

LIST OF ATTACHMENTS
YEAR 2014 TAX POLICY

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SCHEDULE "A"

TAX RATIOS FOR MUNICIPALITIES IN BMA STUDY WITH POPULATIONS OVER 100,000

Municipality with > 100,000 Population in 2013 BMA Study	Multi-Residential Tax Ratio	Commercial Tax Ratio (Residual)	Industrial Tax Ratio (Residual)	Industrial Tax Ratio (Large)	Average of Large and Residual Industrial Tax Ratios
Toronto	3.2235	2.9970	3.1598	3.1598	3.1598
Sudbury	2.2775	2.2149	3.1801	3.6044	3.3923
Hamilton	2.7400	1.9800	3.2078	3.7615	3.4847
Kingston	2.3556	1.9800	2.6300	2.6300	2.6300
London	2.0475	1.9800	2.6300	2.6300	2.6300
Ottawa	1.6069	1.8903	2.6201	2.2500	2.4351
Thunder Bay	2.7086	1.9800	2.5593	2.5961	2.5777
Waterloo	1.9500	1.9500	1.9500	1.9500	1.9500
Windsor	2.5715	2.0037	2.4340	3.1291	2.7816
Guelph	2.1239	1.8400	2.5237	2.5237	2.5237
Niagara	2.0440	1.7586	2.6300	2.6300	2.6300
Halton	2.2619	1.4565	2.3599	2.3599	2.3599
Durham	1.8665	1.4500	2.2598	2.2598	2.2598
Barrie	1.0000	1.4331	1.5163	1.5163	1.5163
Mississauga	1.7788	1.4098	1.5708	1.5708	1.5708
Brampton	1.7050	1.2971	1.4700	1.4700	1.4700
York	1.0000	1.1172	1.3124	1.3124	1.3124
Average	2.0742	1.8081			2.3932
Median	2.0475	1.8903			2.5237
Minimum	1.0000	1.1172			1.3124
Maximum	3.2235	2.9970			3.4847
Provincial Threshold	2.7400	1.9800	2.6300	2.6300	2.6300
London Compared to Median	0.0%	4.7%			4.2%
London Compared to Average	-1.3%	9.5%			9.9%

Comments based on BMA study data

For the 17 municipalities listed above 7 made no change in any tax ratios for 2013

4 of 17 increased the large industrial tax ratio for 2013

4 of 17 increased the residual industrial tax ratio in 2013

5 of 17 increased the commercial tax ratio in 2013

8 of 17 including London reduced the multi-residential tax ratio for 2013

2 of 17 decreased the industrial ratio

1 of 17 increased the multi-res ratio

SCHEDULE "B"
SHIFT IN TAX BURDEN - UNWEIGHTED TO WEIGHTED RESIDENTIAL
ASSESSMENT FOR MUNICIPALITIES IN BMA STUDY WITH POPULATIONS
OVER 100,000

Municipality with > 100,000 Population in 2013 BMA Study	Residential Unweighted Assessment	Residential Weighted Assessment	% Change	Implied Adjustment to Residential Taxes
Toronto	73.2%	47.4%	-25.8%	54.4%
Windsor	73.2%	55.9%	-17.3%	30.9%
Sudbury	80.5%	63.6%	-16.9%	26.6%
Thunder Bay	77.3%	61.5%	-15.8%	25.7%
Kingston	75.8%	61.3%	-14.5%	23.7%
Hamilton	80.4%	65.7%	-14.7%	22.4%
Cambridge	75.2%	61.6%	-13.6%	22.1%
Guelph	78.3%	64.4%	-13.9%	21.6%
London	80.1%	67.1%	-13.0%	19.4%
Kitchener	78.5%	66.0%	-12.5%	18.9%
Waterloo	78.9%	66.5%	-12.4%	18.6%
Ottawa	77.0%	65.0%	-12.0%	18.5%
St. Catherines	79.9%	68.7%	-11.2%	16.3%
Burlington	78.7%	69.0%	-9.7%	14.1%
Mississauga	71.2%	63.0%	-8.2%	13.0%
Oshawa	77.9%	69.2%	-8.7%	12.6%
Oakville	83.9%	76.3%	-7.6%	10.0%
Whitby	84.1%	77.5%	-6.6%	8.5%
Barrie	77.2%	71.8%	-5.4%	7.5%
Ajax	87.0%	81.1%	-5.9%	7.3%
Brampton	78.4%	73.2%	-5.2%	7.1%
Vaughan	75.6%	73.3%	-2.3%	3.1%
Markham	81.2%	79.9%	-1.3%	1.6%
Richmond Hill	86.4%	85.4%	-1.0%	1.2%
Average				16.9%
Median				17.4%
Maximum				54.4%
Minimum				1.2%
London Compared to Median				11.5%
London Compared to Average				14.8%

SCHEDULE "C"
CLAW BACK PERCENTAGES BY YEAR

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Multi-Residential	42.96%	29.54%	20.16%	65.56%	40.89%	48.34%	42.73%	24.84%	38.69%	36.97%	88.84%	11.11%	10.93%	10.78%	6.49%	25.35%
Commercial	60.88%	42.07%	25.38%	66.18%	58.29%	73.90%	75.18%	53.87%	36.71%	59.00%	42.72%	21.46%	21.96%	6.34%	7.46%	11.42%
Industrial	40.73%	16.47%	7.99%	21.18%	21.95%	78.54%	63.44%	53.23%	33.37%	67.51%	46.38%	20.19%	17.36%	4.44%	5.45%	6.69%
	Reassessment Year			Reassessment Year		Reassessment Year	Reassessment Year		Reassessment Year		Reassessment Year with Phase-in		Reassessment Year with Phase-in		Reassessment Year with Phase- in	

SCHEDULE "D"
CAP ADJUSTMENTS BY YEAR

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Multi-Residential	\$861,955	\$456,005	\$320,089	\$951,130	\$390,568	\$725,782	\$833,525	\$213,377	\$414,312	\$175,561	\$147,361	\$49,289	\$34,468	\$22,117	\$12,141	\$11,235
Commercial	\$8,161,158	\$6,268,157	\$5,410,929	\$8,745,043	\$5,818,822	\$5,935,519	\$6,200,165	\$3,302,585	\$4,514,056	\$2,625,310	\$1,530,497	\$1,063,691	\$876,641	\$563,670	\$412,698	\$298,044
Industrial	\$1,347,038	\$757,655	\$454,271	\$959,260	\$461,648	\$1,019,716	\$1,121,642	\$662,151	\$506,016	\$351,547	\$263,380	\$186,855	\$187,789	\$94,371	\$74,571	\$47,394
Total	\$10,370,151	\$7,481,817	\$6,185,289	\$10,655,433	\$6,671,038	\$7,681,017	\$8,155,332	\$4,178,113	\$5,434,384	\$3,152,418	\$1,941,238	\$1,299,835	\$1,098,898	\$700,158	\$499,410	\$356,673
	Reassessment Year			Reassessment Year		Reassessment Year	Reassessment Year		Reassessment Year			Reassessment Year with Phase-in				Reassessment Year with Phase-in

SCHEDULE "E"
ESTIMATED SHIFTS IN MUNICIPAL TAXATION BETWEEN PROPERTY CLASSES
WITH NO CHANGE IN TAX LEVY OR TAX RATIOS FOR 2014

Property Class	Allocation of General Levy Using 2013 Phase-in Values	Allocation of General Levy Using 2014 Phase-in Values	% Change
Commercial	\$65,156,953	\$64,237,128	-1.41%
Office Building	\$7,387,211	\$7,327,939	-0.80%
Farmland	\$504,730	\$551,600	9.29%
Industrial	\$8,889,180	\$8,709,847	-2.02%
Large Industrial	\$5,468,475	\$5,412,623	-1.02%
Multi-residential	\$41,241,579	\$42,827,931	3.85%
Pipeline	\$1,751,554	\$1,734,234	-0.99%
Residential	\$328,972,869	\$328,786,211	-0.06%
Shopping Centre	\$26,096,438	\$25,881,399	-0.82%
Managed Forest	\$781	\$861	10.15%
	\$485,469,772	\$485,469,772	0.00%
Commercial Including Optional Classes	\$98,640,603	\$97,446,466	-1.21%
Farmland	\$504,730	\$551,600	9.29%
Industrial Including Optional Classes	\$14,357,656	\$14,122,470	-1.64%
Multi-residential	\$41,241,579	\$42,827,931	3.85%
Pipeline	\$1,751,554	\$1,734,234	-0.99%
Residential	\$328,972,869	\$328,786,211	-0.06%
Managed Forest	\$781	\$861	10.15%
	\$485,469,772	\$485,469,772	0.00%

SCHEDULE "F"

**TOTAL TAX IMPACT BY PROPERTY CLASS FOR 2014
INCLUDING CITY LEVY, EDUCATION TAXES, REASSESSMENT, AND RECOMMENDED TAX RATIOS**

	2013 Total Tax Rates on 2013 Year End Assessments	2014 Total Tax Rates on 2014 Certified Tax Roll	Total Tax Change as % (Average for Class)	2013 Tax Ratios Used
Summary by Class				
Commercial	\$107,046,908	\$108,029,072	0.9%	
Office Building	\$12,188,640	\$12,379,104	1.6%	
Farmland	\$607,630	\$629,036	3.5%	
Industrial	\$13,438,613	\$12,099,542	-10.0%	
Large Industrial	\$8,207,132	\$7,456,765	-9.1%	
Multi-residential	\$44,936,507	\$46,645,321	3.8%	
Pipeline	\$3,158,019	\$3,198,661	1.3%	
Residential	\$389,306,821	\$399,647,425	2.7%	
Shopping Centre	\$42,731,733	\$43,370,066	1.5%	
Managed Forest	\$924	\$1,046	13.1%	
	\$621,622,927	\$633,456,038	1.9%	
Summary by Class				
Commercial Including Optional Classes	\$161,967,281	\$163,778,242	1.1%	1.980000
Farmland	\$607,630	\$629,036	3.5%	0.204200
Industrial Including Optional Classes	\$21,645,745	\$19,556,307	-9.7%	2.220000
Multi-residential	\$44,936,507	\$46,645,321	3.8%	1.980000
Pipeline	\$3,158,019	\$3,198,661	1.3%	1.713000
Residential	\$389,306,821	\$399,647,425	2.7%	1.000000
Managed Forest	\$924	\$1,046	13.1%	0.250000
	\$621,622,927	\$633,456,038	1.9%	

Farm Land Awaiting Development

0.750000

SCHEDULE "G"
MUNICIPAL TAX IMPACT BY PROPERTY CLASS FOR 2014 LEVY CHANGE AND RECOMMENDED TAX RATIOS

	2013 Tax Rates on 2013 Year End Assessments	2014 Taxes (2014 Approved Budget)	Tax Change From Reassessment Phase-in and Budget	Tax Ratios Used
Summary by Class				
Commercial	\$65,156,953	\$66,493,334	2.1%	1.980000
Office Building	\$7,387,211	\$7,585,319	2.7%	1.980000
Farmland	\$504,730	\$518,421	2.7%	0.204200
Industrial	\$8,889,180	\$7,611,553	-14.4%	2.220000
Large Industrial	\$5,468,475	\$4,729,302	-13.5%	2.220000
Multi-residential	\$41,241,579	\$42,870,996	4.0%	1.980000
Pipeline	\$1,751,554	\$1,795,146	2.5%	1.713000
Residential	\$328,972,869	\$340,334,195	3.5%	1.000000
Shopping Centre	\$26,096,438	\$26,790,433	2.7%	1.980000
Managed Forest	\$781	\$891	14.0%	0.250000
	\$485,469,772	\$498,729,589	2.7%	
Summary by Class				
Commercial Including Optional Classes	\$98,640,603	\$100,869,086	2.3%	1.980000
Farmland	\$504,730	\$518,421	2.7%	0.204200
Industrial Including Optional Classes	\$14,357,656	\$12,340,855	-14.0%	2.220000
Multi-residential	\$41,241,579	\$42,870,996	4.0%	1.980000
Pipeline	\$1,751,554	\$1,795,146	2.5%	1.713000
Residential	\$328,972,869	\$340,334,195	3.5%	1.000000
Managed Forest	\$781	\$891	14.0%	0.250000
	\$485,469,772	\$498,729,589	2.7%	

SCHEDULE "H"
MUNICIPAL TAX IMPACT BY PROPERTY CLASS FOR 2014 LEVY CHANGE AND NO CHANGE IN TAX RATIOS

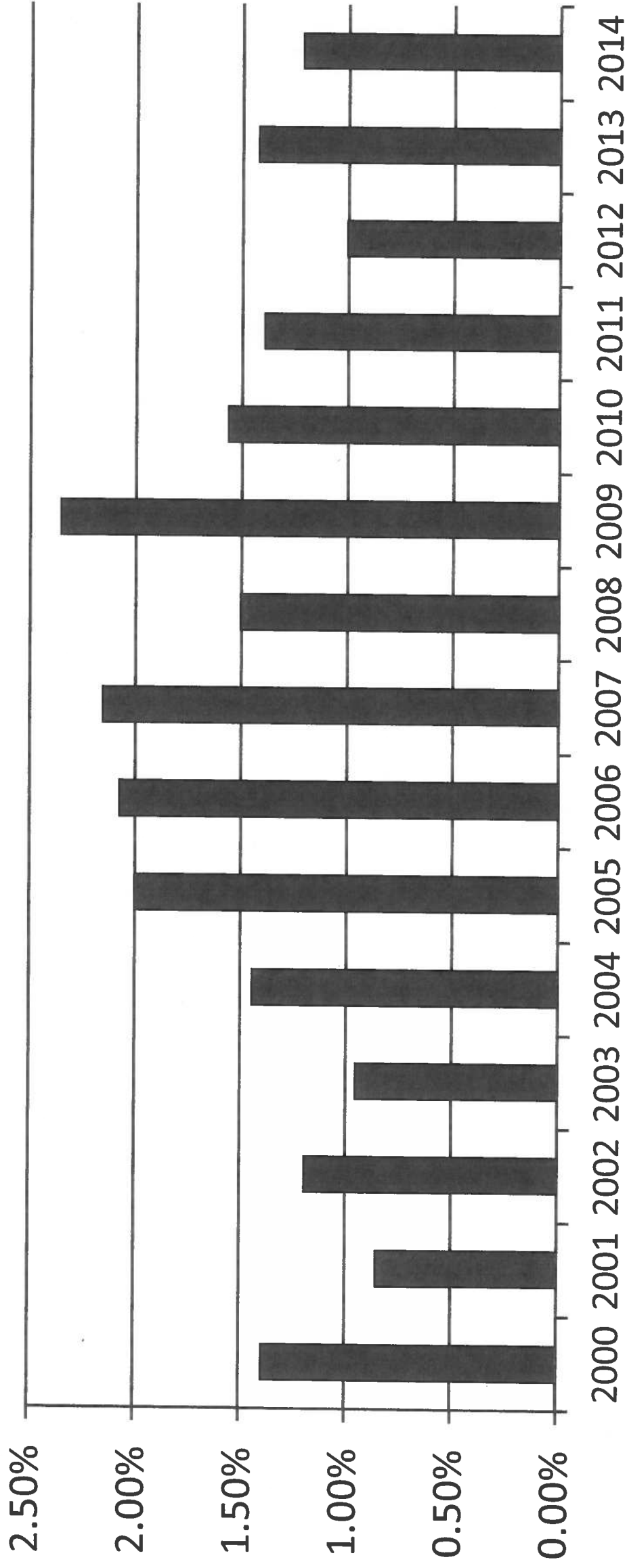
	2013 Tax Rates on 2013 Year End Assessments	2014 Taxes (2014 Approved Budget)	Tax Change From Reassessment Phase-in and Budget	Tax Ratios Used
Summary by Class				
Commercial	\$65,156,953	\$65,991,661	1.3%	1.980000
Office Building	\$7,387,211	\$7,528,090	1.9%	1.980000
Farmland	\$504,730	\$566,666	12.3%	0.224900
Industrial	\$8,889,180	\$8,947,742	0.7%	2.630000
Large Industrial	\$5,468,475	\$5,560,460	1.7%	2.630000
Multi-residential	\$41,241,579	\$43,997,706	6.7%	2.047500
Pipeline	\$1,751,554	\$1,781,602	1.7%	1.713000
Residential	\$328,972,869	\$337,766,471	2.7%	1.000000
Shopping Centre	\$26,096,438	\$26,588,307	1.9%	1.980000
Managed Forest	\$781	\$884	13.2%	0.250000
	\$485,469,772	\$498,729,589	2.7%	
Summary by Class				
Commercial Including Optional Classes	\$98,640,603	\$100,108,058	1.5%	1.980000
Farmland	\$504,730	\$566,666	12.3%	0.224900
Industrial Including Optional Classes	\$14,357,656	\$14,508,202	1.0%	2.630000
Multi-residential	\$41,241,579	\$43,997,706	6.7%	2.047500
Pipeline	\$1,751,554	\$1,781,602	1.7%	1.713000
Residential	\$328,972,869	\$337,766,471	2.7%	1.000000
Managed Forest	\$781	\$884	13.2%	0.250000
	\$485,469,772	\$498,729,589	2.7%	

SCHEDULE "I"
ASSESSMENT RELATED TAX CHANGES IN THE RESIDENTIAL PROPERTY CLASS

	2014 Phase-in	2013 Reassessment	2012 Phase-in	2011 Phase-in	2010 Phase-in	2009 Reassessment	2006 Reassessment	2004 Reassessment	2003 Reassessment	2001 Reassessment	1998 Reassessment
# of Assessment Related Tax Decreases	95,998	69,923	76,549	69,240	61,079	54,704	63,520	61,220	57,887	52,265	39,905
# of Assessment Related Tax Increases	39,673	64,536	56,027	61,940	65,042	70,186	54,125	49,262	49,864	49,769	57,307
Average Assessment Related Tax Increase	\$51.00	\$53.00	\$24.00	\$28.00	\$29.00	\$32.00	\$128.00	\$98.00	\$84.00	\$97.00	\$160.00
Average Assessment Related Tax Decrease	\$34.00	\$43.00	\$26.00	\$29.00	\$31.00	\$41.00	\$108.00	\$79.00	\$72.00	\$92.00	\$230.00

SCHEDULE "J"

Weighted Assessment Growth



SCHEDULE "K"
Rating/Evaluation of Economic Development Strategies - Municipalities

Economic Development Issue	Development Charge Exemption	Water Pricing Rate Structure	Property Tax Ratios
Broad focus on all industry types in London -old and new, large and small	Low to Medium	Low	High
Long-term time frame in business planning	Low	High or Low depending on water consumption of industry type	High for all industry types
Significance in business planning and workforce expansion	High or Low dependent on new building construction	High or Low depending on water consumption of industry type	High for all industry types
Effect on ongoing competitiveness	Low to Medium	High or Low depending on water consumption of industry type	High for all industry types
Effect on Municipal Capital Financing	Negative	Negative (consumption effect)	Neutral
Impact on industry retention	Low	High or Low depending on water consumption of industry type	High
Promotion of diversification in economic development	Low to Medium	Medium to High (Example: Food and Beverage Industry)	High (ends bias against industrial development vs. commercial)
Potential for reduction in existing business vacancies in buildings	Low to None	Low to Medium	High

Additional Information	Square metre of gross floor area	Per cubic metre of water usage	Current dollar value of land and building
Basis of Charge			
2013 Charge per unit	\$173.75 commercial - industrial exemption- industrial rate under development in 2014 DC study	\$1.7304 to \$0.7219 in declining blocks for water charge - \$1.5522 to \$0.6476 in declining blocks for wastewater charge	3.040114%

APPENDIX "A"

Bill No.
2014

By-law No.

A by-law setting tax ratios for property classes in 2014.

WHEREAS section 308 of the *Municipal Act, 2001*, as amended, provides that the Council of every single tier municipality in each year shall pass a by-law in each year to establish the tax ratios for that year for the municipality;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

2014 MUNICIPAL TAX RATIO BY-LAW

1. The tax ratios as set out in Column 3 of Schedule "A" of this by-law are hereby established for 2014 taxation.

Definitions - Realty Tax Classes and Realty Tax Qualifiers

2. For purposes of this by-law, Realty Tax Classes and Realty Tax Qualifiers (Taxable/PIL) under the Ontario Fair Assessment System (OFAS) are defined in Schedule "B" of this by-law and are indicated in the first two characters of the codes in Column 2 of Schedule "A" of this by-law. Where there is more than one code in Column 2 of Schedule "A" the codes are separated by a comma.

Administration of By-law

3. The administration of this by-law is assigned to the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

Commencement

4. This by-law comes into force on the day it is passed.

PASSED in Open Council on April 1, 2014.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

SCHEDULE "A"
By-law No.

MUNICIPAL TAX RATIOS

COLUMN 1	COLUMN 2	COLUMN 3
ABBREVIATED RATEABLE PROPERTY DESCRIPTION	CODE	YEAR 2014 TAX RATIOS
com taxable farmland 1	c1n	0.750000
com taxable farmland 2	c4n	1.980000
commercial taxable - hydro	chn, xhn	1.980000
commercial taxable vacant -hydro	cjn, xjn	1.386000
commercial taxable - excess - hydro	ckn, xkn	1.386000
commercial taxable tenant of Province	cpn, xpn	1.980000
com taxable	ctn, xtn	1.980000
com taxable excess land	cun, xun	1.386000
com taxable vacant land	cxn, xxn	1.386000
office bldg taxable – hydro	dhn	1.980000
office bldg taxable	dtn, ytn	1.980000
office bldg taxable excess land	dun, yun	1.386000
farmland taxable fp	ffp	0.204200
farmland taxable fs	ffs	0.204200
farmland taxable no support	Ftn	0.204200
farmland taxable ep	ftep	0.204200
farmland taxable es	ftes	0.204200
parking lot taxable	Gtn	1.980000
industrial taxable farmland 1	i1n	0.750000
industrial taxable farmland 2	i4n	2.220000
industrial taxable – hydro	ihn, Jhn	2.220000
industrial taxable-hydro- excess land	ikn, Jkn	1.443000
industrial taxable	itn, Jtn	2.220000
industrial taxable excess land	iun, Jun	1.443000
industrial taxable vacant land	ixn, Jxn	1.443000
large industrial taxable	Ltn, ktn	2.220000
large industrial excess land	Lun, kun	1.443000
multi-res taxable farmland 1 ns	m1n	0.750000
multi-res taxable farmland 1 ep	m1ep	0.750000
multi-res taxable farmland 1 es	m1es	0.750000
multi-res taxable farmland 1 fp	m1fp	0.750000
multi-res taxable farmland 1 fs	m1fs	0.750000
multi-res taxable farmland 2 ep	m4ep	1.980000
multi-res taxable fp	mtfp	1.980000
multi-res taxable fs	mtfs	1.980000
multi-res taxable ep	mtep	1.980000
multi-res taxable es	mtes	1.980000
multi-res taxable n	mtn	1.980000
pipeline taxable	ptn	1.713000
res/farm taxable 1 fp	r1fp	0.750000
res/farm taxable 1 fs	r1fs	0.750000
res/farm taxable farmland 1 ep	r1ep	0.750000
res/farm taxable farmland 1 es	r1es	0.750000
res/farm taxable farmland 2 ep	r4ep	1.000000
res/farm taxable -hydro fp	rhfp	1.000000
res/farm taxable-hydro fs	rhfs	1.000000
res/farm taxable-hydro ep	rhep	1.000000
res/farm taxable-hydro es	rhes	1.000000
res/farm taxable fp	rtfp	1.000000
res/farm taxable fs	rtfs	1.000000
res/farm taxable ns	rtn	1.000000
res/farm taxable ep	rtep	1.000000
res/farm taxable es	rtes	1.000000
shopping centre taxable	stn, ztn	1.980000
shopping centre excess land	sun, zun	1.386000
managed forest taxable fp	tftp	0.250000
managed forest taxable fs	tfts	0.250000
managed forest taxable ep	ttep	0.250000
managed forest taxable es	ttes	0.250000

SCHEDULE "B"
By-law No.

**Definitions of
Realty Tax Classes and Realty Tax Qualifiers (Taxable/PIL) Under OFAS**

Realty Tax Class (RTC)	Description	Realty Tax Qualifier (RTQ)	Description
A	Theatre	A	Taxable: General Vacant Land
C, X	Commercial	B	Taxable: General Excess Land
D, Y	Office Building	D	Taxable: Education Only
E	Exempt	F	Payment-In-Lieu: Full
F	Farm	G	Payment-In-Lieu: General
G	Parking Lot	H	Taxable: Shared Payment-in-Lieu
I, J	Industrial	J	Taxable: Vacant Land, Shared Payment-in-Lieu
L, K	Large Industrial	K	Taxable: Excess Land, Shared Payment-in-Lieu
M	Multi-Residential	M	Taxable: General
N	New Multi-Residential	P	Taxable Tenant of Province
O	Other	Q	Payment-in-Lieu: Full Excess Land, Taxable Tenant of Province
P	Pipeline	T	Taxable: Full
Q	Professional Sports Facility	U	Taxable: Excess Land
R	Residential	V	Payment-in-Lieu: Full Excess Land
S, Z	Shopping Centre	W	Payment-In-Lieu: General Excess Land
T	Managed Forest	X	Taxable: Vacant Land
U	Utility Transmission / Distribution	Y	Payment-In-Lieu: Full Vacant Land
W	Railway Right-of-Way	Z	Payment-In-Lieu: General Vacant Land
		1	Taxable: Farmland 1
		2	Payment-In-Lieu: Full, Farmland 1
		3	Payment-In-Lieu: General, Farmland 1
		4	Taxable: Farmland II
		5	Payment-In-Lieu: Full, Farmland II
		6	Payment-In-Lieu: General, Farmland II

Note that each RTC will be applied in combination with an appropriate RTQ.

All Realty Tax Classes and Realty Tax Qualifiers are letters or numbers.

Where there is more than one Realty Tax Class or Realty Tax Qualifier in a column they are separated by a comma.

APPENDIX "B"

Bill No.
2014

By-law No.

A by-law to opt to have Section 8.0.2 of Ontario Regulation 73/03 as amended apply within the City of London for the year 2014 to exempt certain properties in the commercial class, industrial class and multi-residential property class from the application of Part IX of the *Municipal Act, 2001*.

WHEREAS in accordance with Ontario Regulation 73/03, Council has certain options with respect to the calculation of the amount of taxes for municipal and school purposes payable in respect of property in the commercial class, industrial class, or multi-residential property class for 2014 or a subsequent taxation year.

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Section 8.0.2 of Ontario Regulation 73/03 as amended shall apply in the City of London for the year 2014 to certain properties as specified in section 2 of this by-law.
2. Any property in the commercial class, the industrial class or the multi-residential class in the City of London shall be exempt from Part IX of the *Municipal Act, 2001* for the year 2014 if the property meets any of the conditions specified in paragraphs 1, 2, or 3 of subsection 8.0.2(2) of Ontario Regulation 73/03 as amended.

Administration of By-law

3. The administration of this by-law is assigned to the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

Commencement

4. This by-law comes into force on the day it is passed.

PASSED in Open Council on April 1, 2014.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

APPENDIX "C"

Bill No.
2014

By-law No.

A by-law to establish percentages by which tax decreases are limited for 2014 in respect of properties in any property class subject to Part IX of the *Municipal Act, 2001*, as amended, in order to recover all revenues foregone as a result of the application of section 329 and section 329.1 of the *Municipal Act, 2001*, as amended, to other properties in the property class.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. For 2014 tax decreases in the property classes subject to Part IX of the *Municipal Act, 2001*, as amended, shall be limited by the maximum percentages permitted by subsection 330 (4) of the *Municipal Act, 2001*, as amended.
2. This by-law comes into force on the day it is passed.

PASSED in Open Council on April 1, 2014.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – April 1, 2014
Second Reading - April 1, 2014
Third Reading - April 1, 2014

APPENDIX "D"

Bill No.
2014

By-law No.

A by-law to opt to use certain subsections of section 329.1 of the *Municipal Act, 2001*, as amended, in the calculation of taxes in the commercial, industrial, and multi-residential property classes.

Whereas in accordance with section 329.1 of the *Municipal Act, 2001*, as amended, Council has certain options with respect to the calculation of the amount of taxes for municipal and school purposes payable in respect of property in the commercial class, industrial class, or multi-residential property class for 2014 or a subsequent taxation year.

THEREFORE the Municipal Council of the Corporation of the City of London enacts as follows:

1. Paragraph 1 of subsection 329.1(1) of the *Municipal Act, 2001*, as amended, using 10% in subparagraph (i) shall apply to the commercial class, industrial class and the multi-residential property class for the year 2014.
2. Paragraph 2 of subsection 329.1(1) of the *Municipal Act, 2001*, as amended, using 5% in clause 2(1) (A) shall apply to the commercial class, industrial class and the multi-residential property class for the year 2014.
3. Paragraph 3 of subsection 329.1(1) of the *Municipal Act, 2001*, as amended, using \$250 in subparagraph (i) shall apply to the commercial class, industrial class and the multi-residential property class for the year 2014.
4. Paragraph 8 of subsection 329.1(1) of the *Municipal Act, 2001*, as amended, using 100% in subparagraph (ii) shall apply to the commercial class, industrial class and the multi-residential property class for the year 2014 and subsequent years.

Administration of By-law

5. The administration of this by-law is assigned to the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

Commencement

6. This by-law comes into force on the day it is passed.

PASSED in Open Council on April 1, 2014.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – April 1, 2014
Second Reading – April 1, 2014
Third Reading - April 1, 2014