	0.00397489	540,853	0.00458092	623,313	0.02111846	2,873,529	0.01782538	2,425,449
Commercial - Shopping	897,918,420	0.01256265	11,280,231	0.00397489	3,569,131	0.00458092	4,113,293	0.02111846	18,962,656	0.01782538	16,005,737
- vacant bldg, excess land	20,510,908	0.00879385	180,370	0.00278243	57,070	0.00320664	65,771	0.01478292	303,211	0.01247777	255,930
Industrial - Residential	350,438,556	0.02096847	7,348,160	0.00663455	2,325,001	0.00764607	2,679,479	0.03524909	12,352,640	0.01782538	6,246,700
- vacant bldg, excess land	5,132,305	0.01362950	69,951	0.00431246	22,133	0.00496995	25,507	0.02291191	117,591	0.01158650	59,465
- vacant land	14,088,500	0.01362950	192,019	0.00431246	60,756	0.00496995	70,019	0.02291191	322,794	0.01158650	163,236
Industrial - Large	473,147,520	0.02458814	11,633,818	0.00779633	3,681,009	0.00896597	4,242,228	0.04133395	19,557,054	0.01782538	8,434,034
- vacant bldg, excess land	1,470,995	0.01598229	23,510	0.00505689	7,439	0.00582788	8,573	0.02886707	39,521	0.01158650	17,044
Pipelines	204,038,000	0.01080417	2,204,461	0.00341850	697,504	0.00393970	803,848	0.01816237	3,705,814	0.01440769	2,839,716
Farm	573,044,189	0.00135250	775,040	0.00042794	245,227	0.00049318	282,615	0.00227362	1,302,883	0.00066000	378,209
Managed Forests	8,769,405	0.00155531	13,639	0.00049211	4,316	0.00056714	4,973	0.00261455	22,928	0.00066000	5,788
TOTAL	39,189,554,026		301,677,361		95,452,490		110,005,507		507,135,358		175,977,621

Note: Total "Commercial - Residual" is comprised of Commercial-Residual, Commercial-Office Building and Commercial-Shopping

2008 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	4,637,416,234	0.00031739	1,471,889	0.00092154	4,273,553	4,449,550,476	-	-	0.00026894	1,196,658
Land Awaiting Development	218,000	0.00023805	52	0.00069115	151	218,000	-	-	0.00020170	44
New Multi-Residential	-	0.00031739	-	0.00092154	-	-	-	-	0.00026894	-
Multi-Residential	111,856,500	0.00086966	97,277	0.00252501	282,439	111,856,500	-	-	0.00073689	82,426
Commercial - Residential	393,050,672	0.00064092	251,914	0.00186088	731,419	377,364,912	-	-	0.00054307	204,937
- vacant bldg, excess land	14,875,007	0.00044864	6,674	0.00130261	19,376	14,329,907	-	-	0.00038015	5,448
Commercial - Office Building	544,090	0.0004092	349	0.00186088	1,012	544,090	-	-	0.00054307	295
- vacant bldg, excess land	-	0.00044864	-	0.00130261	-	-	-	-	0.00038015	-
Commercial - Parking Lot	-	0.00064092	-	0.00186088	-	-	-	-	0.00054307	-
- vacant land	26,646,450	0.00064092	17,078	0.00186088	49,586	25,919,450	-	-	0.00054307	14,076
Commercial - Shopping	59,723,245	0.00064092	38,278	0.00186088	111,138	59,723,245	-	-	0.00054307	32,434
- vacant bldg, excess land	5,357,990	0.00044864	2,404	0.00130261	6,979	5,357,990	-	-	0.00038015	2,037
Industrial - Residential	122,508,297	0.00106977	131,055	0.00310601	380,512	118,499,517	-	-	0.00090645	107,414
- vacant bldg, excess land	1,427,479	0.00069535	993	0.00201891	2,882	1,365,814	-	-	0.00058919	805
- vacant land	3,004,000	0.00069535	2,089	0.00201891	6,065	3,004,000	-	-	0.00058919	1,770
Industrial - Large	56,940,105	0.00125443	71,428	0.00364219	207,386	56,940,105	-	-	0.00106293	60,523
- vacant bldg, excess land	990,765	0.00081538	808	0.00236742	2,346	990,765	-	-	0.00069090	685
Pipelines	10,955,000	0.0005121	6,038	0.00160040	17,532	-	-	-	0.00046706	-
Farm	48,138,581	0.00069000	3,322	0.00020034	9,644	-	-	-	-	-
Managed Forests	124,000	0.00007935	10	0.00023038	29	-	-	-	-	-
TOTAL	5,493,776,395		2,101,656		6,102,049	5,225,664,771				1,709,551

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	16,157,217,026	0.00079744	12,884,487	0.00165023	26,663,141	16,157,217,026	-	-	0.00091317	14,754,336
Land Awaiting Development	707,000	0.00059808	423	0.00123767	875	707,000	-	-	0.00068488	484
New Multi-Residential	25,976,880	0.00079744	20,715	0.00165023	42,868	25,976,880	-	-	0.00091317	23,721
Multi-Residential	1,742,589,740	0.00218500	3,807,556	0.00452163	7,879,351	1,742,589,740	-	-	0.00250209	4,360,124
Commercial - Residential	1,677,090,257	0.00161029	2,700,608	0.00332324	5,588,634	1,677,090,257	-	-	0.00184399	3,092,531
- vacant bldg, excess land	20,032,885	0.00112721	22,581	0.00233264	46,729	20,032,885	-	-	0.00129079	25,858
Commercial - Office Building	143,850,968	0.00161029	231,642	0.00332324	479,360	143,850,968	-	-	0.00184399	265,259
- vacant bldg, excess land	-	0.00112721	-	0.00233264	-	-	-	-	0.00129079	-
Commercial - Parking Lot	13,594,460	0.00161029	21,891	0.00332324	45,301	13,594,460	-	-	0.00184399	25,068
- vacant land	43,568,680	0.00161029	70,158	0.00332324	145,186	43,568,680	-	-	0.00184399	80,340
Commercial - Shopping	652,975,545	0.00161029	1,051,482	0.00332324	2,175,936	652,975,545	-	-	0.00184399	1,204,078
- vacant bldg, excess land	7,348,670	0.00112721	8,283	0.00233264	17,142	7,348,670	-	-	0.00129079	9,486
Industrial - Residential	145,154,814	0.00268776	390,142	0.00562065	807,358	145,154,814	-	-	0.00307782	446,760
- vacant bldg, excess land	561,246	0.00174704	981	0.00361533	2,029	561,246	-	-	0.00200058	1,123
- vacant land	4,499,500	0.00174704	7,861	0.00361533	16,267	4,499,500	-	-	0.00200058	9,002
Industrial - Large	407,045,045	0.00315174	1,282,898	0.00652220	2,654,828	407,045,045	-	-	0.00360913	1,469,078
- vacant bldg, excess land	182,600	0.00204863	374	0.00423943	774	182,600	-	-	0.00234593	428
Pipelines	55,951,000	0.00138489	77,466	0.00286599	160,349	55,951,000	-	-	0.00158587	88,731
Farm	1,892,940	0.00017336	328	0.00035876	679	-	-	-	-	-
Managed Forests	41,000	0.00019936	8	0.00041256	17	-	-	-	-	-
TOTAL	21,100,280,256		22,579,905		46,726,827	21,098,346,316				25,856,407

2008 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	3,639,380,887	0.00040922	1,489,303	0.00102540	3,731,809	3,090,728,800	0.00001603	49,529	0.00017363	536,835
Land Awaiting Development	208,000	0.00030691	64	0.00076905	160	-	0.00001202	-	0.00013022	-
New Multi-Residential	-	0.00040922	-	0.00102540	-	-	0.00001603	-	0.00017363	-
Multi-Residential	10,234,000	0.00112126	11,475	0.00280959	28,753	10,234,000	0.00004391	449	0.00047574	4,869
Commercial - Residential	200,024,650	0.00082634	165,289	0.00207060	414,171	130,896,740	0.00003236	4,236	0.00035061	45,894
- vacant bldg, excess land	3,592,420	0.00057844	2,078	0.00144942	5,207	189,720	0.00002265	4	0.00024543	47
Commercial - Office Building	2,760,170	0.00082634	2,281	0.00207060	5,715	2,760,170	0.00003236	89	0.00035061	968
- vacant bldg, excess land	-	0.00057844	-	0.00144942	-	-	0.00002265	-	0.00024543	-
Commercial - Parking Lot	-	0.00082634	-	0.00207060	-	-	0.00003236	-	0.00035061	-
- vacant land	5,667,530	0.00082634	4,663	0.00207060	11,735	3,334,230	0.00003236	108	0.00035061	1,169
Commercial - Shopping	124,590,850	0.00082634	102,955	0.00207060	257,978	102,090,260	0.00003236	3,304	0.00035061	35,794
- vacant bldg, excess land	5,154,300	0.00057844	2,981	0.00144942	7,471	302,560	0.00002265	7	0.00024543	74
Industrial - Residential	28,347,320	0.00137926	39,098	0.00345607	97,970	330,490	0.00005401	18	0.00058521	193
- vacant bldg, excess land	350,265	0.00089652	314	0.00224644	787	-	0.00003511	-	0.00038038	-
Industrial - Large	2,309,000	0.00089652	2,070	0.00224644	5,187	1,581,000	0.00003511	56	0.00038038	601
- vacant bldg, excess land	9,162,370	0.00161735	14,819	0.00405267	37,132	-	0.00006334	-	0.00068623	-
Pipelines	297,630	0.00105128	313	0.00263423	784	-	0.00004117	-	0.00044605	-
Farm	25,939,000	0.00071067	18,434	0.00178077	46,191	-	0.00002783	-	0.00030153	-
Managed Forests	106,204,808	0.00008896	9,448	0.00022292	23,675	-	-	-	-	-
TOTAL	4,166,002,800	0.00010230	1,865,788	0.00025635	4,675,183	3,342,447,970	-	57,800	-	626,244

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	1,987,121,685	0.00041051	815,728	0.00108051	2,147,097	1,900,098,730	-	-	0.00021860	415,355
Land Awaiting Development	-	0.00030788	-	0.00081038	-	-	-	-	0.00016395	-
New Multi-Residential	-	0.00041051	-	0.00108051	-	-	-	-	0.00021860	-
Multi-Residential	80,813,905	0.00112479	90,899	0.00296059	239,257	80,813,905	-	-	0.00059896	48,404
Commercial - Residential	76,449,330	0.00082894	63,372	0.00218188	166,804	75,000,830	-	-	0.00044142	33,107
- vacant bldg, excess land	576,455	0.00058026	334	0.00152732	880	461,525	-	-	0.00030899	143
Commercial - Office Building	-	0.00082894	-	0.00218188	-	-	-	-	0.00044142	-
- vacant bldg, excess land	-	0.00058026	-	0.00152732	-	-	-	-	0.00030899	-
Commercial - Parking Lot	113,000	0.00082894	94	0.00218188	247	113,000	-	-	0.00044142	50
- vacant land	1,103,800	0.00082894	915	0.00218188	2,408	1,103,800	-	-	0.00044142	487
Commercial - Shopping	16,960,790	0.00082894	14,060	0.00218188	37,006	16,960,790	-	-	0.00044142	7,487
- vacant bldg, excess land	-	0.00058026	-	0.00152732	-	-	-	-	0.00030899	-
Industrial - Residential	10,586,695	0.00138360	14,648	0.00364181	38,555	10,508,495	-	-	0.00073677	7,742
- vacant bldg, excess land	17,395	0.00089934	16	0.00236718	41	17,395	-	-	0.00047890	8
Industrial - Large	307,500	0.00089934	277	0.00427048	728	307,500	-	-	0.00086396	147
- vacant bldg, excess land	-	0.00105459	-	0.00277581	-	-	-	-	0.00056157	-
Pipelines	5,763,000	0.00071291	4,109	0.00187647	10,814	-	-	-	0.00037963	-
Farm	685,200	0.00008924	61	0.00023490	161	-	-	-	-	-
Managed Forests	648,395	0.00010263	67	0.00027013	175	-	-	-	-	-
TOTAL	2,181,147,150	0.00010230	1,004,578	0.00027013	2,644,173	2,085,385,970	-	-	-	512,930

2008 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	3,623,524,000	0.00024772	897,614	0.00085521	3,098,866	1,285,889,791	-	-	0.00015309	196,860
Land Awaiting Development	-	0.00018579	-	0.00064141	-	-	-	-	0.00011482	-
New Multi-Residential	-	0.00024772	-	0.00085521	-	-	-	-	0.00015309	-
Multi-Residential	26,870,980	0.00067875	18,239	0.00234327	62,966	24,314,980	-	-	0.00041947	10,199
Commercial - Residential	200,825,691	0.00050022	100,457	0.00172694	346,813	81,830,776	-	-	0.00030914	25,297
- vacant bldg, excess land	7,513,510	0.00035016	2,631	0.00120886	9,083	4,184,068	-	-	0.00021640	905
Commercial - Office Building	123,365	0.00050022	62	0.00172694	213	123,365	-	-	0.00030914	38
- vacant bldg, excess land	-	0.00035016	-	0.00120886	-	-	-	-	0.00021640	-
Commercial - Parking Lot	-	0.00050022	-	0.00172694	-	-	-	-	0.00030914	-
- vacant land	48,432,200	0.00050022	24,227	0.00172694	83,639	47,371,800	-	-	0.00030914	14,645
Commercial - Shopping	25,349,660	0.00050022	12,680	0.00172694	43,777	24,946,310	-	-	0.00030914	7,712
- vacant bldg, excess land	891,138	0.00035016	312	0.00120886	1,077	850,670	-	-	0.00021640	184
Industrial - Residential	39,760,800	0.00033493	33,197	0.00286245	114,609	11,581,810	-	-	0.00051599	5,976
- vacant bldg, excess land	2,775,920	0.00054270	1,506	0.00187359	5,201	2,663,065	-	-	0.00033540	893
- vacant land	3,607,500	0.00054270	1,958	0.00187359	6,759	2,867,500	-	-	0.00033540	962
Industrial - Large	-	0.00097906	-	0.00338003	-	-	-	-	0.00060507	-
- vacant bldg, excess land	-	0.00063639	-	0.00219702	-	-	-	-	0.00039329	-
Pipelines	82,185,000	0.00043020	35,356	0.00148521	122,062	-	-	-	0.00026587	-
Farm	289,561,021	0.0005385	15,594	0.00018592	53,836	-	-	-	-	-
Managed Forests	5,853,350	0.00006193	362	0.00021380	1,251	-	-	-	-	-
TOTAL	4,357,274,135		1,144,197		3,950,152	1,486,624,135				263,672

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	1,629,356,596	0.00016193	263,838	0.00029877	486,809	607,389,945	-	-	0.00031914	193,844
Land Awaiting Development	-	0.00012145	-	0.00022408	-	-	-	-	0.00023936	-
New Multi-Residential	-	0.00016193	-	0.00029877	-	-	-	-	0.00031914	-
Multi-Residential	4,214,000	0.00044368	1,870	0.00081864	3,450	-	-	-	0.00087445	-
Commercial - Residential	70,475,620	0.00032698	23,044	0.00060332	42,519	37,384,460	-	-	0.00064445	24,092
- vacant bldg, excess land	1,730,085	0.00022889	396	0.00042232	731	715,155	-	-	0.00045111	323
Commercial - Office Building	-	0.00032698	-	0.00060332	-	-	-	-	0.00064445	-
- vacant bldg, excess land	-	0.00022889	-	0.00042232	-	-	-	-	0.00045111	-
Commercial - Parking Lot	-	0.00032698	-	0.00060332	-	-	-	-	0.00064445	-
- vacant land	10,648,500	0.00032698	3,482	0.00060332	6,424	1,432,500	-	-	0.00064445	923
Commercial - Shopping	18,318,330	0.00032698	5,990	0.00060332	11,052	-	-	-	0.00064445	-
- vacant bldg, excess land	1,758,810	0.00022889	403	0.00042232	743	-	-	-	0.00045111	-
Industrial - Residential	4,080,630	0.00054577	2,227	0.00100701	4,109	636,510	-	-	0.00107566	685
- vacant bldg, excess land	-	0.00035475	-	0.00065455	-	-	-	-	0.00069918	-
- vacant land	361,000	0.00035475	128	0.00065455	236	333,500	-	-	0.00069918	233
Industrial - Large	-	0.00063999	-	0.00118084	-	-	-	-	0.00126134	-
- vacant bldg, excess land	-	0.00041599	-	0.00076755	-	-	-	-	0.00081987	-
Pipelines	23,245,000	0.00028121	6,537	0.00051887	12,061	-	-	-	0.00055424	-
Farm	126,561,659	0.00003520	4,455	0.00006495	8,221	-	-	-	-	-
Managed Forests	323,260	0.00004048	13	0.00007469	24	-	-	-	-	-
TOTAL	1,891,073,490		312,382		576,379	647,892,070				220,100